



4 Highfields Grove Highgate, N6 6HN

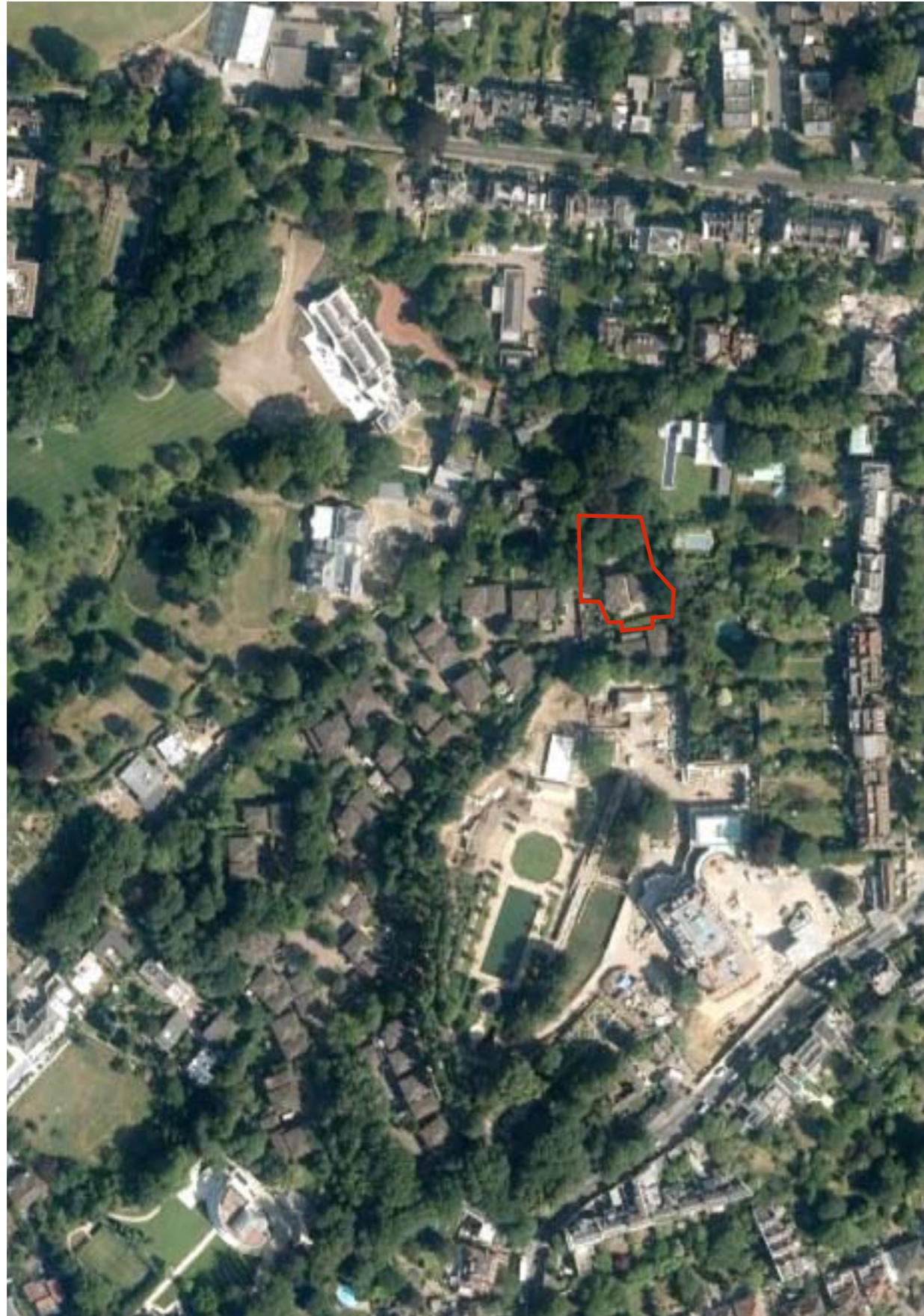


Design & Access Statement - Side Extension
July 2016



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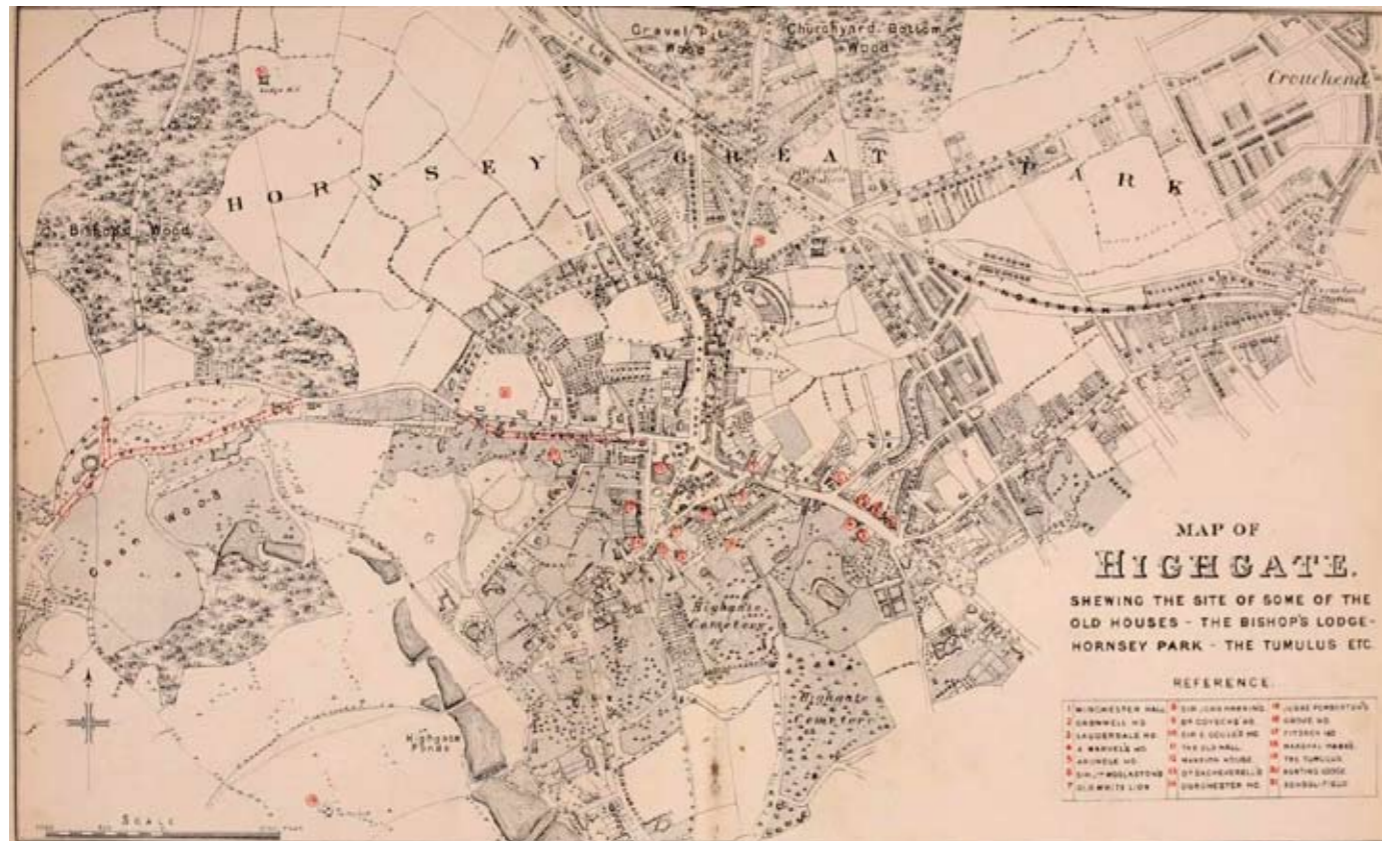
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Location

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 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.

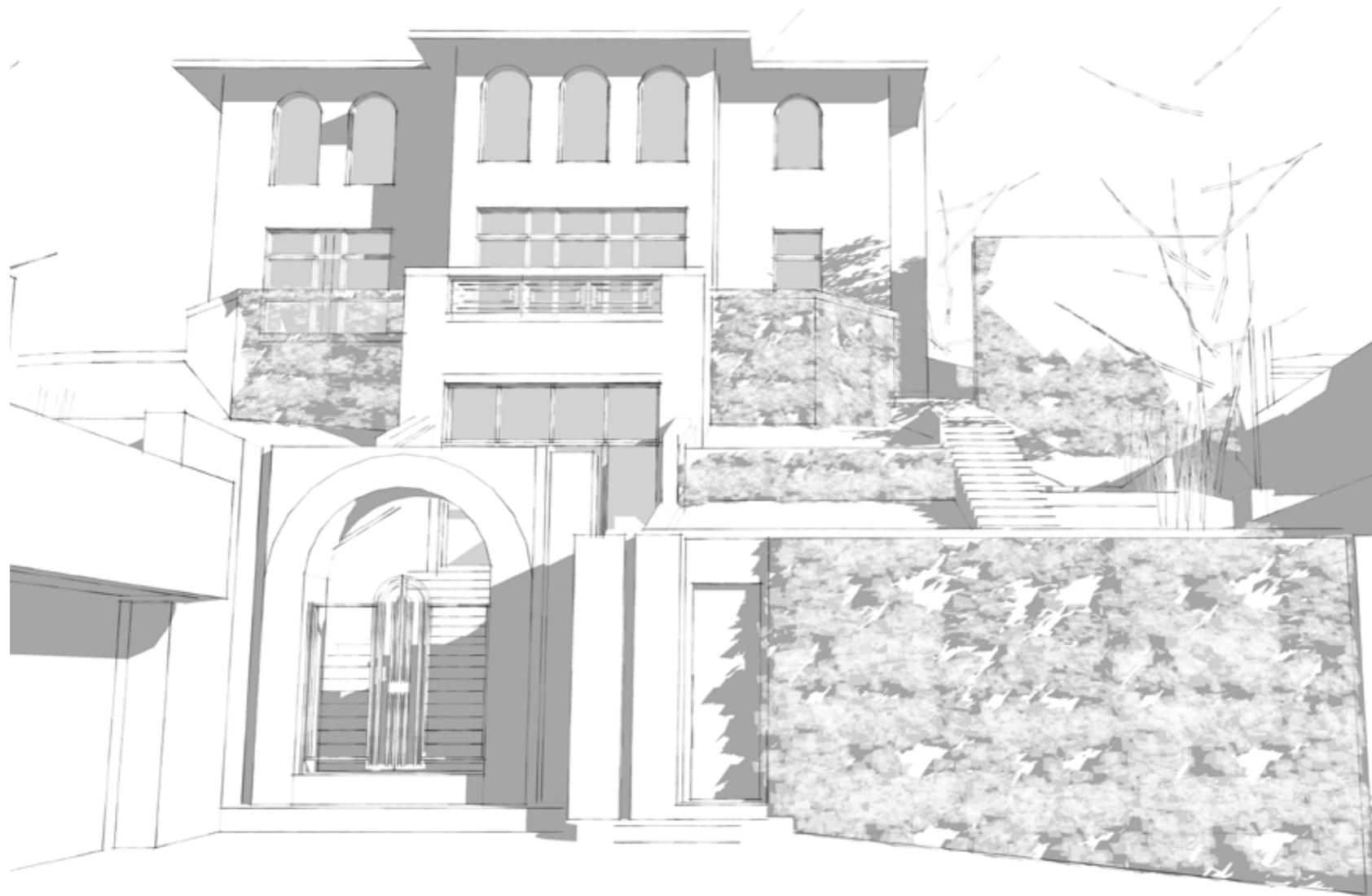


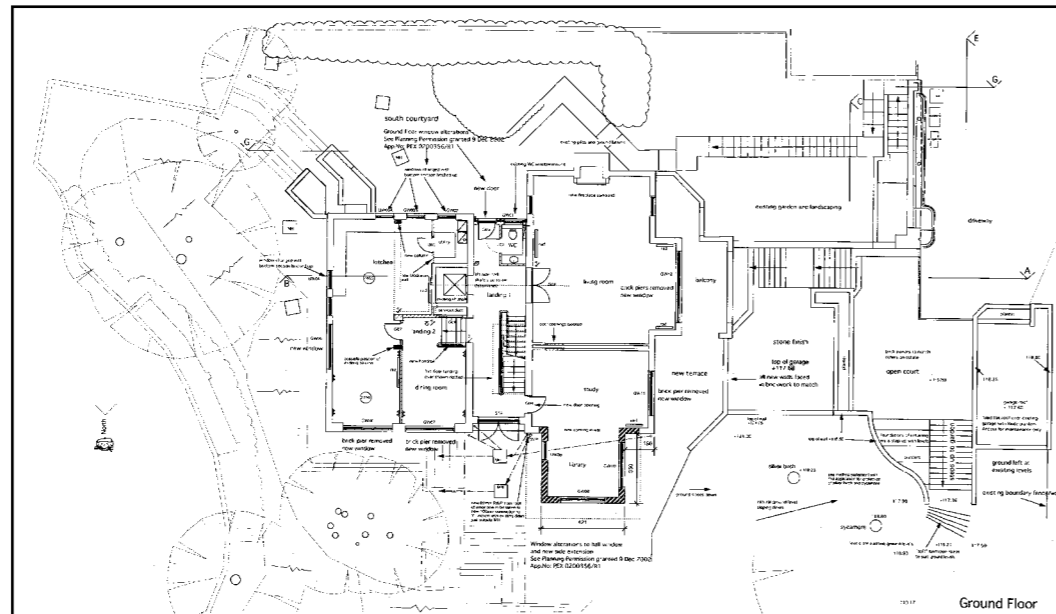


Context : the site

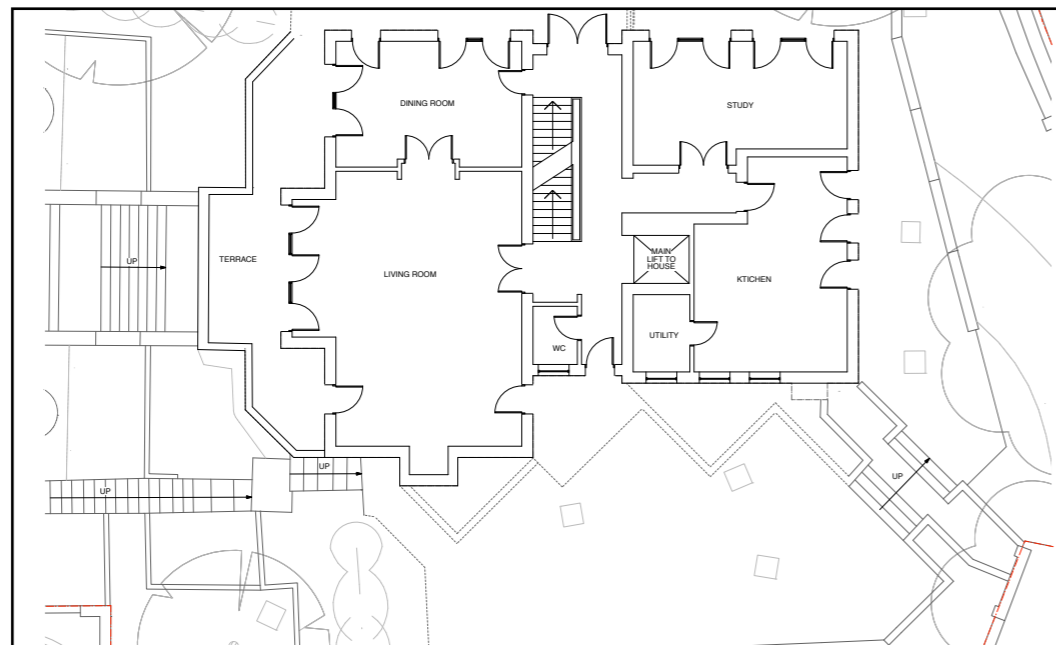
The application site is a large plot with the existing house located to the south of the garden. There is a garage perpendicular to the main pedestrian entrance to the site.

This house sits on the sloping plot with terraced gardens building up towards the main living floor of the house.

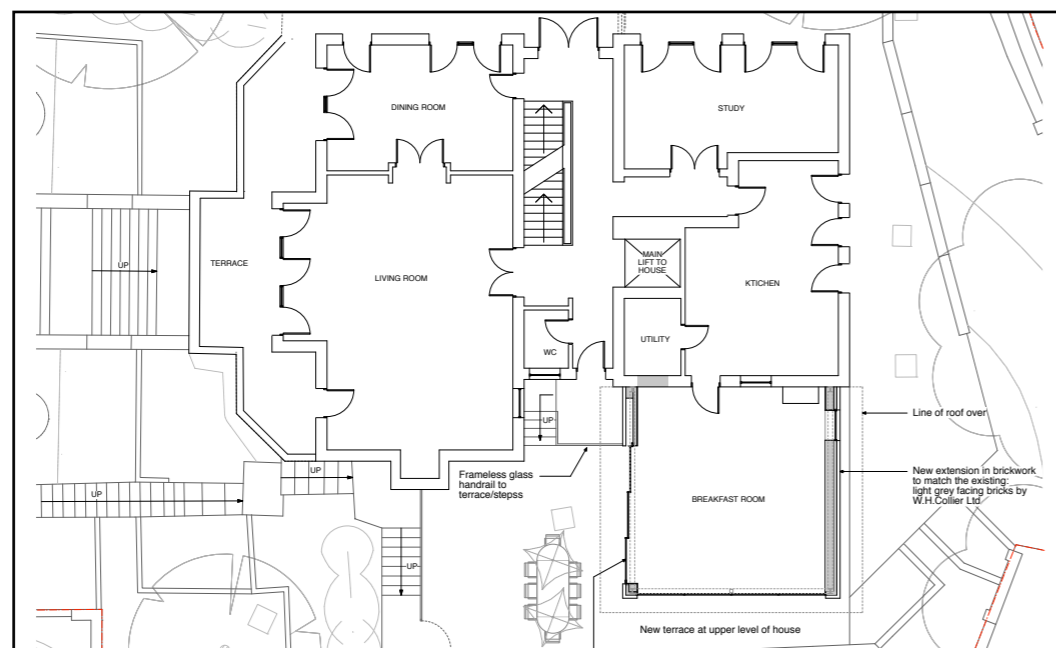




PEX0300219 Granted planning



Existing First Floor Plan



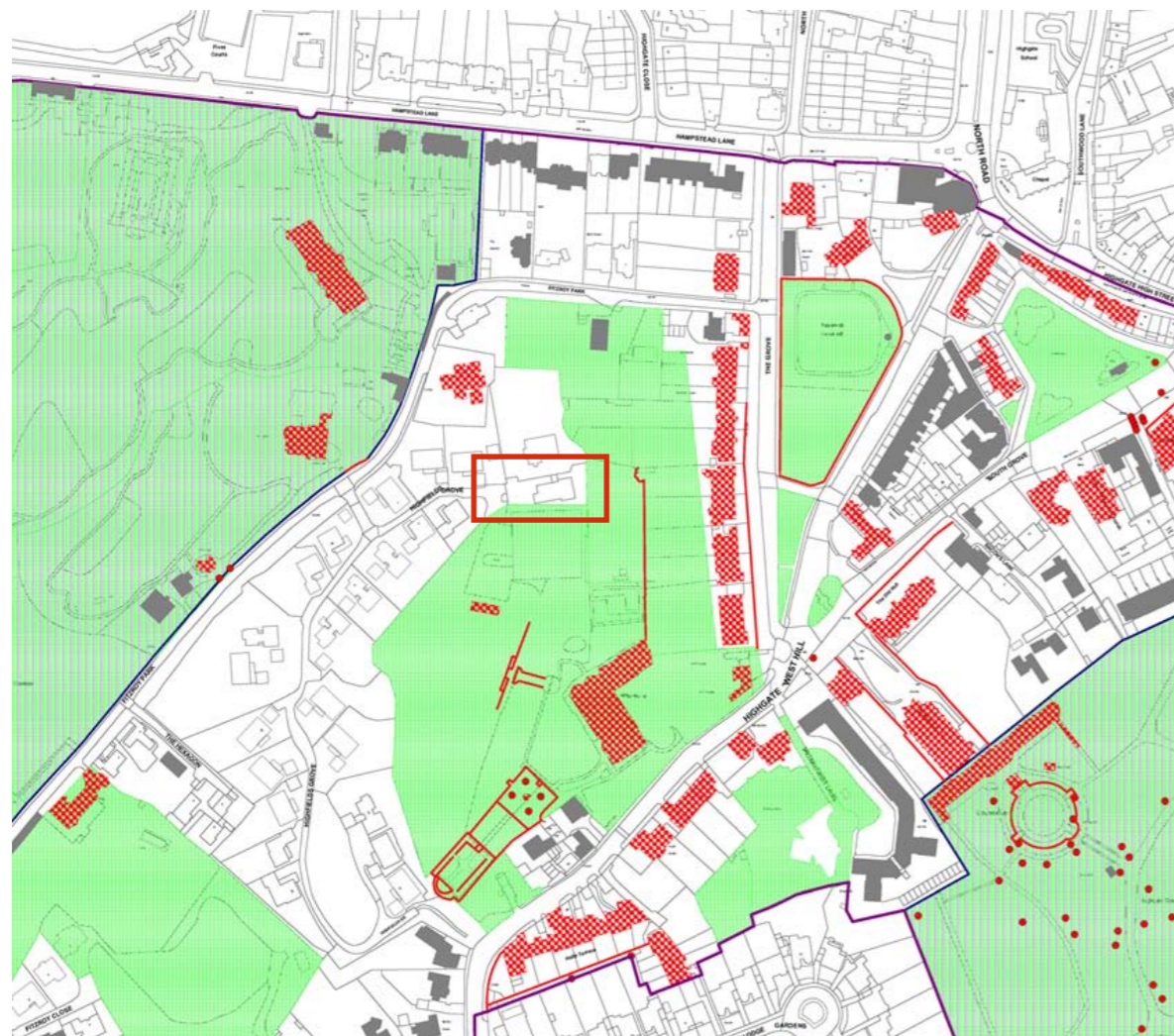
Proposed First Floor Plan

Planning

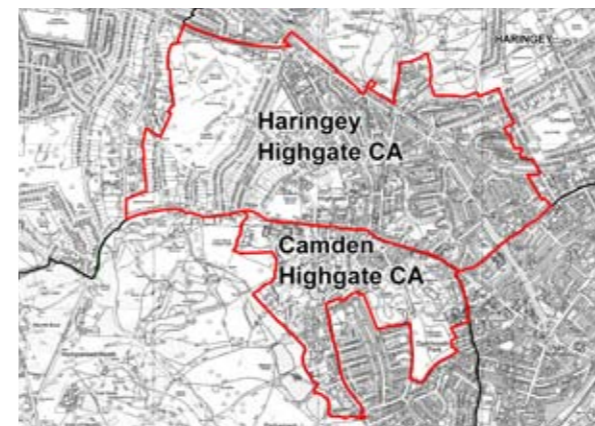
The application site is occupied by a five bedroom, single family dwelling house with a detached garage to the front. The house is formed of one two-storey block and one three-storey block connected at first floor level. The main entrance level of the house (ground) contains no living space and is elevated from the drive level of Highfields Grove. It is reached by a long flight of steps.

In 2003 and 205 Planning Permissions were granted for various alterations to the property including a side extension to the north side of the house. These permissions were implemented in 2006 although the side extension was not built.

This application proposes a new side extension on the south side of the house to provide a new breakfast room/ playroom.



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



Conservation Area

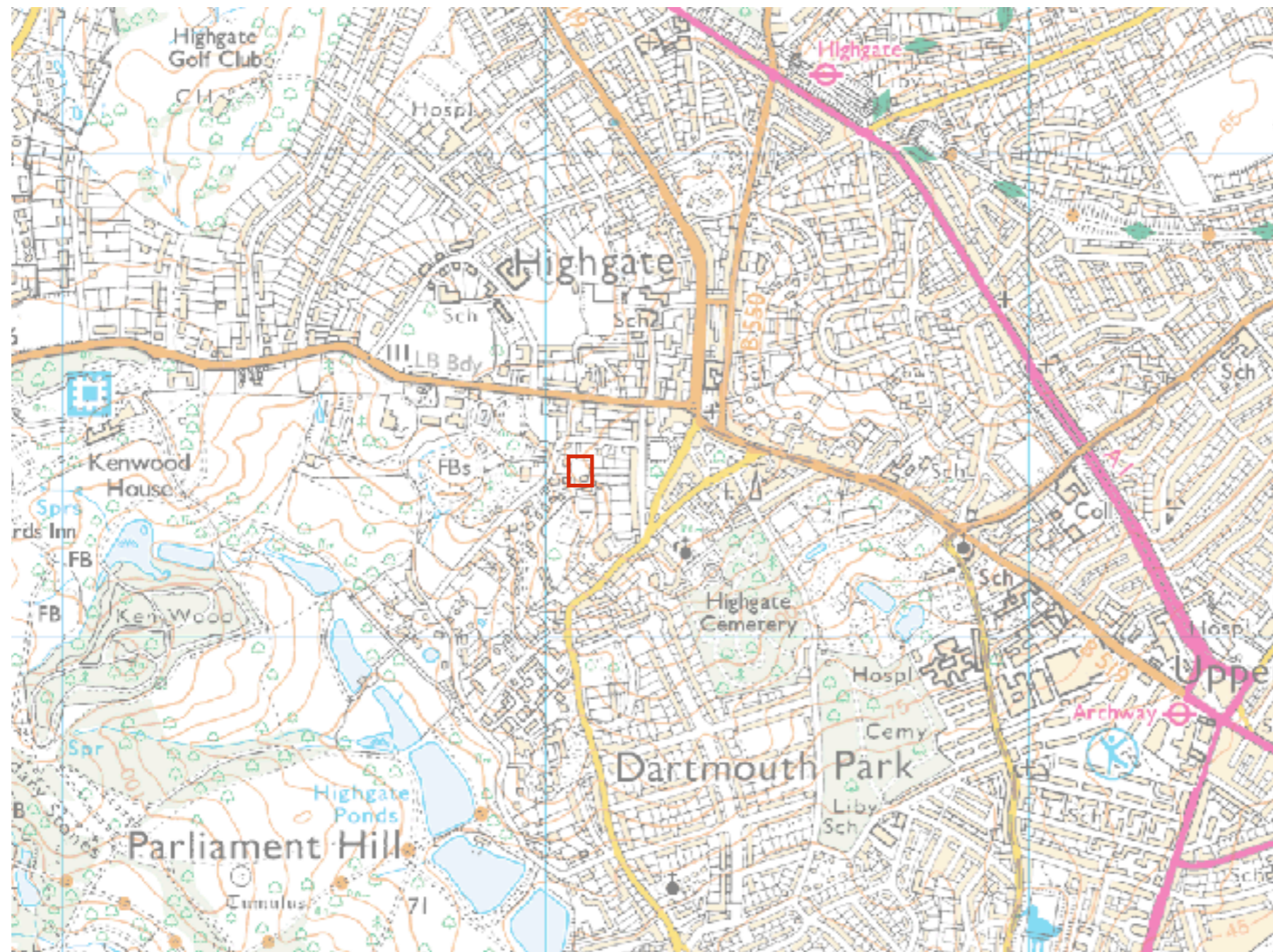
The application site is located on Highfields Grove, a private road in the Highgate Conservation Area.

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.



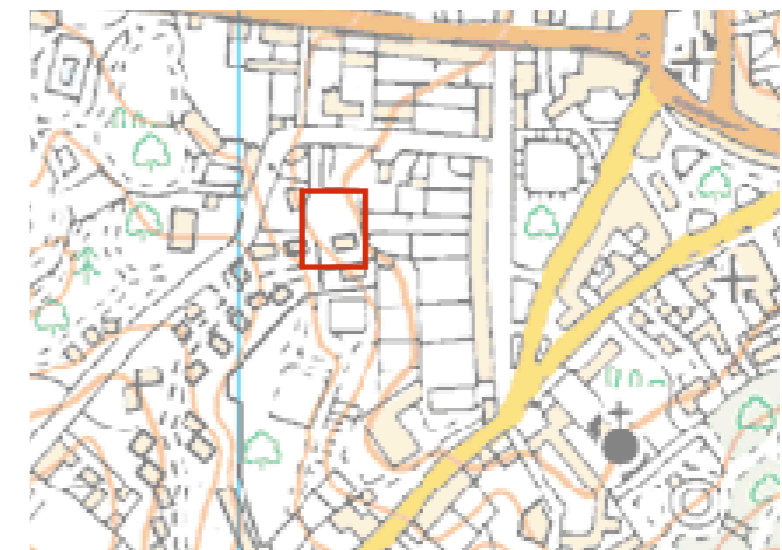
Involvement & Consultation

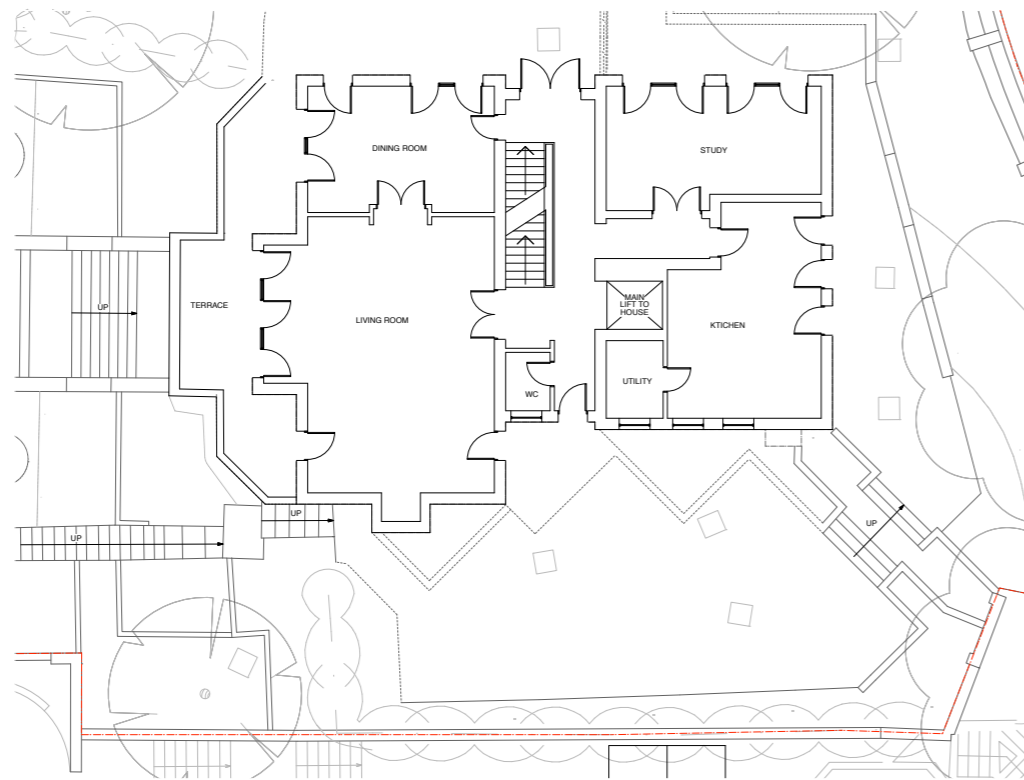
The application drawings plus design and access statement have been submitted to the Highfields Grove residents association prior to this application being submitted to Camden.



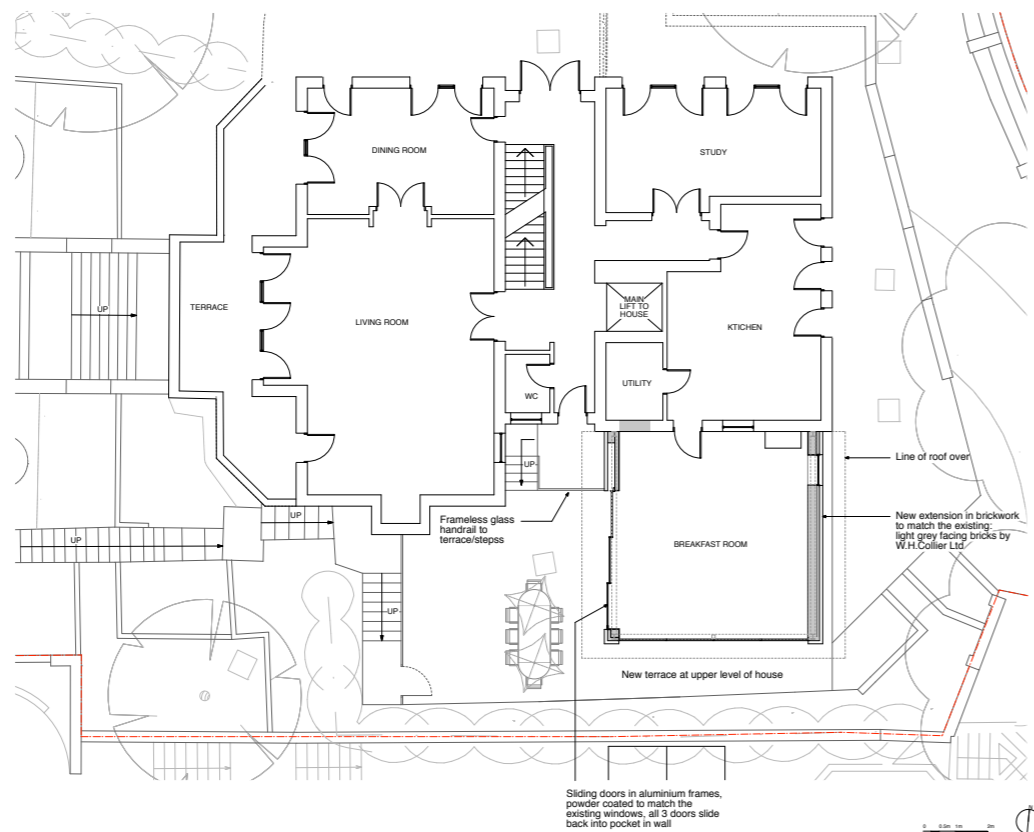
Flood Risk

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.





Existing First Floor Level = 183 sq.m



Proposed Ground Floor Level = 221 sq.m

Use & Amount

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

This proposal is to extend the existing house at garden level to provide an breakfast room/playroom adjacent to the kitchen.

The existing house has five bedrooms located on the second floor of the dwelling, the main living accomodation is on the garden level with a hall and plant space located on the entrance level.

The additional space created is 38sqm.



Existing Front Elevation



Proposed Front Elevation

Scale and Massing

The existing house comprises a pair of staggered two storey elements linked by a central hallway.

The house is located in the north-east corner of Highfields Grove (locally know as the Hammerhead) and there is no access past the house as it is at the end of the estate road. The west of the site faces Highfields Grove.

To the south of the site 4 Highfields Grove shares a border with 5 Highfields Grove and is screened by a 3m high Leylandii hedge.

The east of the site is bordered by a heavy bank of trees set behind a high retaining wall. These provide a solid screen to the adjoining property.

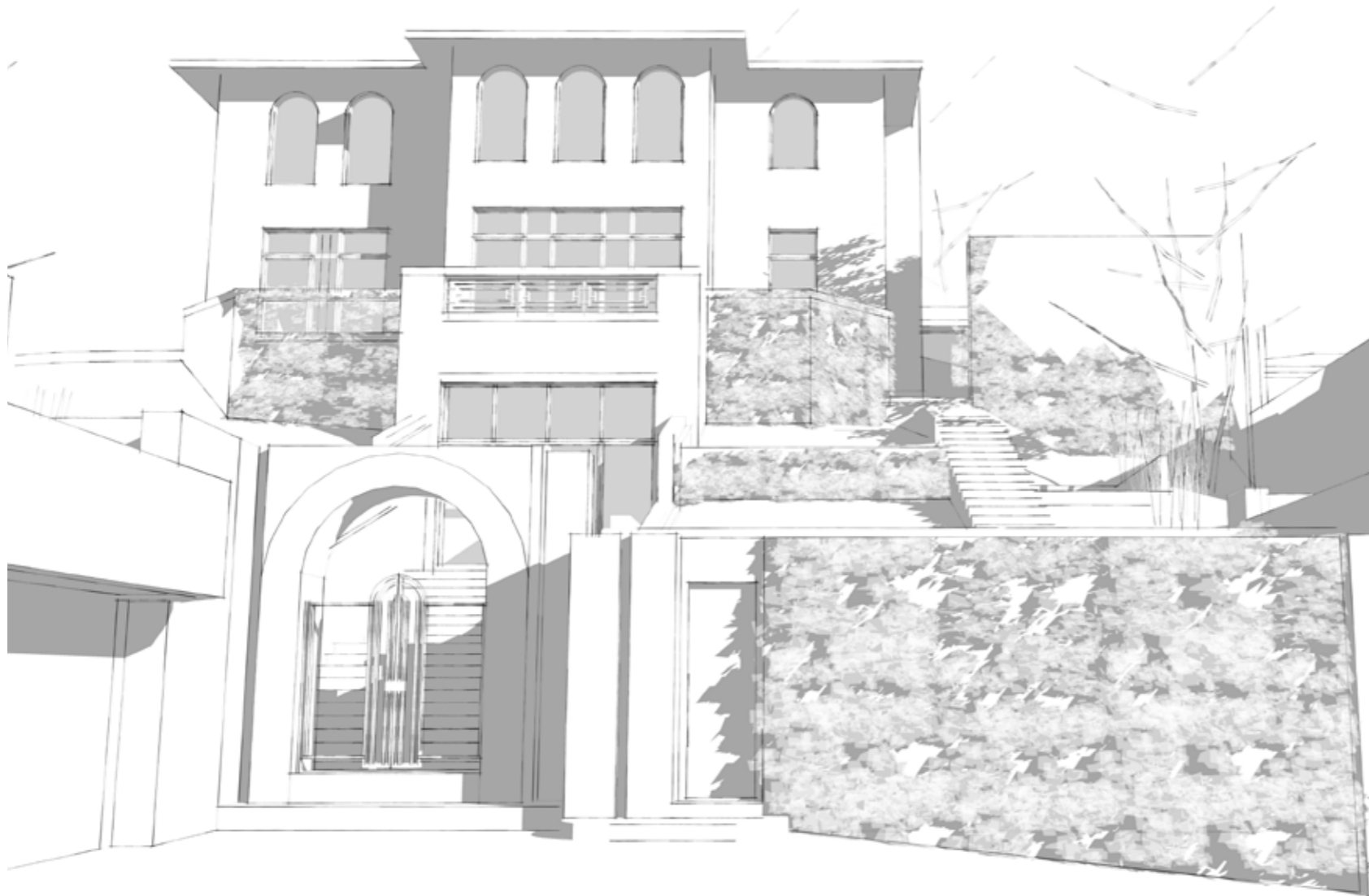
To the north of the house the site extends to a large garden which is backed onto by the gardens of the surrounding properties on Fitzroy Park.

The proposed garden level extension sits behind the existing Leylandii hedge which will be retained to ensure privacy.



Layout : The Site

The proposed extension sits at the garden level on the south of the house. Due to the steeply sloping nature of the site the proposed extension is largely hidden from view from Highfields Grove estate.

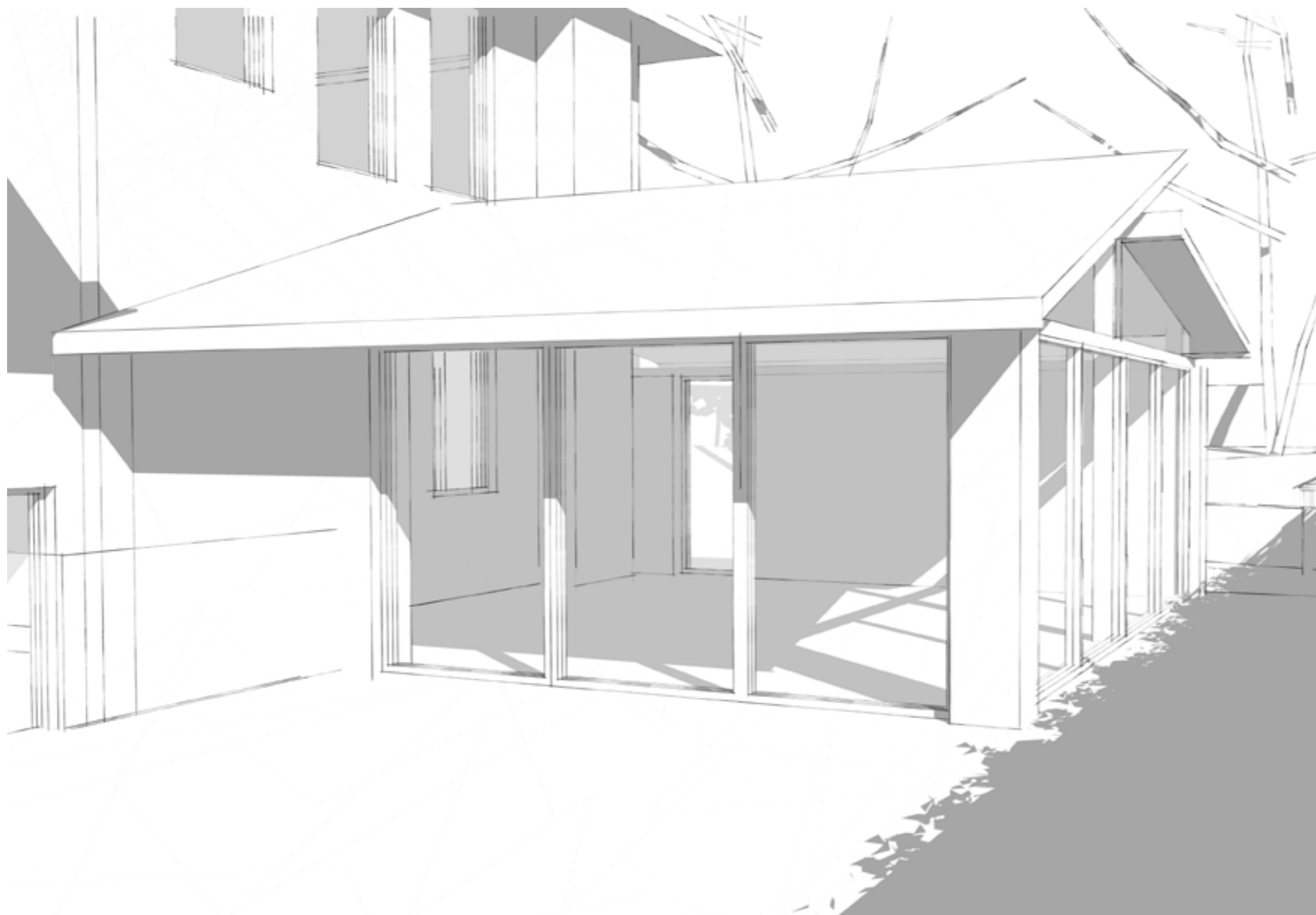


Proposed view from Highfields Grove



Layout :

The Architect's brief was to enhance the living space of the existing house, to accommodate a growing and expanding family. To achieve this a new playroom/breakfast room is proposed linking to the existing kitchen space. This creates a family space that takes advantage of the sun throughout the day.



Proposed side extension



Appearance : from Highfields Grove

The public side of 4 Highfields Grove faces west onto Highfields Grove itself. The property is elevated above the driveway area and as such the visual impact of the proposed extension is minimal. It is concealed by the slope and also by the existing Leylandii hedge.

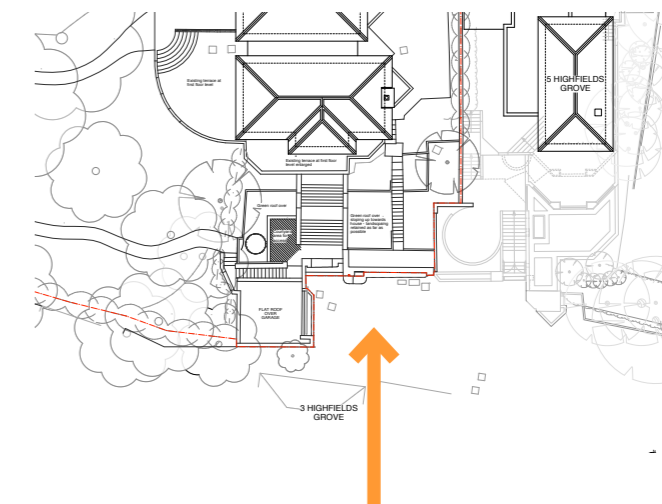
The proposed extension looks to take advantage of the sun throughout the day utilising glazed elements to the south and west. The roof facing Highfields Grove is set at 18 deg pitch to match the existing houses and is to be clad in the same concrete tile finish.

The rear roof pitch is at a shallow angle in order to create a clerestory which takes advantage of the morning sun.

The materials used on the proposed extension will utilise the palette of materials set by the estate guidelines although the proposed extension attempts a lighter interpretation of these.



Proposed view from Highfields Grove





Light Grey Facing Brick - main external wall brick

W H Colier 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

Extensions and alterations to the houses on the Highfields Grove estate are tightly controlled by the deed of covenant. Materials and the 'look' are to meet the guidelines which maintains the uniformity of the estate.

The materials used for the proposed extension will be sourced to match the existing house and estate guidelines (as shown on the left). As the original engineering bricks used for coping and cill elements are now out of production the Ibstock Cheddar Brown is the nearest replacement available.

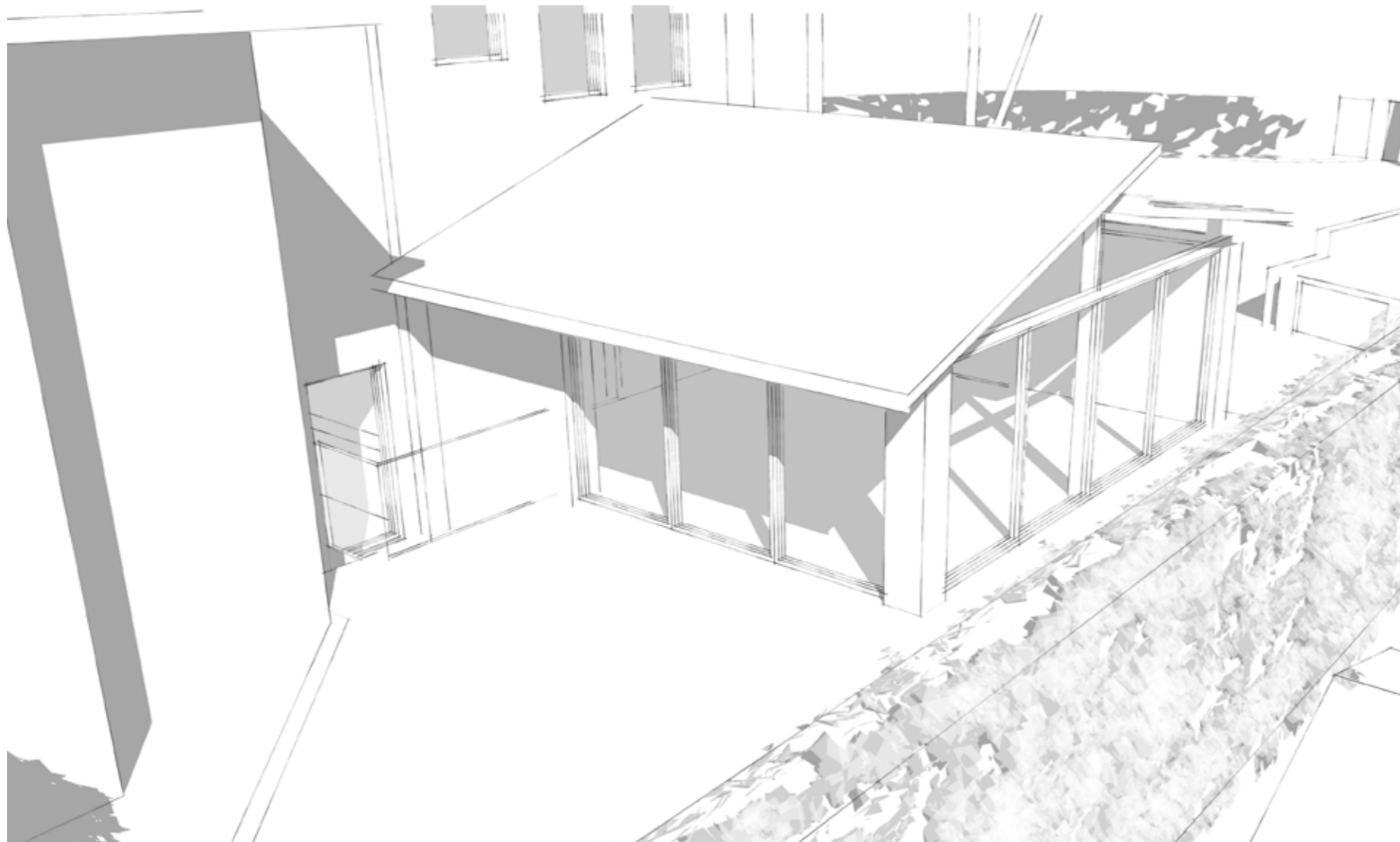
The existing windows/doors to the house are double glazed units in dark brown stained timber frames. It is proposed that the new timber windows are to be energy efficient windows in dark brown frames. The new sliding glazed doors to the extension will be in aluminum frames, powder coated dark brown to match the existing window frames.



Landscape

The existing house sits on a sloping site above the main Highfields Grove Estate. Around the house are a series of terraced levels that relate to the internal layout of the house and the carefully landscaped gardens.

The proposed extension is located on the existing south terrace between the kitchen and the boundary with 5 Highfields Grove which is formed by a 3m high Leylandii hedge atop the retaining wall between the two properties. A new terrace and planting beds are created around the extension and the new playroom/breakfast room opens up onto the terrace with a flush threshold arrangement for ease of family access. In all other respects the landscape remains unchanged.



Aerial view showing proposed side extension



Access

Access to the site is directly from Highfields Grove and remains unchanged from the existing.



Planning Application Drawings

Drawing Schedule

574/P/001	Location Plan
574/P/002	Existing Site Plan
574/P/003	Existing Ground Floor Plan
574/P/004	Existing First Floor Plan
565/P/005	Existing Roof Plan
565/P/006	Existing Front Elevation (West)
565/P/007	Existing Side Elevation (South)
565/P/008	Existing Rear Elevation (East)
565/P/009	Existing 3d Images
565/P/010	Proposed Site Plan
565/P/011	Proposed First Floor Plan
565/P/012	Proposed Roof Plan
565/P/013	Proposed Front Elevation (West)
565/P/014	Proposed Side Elevation (South)
565/P/015	Proposed Rear Elevation (East)
565/P/016	Proposed 3d Images