

45 Highgate West Hill Outbuilding

Planning Application
Design and Access Statement
0417_DOC_006 Rev 00 | June 2020

Document to be printed at A3 size



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1.0 INTRODUCTION

This design and access statement has been prepared as part of a planning application for a new outbuilding to 45 Highgate West Hill. As well as this document the application includes a Planning Statement by HGH Consulting, a Heritage Appraisal by The Heritage Practice, an Arboricultural Survey and Impact Assessment by Marcus Foster Arboricultural Design and Consultancy and a full set of design drawings by ourselves.

The property is a Grade II* listed house of four storeys over basement dating from the seventeen twenties. It has been extended several times in the nineteenth and twentieth century. Chris Dyson Architects were recently granted planning approval and listed building consent for a two-storey side extension (2019/4092/P / 2019/4270/L)

The house is separated from Highgate West Hill by a driveway with two entrances. Between the entrances there is a small wooded area. This application is to build a discrete, single storey outbuilding in this wooded area.

This document describes the outbuilding and the careful consideration we have given to its setting, its function and its design.

1.1 - Previous Consultation with London Borough of Camden

When we submitted our pre-application advice application for the main house in January 2019 we included an outbuilding as part of the scheme.

At that time Camden felt that the building would cause harm to the setting of the listed building as the 'unaltered' nature of the wooded area was considered to hold townscape and amenity value. Based on this advice we omitted the outbuilding from our planning application for the Listed House.

We also feel strongly that this wooded area is

essential to the conservation area and have assessed and refined our design for the outbuilding accordingly.

To facilitate this planning application, we have undertaken further research into the historical development of the wooded area and its evolving relationship with Highgate West Hill. This can be found in the Heritage Appraisal that accompanies this application.

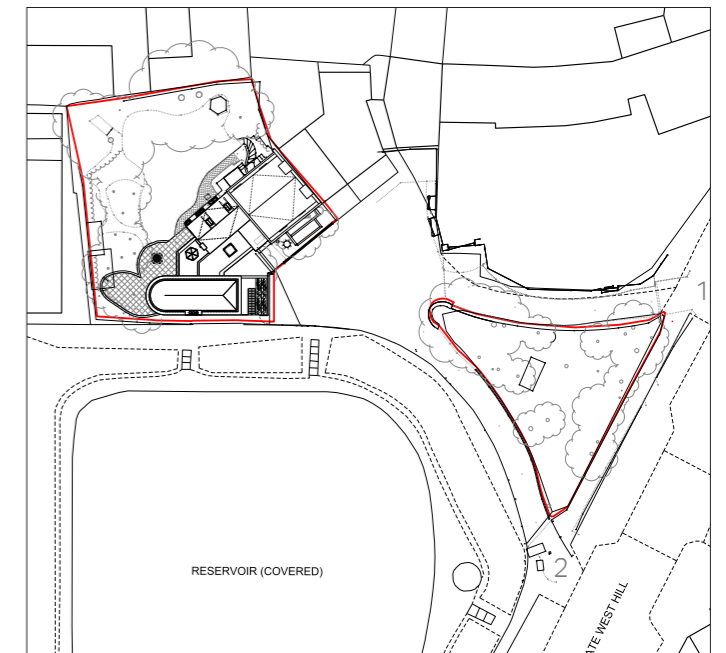
We have commissioned a detailed Arboricultural assessment of the trees in this area, to gauge their age quality and to ensure that our design can be built without causing any harm to the existing mature trees.



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Existing Site Plan of 45 Highgate West Hill showing approved scheme

2.0 APPLICATION SITE

2.1 - Conservation Area

The house is within the Highgate Conservation Area. It falls within a sub area known as Highgate Village, which the appraisal lists as the historic core of the Conservation Area.

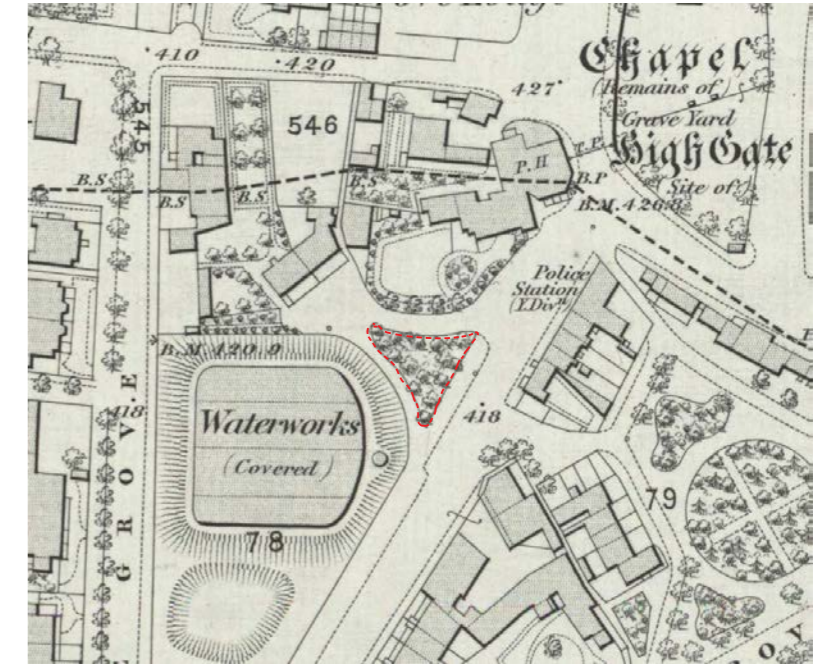
2.2 - The Wooded Area and It's Context

The wooded area is to the south east of the 45 Highgate West Hill. It is triangular in shape. Historic research indicates that it took its current form some time during the second half of the nineteenth century, at least 100 years after the construction of the house. An arboricultural survey of the trees indicates that all existing trees date from the twentieth century.

The wooded area itself is dominated and visually defined by several tall trees around its perimeter with low level hedge growth between them. The area is likely to be predominantly self-seeded and to have developed naturally.

There is a substantial area at the centre of the wooded area that has no tree planting. This is currently used for storage of garden tools and composting beds.

The edge that faces onto Highgate West Hill has a timber fence, approximately 2 meters tall, running along its full length, separating the trees from the pavement. The driveway edges are defined by hedges and some lengths of low level timber sleepers, to help retain the gravel of the driveways.



Highgate West Hill circa 1850 showing the absence of trees at the centre of the plot.

Highgate Village Conservation Area map.
45 & 46 Highgate West Hill circled in blue



Aerial view of site showing location of proposed extension

KEY:
— Application Site

2.0 APPLICATION SITE

Current Site Conditions



3.0 PROPOSAL

We proposed to build a single storey outbuilding for the storage of a classic car, bikes and garden and domestic maintenance tools. The building's external walls and roof are to be clad in cedar shingles. The building is in the centre of the wooded area, screened by the existing evergreen planting on its driveway sides and by existing trees and evergreen planting behind a timber fence on its Highgate West Hill side. The building has been designed to be invisible from Highate West Hill as well as the main driveway of the main house.

3.1 - Form and Massing

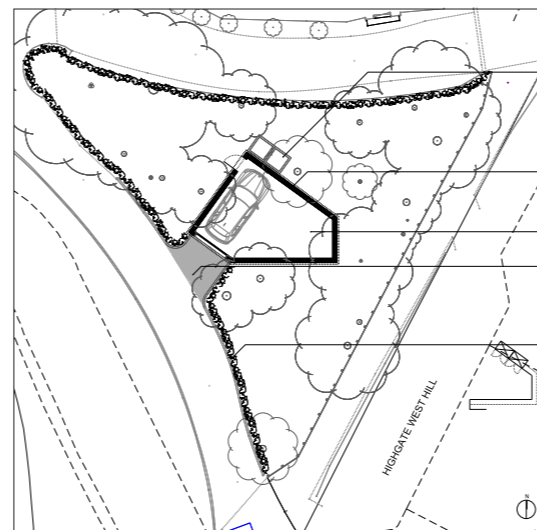
The proposed outbuilding is asymmetrical. The building is 2.4 meters tall to its eaves, 3.1 meters tall to its roof ridge. It is a single storey with two pitched roofs that merge above its South West façade, over the entrance. This design reduces the width of the entrance facade, which is the only elevation that directly faces onto the driveway and is not screened by foliage.

The building has been set back from the external edge of the wooded area on all sides, to avoid any tree roots and to allow the existing foliage to screen the building.

Great care has been taken to respond to the existing tree planting, the unorthodox form of the building is a direct response to the trees. External walls have been placed to create a practical, usable space within the outbuilding whilst avoiding all existing trees. We have worked with our Arboroculturalist, Marcus Foster, to design the building's piles and ground slab so that will have no impact on existing tree roots.



Proposed Street Views with outbuilding concealed behind existing trees



Proposed Floor Plan of outbuilding



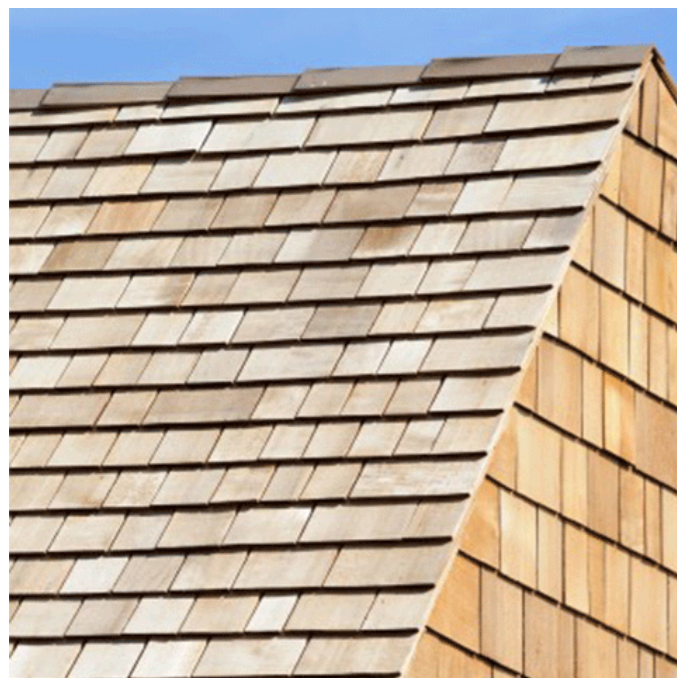
3D Massing Proposal showing a single garage door at the entrance



3.2 - Materiality

The building will be a lightweight, timber framed building. We intent to clad the building's external walls and roof with Cedar shingles. These have been selected as cedar which quickly weathers down to a discreet silver colour, which will complement and blend with the trees in the wooded area, reducing the buildings visual impact.

The vehicle entrance will be a powder coated metal roller shutter in dark green, to compliment the hedge. The back door will be a timber door, painted in the same colour.



3.3 - Planting

The triangular shaped site contains a mixture of species which are thought to have developed naturally alongside the more recent managed hedge and tree planting schemes.

The area will retain all trees and greenery with the Root Protection Area (RPA) for each tree being evaluated in relation to the proposed works.



3.3 - Access

The ground here will be gently ramped up and surfaced with gravel in a geotextile mesh to match the rest of the drive.

New areas of hedge will be planted to make good the edges of the new opening.

The outbuilding has a door to its North West face to allow access to the wooded area.

Gravel drive in front of 45 Highgate West Hill



4.0 CONCLUSION

4 - Conclusion

Our proposed outbuilding is a small, discreet addition to the house, which will de-clutter the front drive of the house. It will have no impact on the setting of the house and will cause no harm to the setting of the listed building or the conservation area.



5.0 CHRIS DYSON ARCHITECTS

History of CDA

CDA was founded in 2004 by Chris Dyson, a former senior designer at Sir James Stirling and Michael Wilford Associates, and more recently at Sir Terry Farrell and Partners. The practice is based in the historic Spitalfields area of London, where Dyson has lived and worked for 20 years, and where many of the practice's early projects are located.

We have a diverse portfolio of projects across the United Kingdom, from small private commissions to public buildings and urban planning proposals.

There are two primary strands to the practice: the first is historic conservation architecture applying skills in intelligent conservation and sensitive building design to projects, and the second is grand architecture concerned with cultural and commercial commissions.

We enjoy working on challenging projects of all scales, including many historic listed buildings. We pride ourselves on a high degree of attention to detail and a flair for innovative and modern design.

CDA has several award winning projects:

RIBA London Sustainability Award - Winner - 2018

WAN Awards 2017 – Finalist - Cooperage & Eleven Spitalfields

Building Awards 2017 – Finalist - Cooperage & Eleven Spitalfields

Blueprint Awards 2017 – Finalist - Eleven Spitalfields

Sunday Times Award 2017 – Finalist - Eleven Spitalfields

AJ Retrofit Award 2017 – Finalist - Cooperage & Eleven Spitalfields

RIBA London Regional Award 2015, 2017 & 2018 – Winner

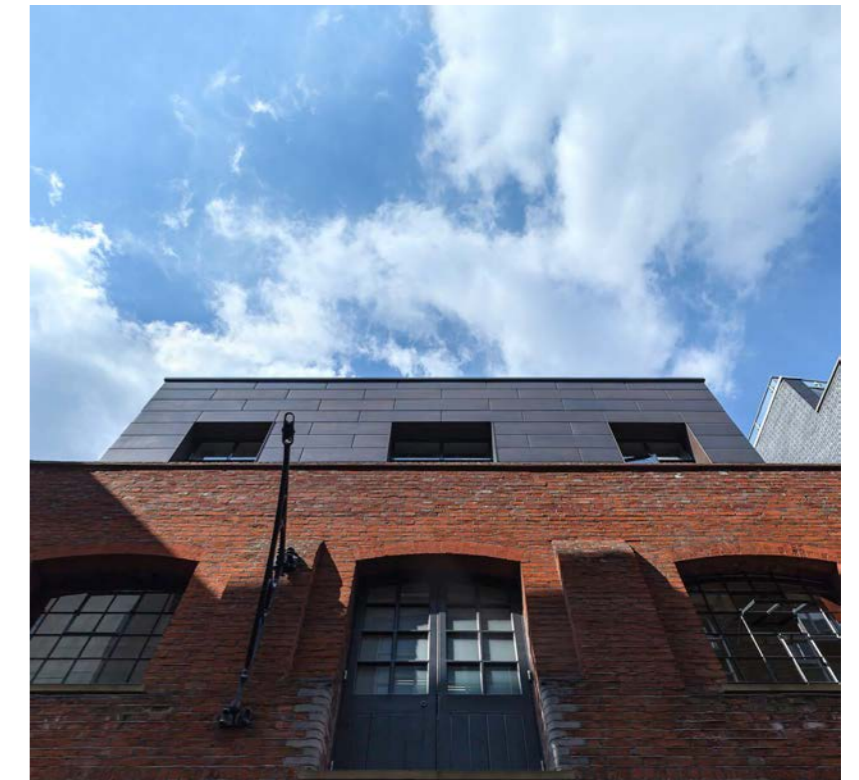
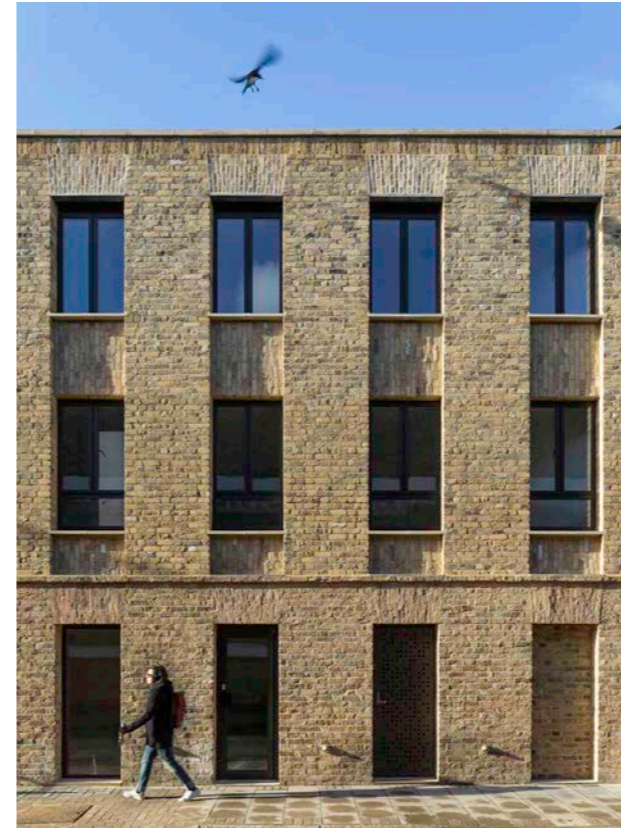
Sunday Times Award 2016 – Winner - Gasworks & Cooperage

Manser Medal 2016 - Highly Commended - Gasworks

Schuco Design Excellence Award 2015 - Winner

AJ Small Projects 2014 – Winner – Pier Head

Brick Awards – Winner - Pier Head 2014



Examples of Award Winning Projects by Chris Dyson Architects (CDA)