

**THE WATER HOUSE
LONDON N6 6HQ**



PLANNING SUBMISSION
JUNE 2017

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This document forms part of the Planning application for the proposed refurbishment of The Water House, Highgate, which is to include modest extensions to the existing dwelling. The existing out building located in the rear garden is also to be refurbished. The intention is to retain much of the garden and reinforce the natural landscaped setting of the site.

Site Location and Context

The site is situated within the Highgate Conservation Area within the London Borough of Camden (see the Conservation Area map below). The Water House is not statutory listed and is not indicated to be a positive contributor.

The site, as with most of the sites between Fitzroy Park and Millfield Lane, is designated Private Open Space. The Water House is set in a secluded setting, screened from the public realm. It is proposed to maintain or subtly enhance the existing garden and treatment to the boundaries.

Proposal

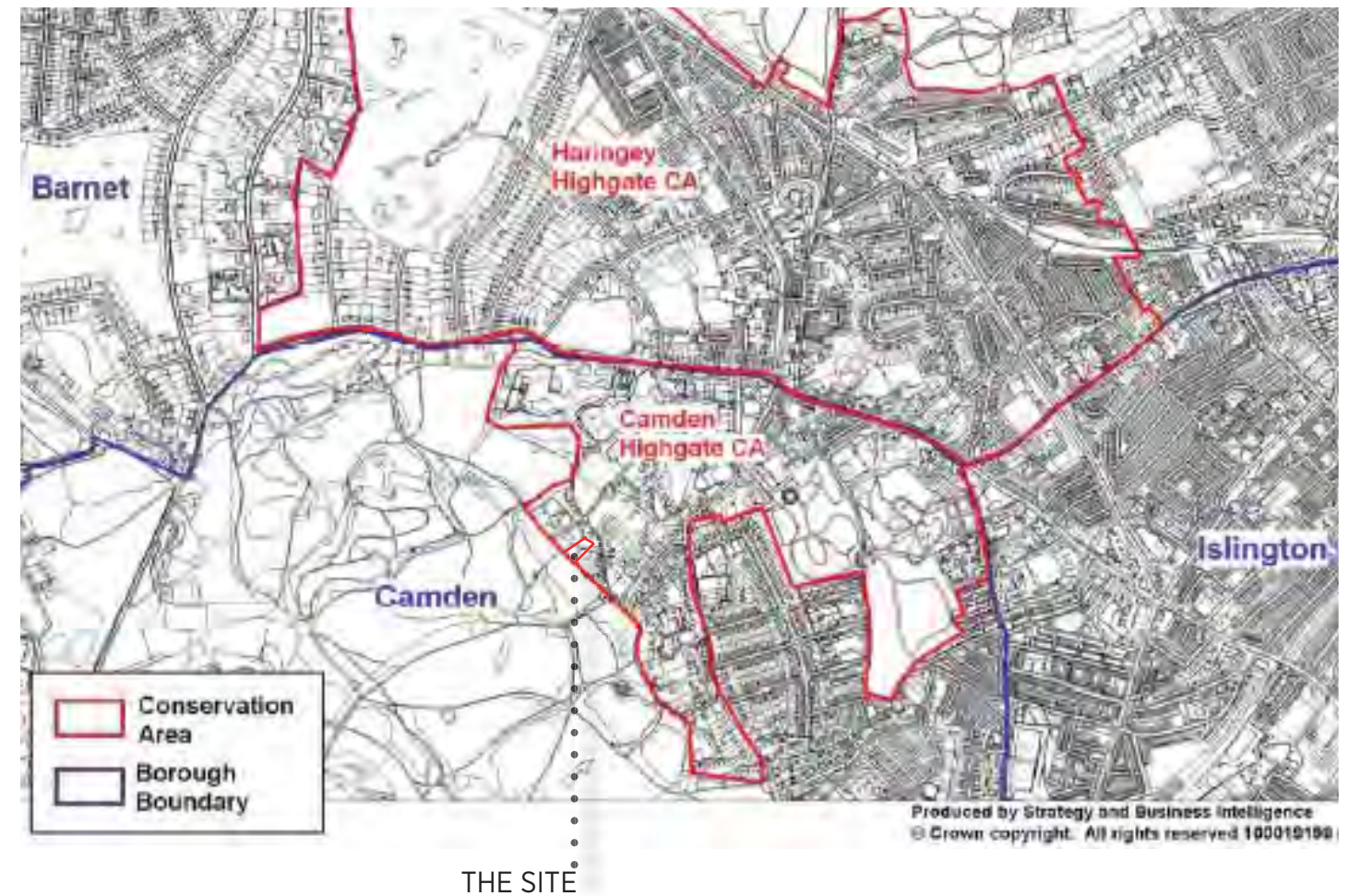
The existing house is now in poor condition and will be refurbished in order to upgrade and enhance the performance of the building. The purchaser is disabled and the proposal seeks to meet his and his family needs. A key part of the brief is to minimise the effect of these proposals on the surrounding area.

This proposal seeks:

- a sensitive refurbishment of the existing house and outbuilding
- a side extension to the house on ground floor to accommodate the hydro therapy pool and rehabilitation gym
- an extension at the rear on ground floor to accommodate level access and the required internal areas
- a modest 3.75m rear extension on 1st floor
- to align existing full height glazing to the front of the property with the existing glass canopy.
- for the existing pool house to be used as family space

The main access to the house is to be located on West elevation, with the introduction of a pedestrian ramp to allow disabled access from the driveway to the new front door.

The proposal is informed by the character of the existing building and the neighbourhood. The articulation, materials and style of the proposed extensions will support the language of the existing architecture to compliment, enhance and maintain the quality and character of the surrounding Highgate Conservation Area.



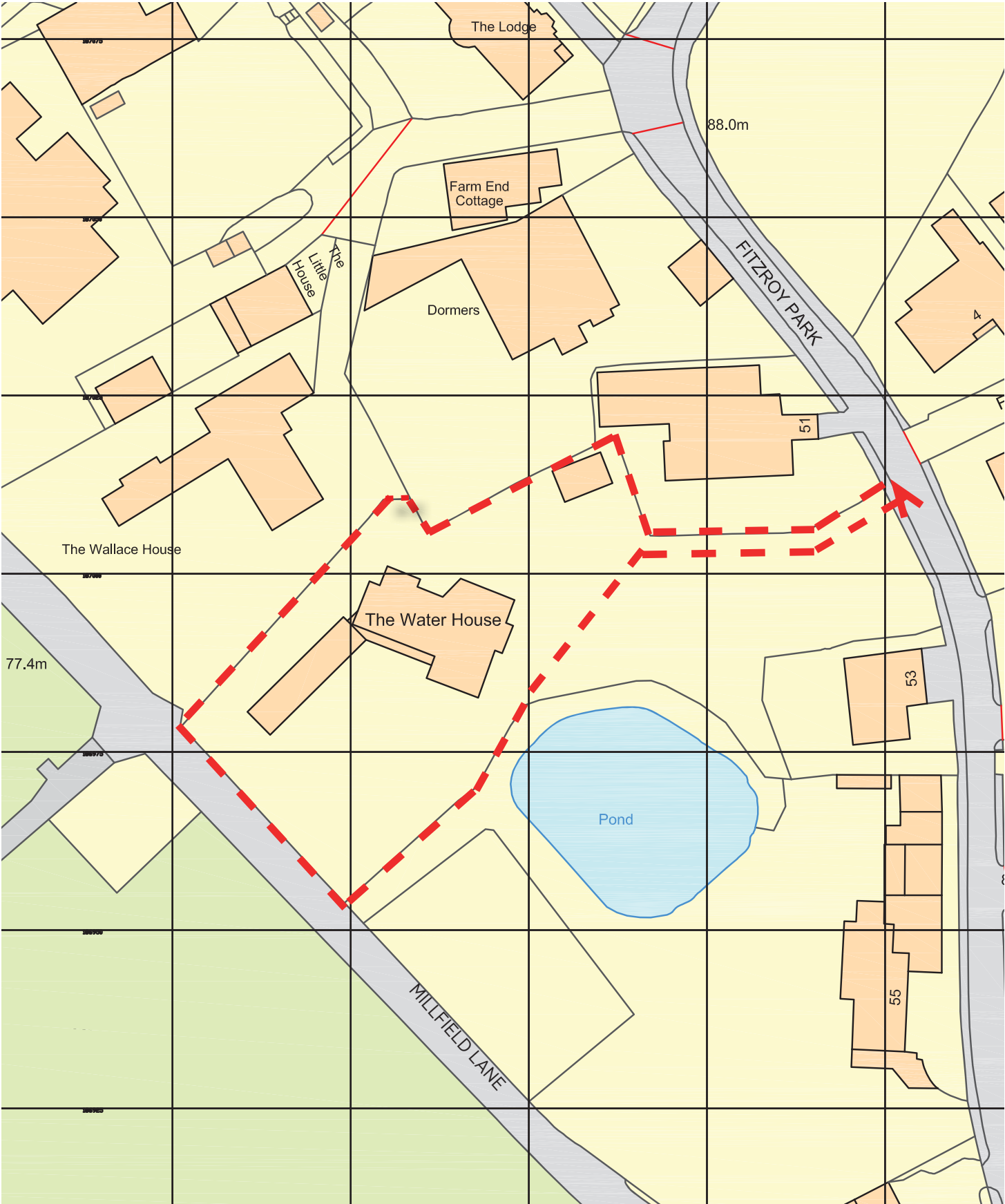
SUSTAINABILITY & ENERGY STATEMENT

Due to the nature and location of the existing property and the extent of the works, it is not proposed to integrate renewable energy systems. Therefore, the design and construction of the extended property will focus on upgrading the thermal performance of the existing building fabric, enhanced performance of any new fabric elements and the incorporation of high efficiency and low energy building services systems.

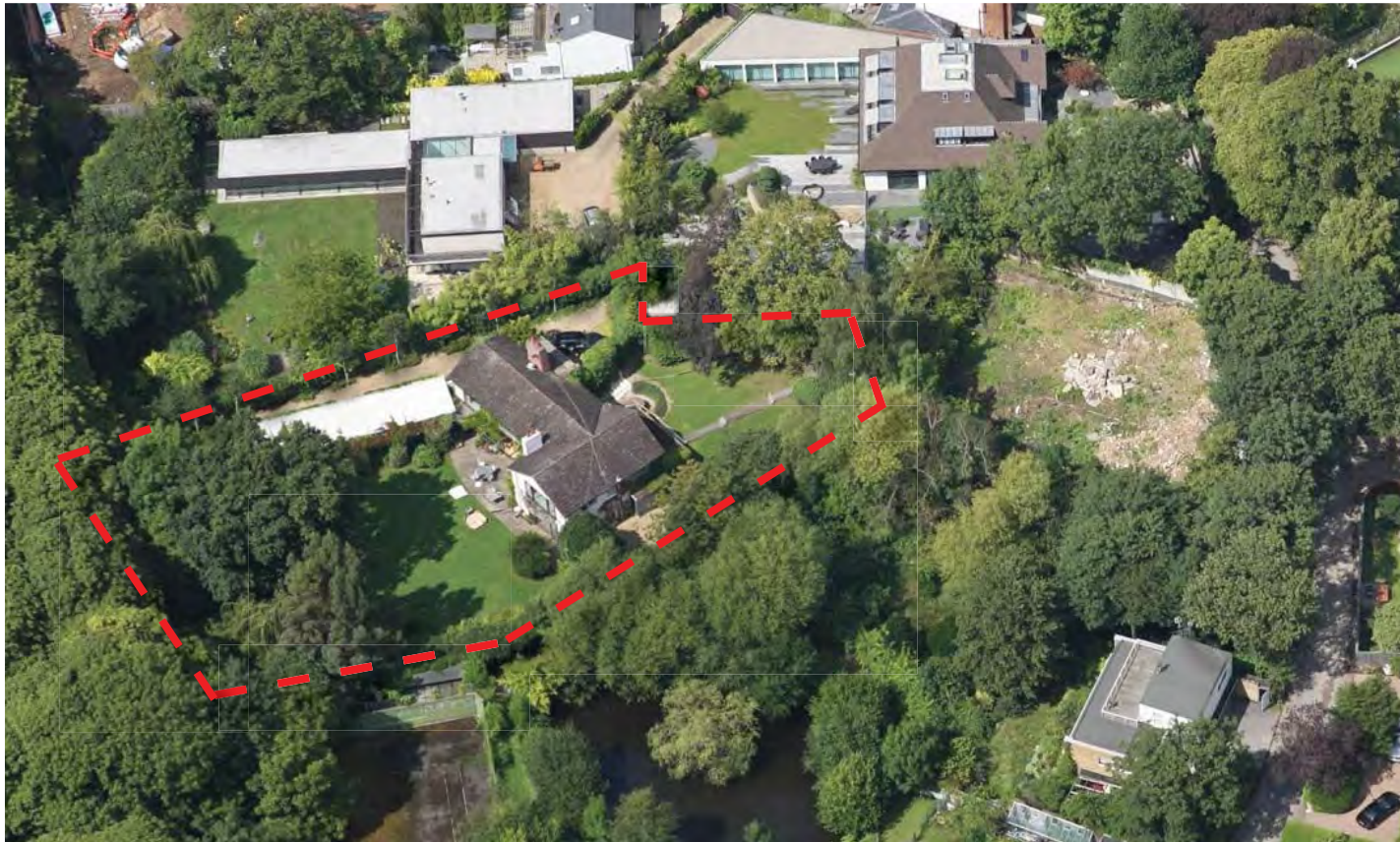
Key improvements to the property will include:

- Enhanced thermal performance of existing building fabric
- Replacement windows with improved U values
- Improved air tightness through upgrading of building fabric
- External solar shading to large areas of south facing glazing to reduce overheating risk
- New mechanical ventilation systems incorporating heat recovery
- Replacement of existing heating and hot water plant with high efficiency gas fired condensing boilers and insulated water storage vessels
- New low energy lighting incorporating LEDs

PREPARED BY INTEGRATION







VIEW SOUTH-EAST



VIEW SOUTH-WEST

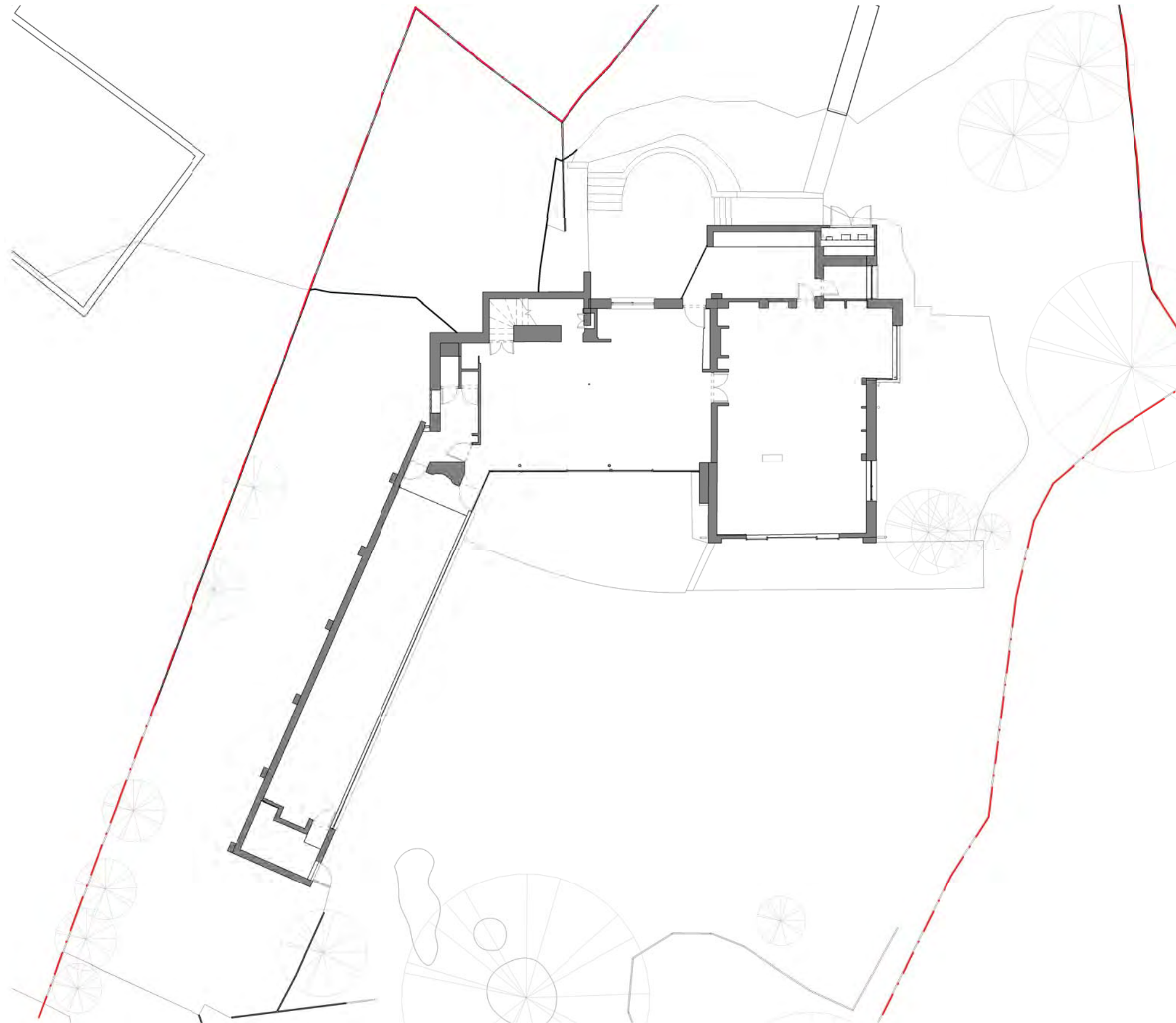


VIEW NORTH-EAST



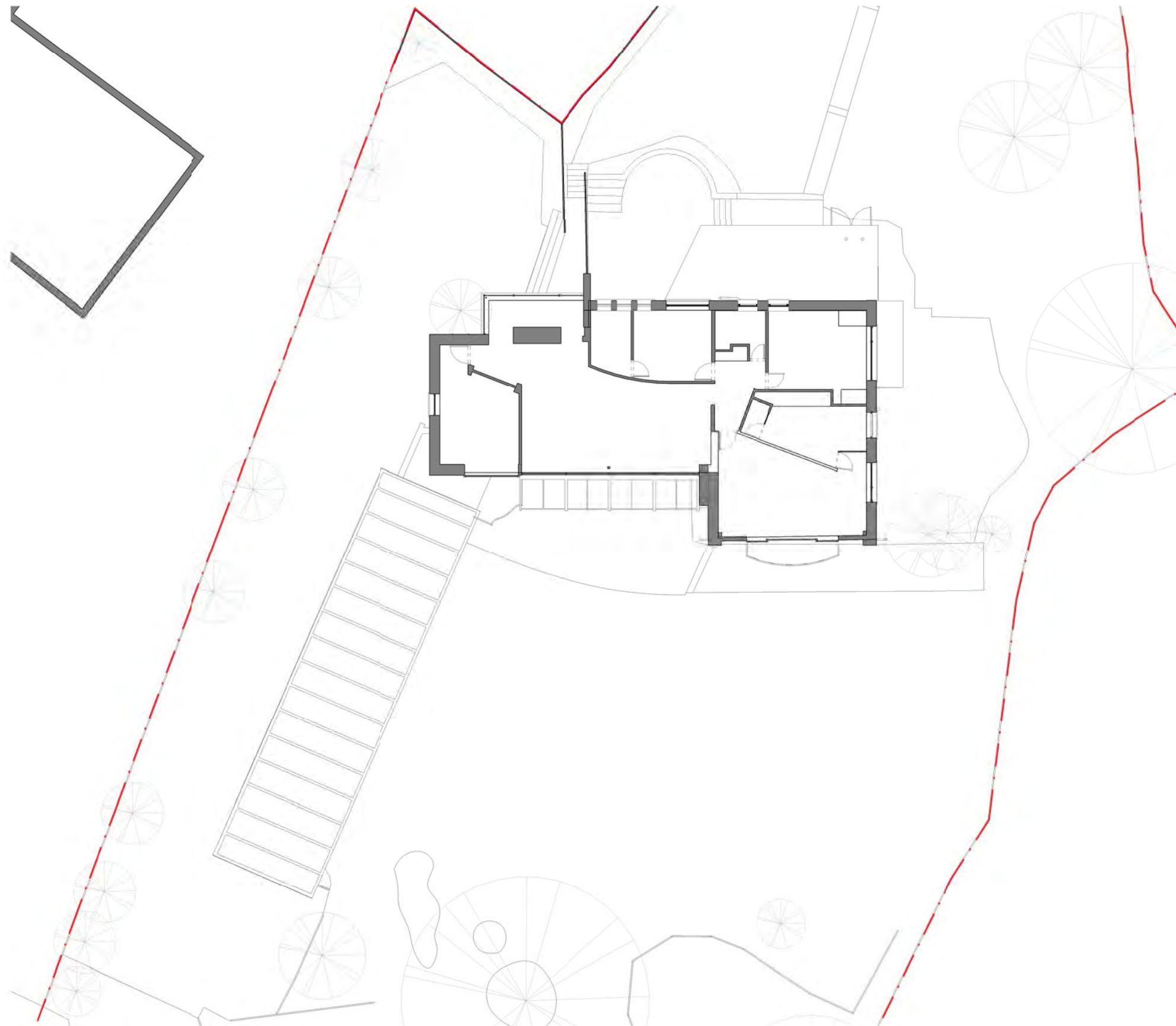
VIEW NORTH-WEST





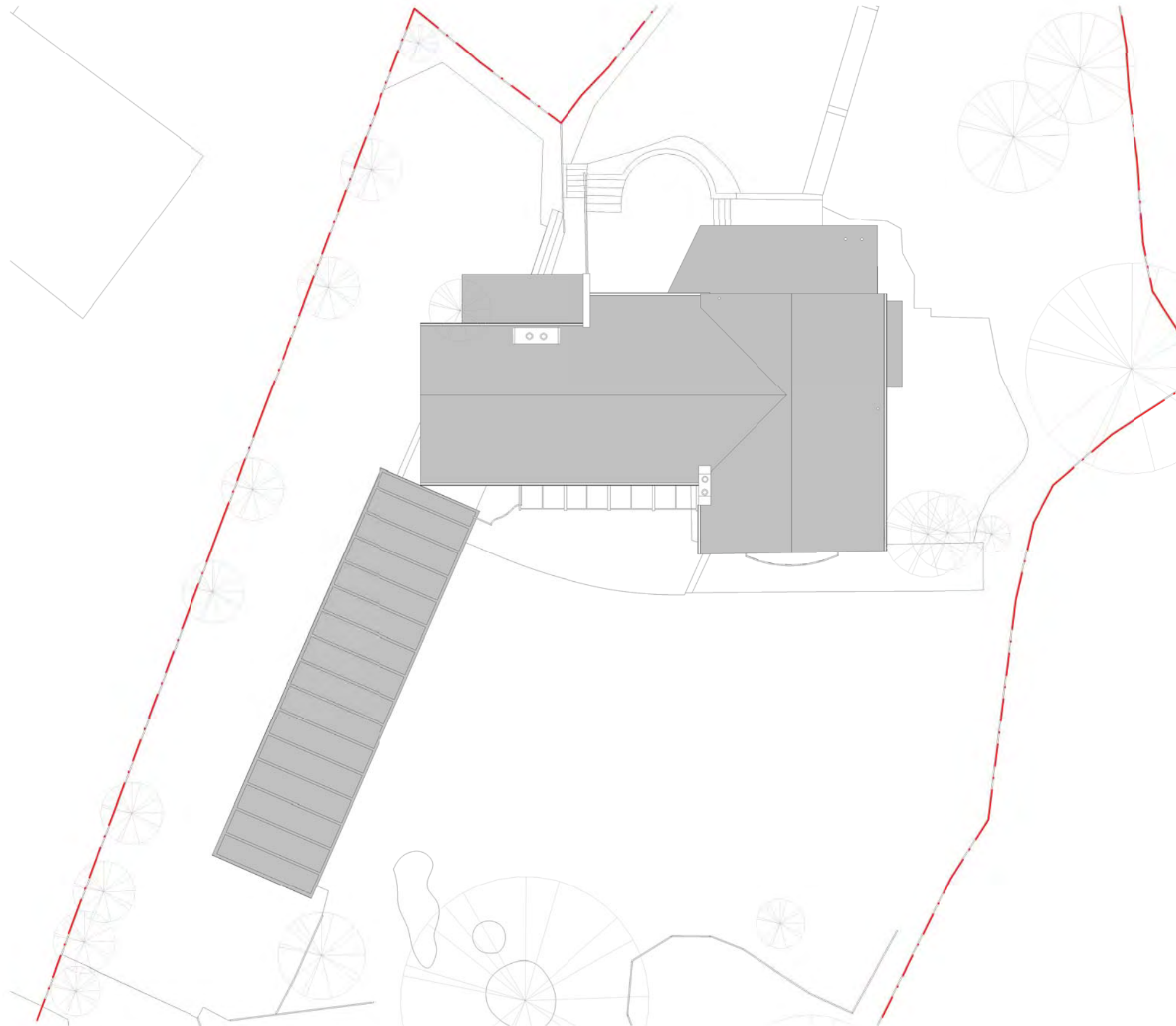
EXISTING GROUND FLOOR





EXISTING FIRST FLOOR





EXISTING ROOF PLAN





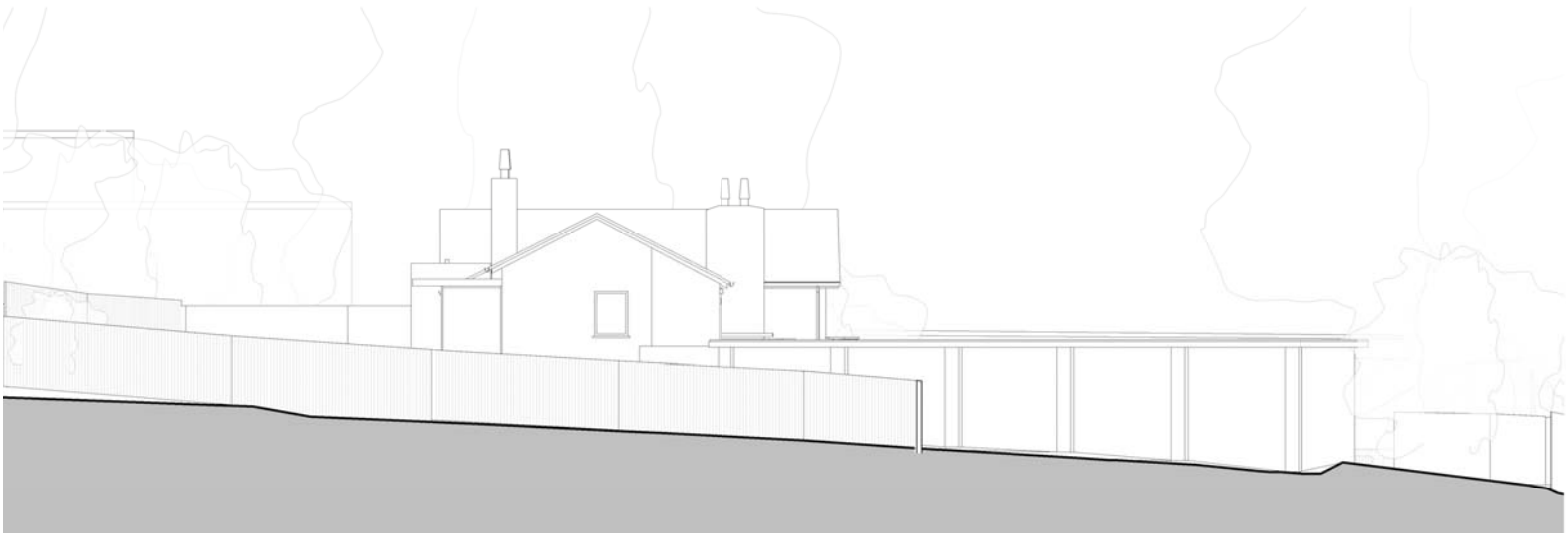
EXISTING SOUTH ELEVATION



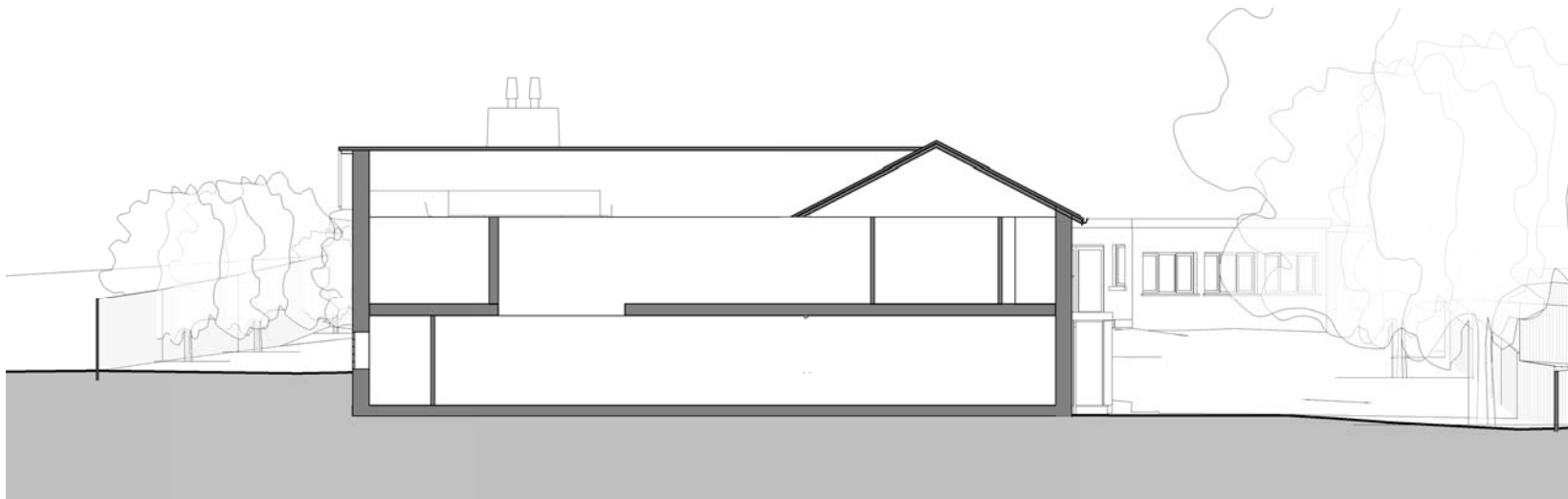
EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



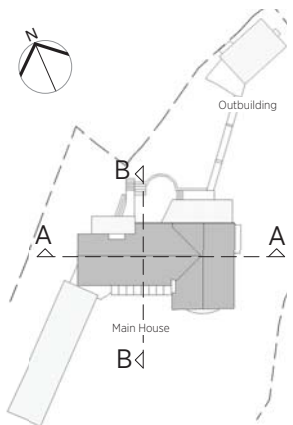
EXISTING WEST ELEVATION

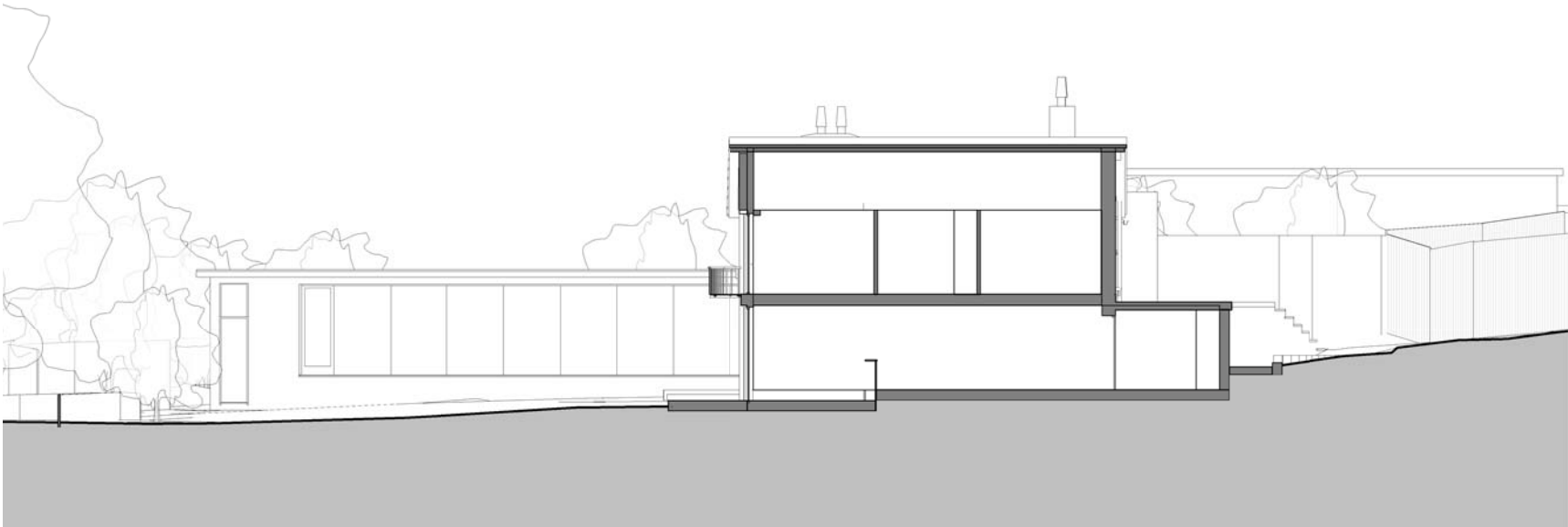


EXISTING SECTION A-A

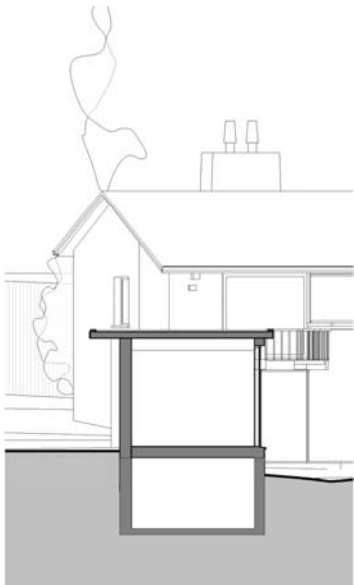


EXISTING SECTION B-B

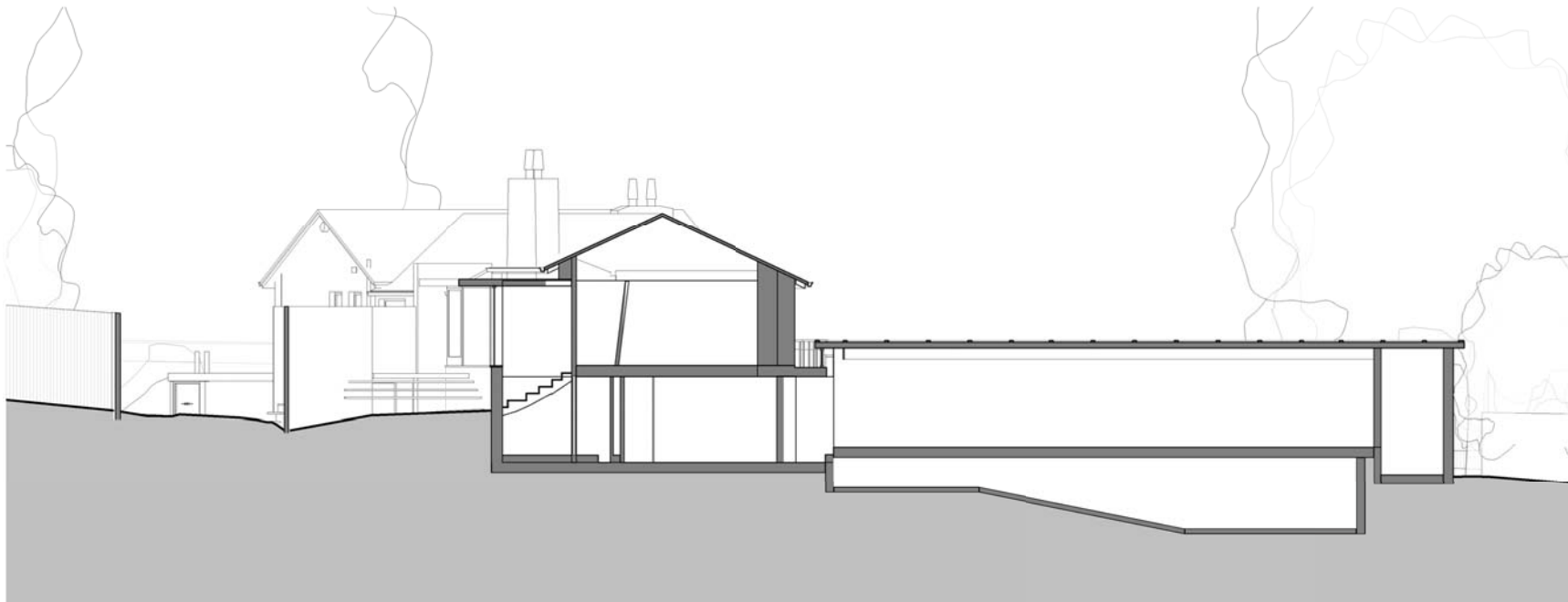




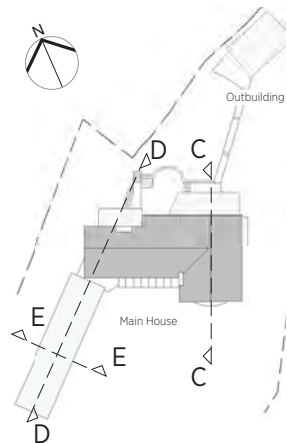
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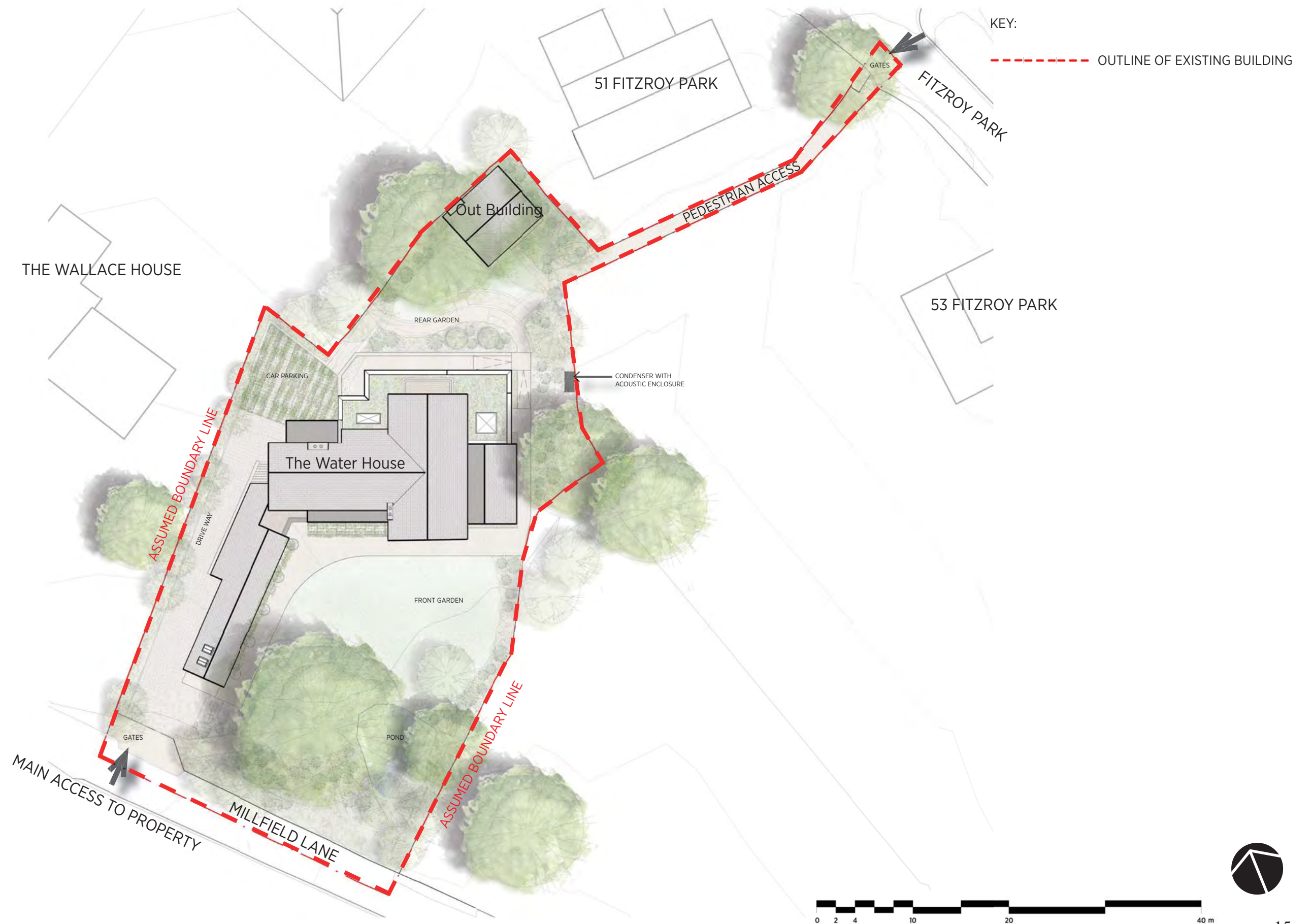


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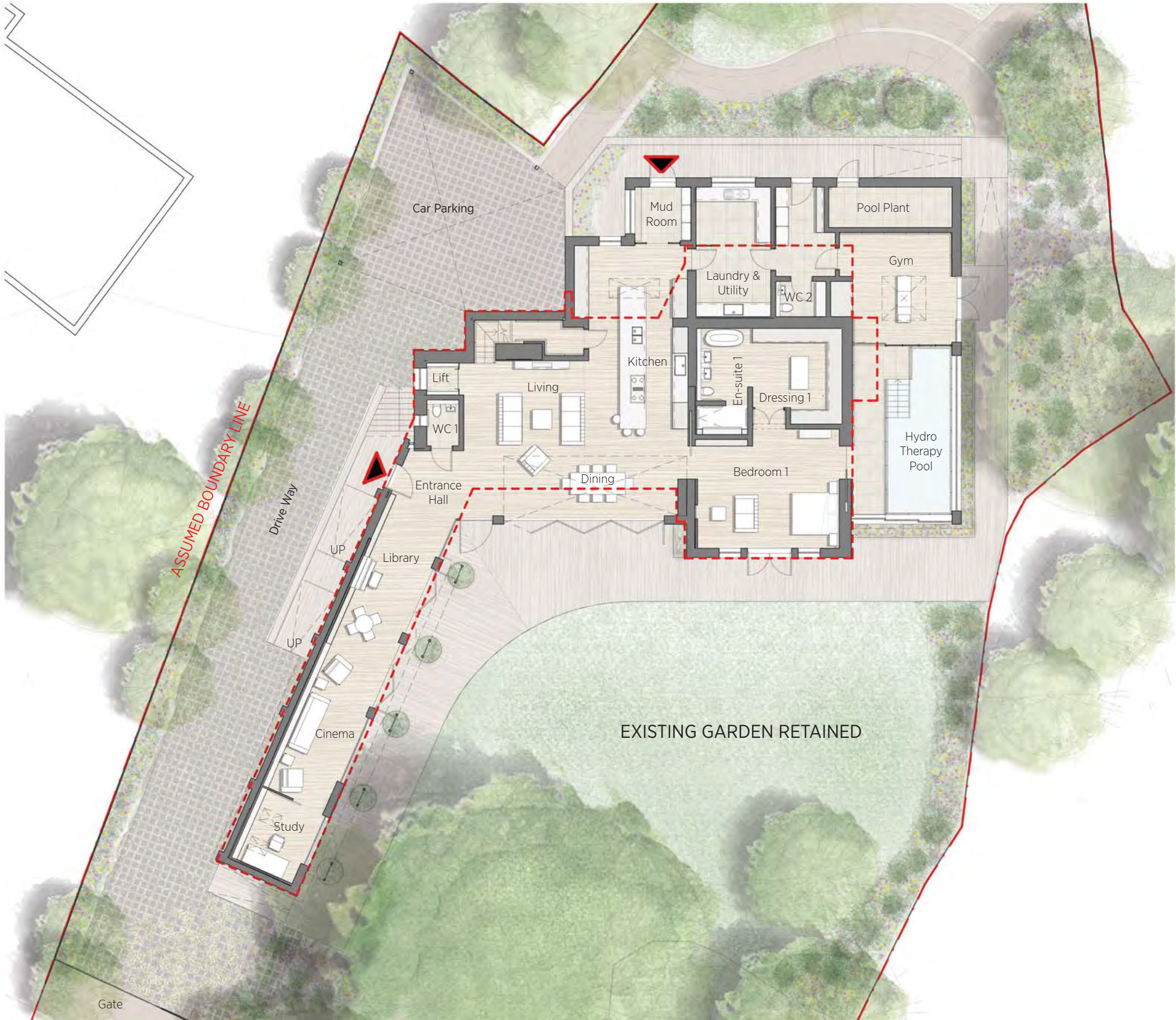


EXISTING SECTION D-D





KEY:
- - - - - OUTLINE OF EXISTING BUILDING



PROPOSED GROUND FLOOR PLAN



KEY:
- - - - - OUTLINE OF EXISTING BUILDING



PROPOSED FIRST FLOOR PLAN



KEY:

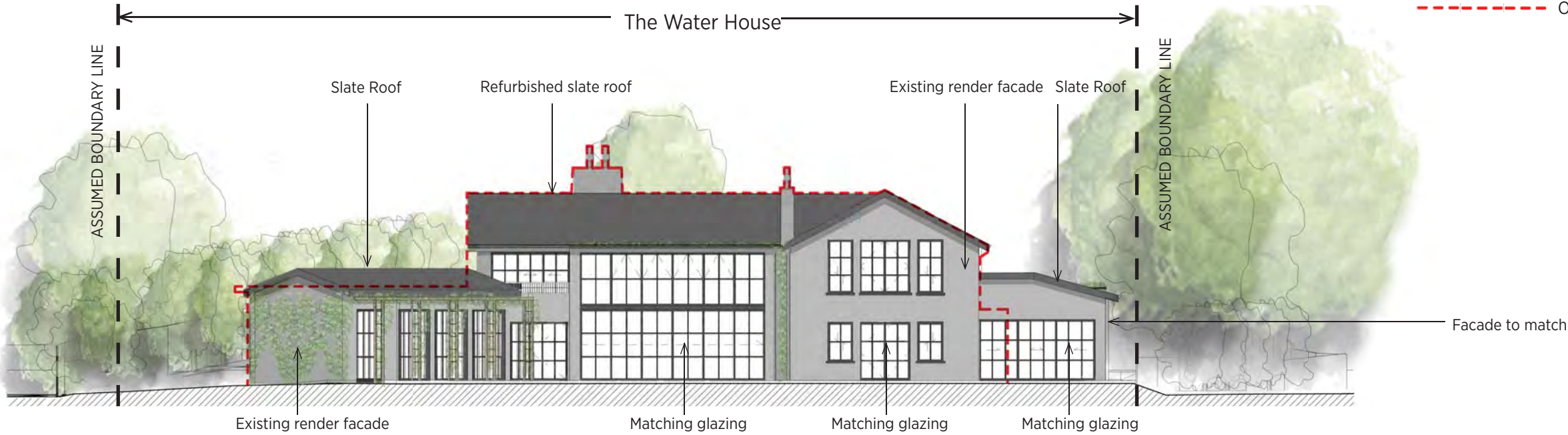
--- OUTLINE OF EXISTING BUILDING



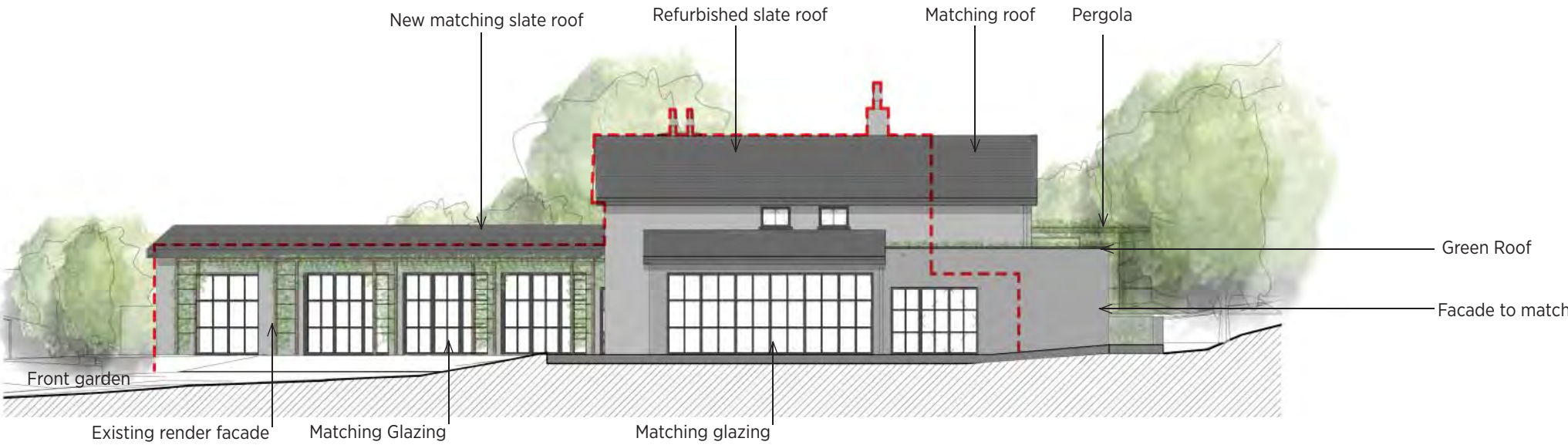
PROPOSED ROOF PLAN



KEY:
- - - - - OUTLINE OF EXISTING BUILDING

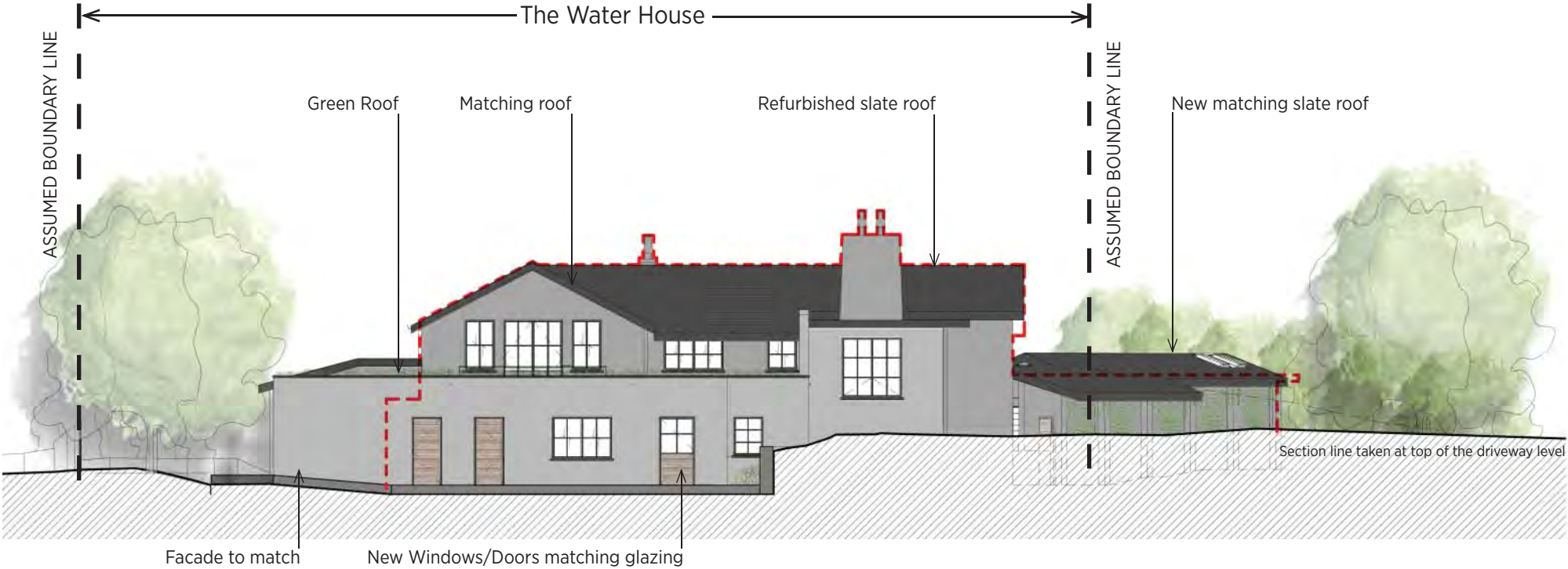


PROPOSED SOUTH ELEVATION



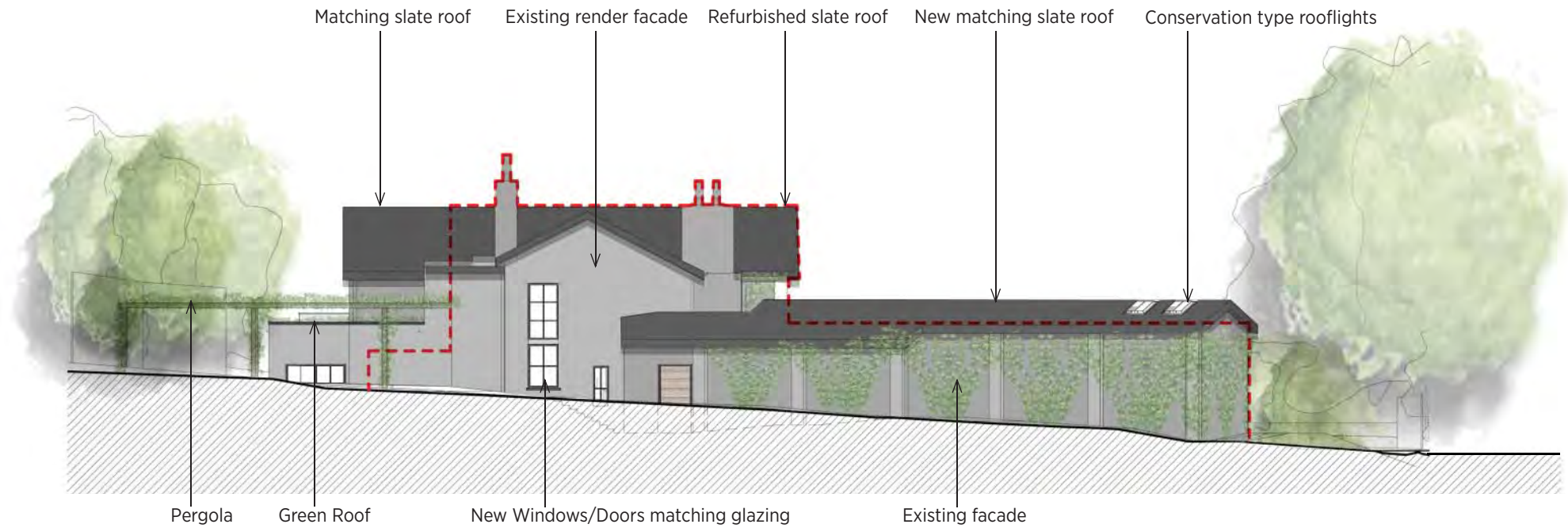
PROPOSED EAST ELEVATION





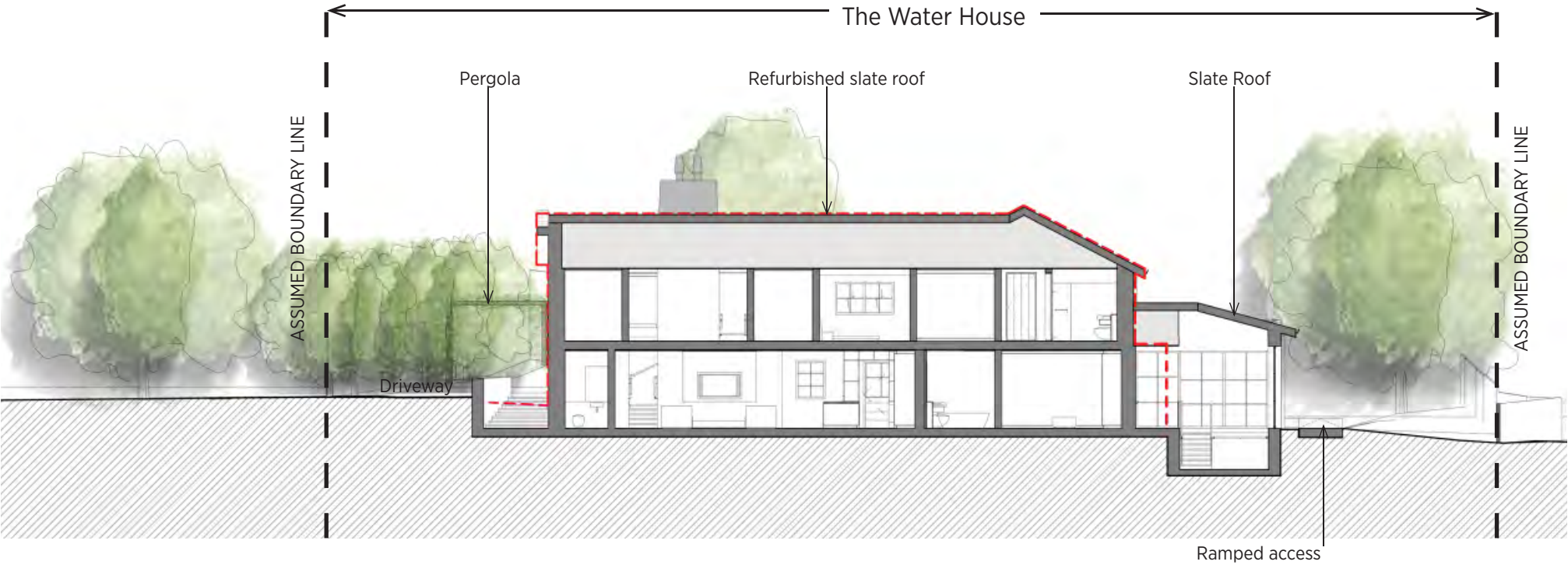
KEY:
- - - - - OUTLINE OF EXISTING BUILDING

PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



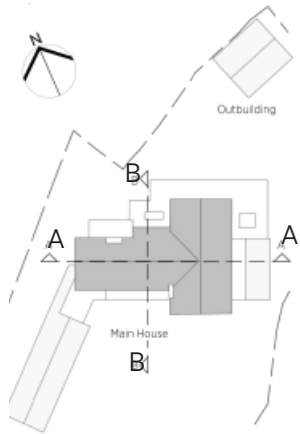


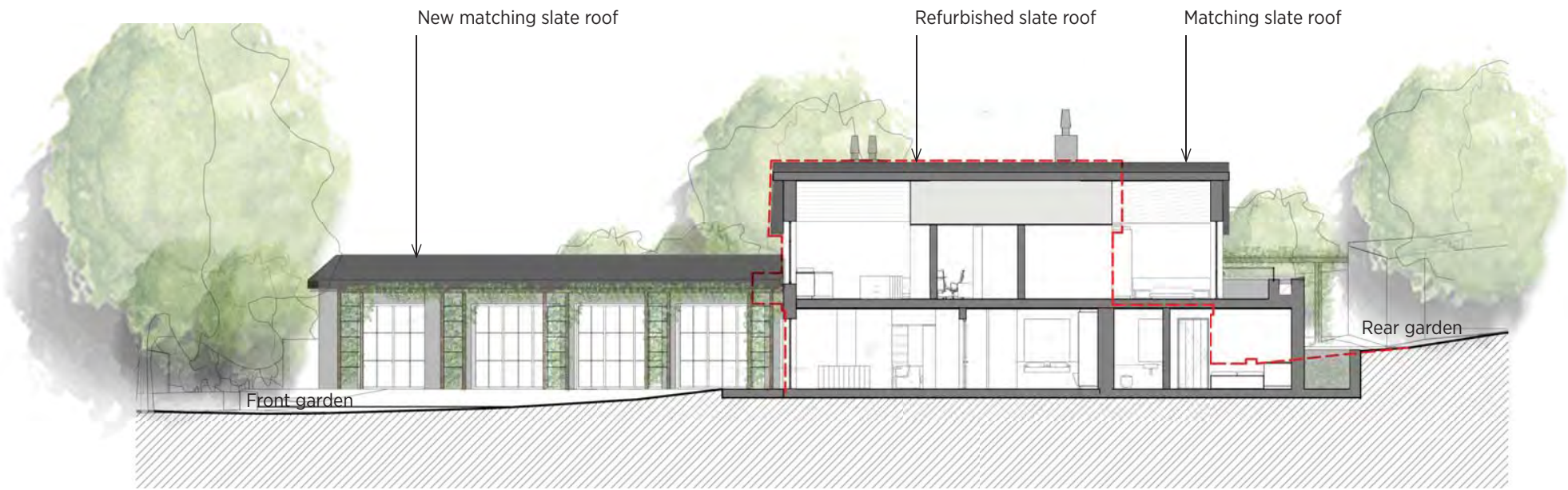
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PROPOSED SECTION A-A

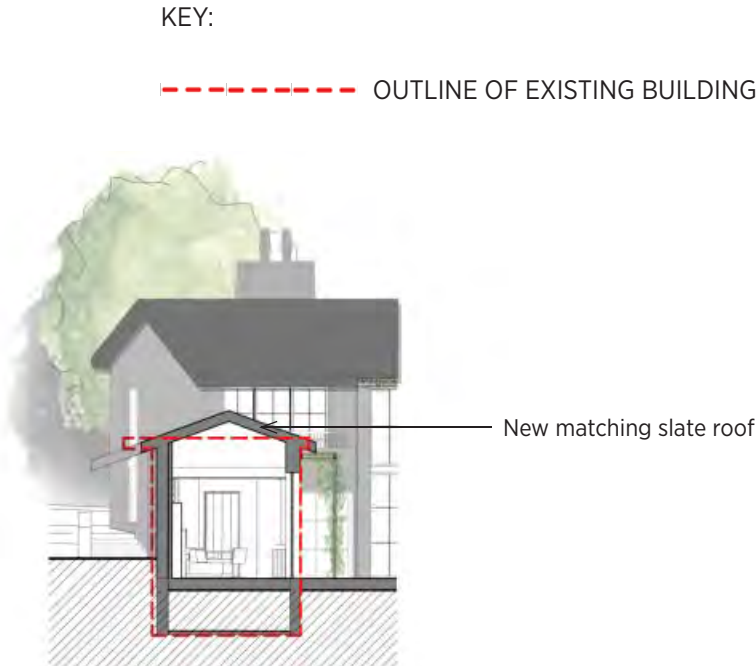


PROPOSED SECTION B-B

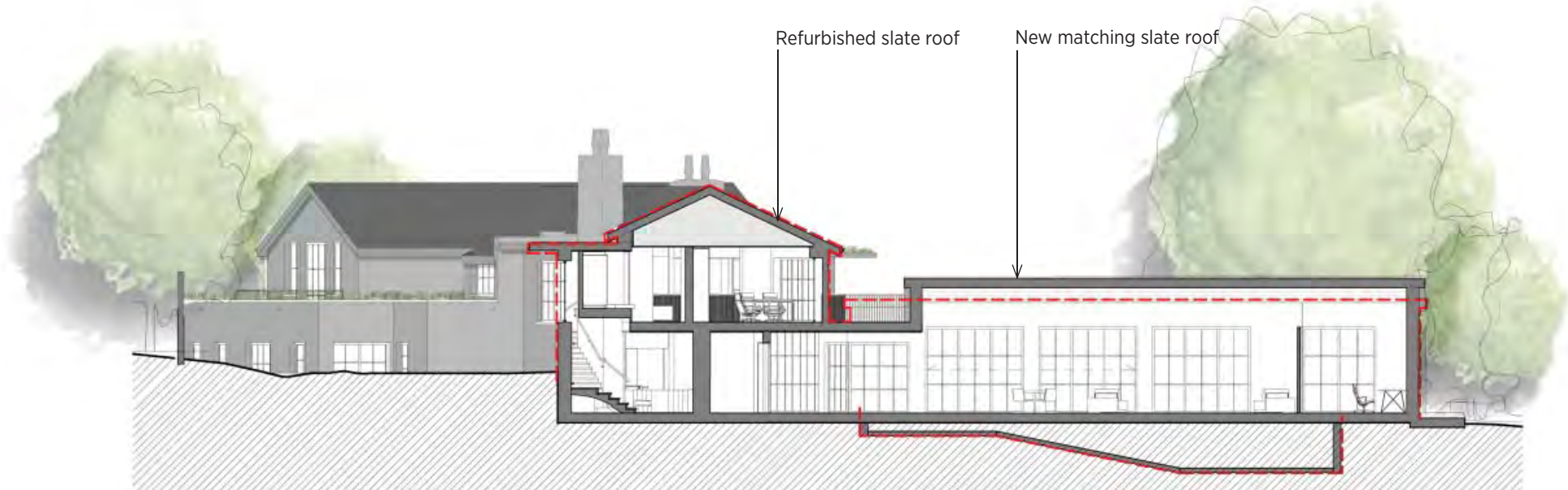




PROPOSED SECTION E-E



PROPOSED SECTION G-G



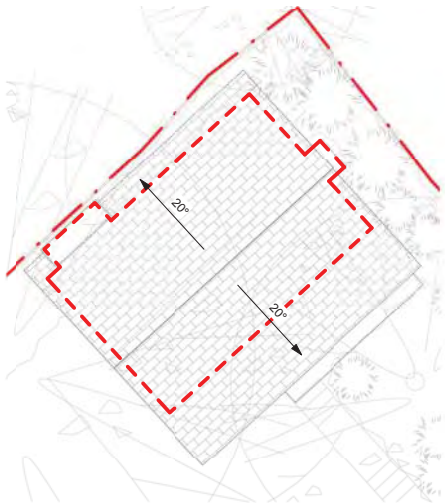
PROPOSED SECTION F-F



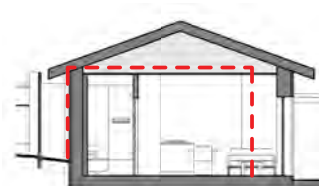
KEY:
- - - - - OUTLINE OF EXISTING BUILDING



PROPOSED FLOOR PLAN



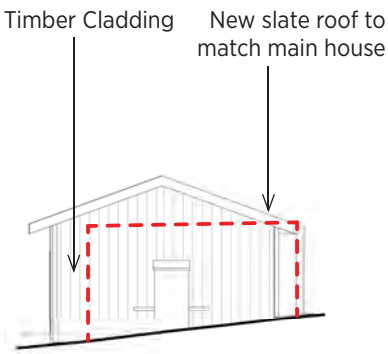
PROPOSED ROOF PLAN



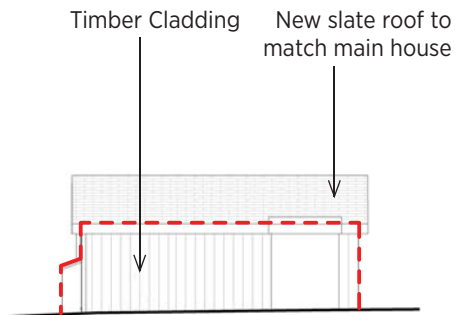
PROPOSED SECTION 1-1



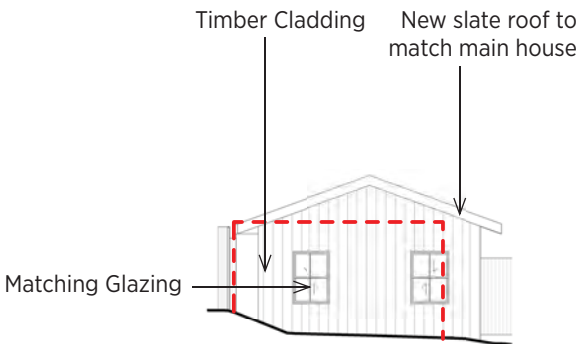
PROPOSED SECTION 2-2



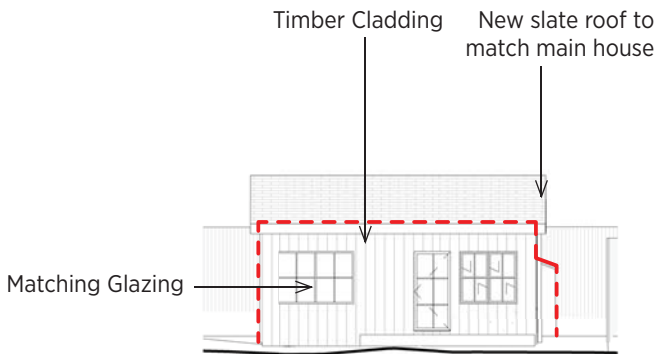
PROPOSED NE ELEVATION



PROPOSED NW ELEVATION

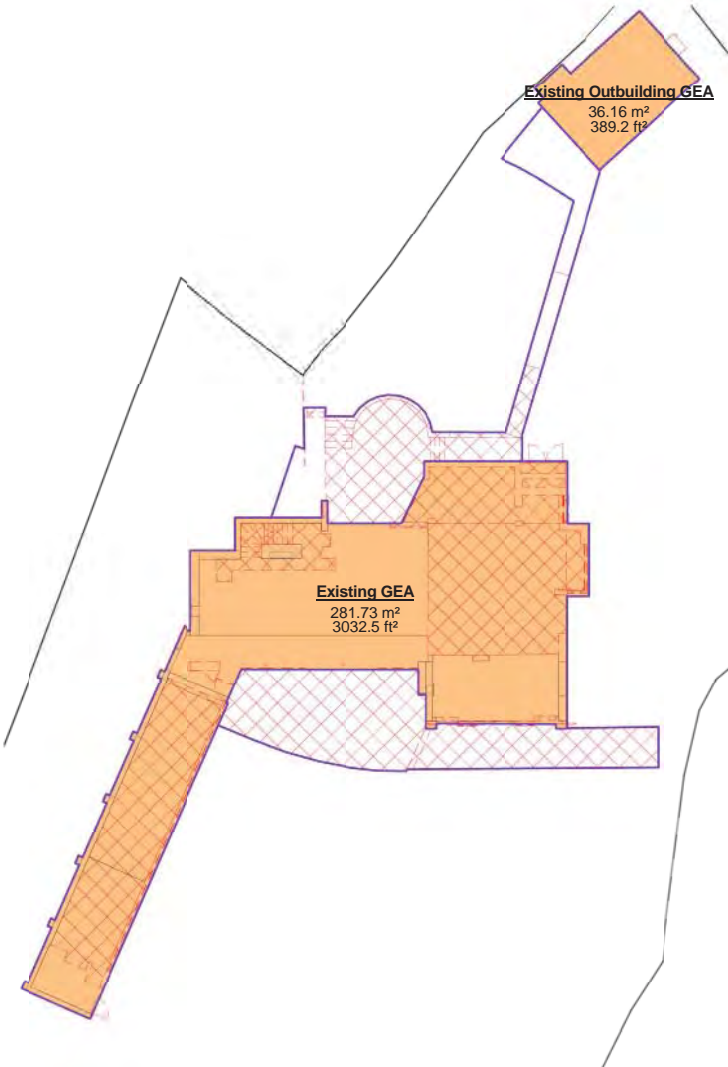


PROPOSED SW ELEVATION

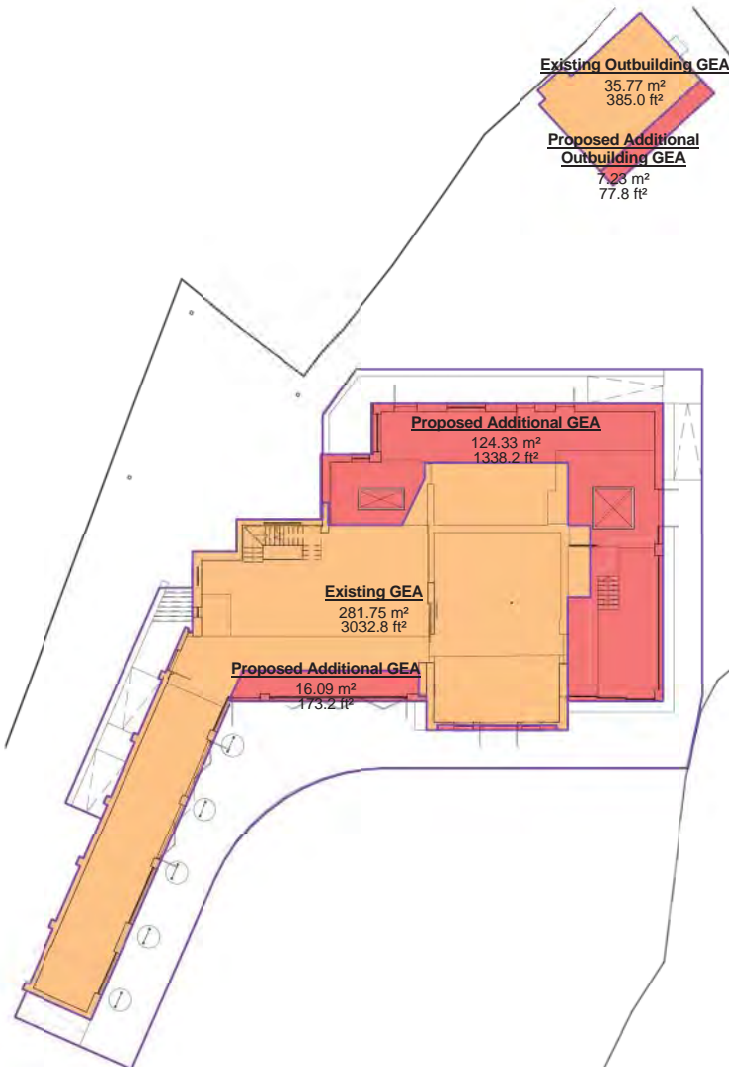


PROPOSED SE ELEVATION

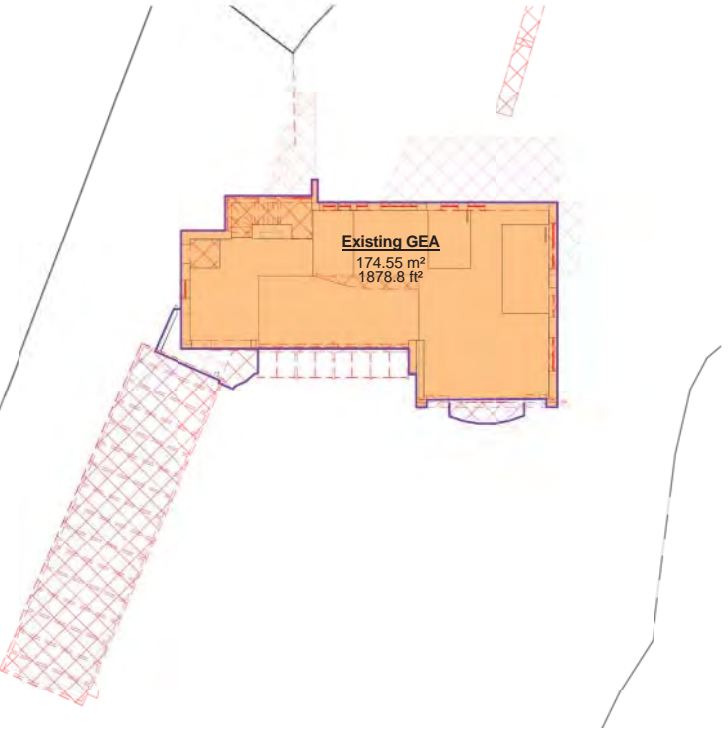




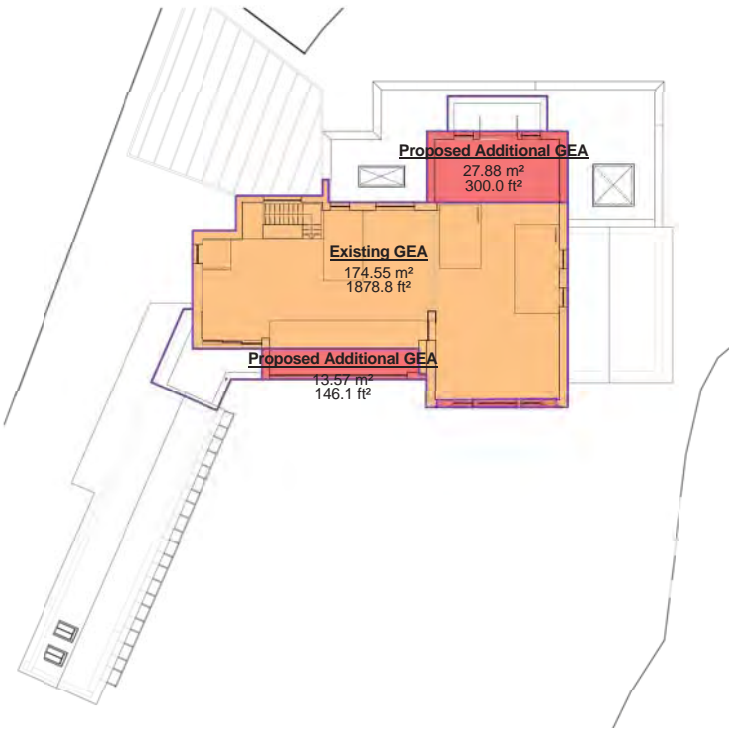
EXISTING GROUND FLOOR GEA



PROPOSED GROUND FLOOR GEA



EXISTING FIRST FLOOR GEA



PROPOSED FIRST FLOOR GEA

LEGEND - GEA	
Existing Area	
Proposed Additional Area	

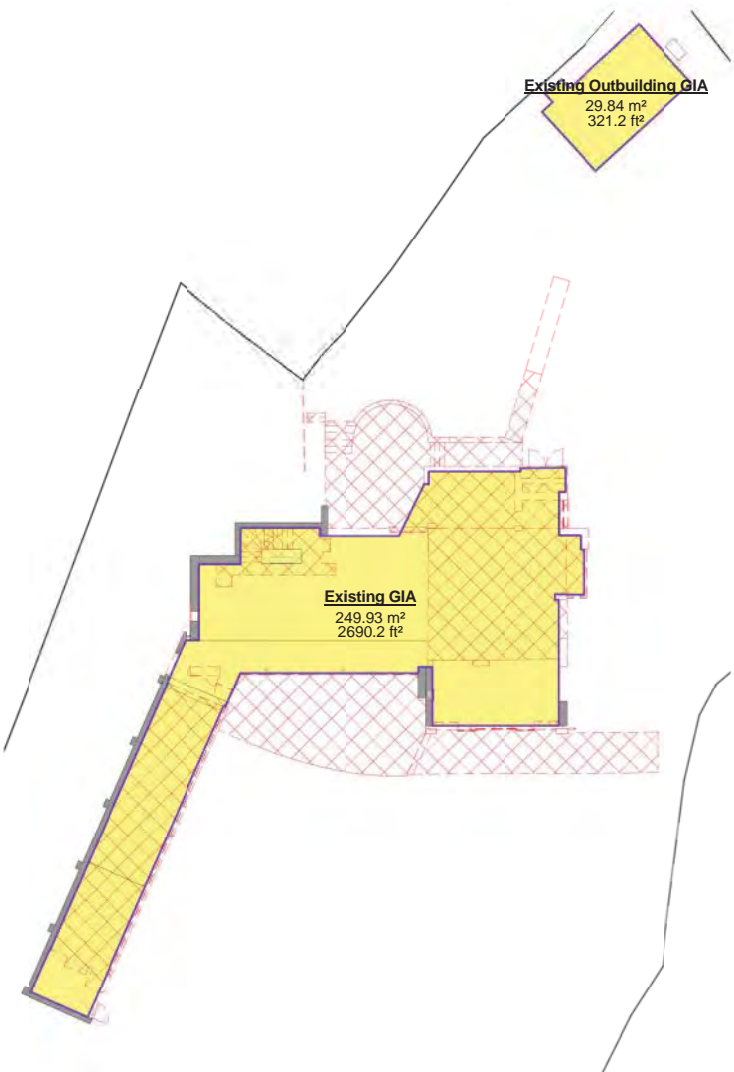
Area Schedule (GEA - Existing)			
Level	Name	Area	Area (Imperial)
00_Ground	Existing GEA	282 m²	3032 ft²
00_Ground	Existing Outbuilding GEA	36 m²	389 ft²
01_First	Existing GEA	175 m²	1879 ft²

Area Schedule (GEA - Proposed)			
Level	Name	Area	Area (Imperial)
00_Ground	Existing GEA	282 m²	3032 ft²
00_Ground	Existing Outbuilding GEA	36 m²	389 ft²
00_Ground	Proposed Additional GEA	142 m²	1529 ft²
00_Ground	Proposed Additional Outbuilding GEA	7 m²	78 ft²
01_First	Existing GEA	175 m²	1879 ft²
01_First	Proposed Additional GEA	44 m²	474 ft²

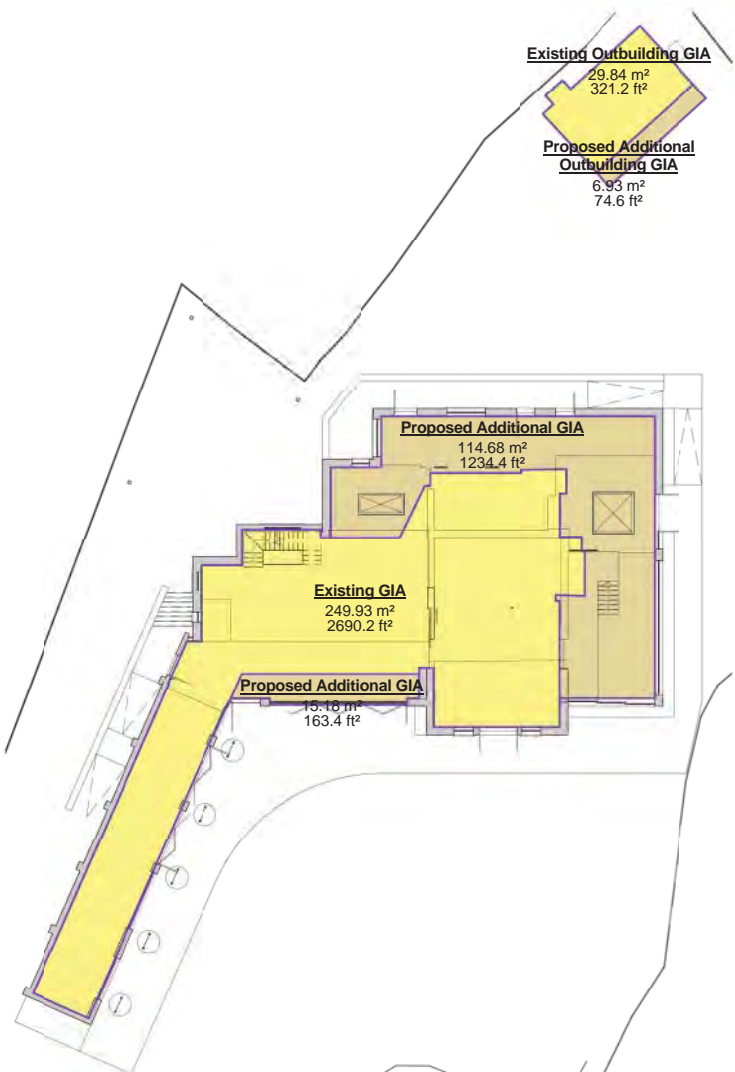
Summary	Existing GEA	Proposed GEA
Total GEA (Excluding Outbuilding)	456 m² (4911 ft²)	642 m² (6915 ft²)
Outbuilding GEA	36 m² (389 ft²)	43 m² 463 ft²
Total Areas	492 m² (5300 ft²)	685 m² (7378 ft²)
Percentage Change	100%	141%

SITE	2267 m² (24399 ft²)
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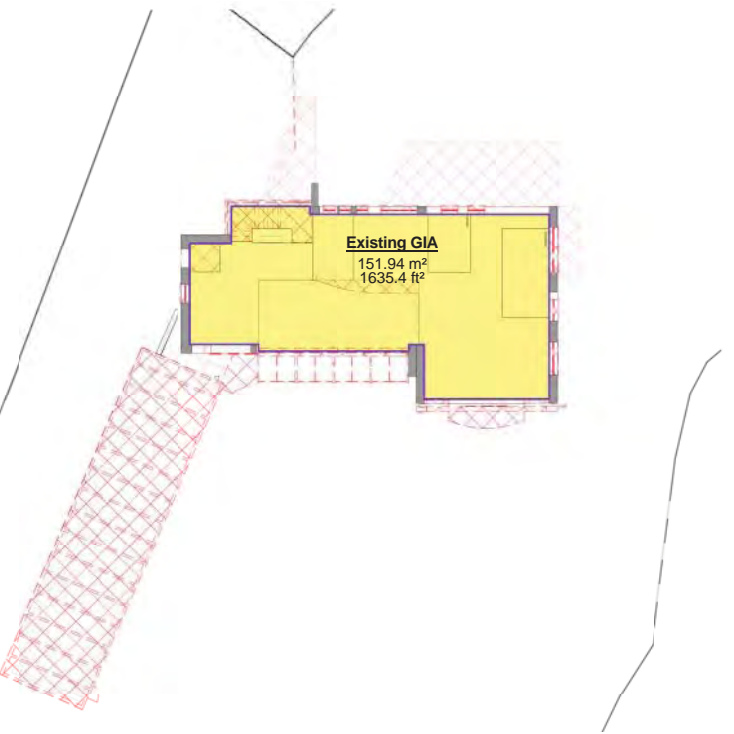




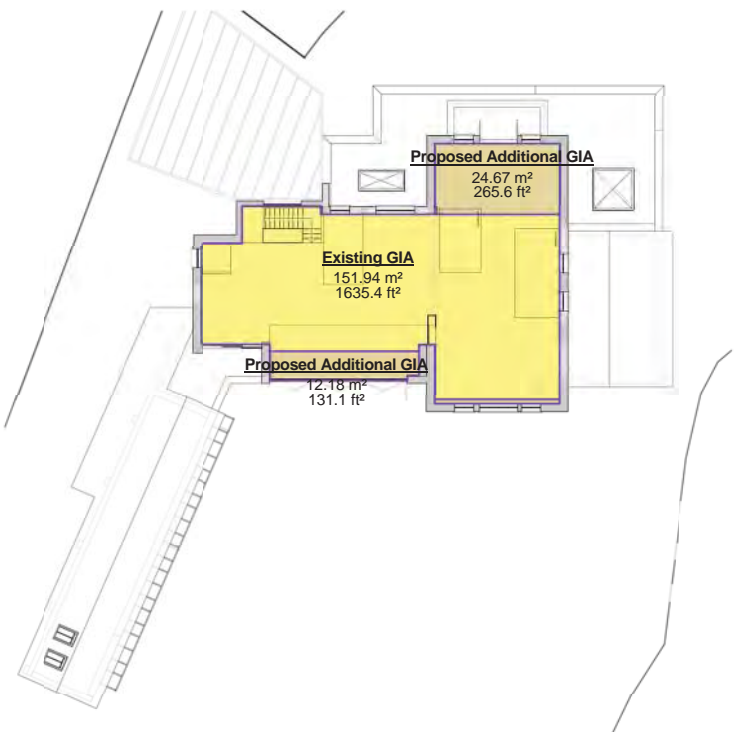
EXISTING GROUND FLOOR GIA



PROPOSED GROUND FLOOR GIA



EXISTING FIRST FLOOR GIA



PROPOSED FIRST FLOOR GIA

LEGEND - GIA

Existing Area
Proposed Additional Area

Area Schedule (GIA - Existing)			
Level	Name	Area	Area (Imperial)
00_Ground	Existing GIA	250 m ²	2690 ft ²
00_Ground	Existing Outbuilding GIA	30 m ²	321 ft ²
01_First	Existing GIA	152 m ²	1635 ft ²

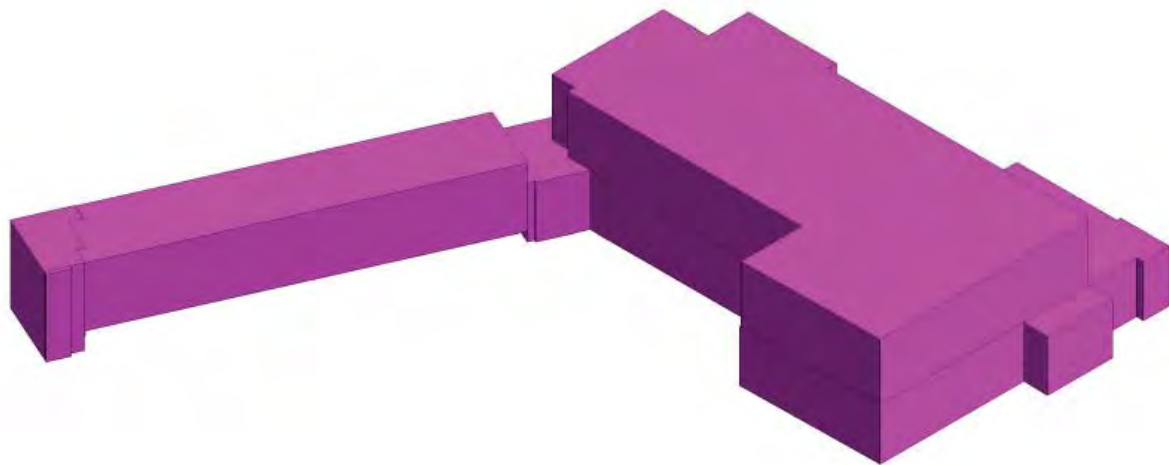
Area Schedule (GIA - Proposed)			
Level	Name	Area	Area (Imperial)
00_Ground	Existing GIA	250 m ²	2690 ft ²
00_Ground	Existing Outbuilding GIA	30 m ²	321 ft ²
00_Ground	Proposed Additional GIA	130 m ²	1398 ft ²
00_Ground	Proposed Additional Outbuilding GIA	7 m ²	75 ft ²
01_First	Existing GIA	152 m ²	1635 ft ²
01_First	Proposed Additional GIA	38 m ²	413 ft ²

Totals	Existing GIA	Proposed GIA
Total GIA (Excluding Outbuilding)	402 m ² (4325 ft ²)	570 m ² (6136 ft ²)
Outbuilding GIA	30 m ² (321 ft ²)	37 m ² 396 ft ²
Total Areas	432 m ² (4646 ft ²)	607 m ² (6532 ft ²)
Proposed Percentage	100%	142%

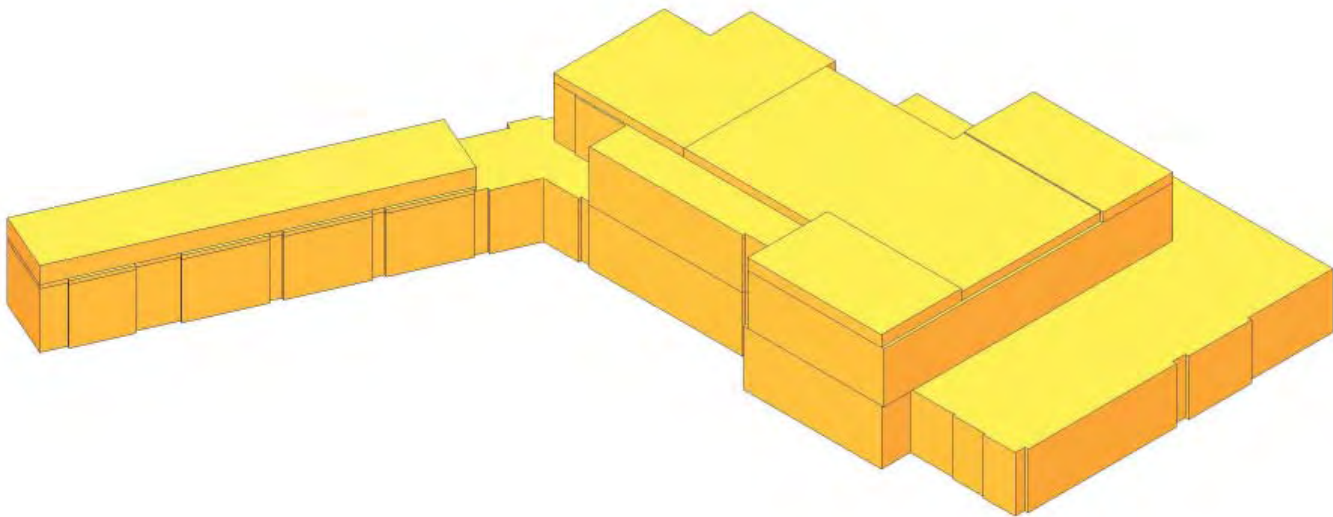
SITE	2267 m ² (24399 ft ²)
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Note: Volumes based on available drawings and proposed planning drawings



EXISTING VOLUME = 1071 m³
37822 ft³



PROPOSED VOLUME = 1566 m³
55302 ft³



