



Pod House, Southwark, 2019. Short-listed for AJ Retrofit Awards 2019



Battersea House, Wandsworth, 2018. Highly Commended, British Homes Awards 2019



Folded House, Wandsworth, 2018. Short-listed for Don't Move Improve, 2019!



Soffit House, Lambeth, 2020. Overall winner Don't Move Improve, 2020!



Design & Access Statement Summary

This document of drawings and images supports the application submitted by Proctor & Shaw on behalf of Myles Payne in respect of 11 Highgate West Hill, N6 6JR

Planning is sought for:

‘Erection of timber framed garden shed room in the back corner of the garden.’

This document has been prepared by Proctor & Shaw, (Proctor & Shaw is a trading name of Proctor & Co Architecture Ltd).

An Introduction to Proctor & Shaw

Proctor & Shaw, founded in 2014, are an architecture and design studio based in South London. We specialise in residential architecture from house extensions and refurbishments to large contemporary new-build homes and multi-unit developments.

The office has a growing reputation for executing high quality, sensitively designed residential projects. We have had four completed works included in the New London Architecture Don't Move Improve, 2019! Exhibition and a further 5 this year in 2020, of which our Soffit House won the Overall Award for best extension in all London Boroughs. Our Marylebone apartment refurbishment was also a recent winner at the internationally acclaimed Frame Awards 2020.

The directors, John Proctor and Michael Shaw, each have over 20 years of professional experience working for award-winning UK practices. Both John and Mike have lectured and tutored in several Universities throughout the UK.

See www.proctorandshaw.com



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SITE LOCATION PLAN

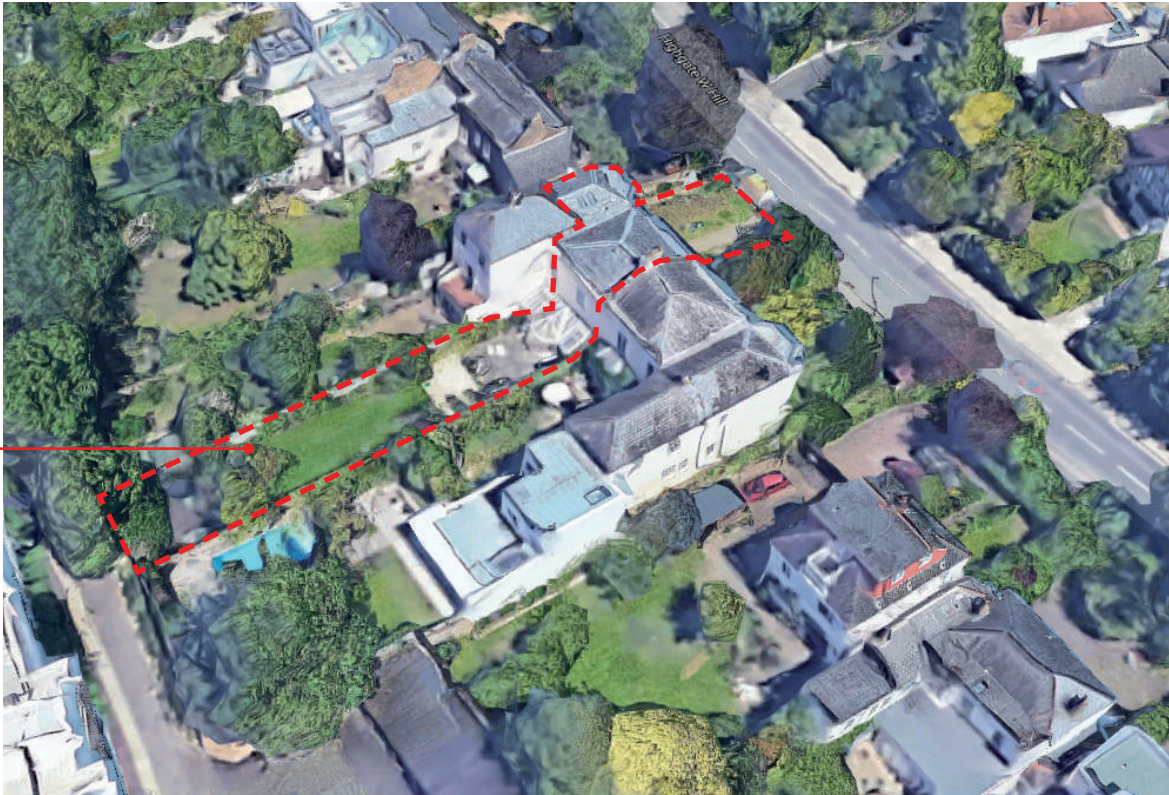
The Site -
11 Highgate West Hill

THE SITE -
11 Higate West Hill,
London, N6 6JR



Aerial View from Google Maps

The Site -
11 Highgate West Hill



Aerial View from Google Maps

The Site & Context

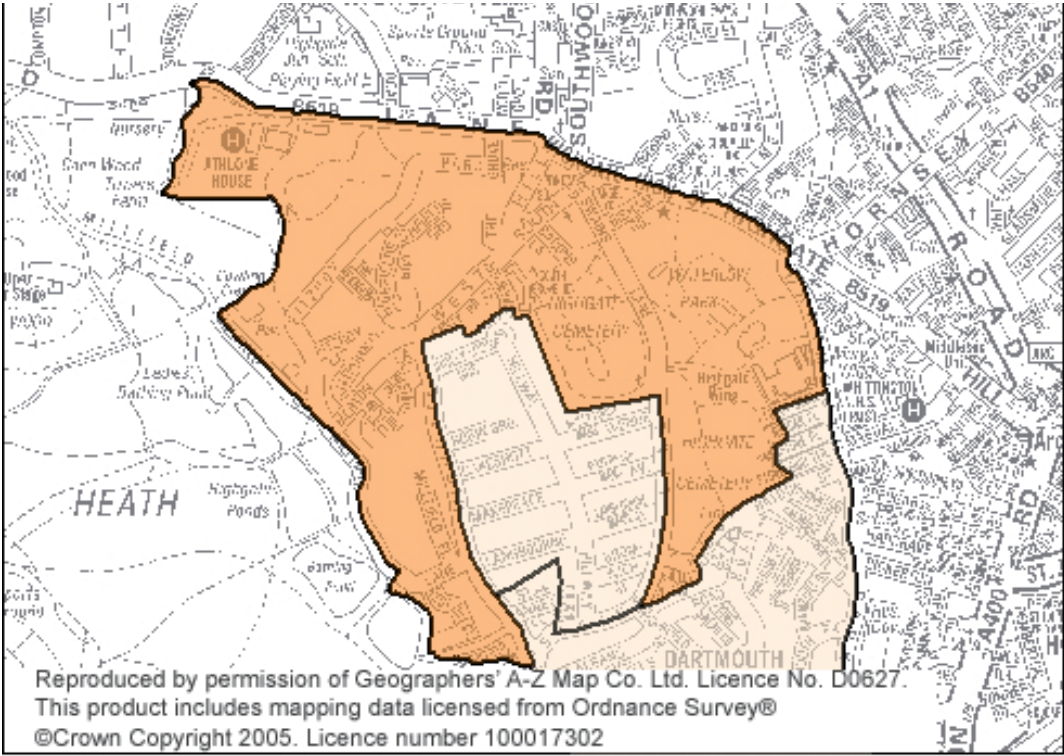
Highgate West Hill is located within the ‘Camden Highgate Conservation Area’; 1 of 39 such areas designated within the London Borough of Camden. The area was in fact enlarged to encompass Highgate West Hill in 1978, and is now divided into 5 Sub-Areas. Of these N^o.11 Highgate West Hill is located with Sub-Area 5: Merton Lane & Millfield Lane which is characterized by clusters of houses built within the grounds of larger properties and has subsequently become a ‘patchwork of building types and scales’.

The road is located on a steep hill, the southern end of which borders a separate conservation area, the ‘Holly Lodge Estate’. There is a great deal of vegetation to either side of the road collectively screening the majority of set back, early to mid 19th century buildings. Beyond this screening these buildings are revealed to be diverse, comprising a variety of styles though there is consistent designation of Grade II listing status between N^{os} 6 to 14.

There are existing garden structures, of varying size and design, to the neighbouring gardens at 10A, 10 and 11A Highate West Hill.



Aerial view of Southern section of Highgate West Hill.



Camden Highgate Conservation Area

Outbuilding to 10A Highgate West Hill

Shed to 10 Highgate West Hill

Shed to 11A Highgate West Hill



Concept

A simple timber framed garden room is proposed to the rear of the long 40m+ garden. The structure would conform with Permitted Development but lies within the curtilage of a Grade II listed house.

Conformity with Permitted Development:

- The garden shed room is to be no more than 2.5m in height.
- The external footprint (GEA) is about 15m2 leaving the majority of the garden space intact, far in excess of 50% of the outside space will remain.
- The room is to be used as shed storage and an occasional work area ancillary to the main house.
- There are similar garden structures to neighbouring gardens at 10A, 10, and 11A.

Design

The proposal is for a timber framed structure clad in ‘timber-effect’ composite board cladding. To the front (house facing Easterly elevation) climbing plants will be grown over the shed in order that it blends in, see adjacent precedents and sketch 3d.

Internally the room will provide storage for garden equipment and a small workspace.

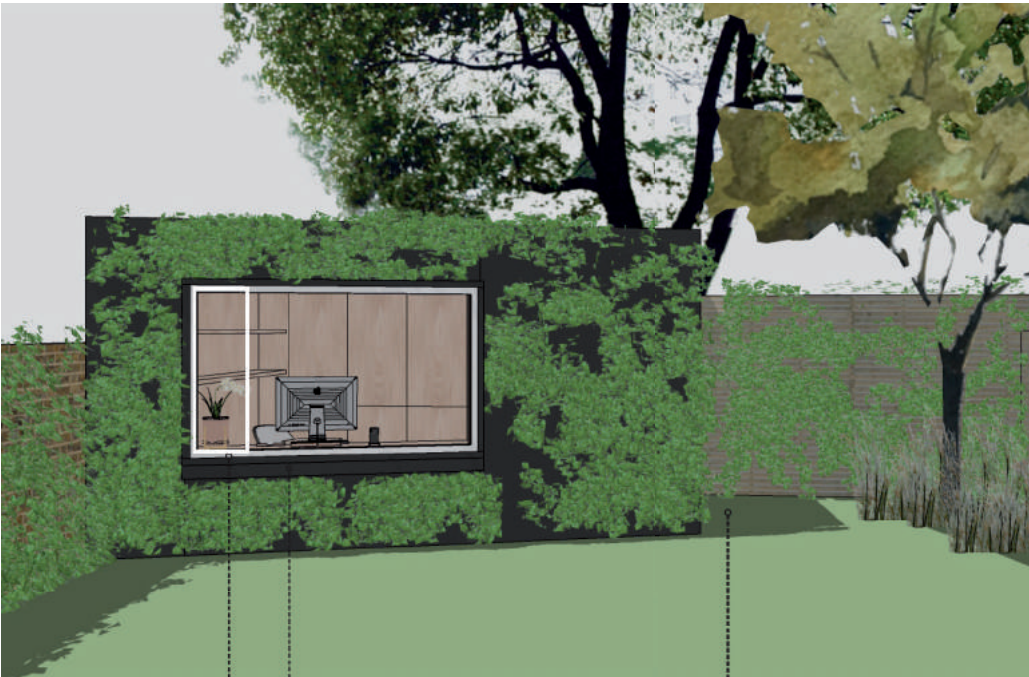
Landscaping

The garden is predominatnly level to the rear. A number of young birch trees, recently planted by the client, are being re-located to make way for the shed.

Summary

- The garden shed provides storage and workplace ancillary to the main house.
- There are several garden structures of varying size and design to the immediate neighbouring gardens.
- The proposed shed is modest in size and design and will blend in with the garden, the climbing plants once established will entirely camouflage the structure.

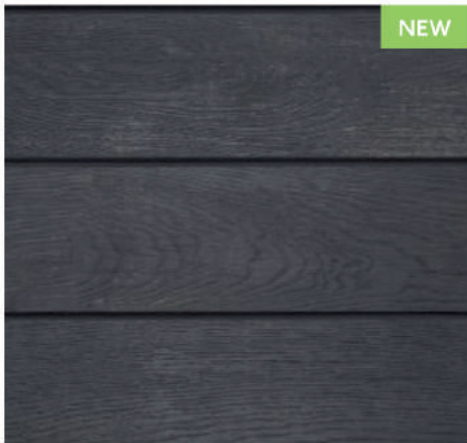
The propsoed small shed respects and maintains the character of the locality, making minimal impact on the site and those of its neighbour’s, and should therefore be a welcome form of development.



Exterior sketch view - climbing plants to grow up elevation



Exterior sketch view - climbing plants to grow up elevation



Garden shed to be clad in composite board with timber grain - ‘Burnt Cedar’, by Millboard

Envello Shadow Line
Burnt Cedar
MCG360R



Precedent for climbing plants grown over elevations

