



4 Highfields Grove Highgate, N6 6HN



Design & Access Statement - Summer House
February 2017



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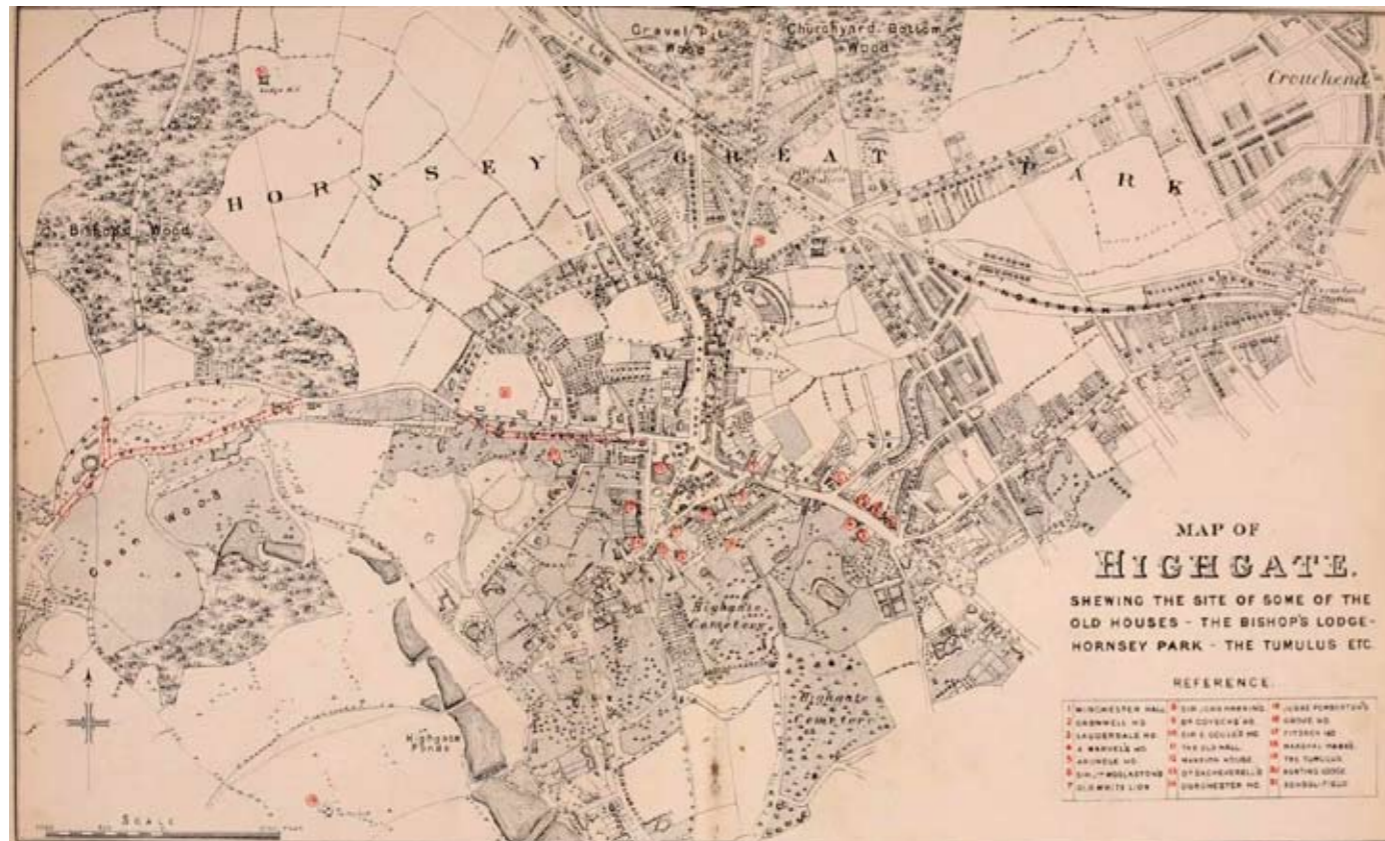


Location

This proposal relates to the construction of a summer house at 4 Highfields Grove. Highfields Grove is a private residential estate located in Highgate, North London.

To the south of the site is 5 Highfields Grove, to the south-west of the site is the Highfields' Grove road. The remainder of the site shares a boarder with houses on Fitzroy Park.

Aerial photograph of Highfields Grove
with the site outlined in red



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.



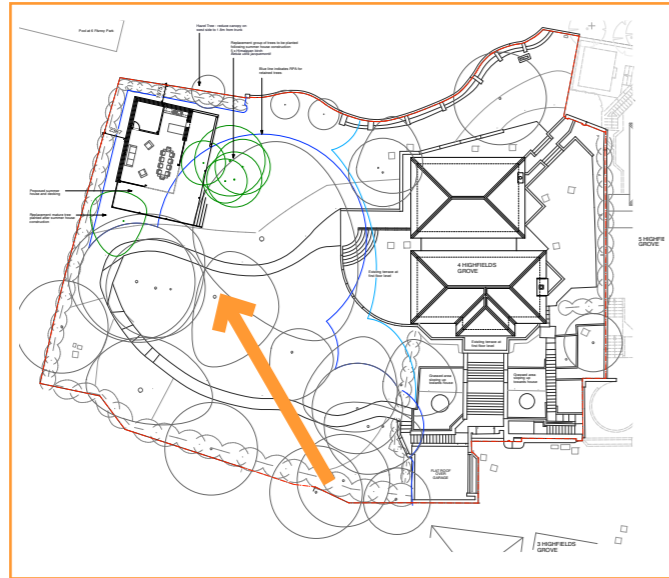


Context : Highfields Grove

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.



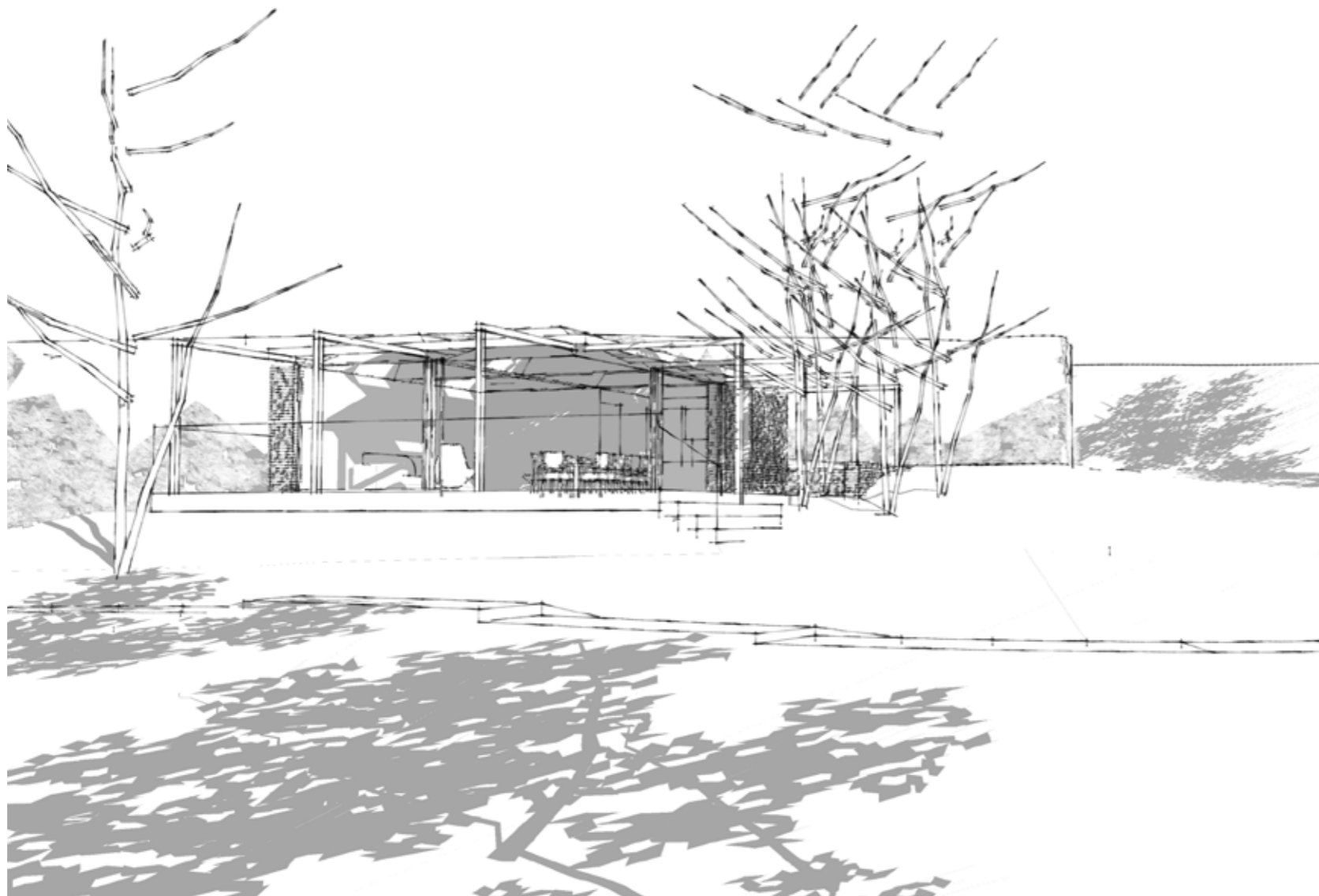


Context : the site

The application site is set within a large landscaped garden with the existing house located to the south of the garden.

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

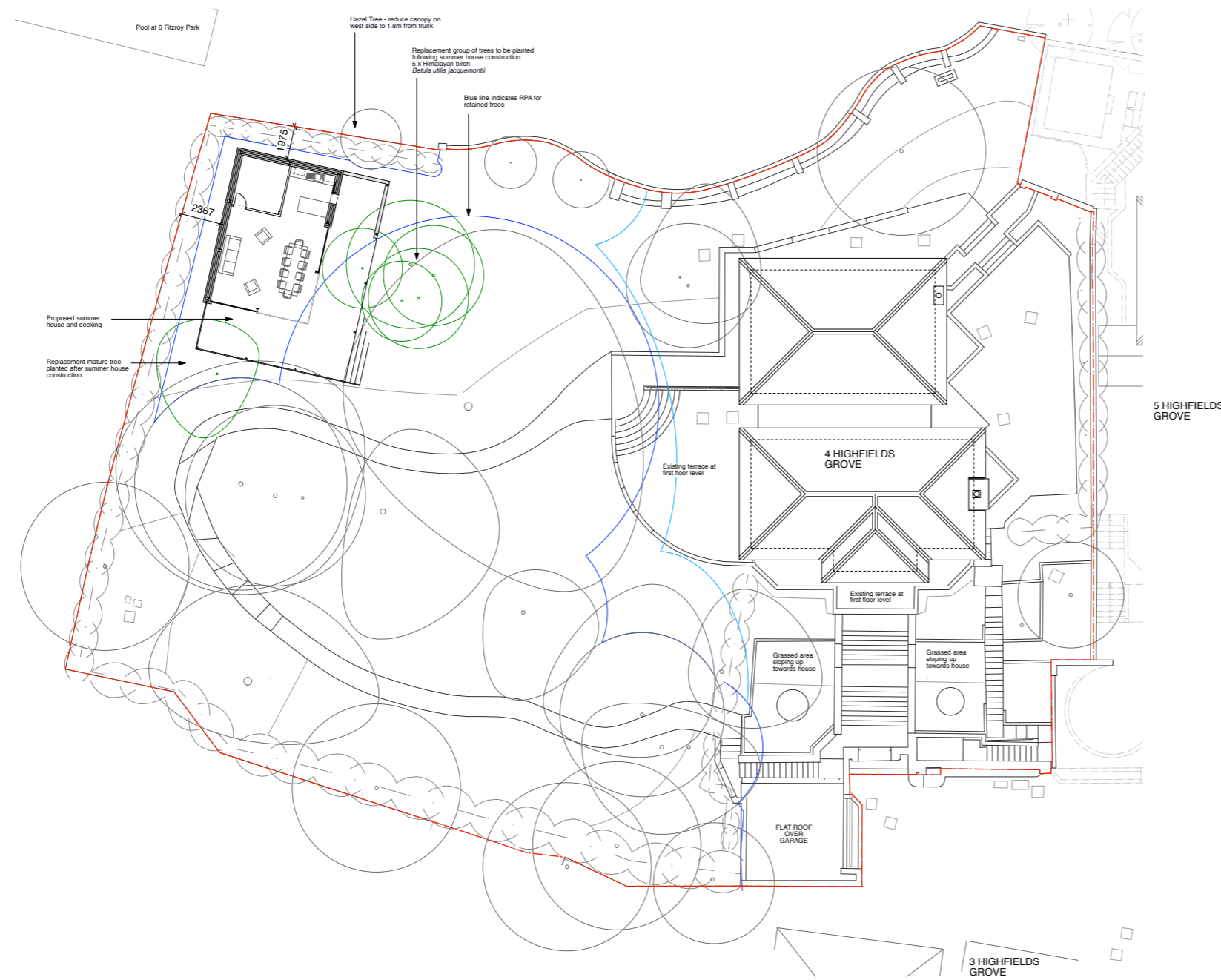
This proposal is for a summer house to be located in the north-east corner of the garden. The north and east boundary of the garden in the proposed summer house location is boarded by a 2.8-3m high Laurel hedge as shown in the image below, this hedge will be retained. The Laurel hedge runs down the northern boundary in line with the slope and a large portion of the eastern boundary is boarded by a retaining wall, also approximately 3m in height.



Proposed summer house viewed from lower section of existing garden path (see overall plan above)



North-east corner of the garden



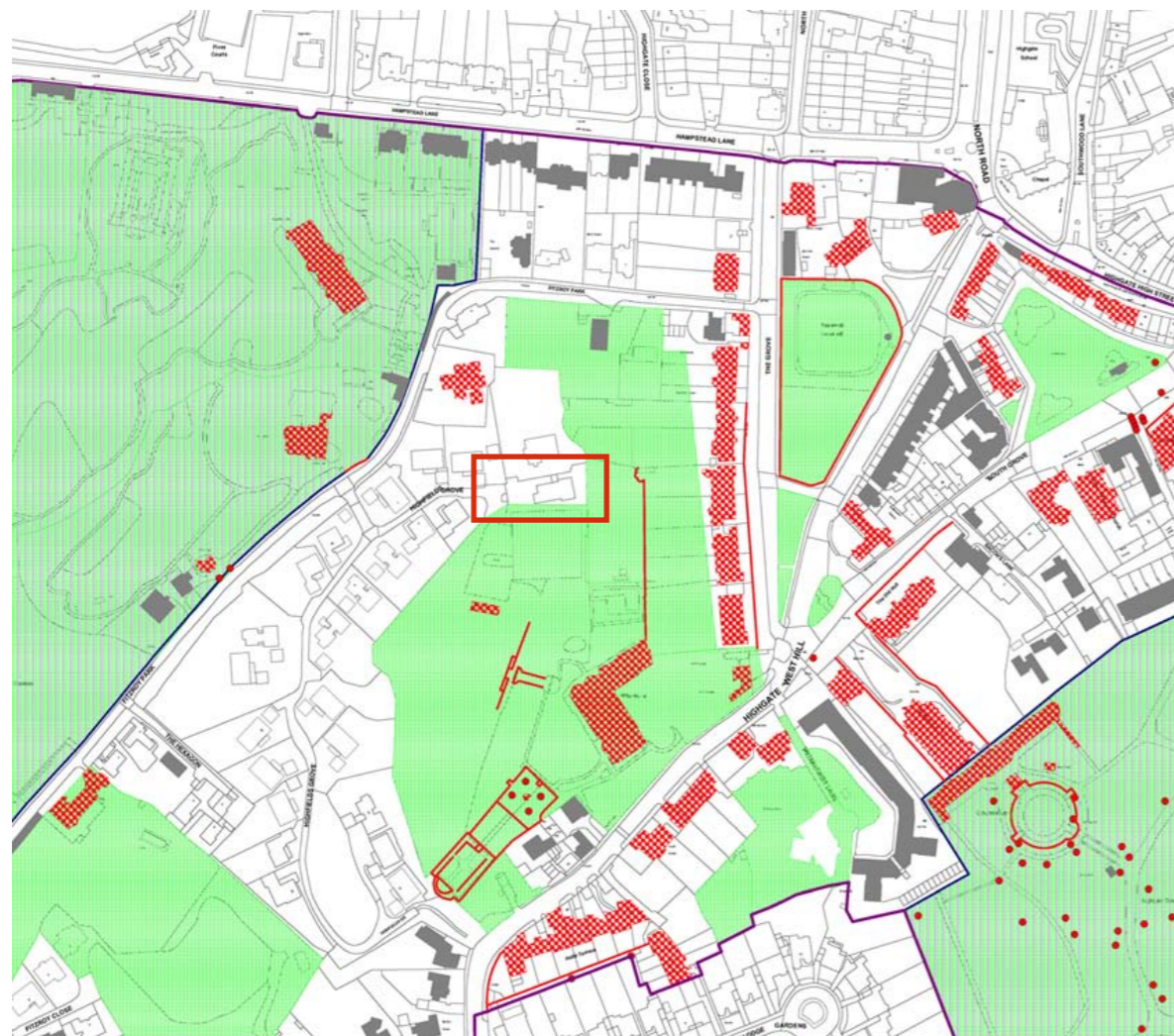
Proposed site plan

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 2016 permission was granted for a side extension on the South side of the property.]

This application is for the construction of a summer house in the North-East corner of the garden.



-  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.

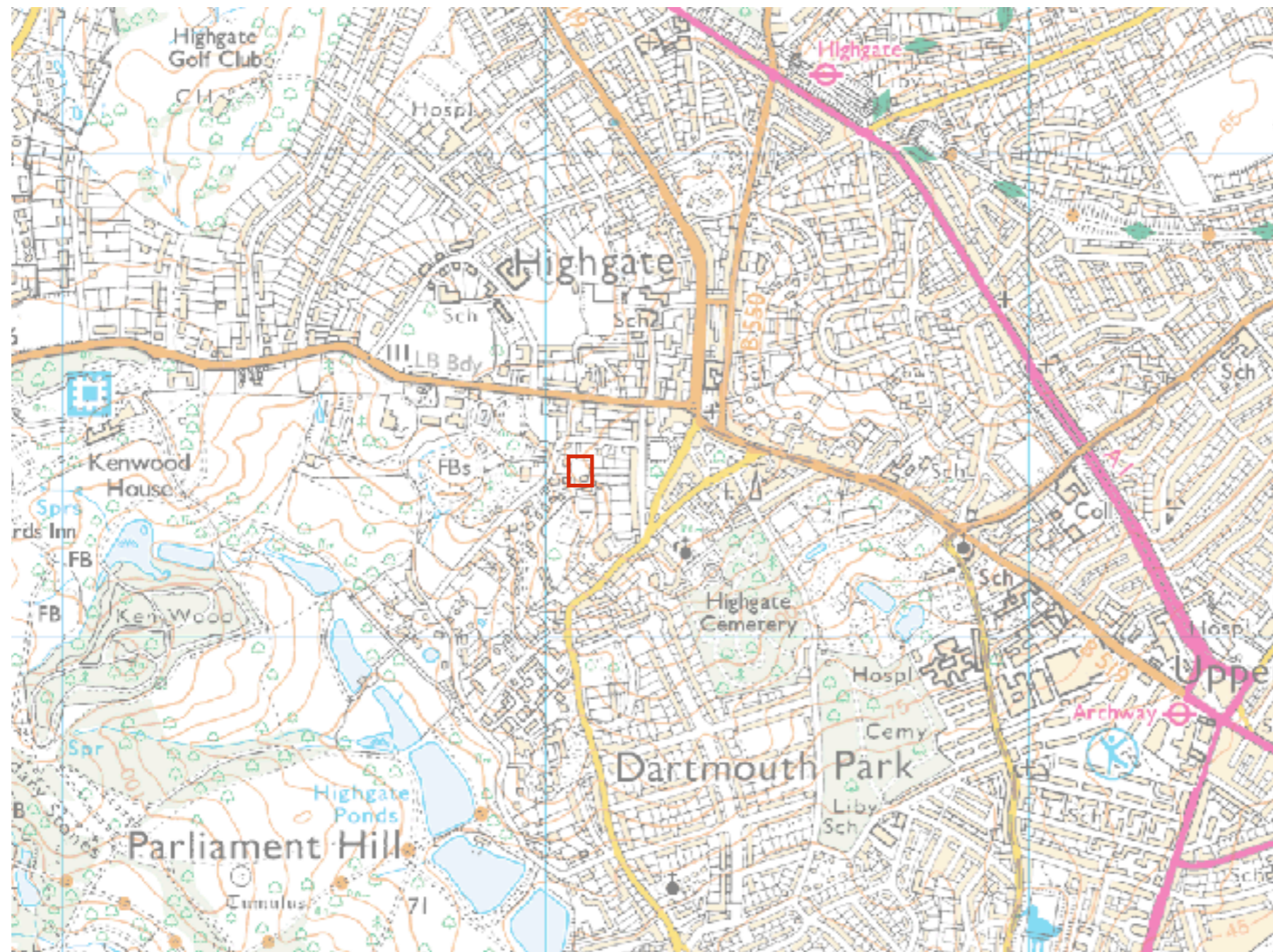
Highgate was first designated as a conservation area in 1967 and was significantly extended in 1990. The delicate nature of the conservation area has been taken into account during the design of the proposals and every effort has been made to ensure minimal impact to the surrounding area.



Involvement & Consultation

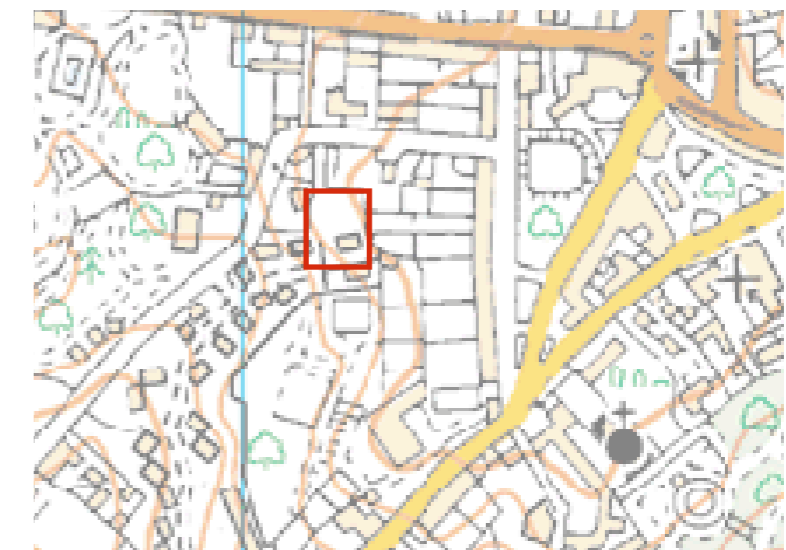
The application drawings plus design and access statement have been submitted to the Highfields Grove residents association prior to this application being submitted to Camden.

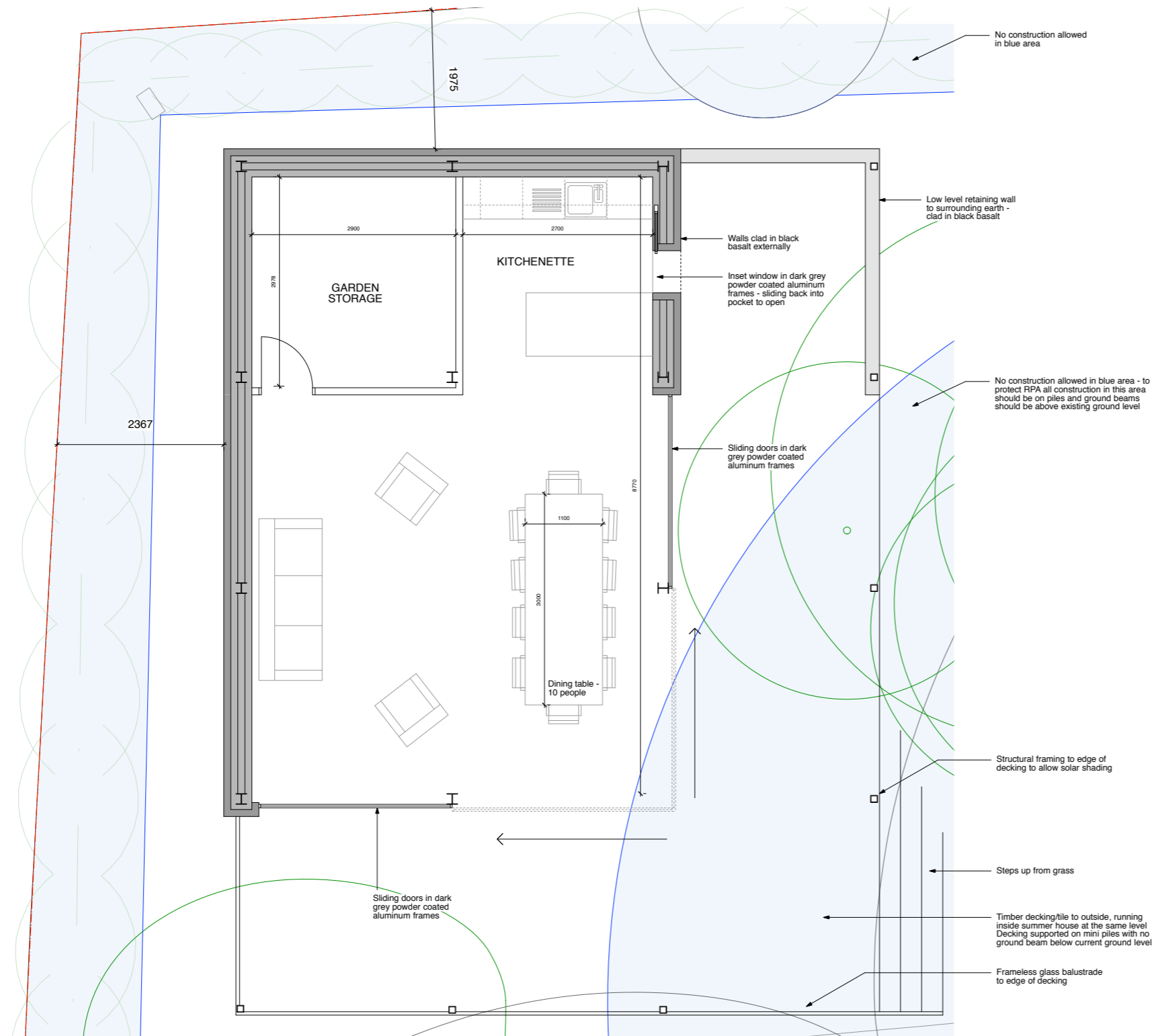
The proposals have also been discussed with the neighbors of the adjoining property at 6a Fitzroy park.



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.





Use & Amount

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

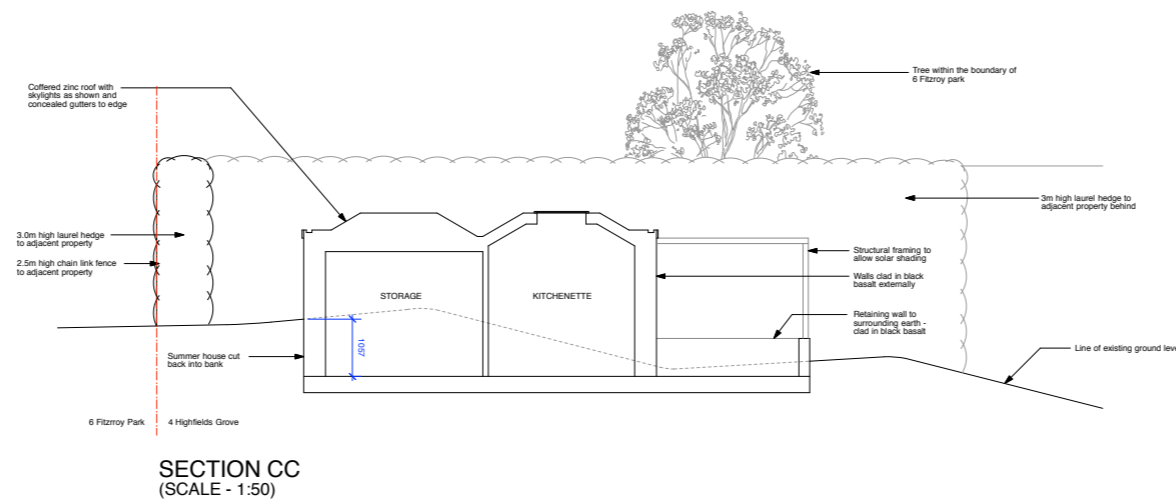
This proposal is to create a summer house as ancillary space in the north-east corner of the garden, with decking around that will allow the family to fully enjoy the outside space. Internally there will be garden storage, a kitchenette and dining space. The north-east corner of the site is surrounded by 2.8-3m high laurel hedges.

Due to the steeply sloping nature of the site it is proposed to cut the summer house back into the slope of the garden which reduces the height and therefore the impact.



Proposed Site Plan - showing location of proposed summer house

North-east corner of the garden



Scale and Massing

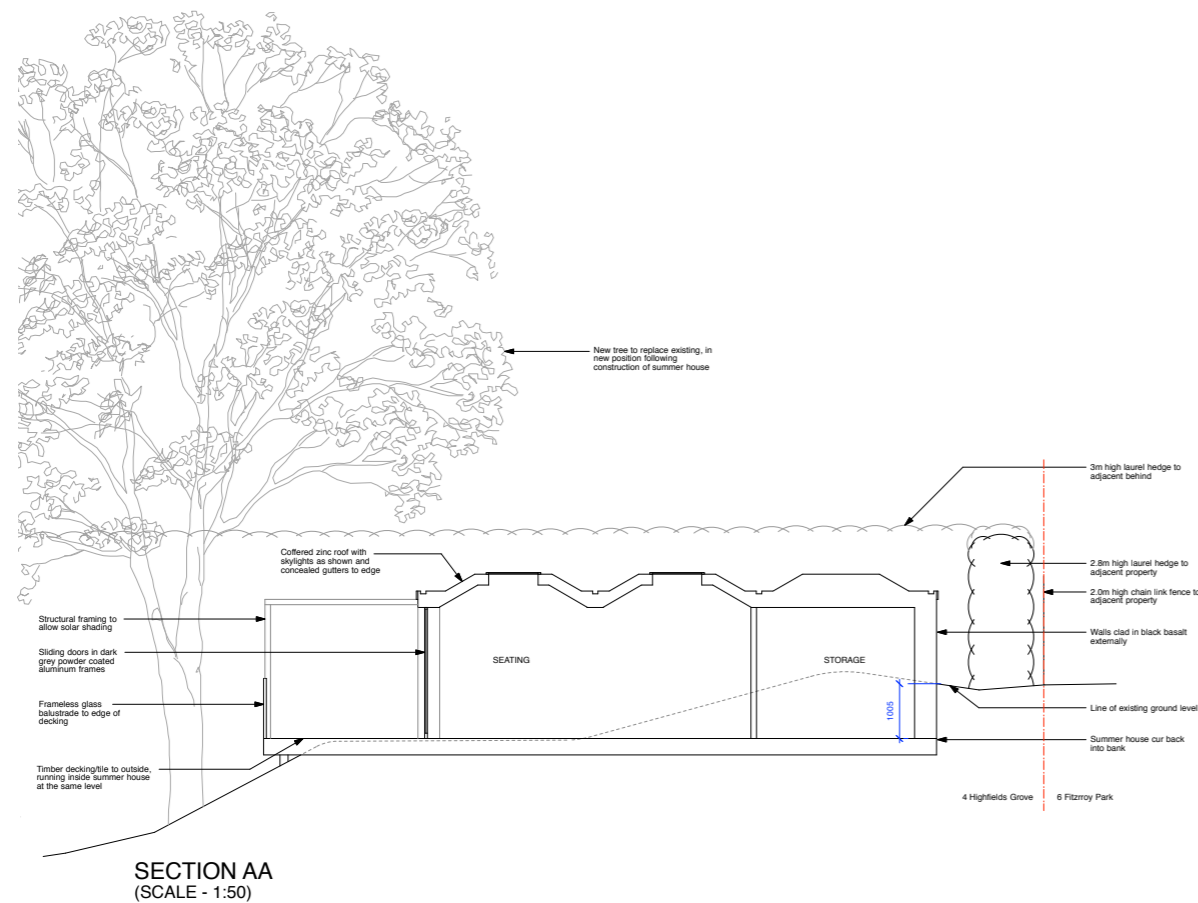
The existing garden is a steeply sloping plot with a selection of large mature trees.

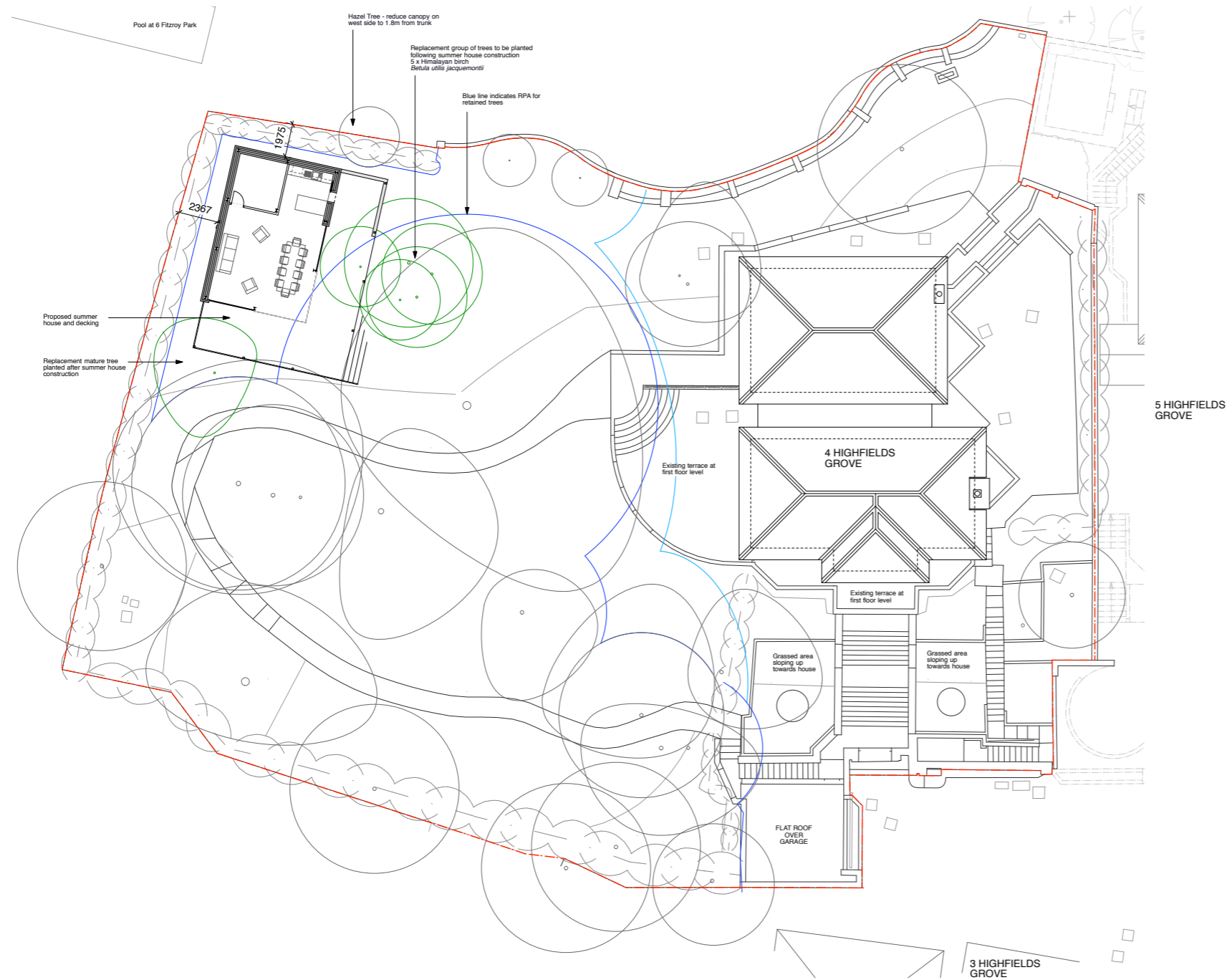
The proposed summer house is sunk down into the bank by around 1m as show on section AA and CC opposite, this allows the summer house to be accessed by steps and ensures the impact on the adjoining properties is minimal.

The proposed summer house is a rectangular structure that sits on piled foundations to the rear and mini piled foundations towards the front to allow the deck to float over the existing ground level and not to disturb the root structure of the established large English Oak tree in the garden.

The structural grid of the building extends outwards from the building on two sides towards the edges of the decking to allow for retractable solar shading to be suspended over the decking in the summer months.

The original proposal for the summer house sought to retain the Sycamore tree to the corner of the garden but upon closer inspection the arboriculturalists has advised us that the tree will be liable to failure in the future. As a result it is proposed to replace this tree with another mature tree in the location shown just west of the decking. The group of silver birch trees to the side of the summer house was also identified as mutually suppressed and had signs of honey fungus. Therefore it is proposed to remove these trees and replace them with a group of mature trees.



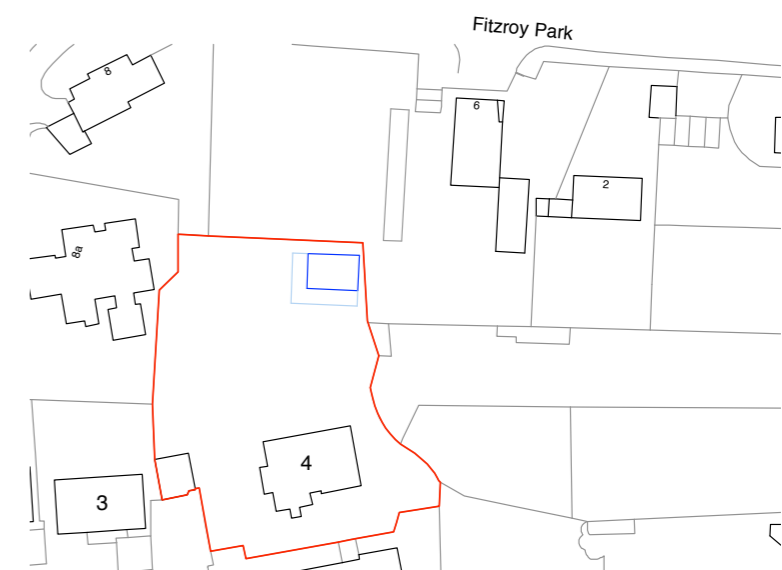


Proposed view from Highfields Grove

Layout : The Site

The existing house at 4 Highfields Grove sits in an elevated position due to the steeply sloping nature of the site. The existing garden to the house is also steeply sloping generally from the west side of the site up towards the east boundary. There is an approximate level difference of 6.5m from one side of the site to the other.

The proposed summer house will sit in the north-east corner of the plot (shown in blue on the below extract). The house at 6 Fitzroy Park is approximately 20m away from the boundary with the pool extending out towards the boundary with 4 Highfields Grove as shown.



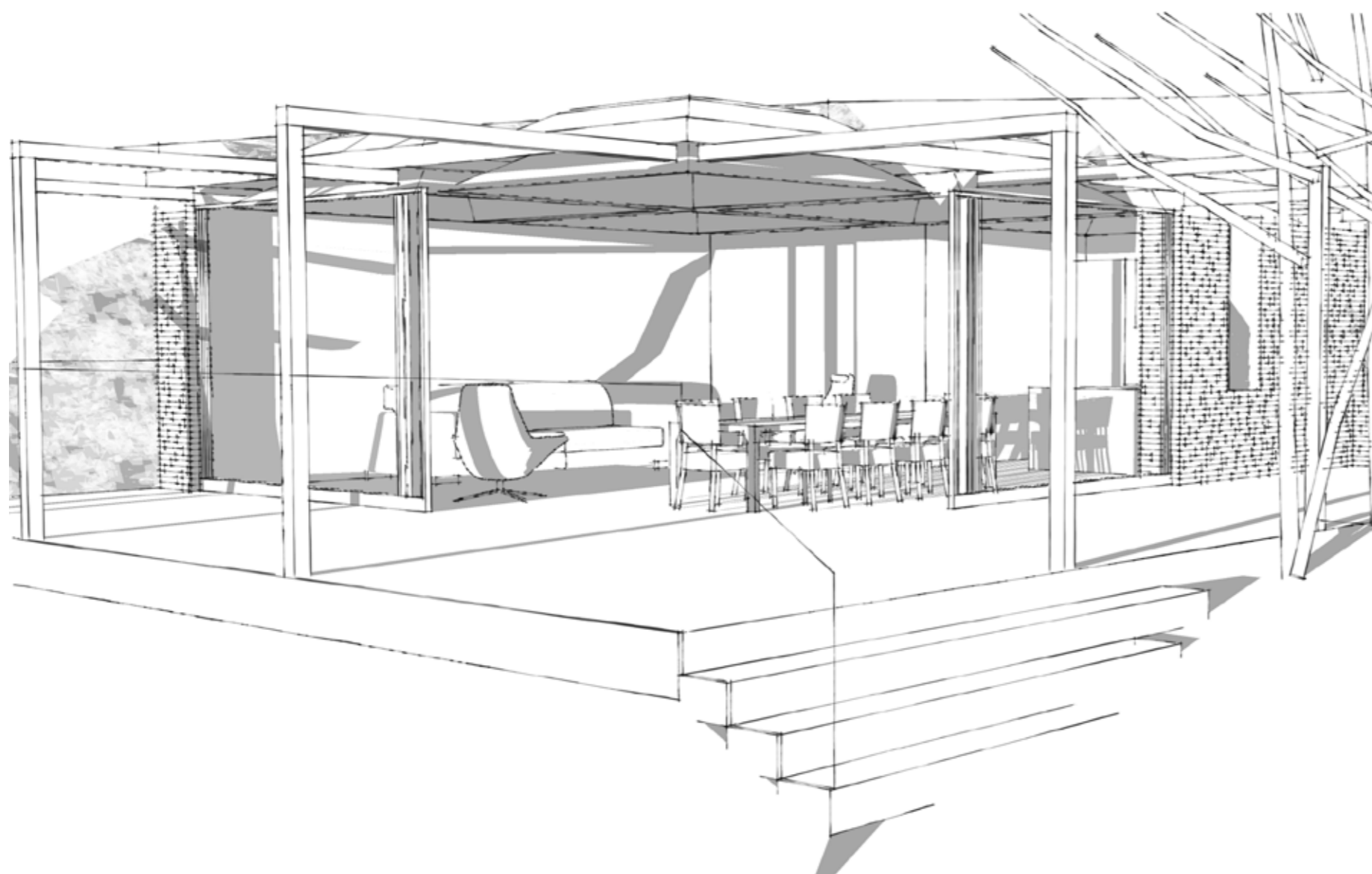


Layout :

The Architect's brief is to create a summer house that can be used for summer dining and enjoying the garden as well as maximising the southern sun. Space is also provided for the storage of some garden furniture.

Internally there is a sitting/dining space with a small kitchenette. There is a storage area located to back left for garden chairs and toys. A coffered roof form is proposed with sky lights to the top of the coffered sections.

Externally there is decking to two sides of the summer house with a slender structure extending out to the edges to allow retractable solar shading in the summer. To east side of the decking there is a low level retaining wall where the decking also runs into the existing bank. To the west edge of the decking a frameless glass balustrade is proposed to prevent falling onto the steep slope.

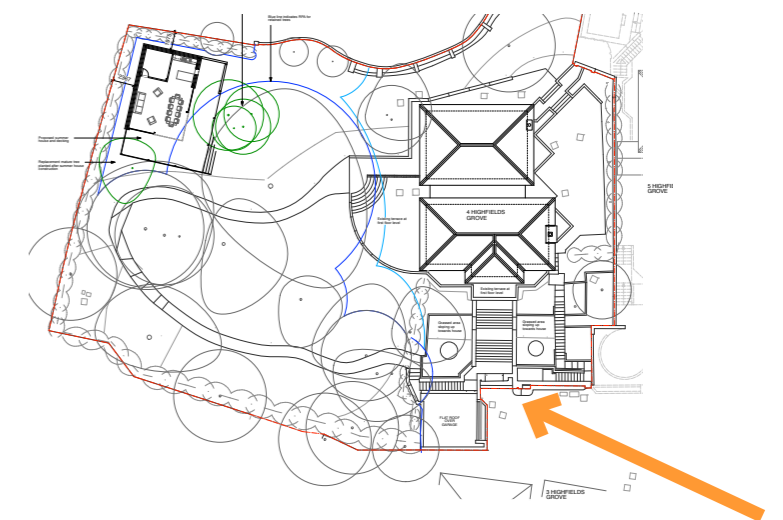


Proposed Summer House



Appearance : from Highfields Grove

The public side of 4 Highfields Grove faces west onto Highfields Grove itself. The proposed summer house is to be located in the north-east corner of the site, furthest away from the other properties at Highfields Grove and therefore is concealed from view.





Coffered ceiling with rooflights



Black basalt cladding to walls



Douglas fir flooring/decking running from inside to outside

Appearance : Materials

It is proposed that the summer house will be a slender steel frame structure with a coffered roof.

The rear retaining walls will be clad in black basalt and this will wrap around the terrace at the rear to retain the earth bank beyond.

There will be large glass sliding doors in aluminum frames to two sides of the summer house which will open up onto the decking. Sliding doors are also proposed to the internal courtyard space where the sycamore tree is retained.

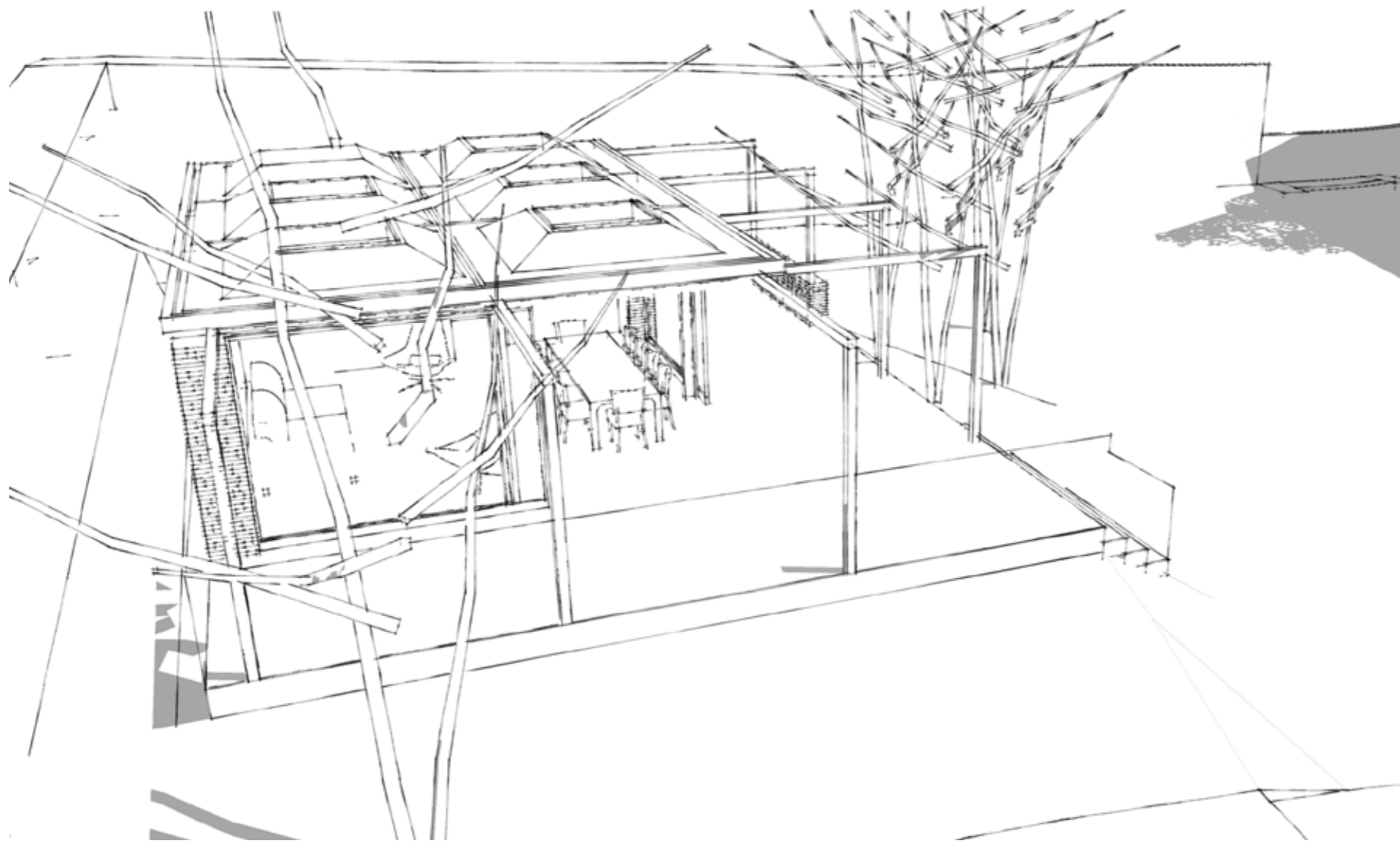
It is proposed that the internal oak flooring will run from inside to out at the same level. The coffered roof will be clad in zinc with concealed gutters and down pipes discharging to the soil below adjacent to the trees.



Landscape

The existing garden is steeply sloping and it is proposed to build the summer house into this slope. The ground around the summer house will be contoured to meet the decking at the front and three steps will be provided down onto the grass at the side facing the house.

The lawn will be reinstated around the structure upon completion and new trees planted to replace those that are removed.



Aerial view showing proposed summer house with coffered roof

Access

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



Planning Application Drawings

Drawing Schedule

573/P/001	Location Plan
573/P/002	Existing Site Plan
573/P/010	Proposed Site Plan
573/P/011	Proposed Summer House Plan
573/P/012	Proposed Summer House Sections
573/P/013	Proposed Summer House Sections
573/P/014	Proposed 3d Images
573/P/015	Proposed 3d Images - 2