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Design, Access and Heritage Statement

23 Highfields Grove, N6 6HN.

RIBA Stage 3 – Design, Access and Heritage Statement
21041-A30-001-P2



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1.0 Introduction

Reference

1.01 The application relates to single storey rear extension to a 1980's detached house in the Highgate Conservation area in the London Borough of Camden.

1.02 The applicants are proposing an extension to the ground floor of their property to support the growing needs of their family and to secure the suitability of their family home long into the future.

2.0 Project Team

2.01 The Applicant has employed Mulroy Architects as the Lead Consultant. Mulroy Architects are a locally based practice with a long track record of residential projects in the London Borough of Camden.

2.02 Halstead Associates are employed as the Consulting Engineers. Halsteads Associates founded in 1972 are also a local consultant with extensive experience of residential projects.

2.03 In relation to trees, the Applicants have also employed Artemis Tree Services to provide an Arboricultural Impact Assessment and Method Statement.

3.0 Existing Building & Locality

3.01 23 Highfields Grove is a detached two storey single-family dwelling. The Applicant intends to extend and refurbish the property as outlined in Section 4.0 – Client Brief.

3.02 The property is within the Highgate Conservation Area in the Fitzroy Park sub area. The building is not listed or locally listed.

3.03 Highfields Grove is a gated community of 24 dwellings in landscaped grounds built in the 1980's. The houses display a consistent character and material palette consisting of warm dark purple brick, pantiles and painted hardwood joinery, and commonly featuring round headed windows to first floor, overhanging eaves to roofs and black finished metalwork.

3.04 Highfields Grove is set on undulating and sloping ground. 23 Highfields Grove is set within undulating grounds and the main entrance of the house is approximately 2.5m higher than the bottom of the rear garden.

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- 3.05 The building has been extended once in the past. The southwest, garden facing rear elevation of the main building was extended by approximately 3.5m sympathetically with matching brickwork and window detailing and a pantile roof with eaves. The result is an extension which is nearly indistinguishable from the original building. 21041-3-010
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- 3.06 The main volume of the house is square in plan and features a small portico entrance finished with a pantile roof. At first floor level a terrace sits behind the portico roof and is accessed off the master bedroom. A garage is connected to the house also features a pantile roof with overhanging eaves. 21041-3-010
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- 3.07 The house is higher than the garden to the rear, and design explorations have been undertaken to establish the best means of providing additional living space while at the same time ensuring the living space feels connected to the garden.



The main entrance.

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The southwest elevation & previous extension, viewed from the garden.



The garden view from the trees along the boundary adjacent to Highfields Grove communal driveway.

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The southwest elevation & previous ground floor extension.

4.0 Client Brief

4.01

Ground Floor:

The Applicant's brief is to provide additional living space to accommodate the growing needs of their family. The new accommodation is accessed internally via the kitchen and dining areas. A games room is designed to double up as 5th bedroom and is complete with a separate kitchenette and shower room. A new pottery studio also benefits from access to the kitchenette and shower room. The brief is for the games room and studio to have access to the garden and for the games room to have a secondary access from the front of the house. The existing house is to be enhanced by transforming the 6no. tall windows and doors in the previous extension into 2no. triple sliding doors. The existing timber terrace will be reconfigured to improve access to the garden.

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5.0 Design Proposals & Amenity

Form and Massing

Ground floor extension:

- The proposed extension is located at the rear of the house facing the garden.
- The proposed extension takes advantage of the site's natural topography to ensure it is lower and therefore subordinate to the existing house.

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- The roof of the proposed extension is lower than lowest roof of the existing house – the garage roof.
- The floor level of the proposed extension is sited at a lower level than the communal driveway of Highfields Grove and the proposed extension is screened by existing vegetation and trees.
- The proposed extension is intended to compliment the form and mass of the existing building.
- The proposed extension is designed to be sympathetic to the form and mass of the existing building.
- The proposed extension has been designed to respect the character of the existing house.
- The proposed extension is characterised by a single volume with a flat roof void of eaves and cut back at the corner as the building connects with the garden.
- The highest part of the proposed rear extension will be no higher than the existing extension.

5.02 Materials

Ground floor extension:

- The proposed materials have been carefully developed to compliment the materials and composition of the existing building, and the surrounds.
- Brick is proposed along the road-facing elevation. Proposed brickwork and mortar will match the existing.
- The proposed extension is clad in timber, orientated vertically. The timber will have a natural weathered finish.
- The windows and doors in the proposed extension feature aluminium window frames in a pewter colour, to compliment the proposed timber cladding.
- The reconfigured terrace will be constructed in timber, similar to the timber cladding on the proposed extension.
- The 6no. doors to the garden facing elevation of the existing living and dining room (the existing extension) will be adapted into 2no. triple sliding glass doors. The new doors will feature black aluminium frames.

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5.03 Amenity

Ground floor extension:

- The extension has been designed to avoid overlooking and overshadowing, resulting in no loss of privacy or amenity for either the owners of neighbouring houses.
- The proposed extension is subordinate in scale to the existing house and is screened from the road by existing vegetation and does not impact the character of Highfields Grove

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6.0 Planning Policy

6.01 The site is within the Fitzroy Park sub area of the Highgate Conservation area.

6.02 The applicable Policy includes the following:

1. The National Planning Policy Framework 2019 in which there is a presumption in favour of sustainable development (2.10)
2. Camden Local Plan (2017) Policy H6-h in which the Council seeks to secure high quality accessible homes suitable for families with children.
3. Camden Local Plan (2017) Policy H7 in which the Council identifies the high priority to provide more 'large houses' (three or more bedrooms) within the borough to bridge the gap in housing provision for families with children.
4. Camden Local Plan (2017) Policy D1 in which *'the Council will seek to secure high quality design in development [that] respects local context and character, preserves or enhances the historic environment[.] in accordance with Policy [D2][...] for housing provides a high of accommodation.'* In addition, *'The Council will welcome high quality contemporary design which responds to its context, however there are some places of homogenous architectural style (for example Georgian Squares) where it is important to retain it.'* Conservation Area Appraisals and Policy D2 are invoked by Policy D1.
5. Camden Local Plan (2017) Policy D2 covers heritage as follows: *'The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.'*
6. Camden Local Plan (2017) Policy CC1 (climate change mitigation)
7. Camden Local Plan – CPG - Altering and extending your home (March 2019) – The Camden planning Guidance sets out proposals that may or may not be acceptable with respect to rear extensions. (pp 12-13).

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7.0 Planning History and Precedent

7.01 There is good precedent of recently granted extensions to homes in Highfields Grove. A selection is included below:

7.02 **2011/2197/P– 1 Highfields Grove London N6 6HN (Permission Granted)**

Erection of a single storey side extension at ground floor level to existing dwelling house and landscaping works including the installation of timber decking to rear garden (Class C3)

7.03 **2018/1839/P– 20 Highfields Grove London N6 6HN (Permission Granted)**

Creation of new ground floor side elevation door opening to provide garden

7.04 **HGY/2010/0098– 12 Highfields Grove LONDON N6 6HN (Permission Granted)**

Erection of a first-floor infill extension and ground floor extension to the rear

7.05 **2017/0458/P– 3 Highfields Grove Highgate London N6 6HN (Permission Granted)**

Erection of infill first floor rear extension

7.06 **2016/6386/P – 3 Highfields Grove London N6 6HN (Permission Granted)**

Erection of a single storey rear extension to a dwellinghouse (C3).

7.07 **2016/3885/P - 4 Highfields Grove London N6 6HN (Permisison Granted)**

Erection of side extension to provide additional first floor level living-space and raising level of adjoining side garden to match floor levels

7.08 **2012/5551/P - 6 Highfields Grove Highgate London N6 6HN (Permission Granted)**

Erection of a single storey extension to rear of existing dwelling house (Class C3).

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8.0 Trees

- 8.01 It is proposed that 1no. Swedish Whitebeam (T3) will be removed in order to facilitate the proposed construction. T3 is visible only from the garden. The proposed construction has been carefully set out to ensure no other trees will be impacted. For further details refer to the Tree Survey Report and the Arboricultural Impact Assessment, prepared by Artemis Tree Services in support of this application.

9.0 Access, Refuse, Waste & Parking Provision

9.01 Access

The access route and levels into the property from the street will remain unchanged from the existing condition.

9.02 Refuse

The existing waste collection provision for the property will remain unchanged from the existing condition. A suitable location for standard Camden domestic and recycling waste bins will be maintained.

9.03 Waste

All soil and waste from the existing house will be gravity fed via the existing combined mains sewage connection as per the existing condition. A new inspection chamber (MH2) is proposed to the rear of the new extension to serve the kitchenette and shower room.

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9.04 Parking Provision

The existing parking arrangements remain unchanged.

10.0 Conclusion

- 10.01 The proposal described above and in the accompanying drawings has none or negligible impact to either the area or neighbouring properties and is in line with local and national planning policies.

Qualified consultants with relevant experience have been involved in the design and site investigations relating to the trees, with an Arboricultural Impact Assessment and Method Statement supporting the application.