

## Background

The current site occupies an area of 1,774 sq metres and is within the London Borough of Camden, Highgate Conservation Area, Sub Area 2: Fitzroy Park. Planning Approval was received in June 1998 (Camden Ref: PE9701019) for the demolition of existing buildings, the creation of a new vehicular access on the North East corner of the site and the construction of a modern two storey family dwelling with a pool.

Construction work was completed in early 2000 and the house is now highlighted within the Highgate Conservation Area Statement as a building that makes a positive contribution to the area.

The concept design of the house was generated from a clear three dimensional diagram of the internal layout split into three definable forms set within a sensitively designed landscape which enhances the integration of the house into the sloped site. From the entrance gate, the gravel path opens out to a generous forecourt with the main entrance discreetly placed between a timber clad single storey garage to the North and a stone paneled main bedroom block on the South side.

Beyond the front door the upper level entrance hallway overlooks a spectacular double height space with a glazed roof which can slide away to open up the internal space to the sky. A glass staircase takes you down to a linear pool house extending out into the lower garden and a generous living space set below the main bedroom block. Large areas of sliding glass panels have been confined to the South / West Elevations of the Lower Ground Floor to open up the Living and Pool Areas to the lower private lawn.

The North and East facing Elevations have minimal openings to maintain privacy from overlooking residential properties uphill to the East towards Fitzroy Park.



EXISTING SITE PLAN

