



12 Highfield's Grove Highgate, N6 6HN



Design & Access Statement
May 2017



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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 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.



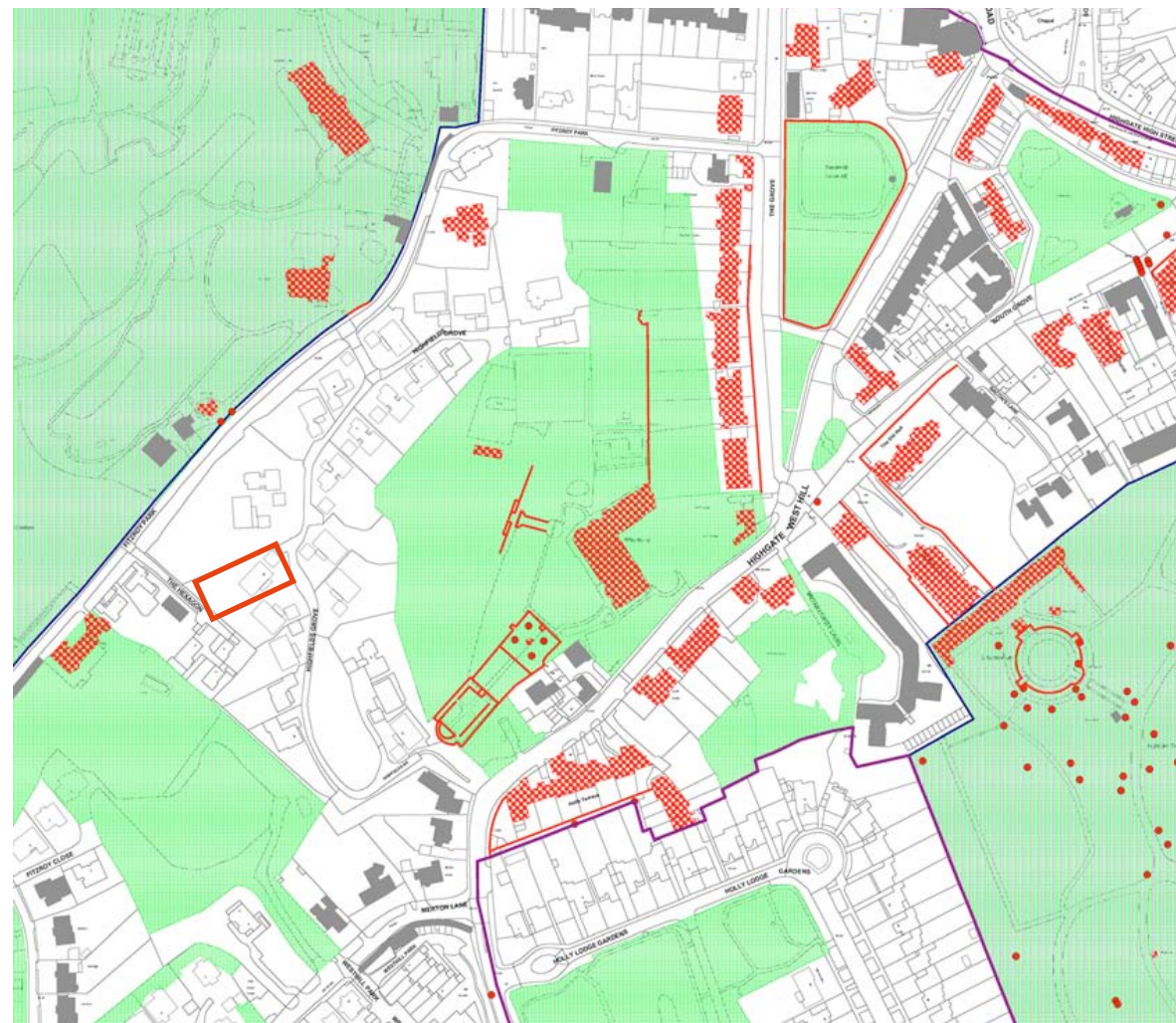


Context : Site

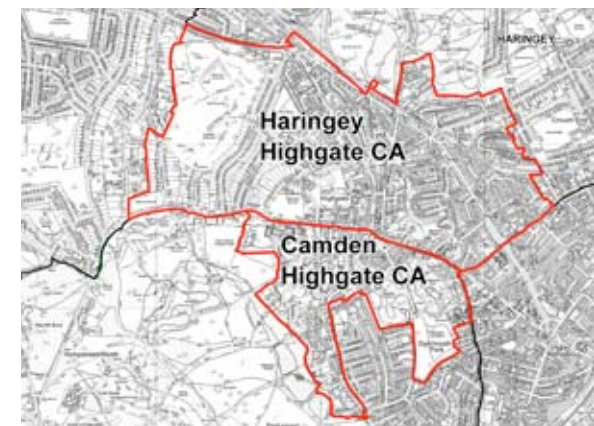
The application site is located towards the southern end of Highfields Grove.

The application site is a medium sized property with the existing house and garage located close to the South East corner of the plot.





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



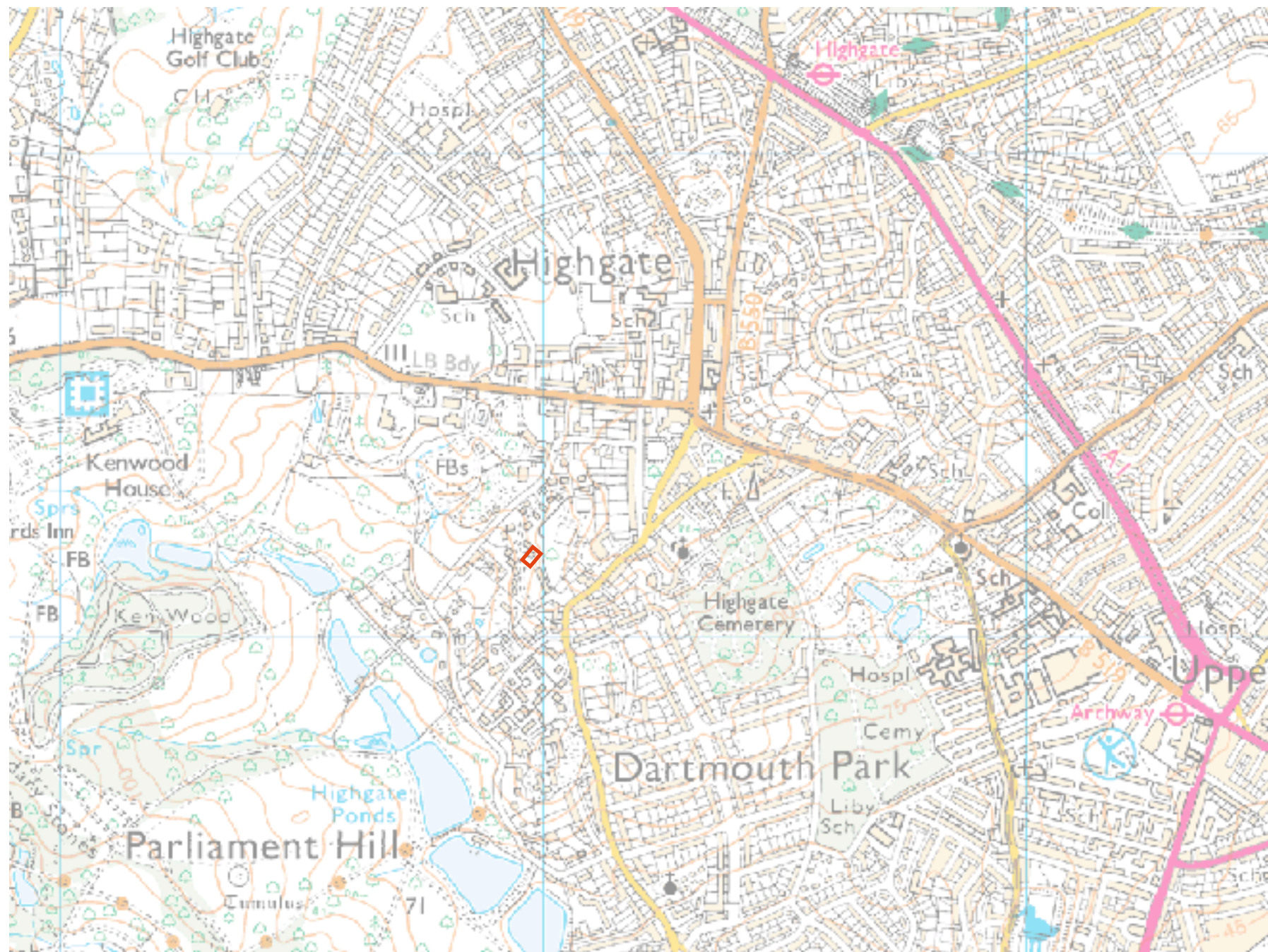
Conservation Area

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

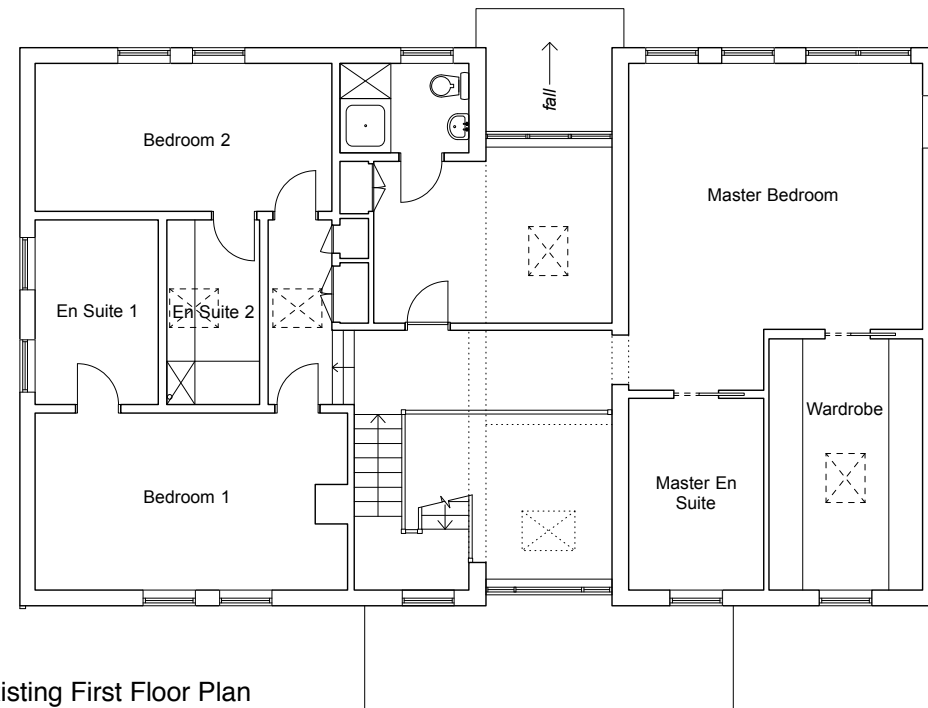
The application drawings plus design and access statement will be submitted to the Highfields Grove Board of Management for their consideration.



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.



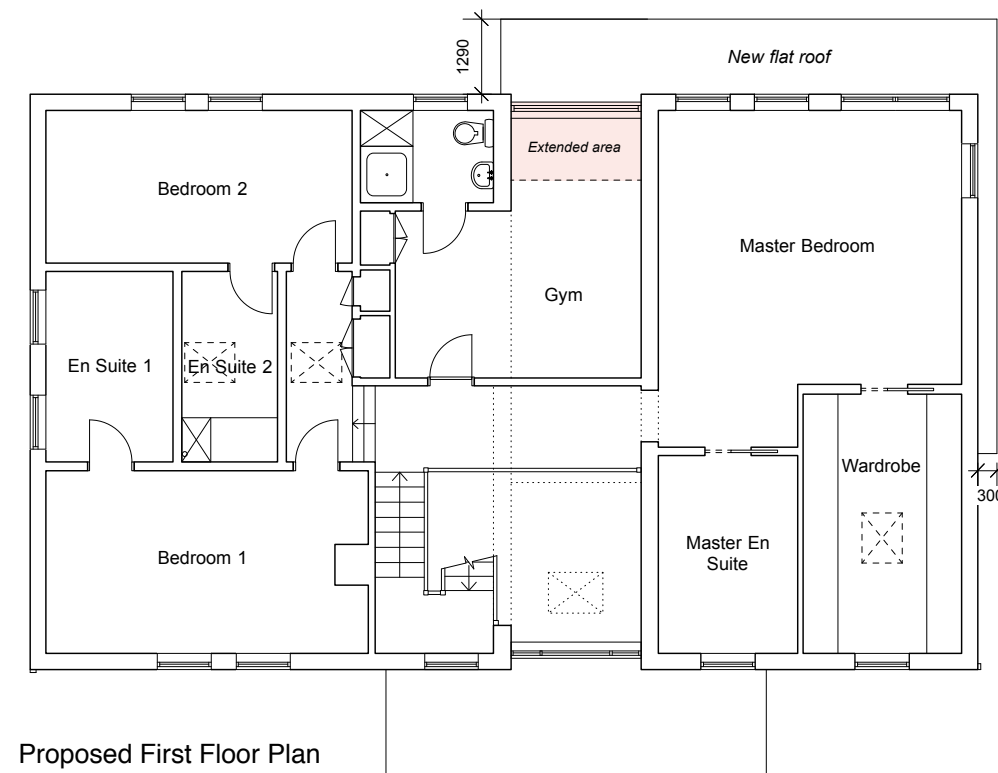


Use & Amount

The 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 an extension to the existing gym.

This application also includes a ground floor extension to the north corner of the property.





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, Scale, Materials

The materials used for the first floor extension will be sourced to match the existing house. 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 the new window will be energy efficient and in a dark brown timber frame.

The ground floor extension will primarily be formed of aluminium frame, glazed sliding doors. It will have a VM zinc (quartz) roof and one wall in a grey facing brick chosen to match the existing.



Landscape

There are no proposed alterations to the landscaping on site.

Access

There are no proposed alterations to access.



Planning Application Drawings

Drawing Schedule

582/P/001	Location Plan
582/P/002	Site Plan
582/P/003	Existing Floor Plans
582/P/004	Existing Elevations
582/P/005	Proposed Floor Plans
582/P/006	Proposed Elevations
582/P/007	Roof Layout