



## 20 Highfields Grove Highgate, N6 6HN

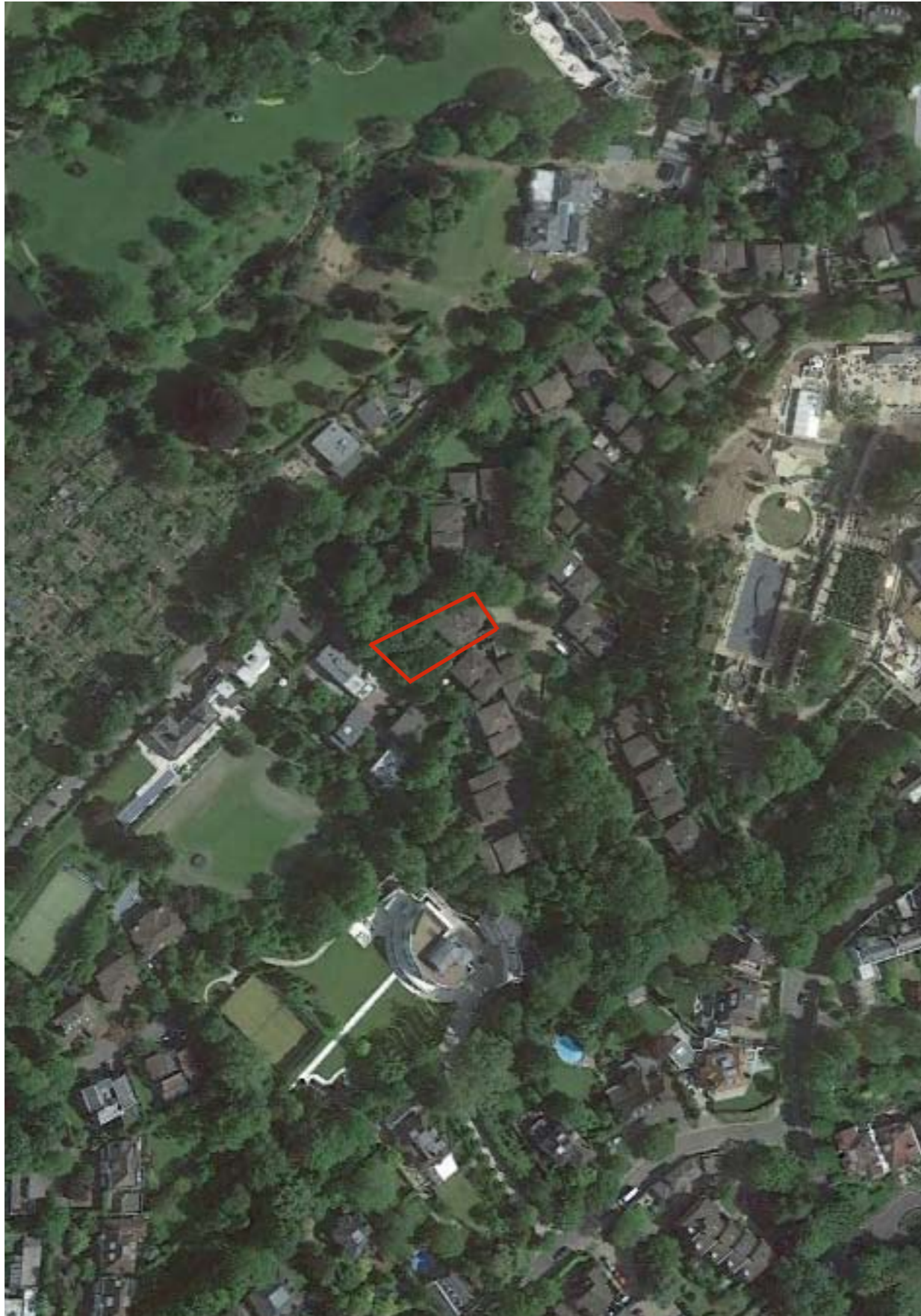


**Design & Access Statement**  
February 2016



## Contents

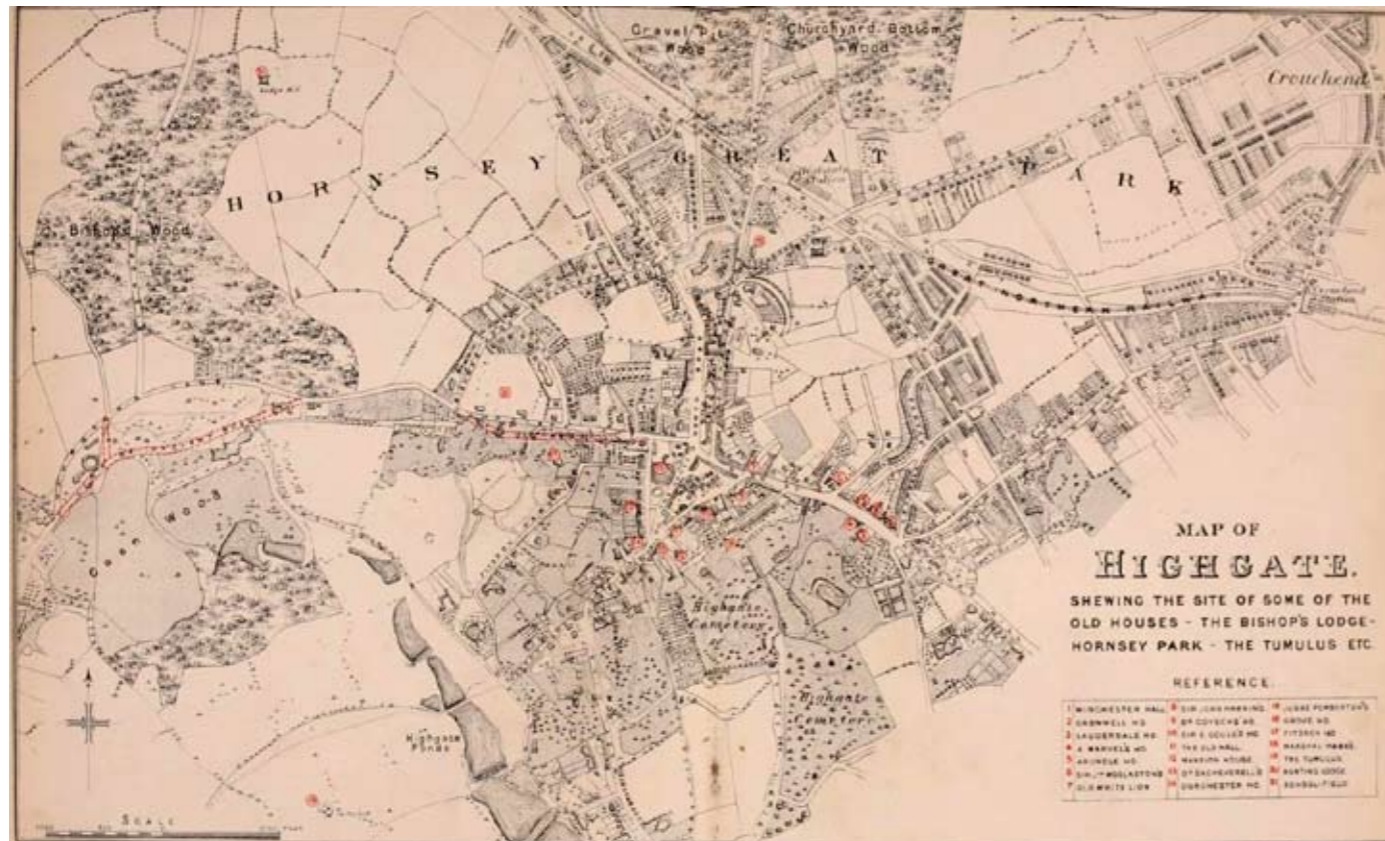
03	Location
04	Context
07	Planning
08	Conservation Area, Involvement and Consultation
09	Flood Risk
10	Use & Amount
11	Scale, Massing & Layout
12	Appearance
14	Landscape and Access
15	Planning Application Drawings



## Location

The application site is on Highfields Grove, a private residential estate located in Highgate, North London.

Highgate is a residential area, located in the North-East corner of the London Borough of Camden, adjacent to Hampstead Heath. Highfields Grove is located to the South-West of Highgate Village and is surrounded by large private family houses.



## Context : Highgate

Highgate has long been an affluent area of North London. It is split between three London Boroughs; Camden, Haringey and Islington.

Highgate first existed as a small village outside London on the old North Road. Over time it has grown and become linked to central London.

The area now has a mix of typologies with some areas of particular interest including Highgate Village and the conservation area surrounding this.





## Context : Highfields Grove

Highfields Grove is a private residential estate located to the south-west of Highgate village.

The estate was developed in the late eighties and comprises a series of large family dwelling houses all of a similar design typology. The buildings are all of a similar size and are typically separated by walls and evergreen borders with a large amount of mature trees ensuring the privacy of the area. What is noticeable is the steeply sloping nature of the site and how the houses have been designed to deal with this.

In recent years there have been various extensions/ additions to the houses, all in keeping with the original designs.



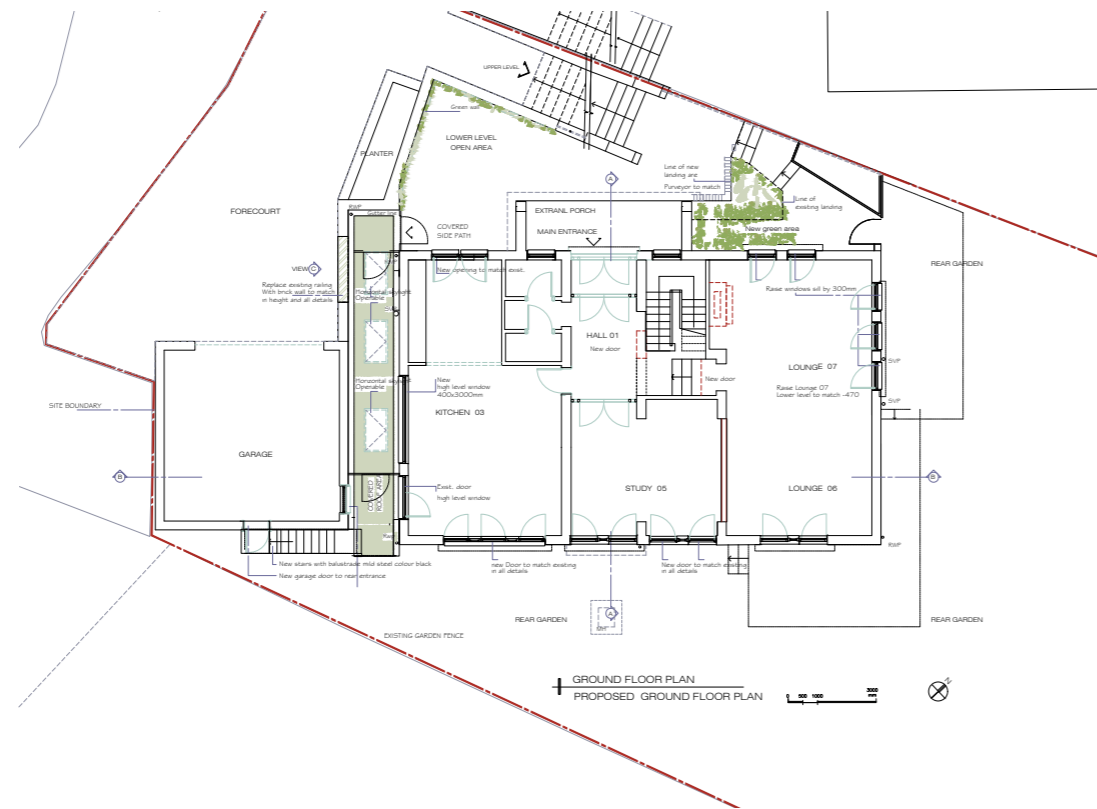


## Context : the site



The application site is located towards the southern end of Highfields Grove.

The application site is a medium sized property with the existing house and garage located to the north-east of the plot with gardens that extend down to The Hexagon.



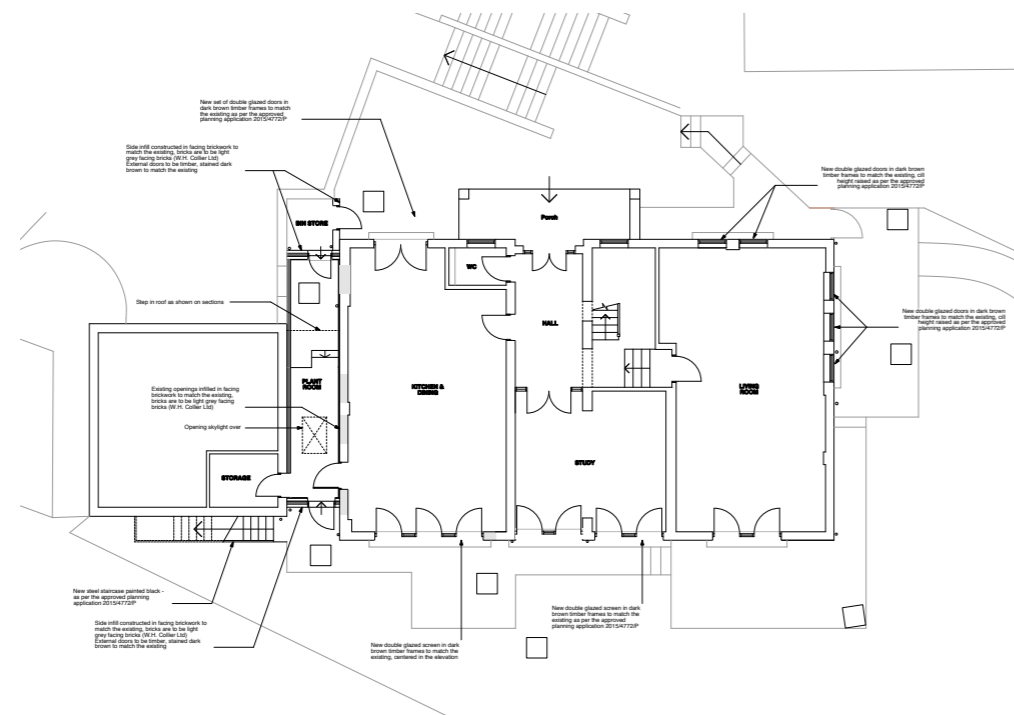
2015/4772/P Granted planning

## Planning

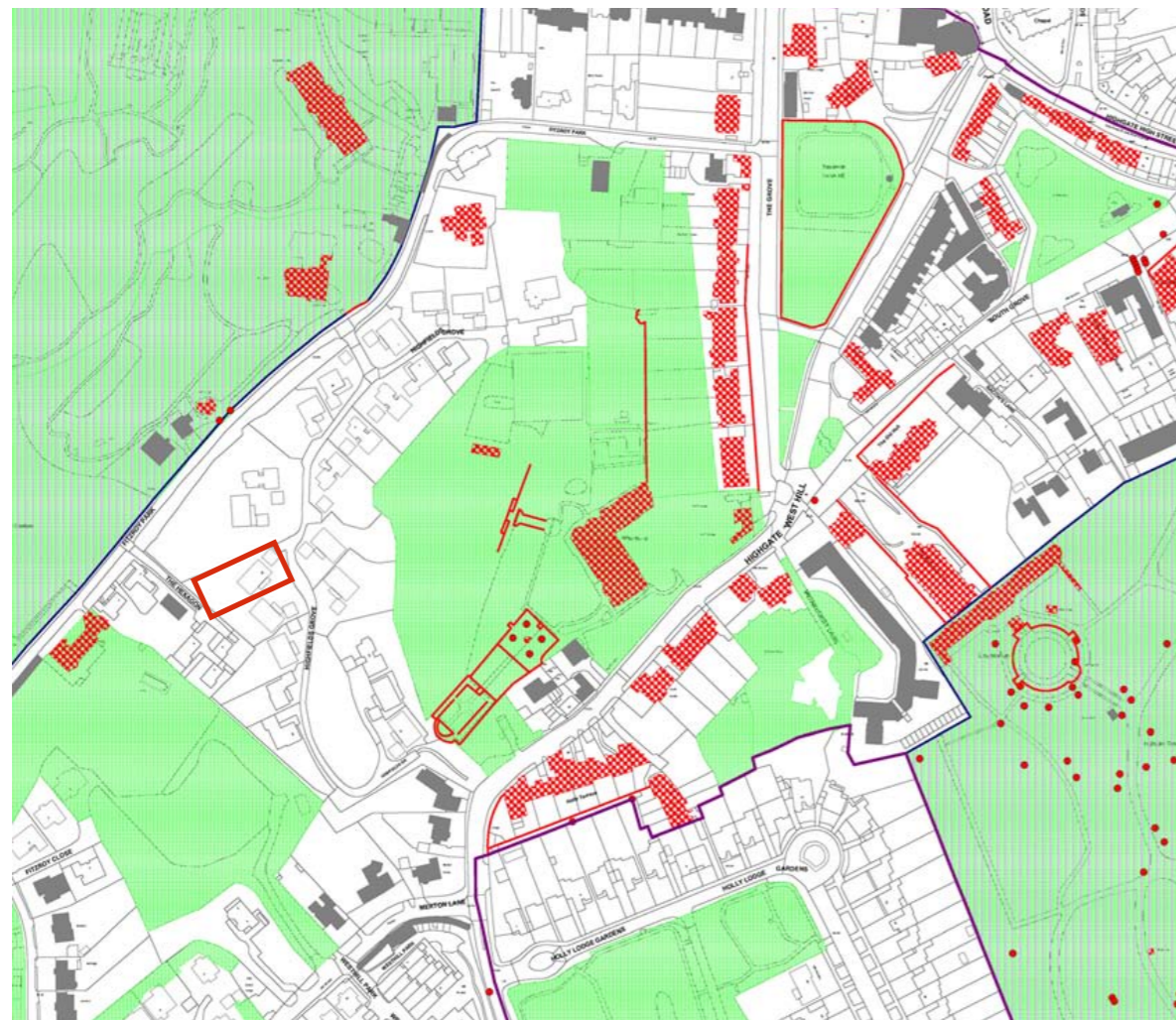
The Application site is occupied by a four bedroom, single family dwelling house with a detached garage to the side. The house is formed by a pair of two-storey blocks with a central entrance hallway and staircase.

In October 2015 permission was granted for the “Erection of rear first floor infill extension; enclosure of side path between host building and garage at ground floor level; new external stairs with glazed roof and access door to the rear of the garage; replace existing window with new double doors to front ground floor; replace existing windows with doors to ground floor rear; and new windows to first floor rear. “ The planning permission reference number is 2015/4772/P.

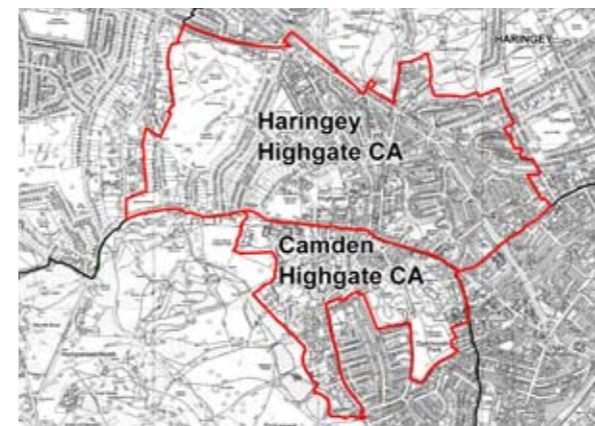
The current application is for the same first floor infill extensions, the same ground floor infill extension but with minor amendments; the same replacement windows but in three places a minor alteration to the position of the window to improve the alignment, the same stair access to the garage but without the previously approved glass roof.



Proposed ground floor plan



-  Listed Building
-  Highgate Village Conservation Area
-  Open Space
-  Open Space Metropolitan Open Land
-  Open Space Ancient Woodland
-  Open Space SSSI
-  Positive Buildings



## Conservation Area

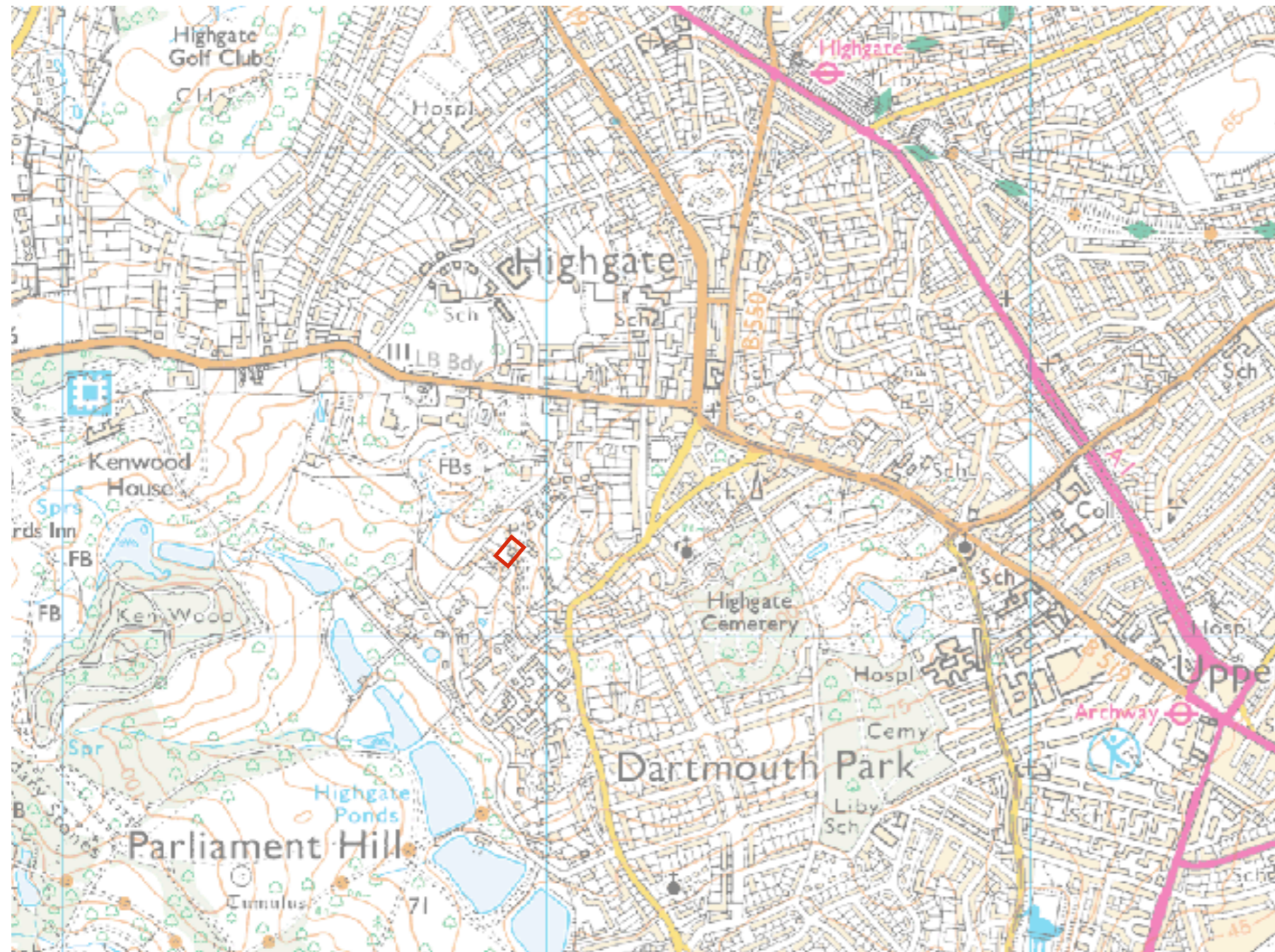
The application site is located on Highfields Grove, a private road in the Highgate Conservation Area.

Highgate was first designated as a conservation area in 1967 and was significantly extended in 1990. The delicate nature of the conservation area has been taken into account during the design of the proposals and every effort has been made to ensure minimal impact to the surrounding area.

## Involvement & Consultation

The application drawings plus design and access statement will be submitted to the Highfields Grove Board of Management for their consideration. The works permitted in October 2015 were subsequently sanctioned by the Highfields Grove Board of Management.

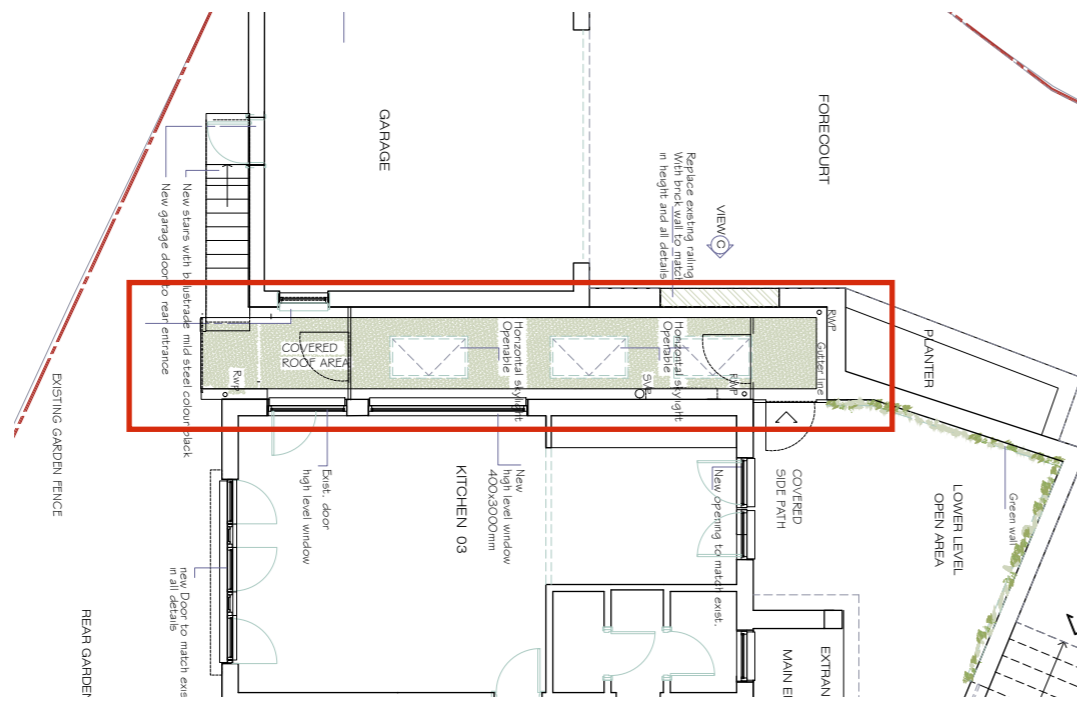




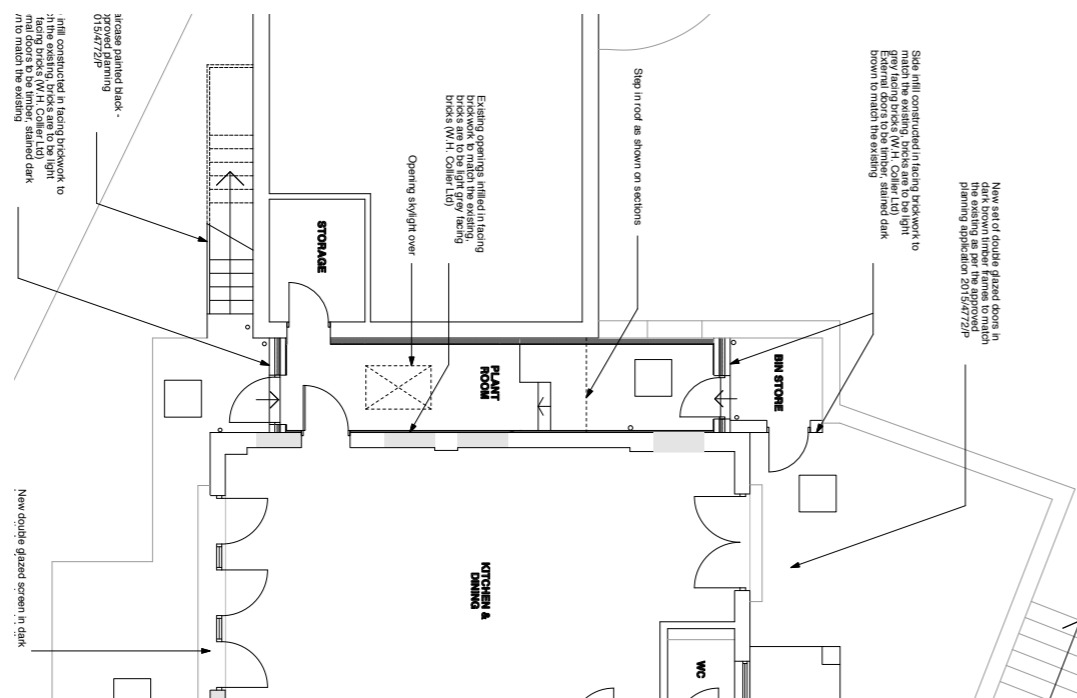
## Flood Risk

According to the Environment Agency flood map no part of Highfields Grove is in a flood risk zone so no flood risk report has been submitted.





Approved Ground Floor Plan



Proposed Ground Floor Plan

## Use & Amount

The application site is currently occupied by a single family dwelling house located on a private road with similar scale properties to all sides.

This current application proposes a first floor infill extension to form a new bathroom as previously approved in planning application ref 2015/4772/P.

This application also includes minor amendments to the ground floor infill extension between the house and the garage to provide plant space and a new enclosed bin store.

The footprint of the proposed ground floor infill extension is similar to that previously approved in planning permission ref. 2015/4772/P but the height has been altered in order to allow flat and level access from the main house.



Existing Front Elevation



Proposed Front Elevation

## Scale and Massing

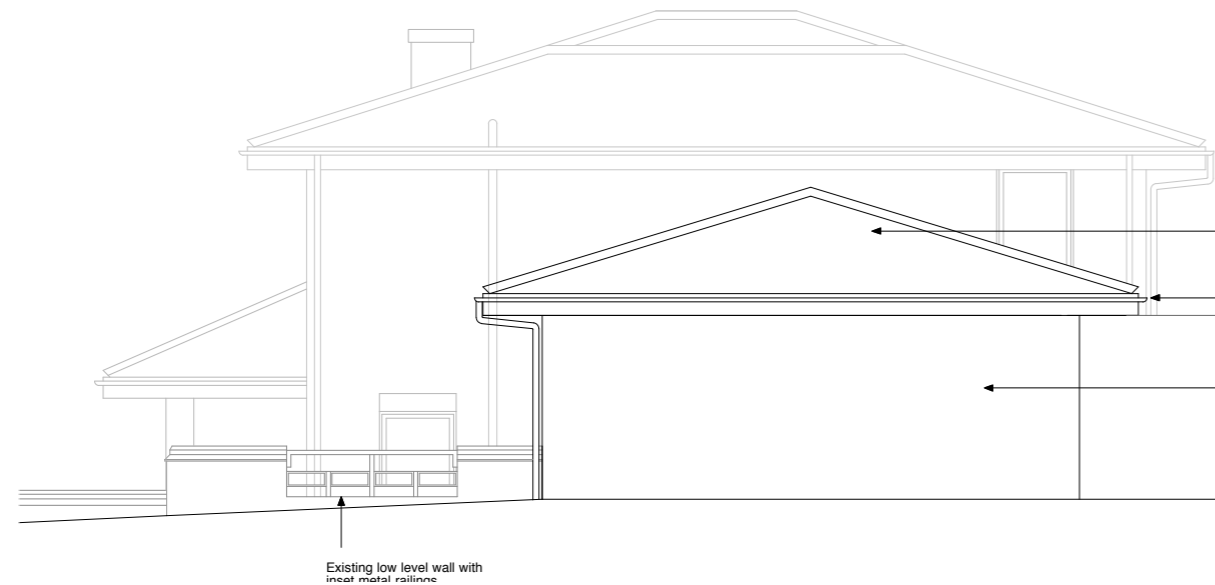
The existing house comprises a pair of two storey blocks linked by a central entrance hall and stairwell. There is a porch to the front of the property and a garage to the side at a higher level.

The first floor infill extension is visible from the rear of the property but is kept within the height of the existing eaves line. It is visible from the garden of No21 Highfields Grove.

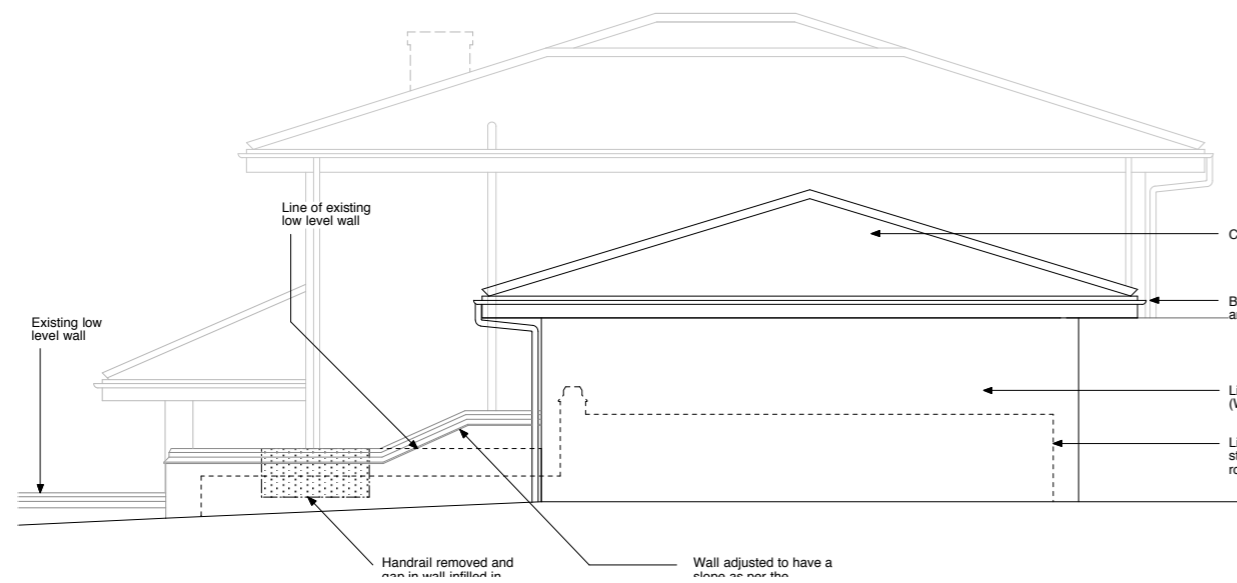
The side infill extension is designed as a lower front half which sits below the level of the existing low walls to the raised garage and driveway and a higher rear half that is set back in the gap between the garage and the main house. This reduces the visual impact from the Highfields Grove estate.

## Layout :

The arrangement of the proposed extensions infills spaces between the existing elements of the house thereby limiting their visual impact. The proposed infill on the first floor is to provide an ensuite bathroom and the proposed infill on the ground floor is to provide a plant room and bin store as ancillary space accessible from the main living floor of the house.



Existing view from Highfields Grove



Proposed view from Highfields Grove

## Appearance : from Highfields Grove

An alteration to the low level wall adjacent to the garage is proposed to minimise the impact of the ground floor side infill extension as viewed from Highfields Grove.

The alteration infills a gap currently occupied by an open handrail, this formed part of the previous permission and then raises the wall as it sweeps up to the garage to mimic the wall on the adjacent property at 19 Highfields Grove, as shown in the photo below.



Image of sloping wall at the adjacent property (19 Highfields Grove)



Light Grey Facing Brick - main external wall brick

W H Collier Ltd

In production



Tudor Smooth Engineering - copings and soldier details

Ibstock Co Ltd

Out of production



Cheddar Brown Engineering

Ibstock Co Ltd

Proposed alternative brick



## Appearance : Materials

The materials used for the new extensions will be sourced to match the existing house (as shown on the left). Although the original engineering bricks used for copings, cills and soldier elements are out of production the Ibstock Cheddar Brown is the nearest replacement available.

The existing windows/doors are double glazed units in dark brown timber frames. It is proposed that any new windows are to be energy efficient windows in dark brown timber frames. The new garage door will be to match the existing garage doors on site.



## Landscape

There are no proposed alterations to the landscaping on site.

## Access

There are no proposed alterations to access.



## Planning Application Drawings

### Drawing Schedule

567/P/101	Location Plan
567/P/102	Existing Site Plan
567/P/103	Existing Ground Floor Plan
567/P/104	Existing First Floor Plan
567/P/105	Existing Roof Plan
567/P/106	Existing Elevations East and West
567/P/107	Existing Elevations North and South
567/P/110	Proposed Site Plan
567/P/111	Proposed Ground Floor Plan
567/P/112	Proposed First Floor Plan
567/P/113	Proposed Roof Plan
567/P/114	Proposed Elevations East and West
567/P/115	Proposed Elevations North and South