

Design, Heritage and Access Statement

3rd November 2022 *Ref - PP-11577425*

112 Highgate Hill, Highgate, London N6

- Relocation/replacement of 2 garden sheds
- Removal of concrete slabs forming paved area in the middle of the garden and break up and removal of asphalt beneath.
- Removal of small rockery and extension and repair of wall at patio level
- Creation of decked area with pergola



1. Introduction

1.1 This application relates to:

- (a) relocation/replacement of 2 garden sheds;
- (b) removal of concrete slabs forming paved area in the middle of the garden and break up and removal of asphalt beneath;
- (c) removal of small rockery and extension and repair of wall at patio level; and
- (d) creation of decked area with pergola.

(items (a) to (d) above, together the **Works**)

- 1.2 The Works will take place in the garden of 112 Highgate Hill which is a Grade 2 listed building within the Highgate Conservation Area.
- 1.3 Adjacent to the north west is Channing School. Adjacent to the south east is the garden of 108 Highgate Hill and the garden of 110 (flat 1) Highgate Hill.

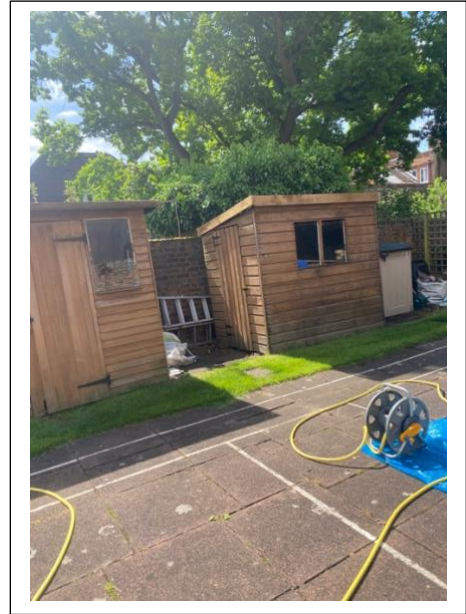
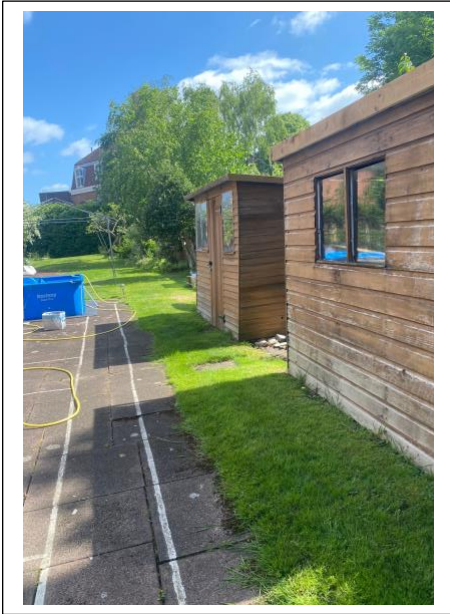
2. The Existing Site

- 2.1 The site is approximately 65 metres long and 12 metres wide (at its widest). It is used as a domestic garden for 112 Highgate Hill.
- 2.2 The site is currently occupied by 2 timber clad sheds that are used for storage of gardening equipment and garden furniture.

3. The Proposal

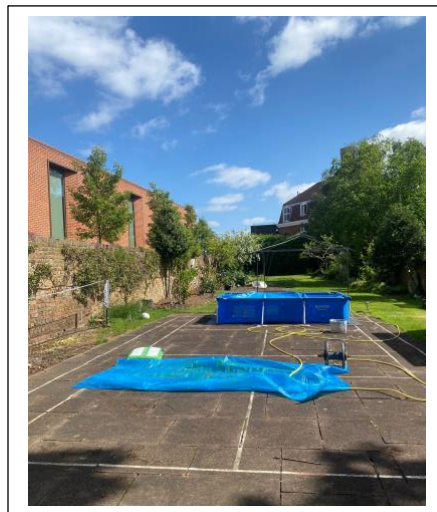
- 3.1 The existing sheds (currently located midway along the garden adjacent to the boundary wall with 108 Highgate Hill) will be relocated to the rear of the garden. Alternatively, if the existing sheds are too fragile to be successfully moved they will be demolished and 2 new timber clad sheds of similar size and design will be placed at the rear of the garden (see plans). The sheds will be screened using evergreen plants and some of the concrete paving taken up from the middle of the garden (see 3.2 below) will be used to pave the area

behind the screening. The relocated sheds or new sheds will be used exclusively for the storage of gardening equipment and garden furniture.



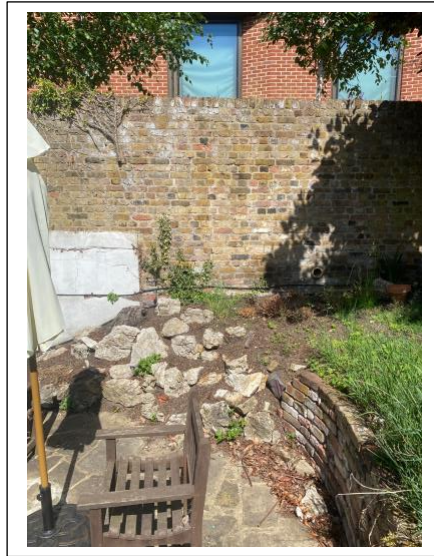
(sheds in existing location)

- 3.2 The area of concrete paving covering the middle of the garden will be taken up. Some of the paving will be re-purposed to pave the area at the rear of the garden where the sheds will be re-located. The asphalt under the paving will also be broken up and removed. In its place new lawn, plant beds and pathway will be laid (see plans).



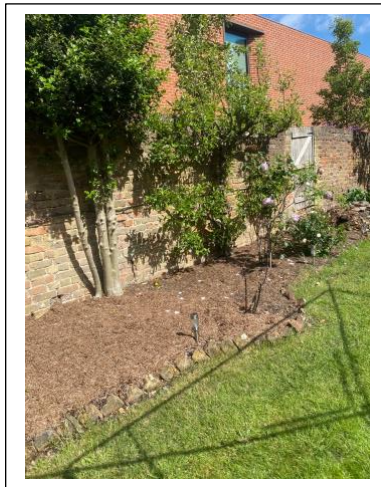
(Existing paved area)

- 3.3 The small rockery on the raised patio adjacent to the Channing School side of the garden will be removed and the wall that separates the raised patio from the lawn to the left hand side of the semi circular brick steps will be repaired and repointed and extended round to where the rockery was.



(Rockery with wall to the right)

- 3.4 A new decked area with simple pagoda will be constructed just before the side gate in the wall between Channing School and the garden. The decking will be of composite material and the pergola will be made from timber (see plans).



(location of decking and pagoda)

4. Access, Waste and Parking

Proposal does not affect access, waste or parking.

5. Trees

There are trees in the adjoining gardens but the Proposal does not include any excavation or deep foundations. The Proposal will not affect these trees either during the Works or once complete.

6. Conclusion

The proposal is minor in scale and in the case of the relocation of the sheds reduces their visibility. The relocation / replacement of the sheds and the other Works is in keeping with the scale of the grounds and area and will complement the extensive new planting for the garden.