

0054: 76 - 80 Highgate Road

Massing Studies

JANUARY 2021
Prepared by: **The DHaus Company** LTD

DHaus



Existing Building Heights



No. 80 Flat Roof
45.46m AOD
7.38m Above Ground

No. 74 Rear Flat Roof
44.29m AOD
6.21m Above Ground

No. 74 Ridge Roof
49.86m AOD
10.7m Above Ground

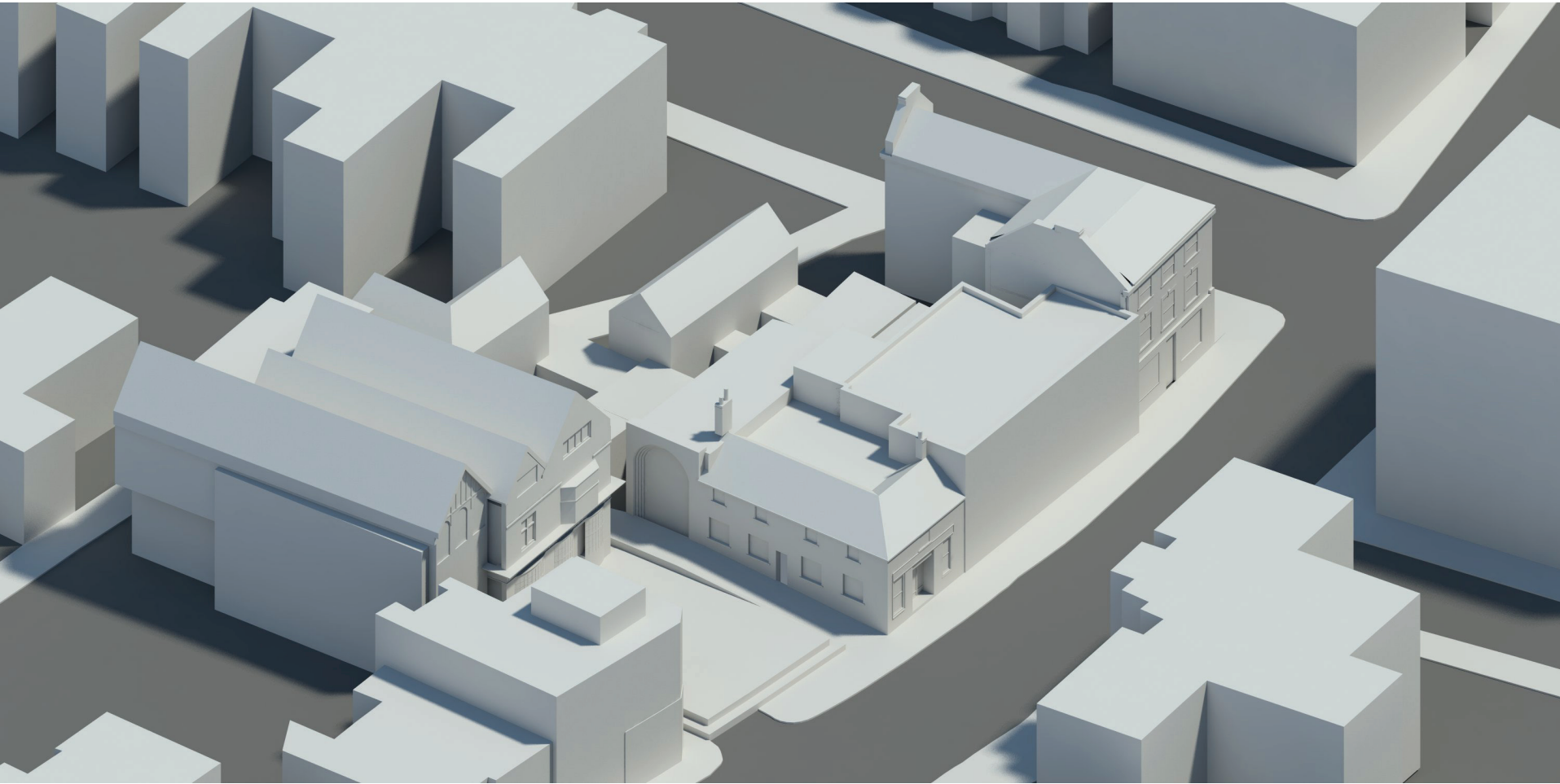
No. 80 Ridge
45.93m AOD
6.69m Above Ground

No. 76-78 Parapet
46.86m AOD
7.67m Above Ground

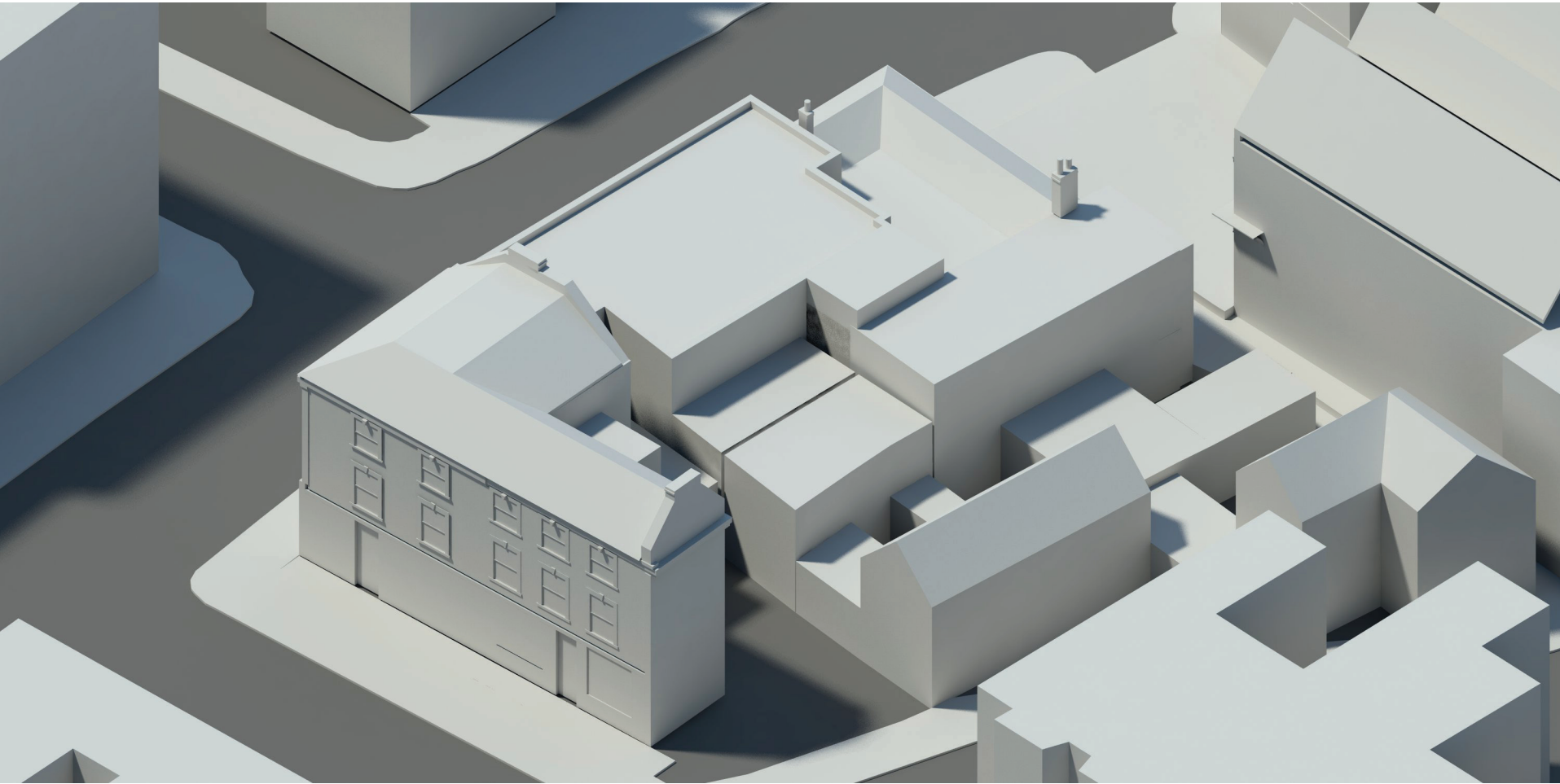
NORTH



Existing Building Heights



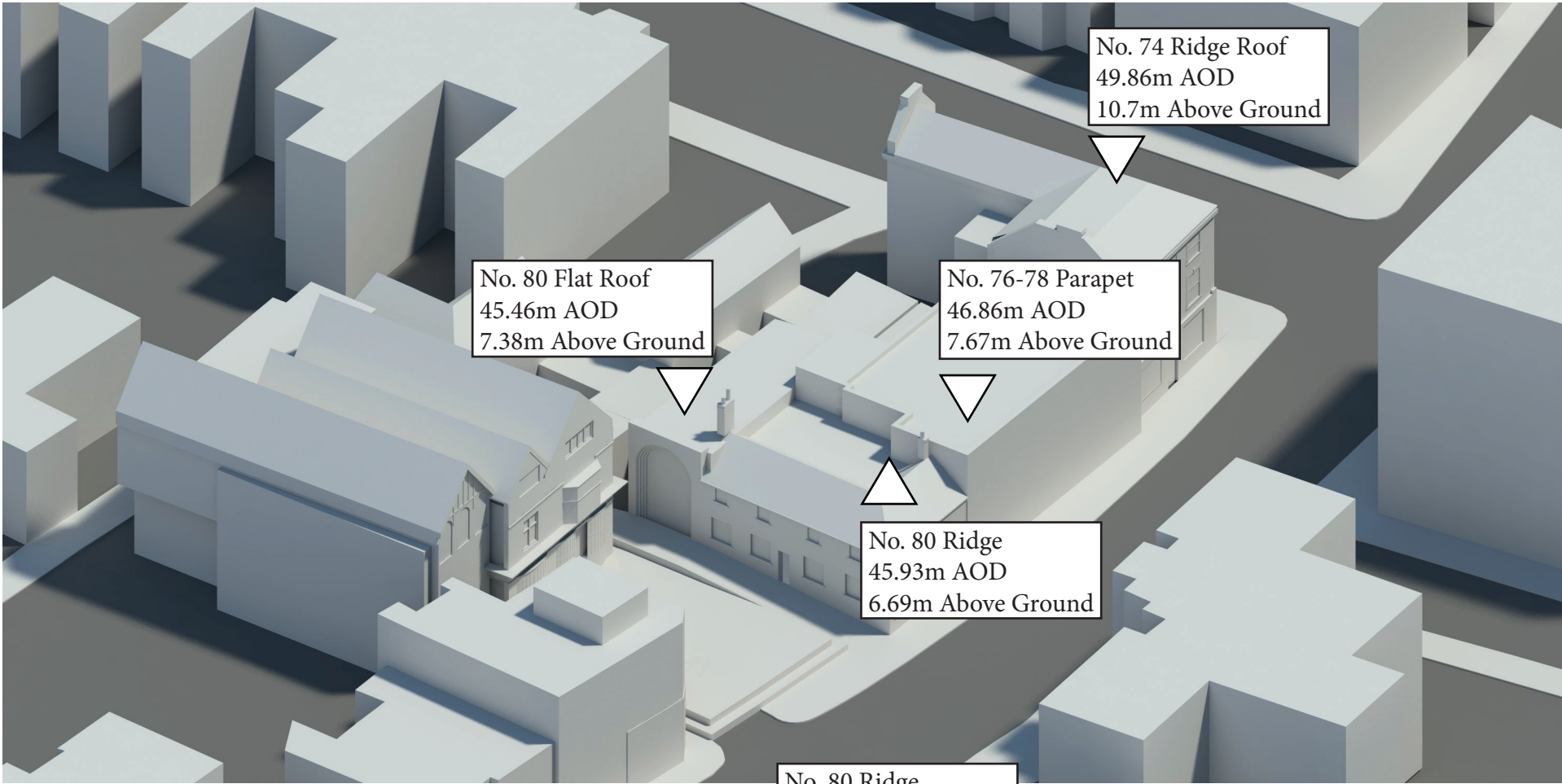
View from the North



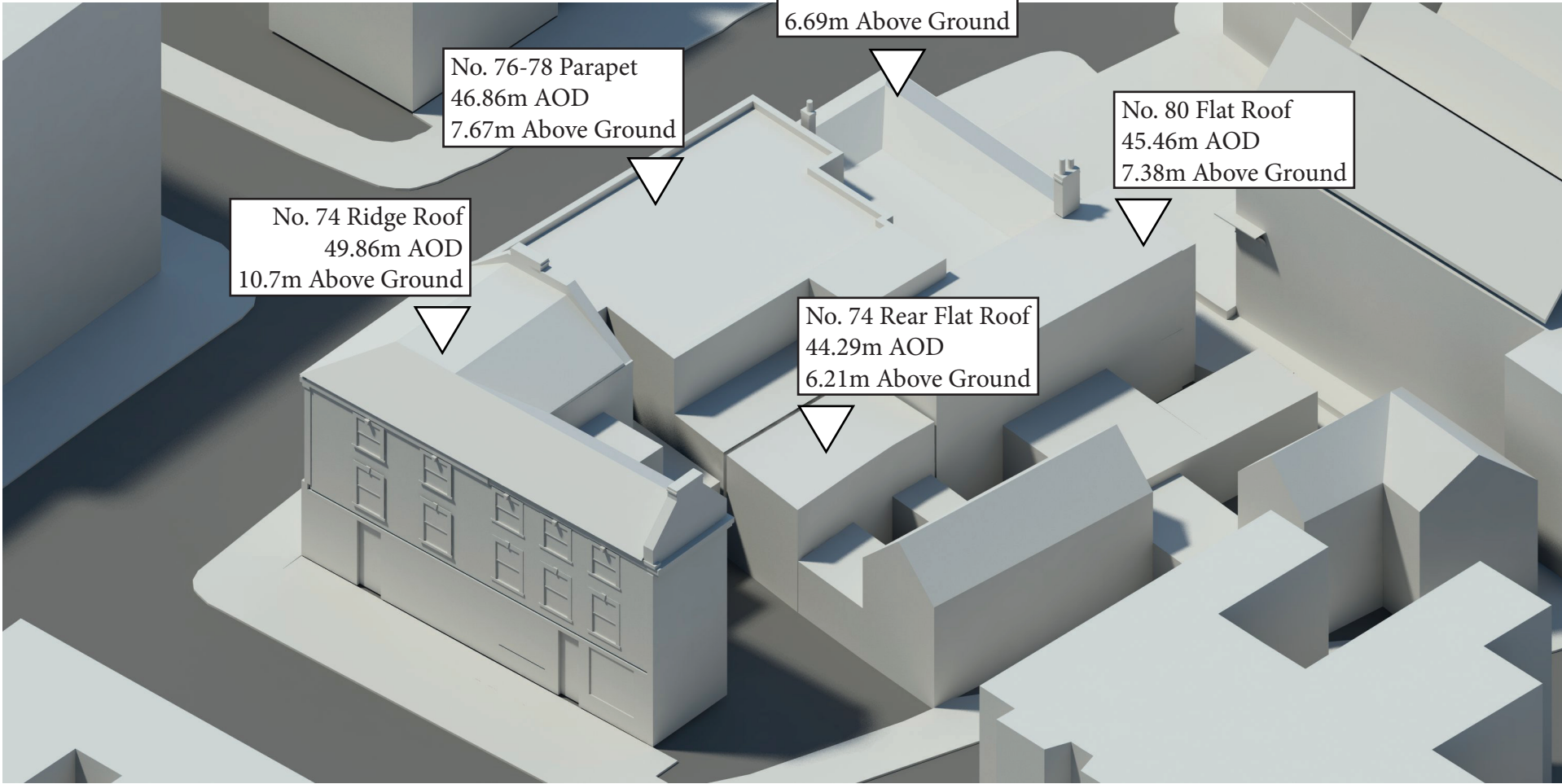
View from the South



Existing Building Heights



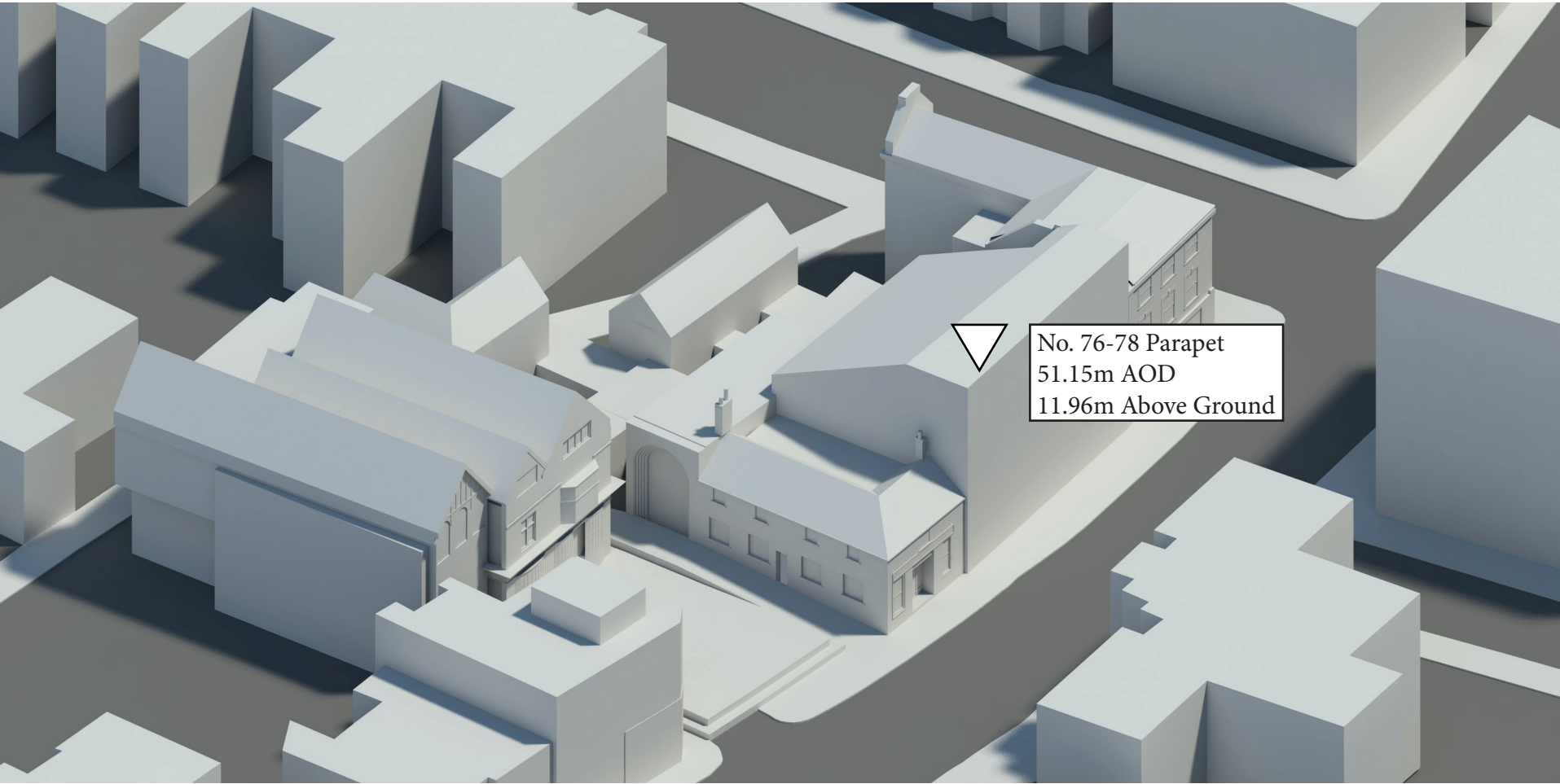
View from the North



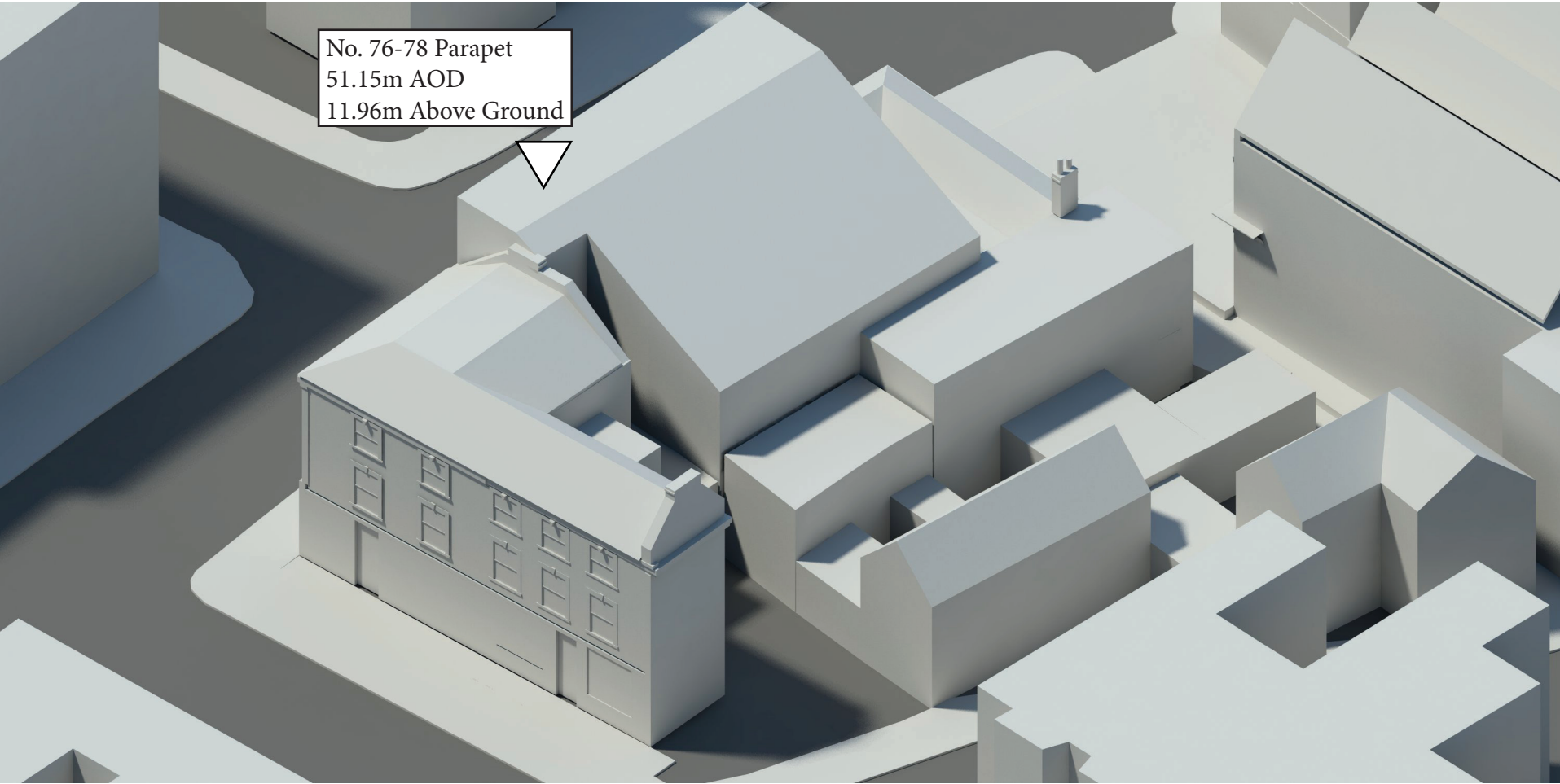
View from the South



Maximum enevelope discussed with John Diver during pre application discussions in October 2018



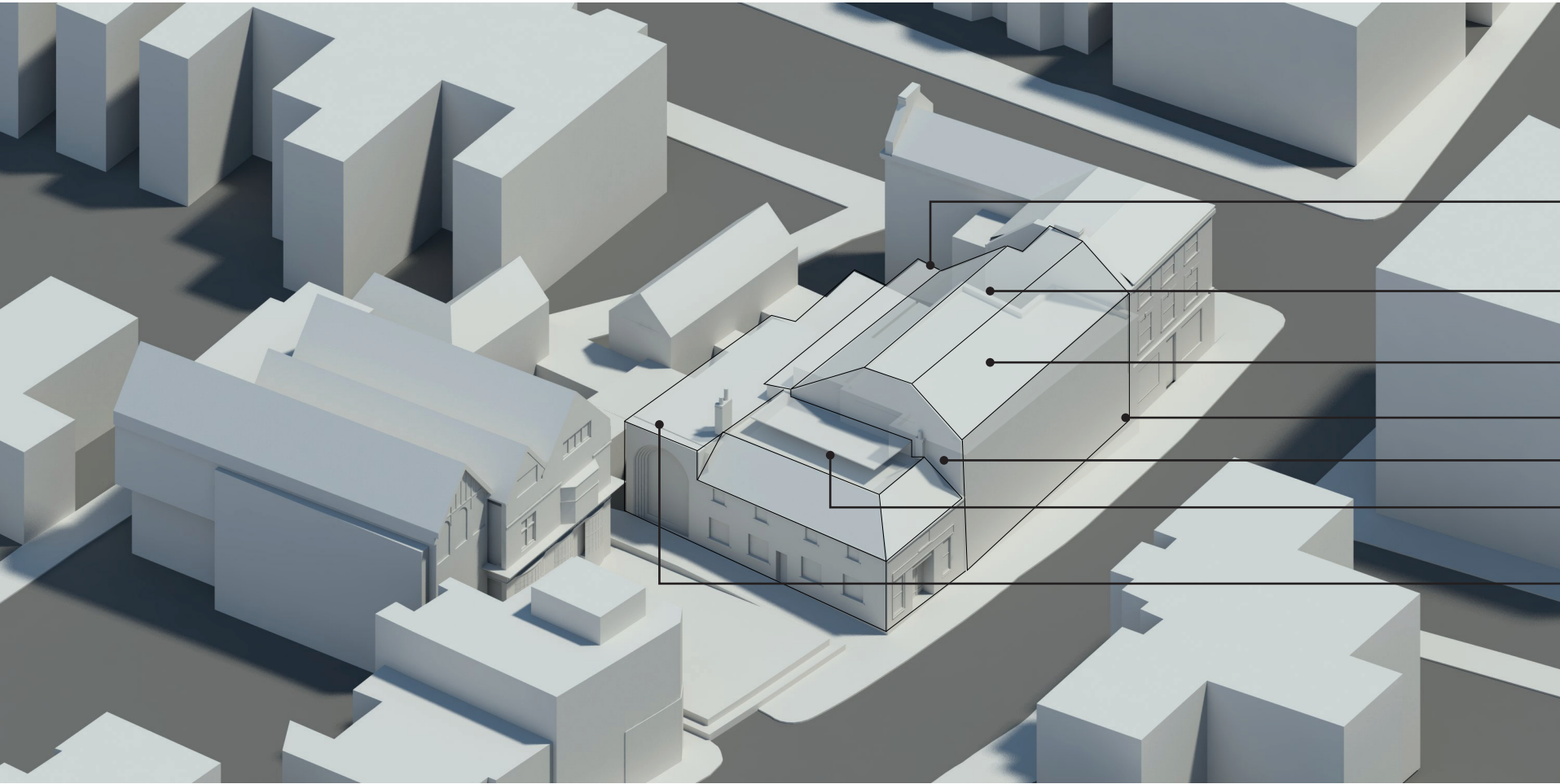
View from the North



View from the South

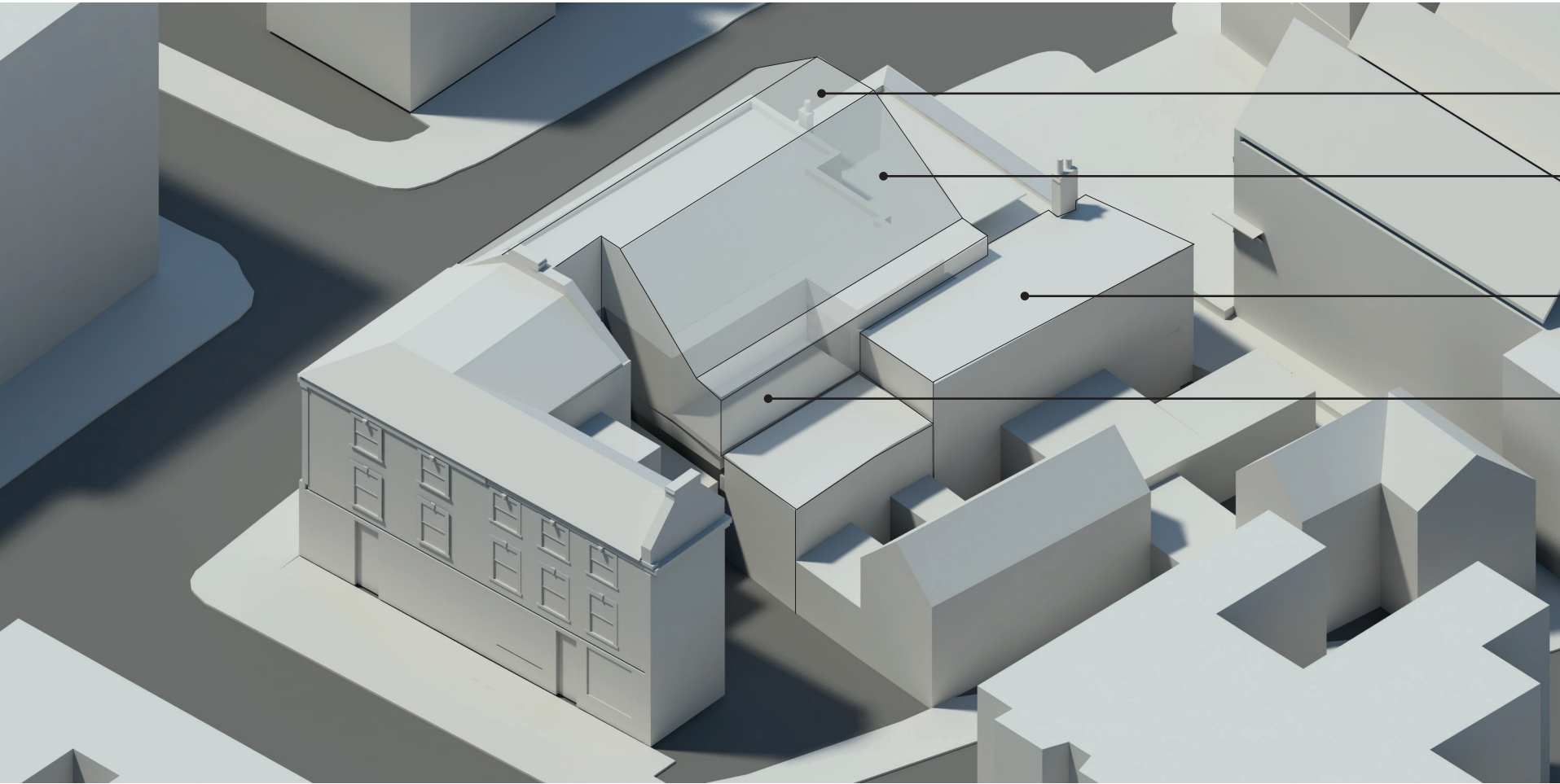


Proposed massing adjustments following pre planning discussions



View from the North

- Rear of building stepped to minimise disruption to College Lane
- Ridge height to match No. 74
- Ridge slope to match No. 74
- “Step” in facade removed
- Gable end formed to mark change in building height
- Central roof slope infilled and “top hat” introduced over cottage to aid in transition of building heights
- Rear of No. 80 maintained at same height

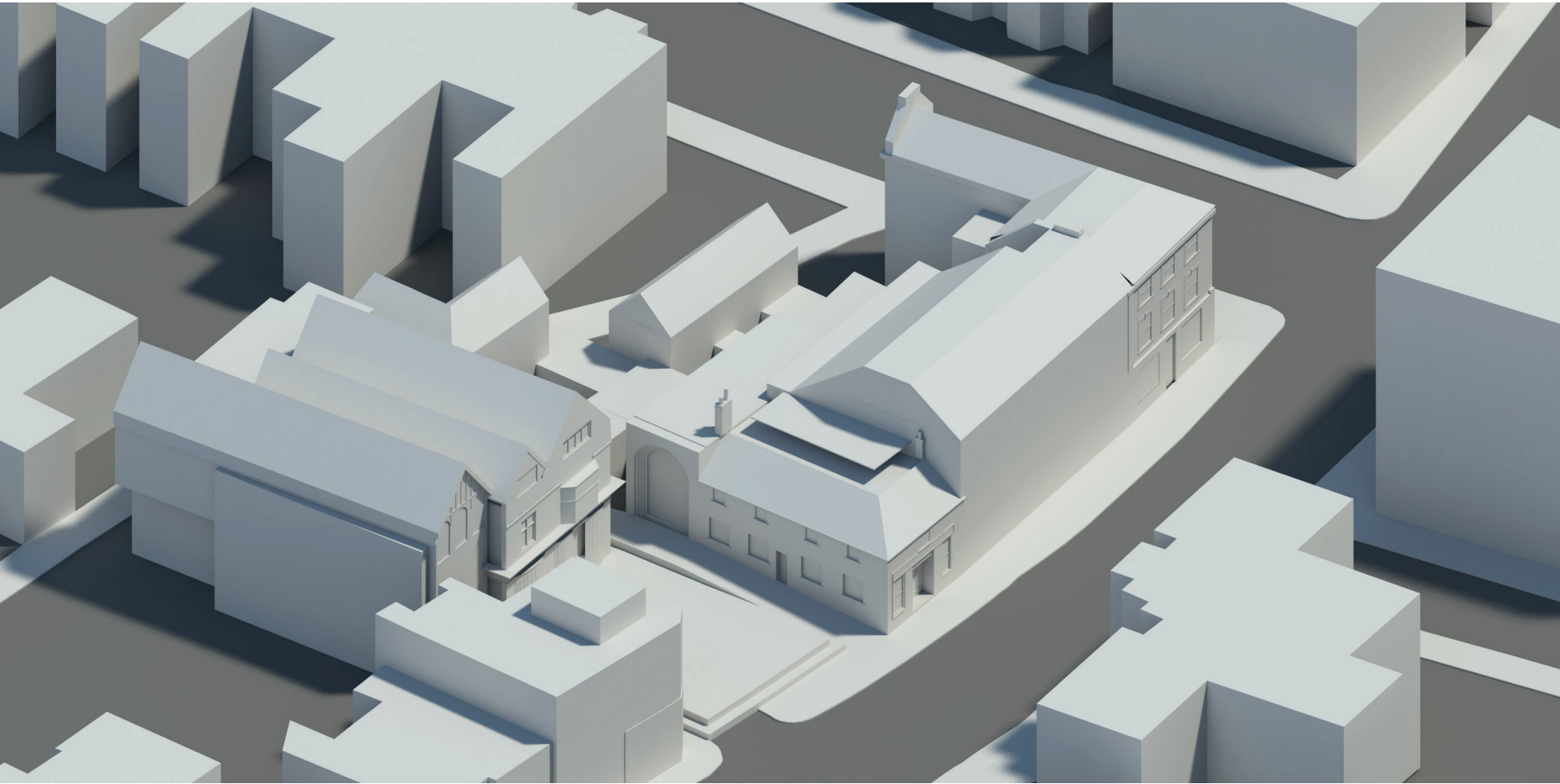


View from the South

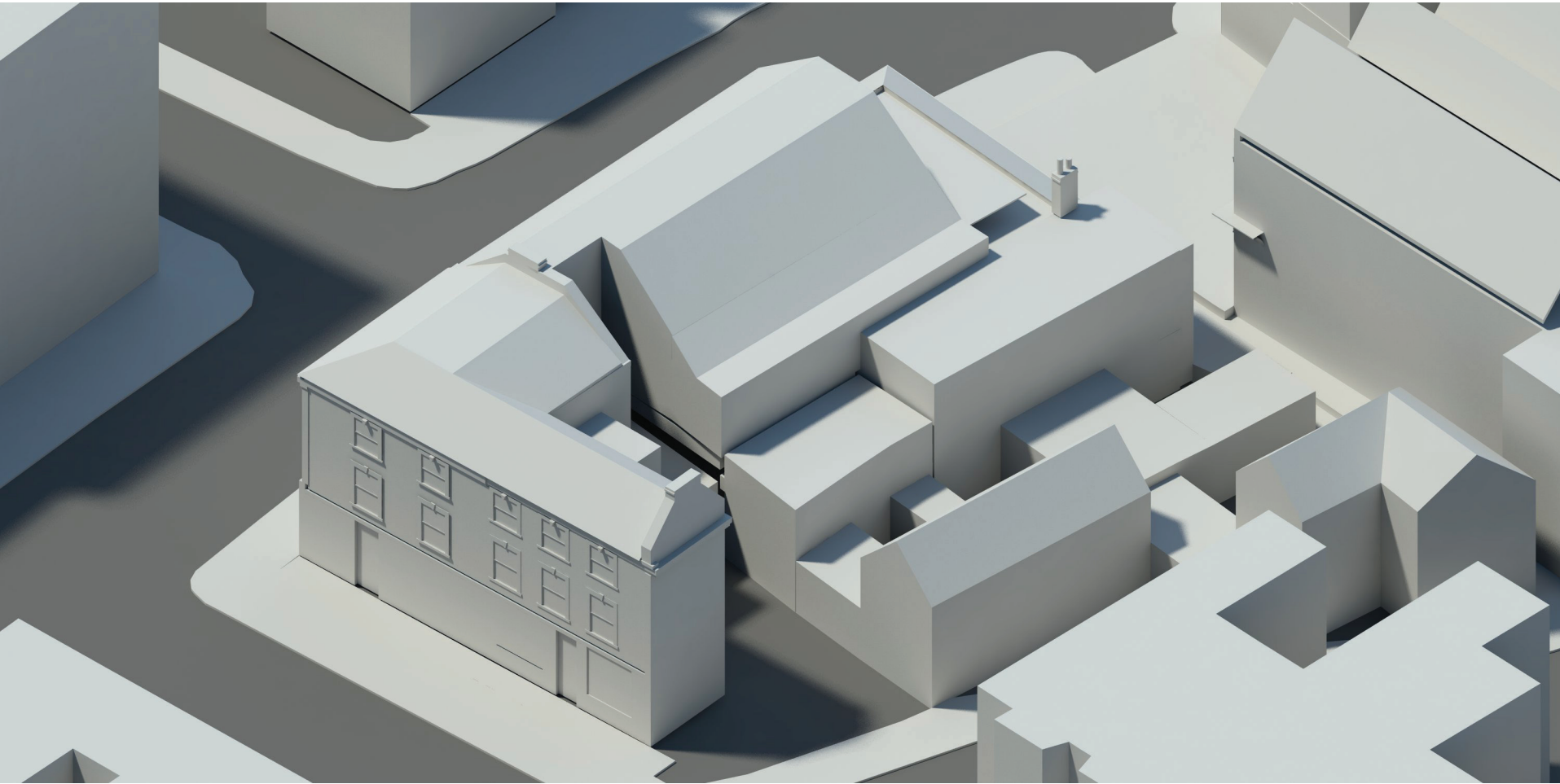
- Ridge height to match No. 74
- Ridge slope to match No. 74
- Rear of No. 80 maintained at same height
- Rear of building stepped to minimise disruption to College Lane



Massing Option 1



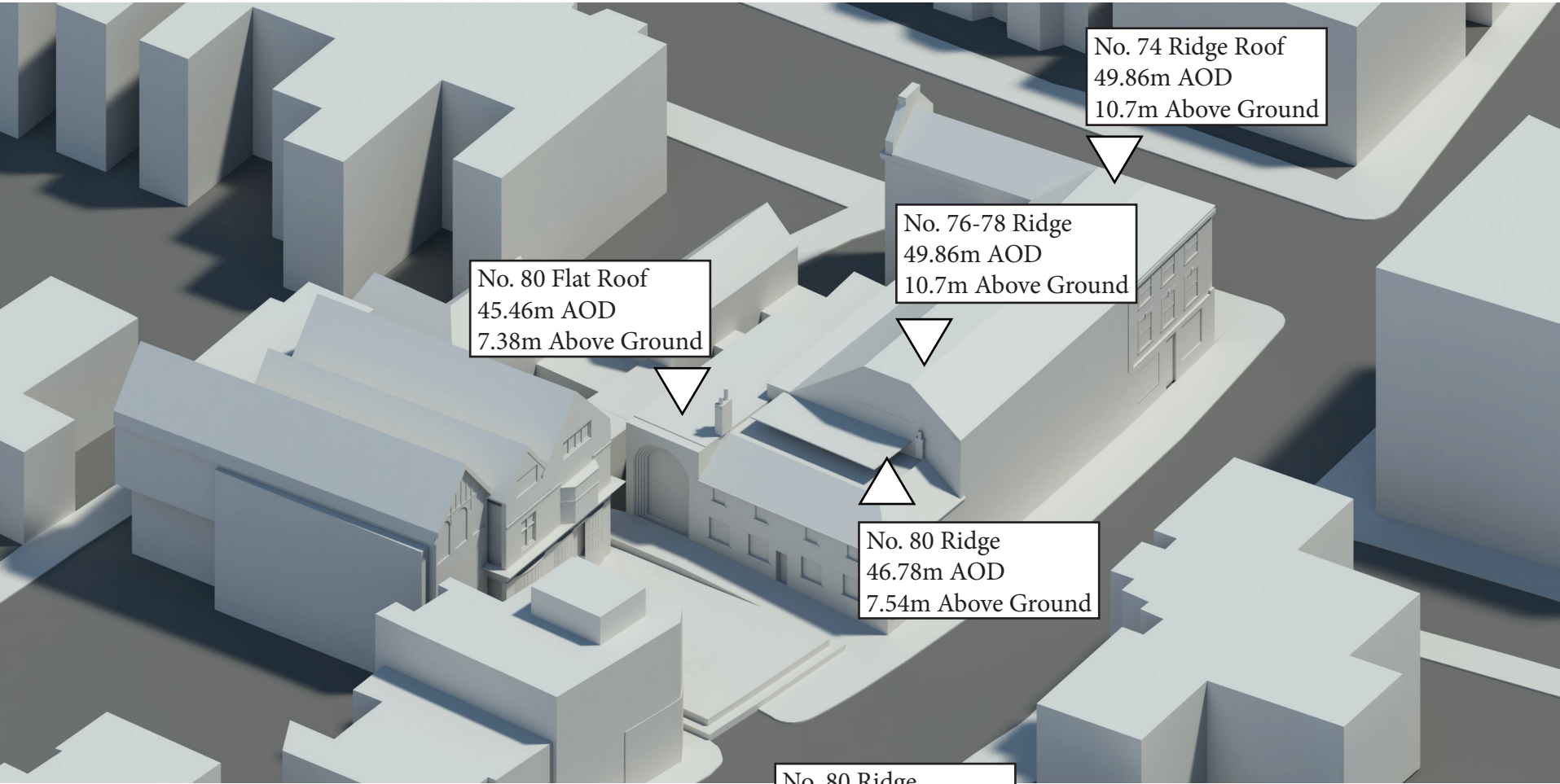
View from the North



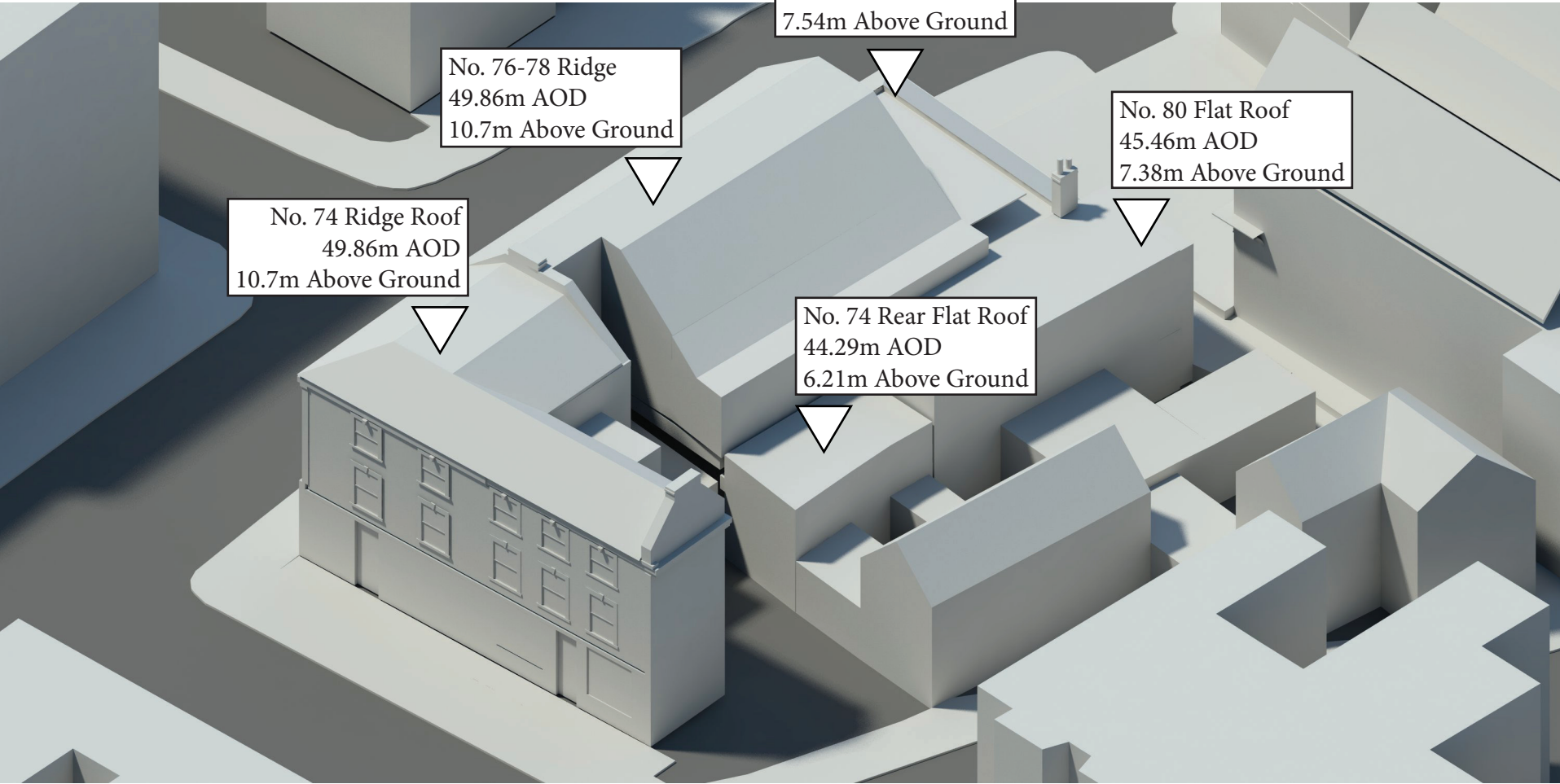
View from the South



Massing Option 1 - Heights



View from the North



View from the South

View from the North

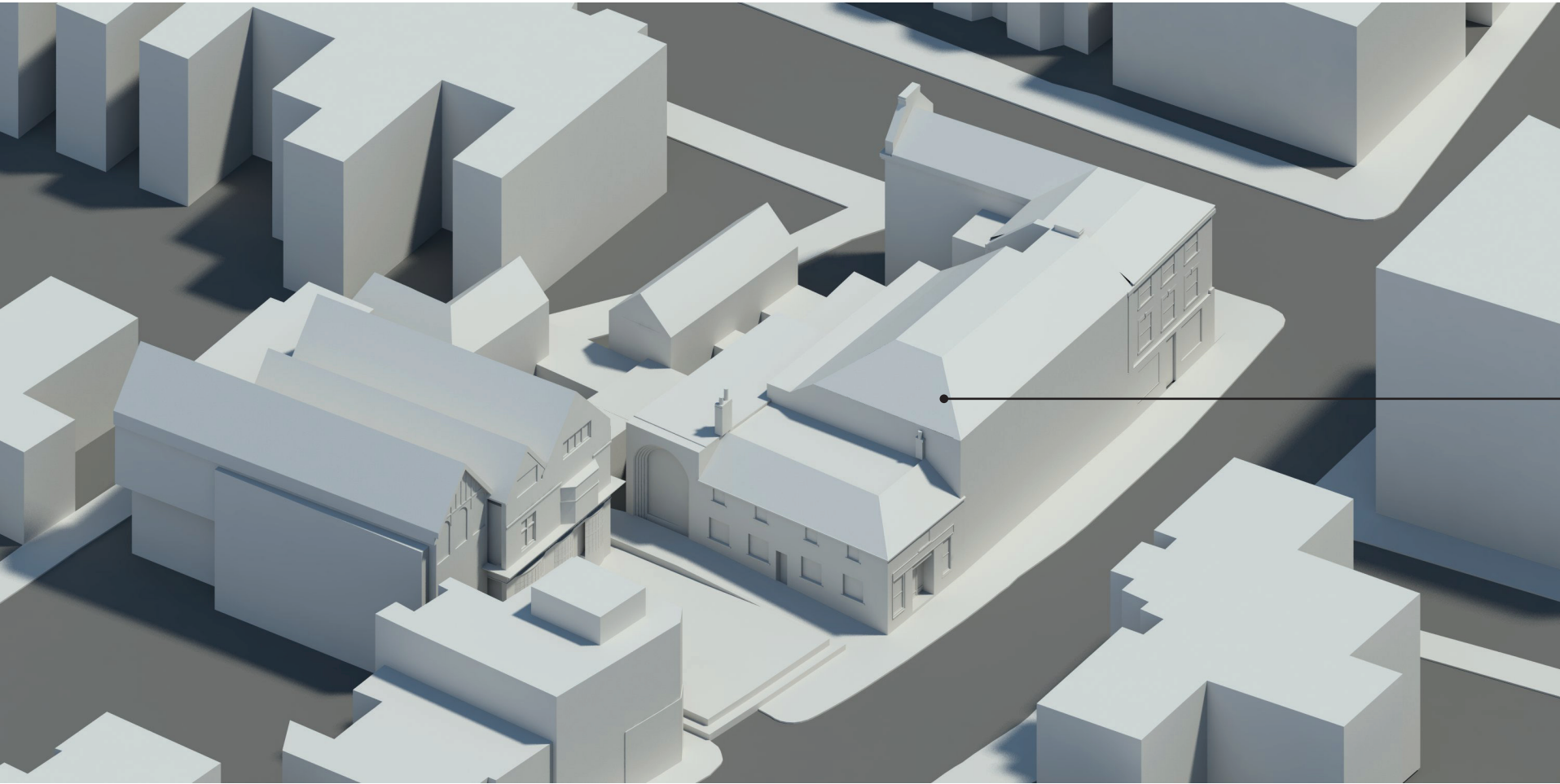


View of the existing mass



View of the proposed mass

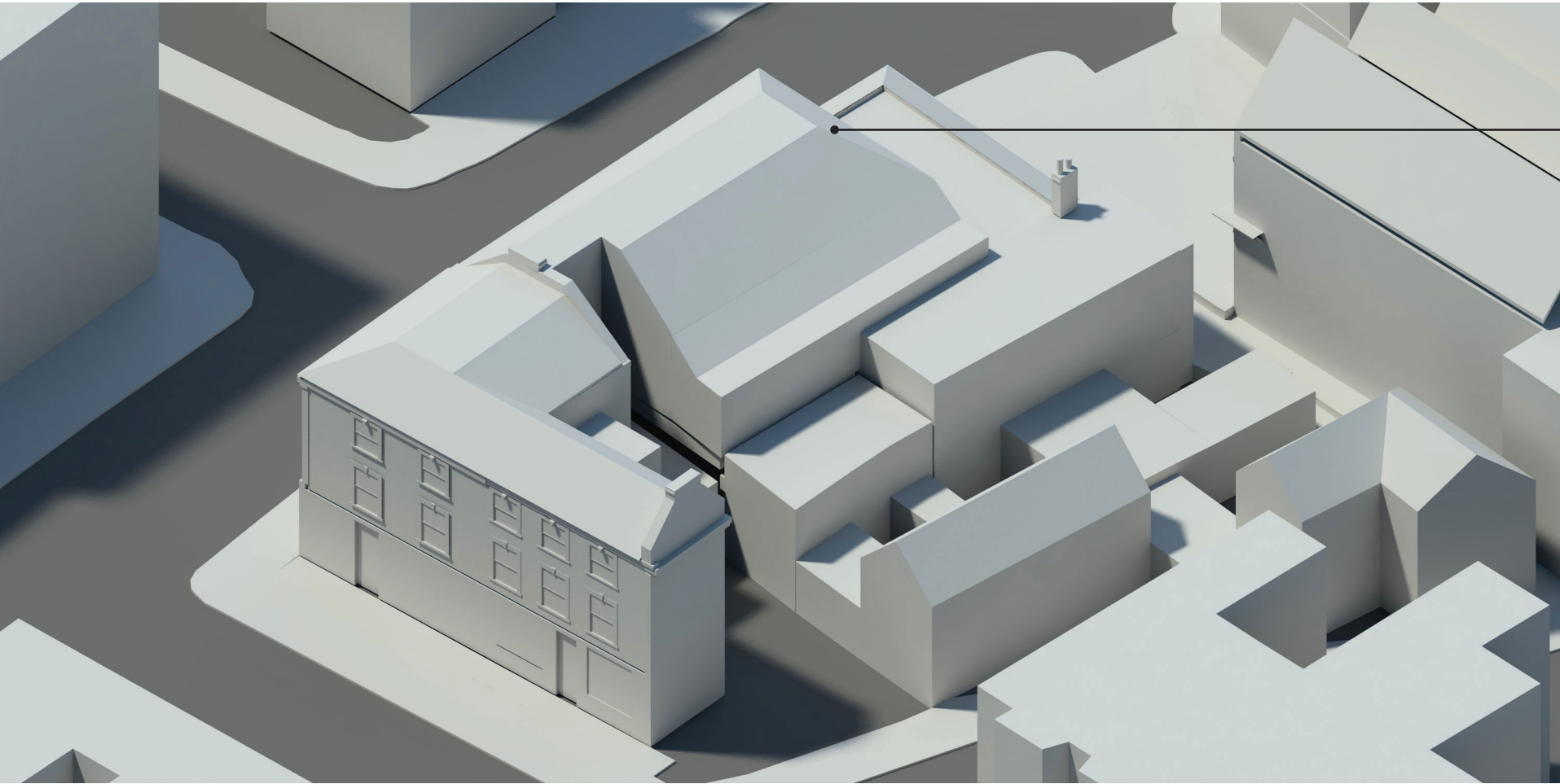
Massing Option 2



Roof sloped to aid in transition of building heights



View from the North

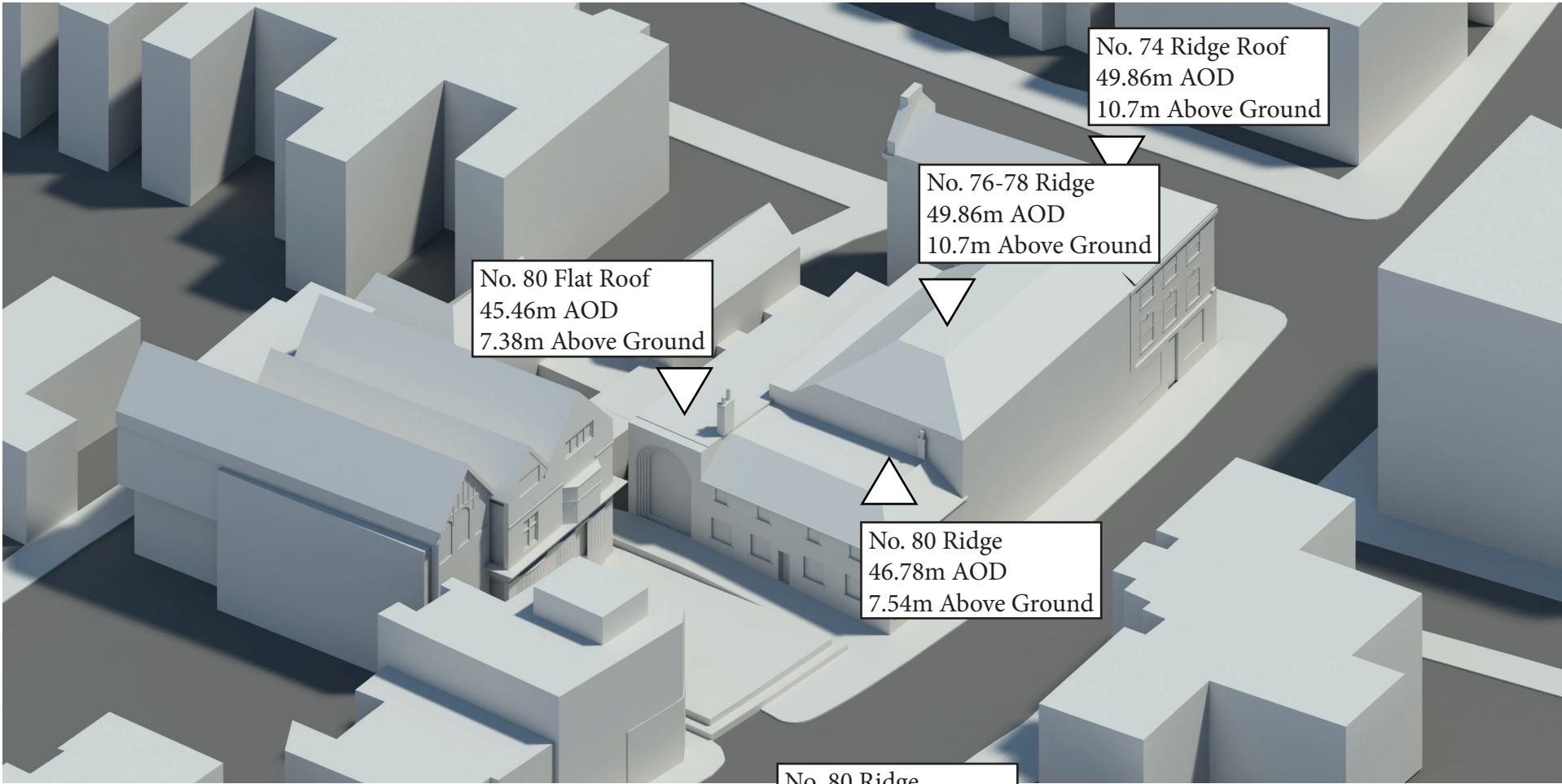


Roof sloped to aid in transition of building heights

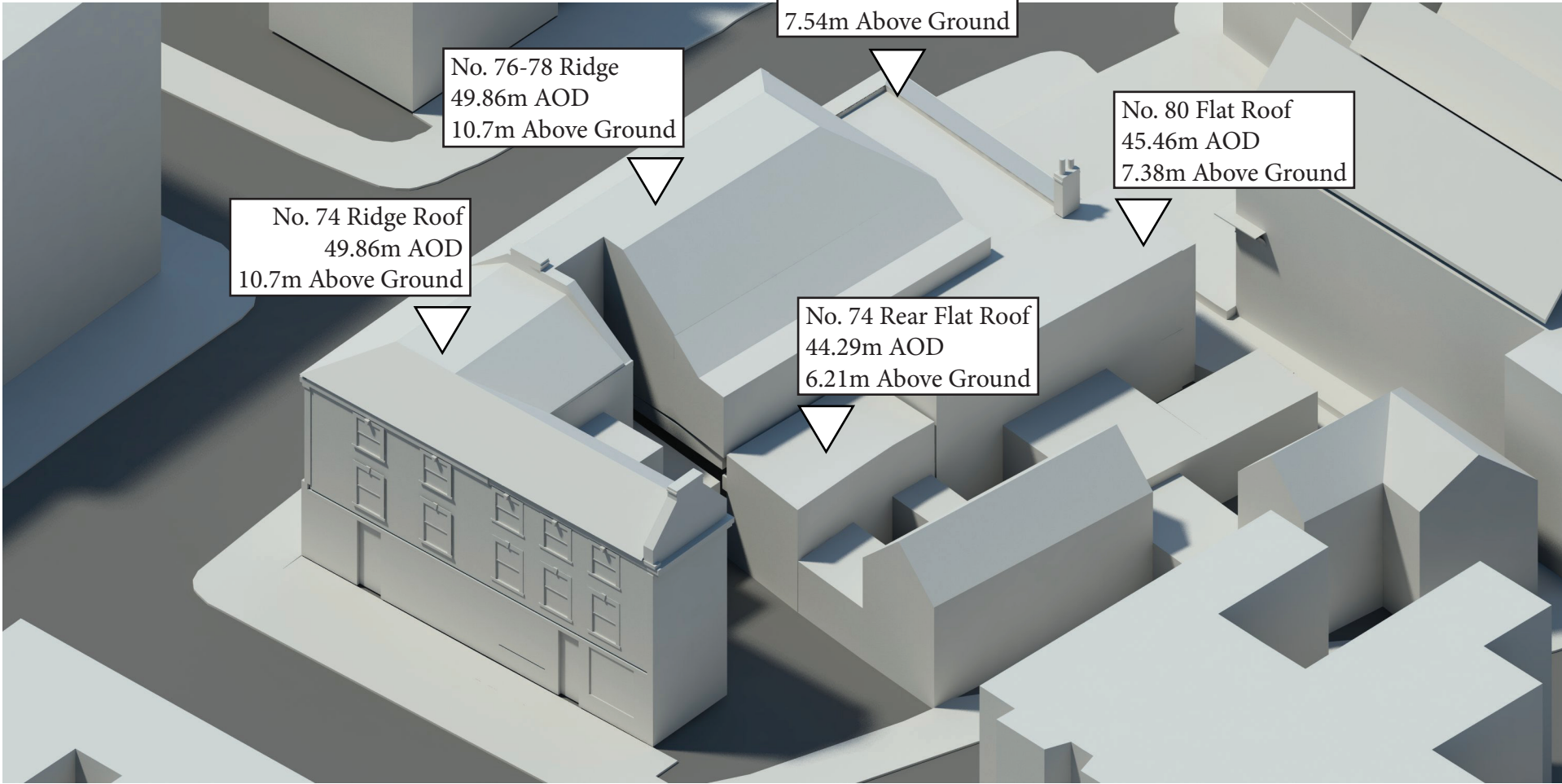


View from the South

Massing Option 2 - Heights



View from the North



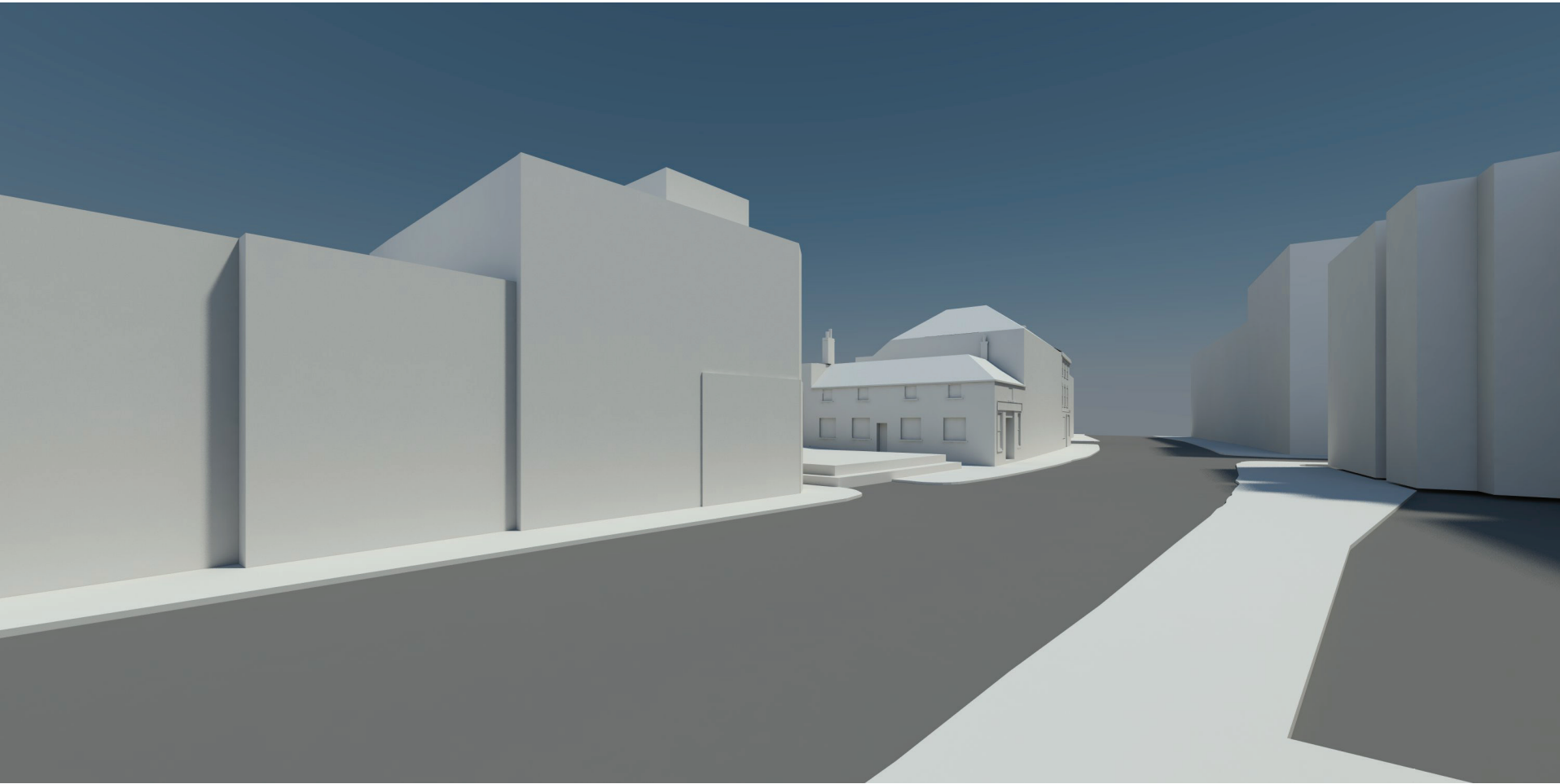
View from the South



View from the North



View of the existing mass



View of the proposed mass