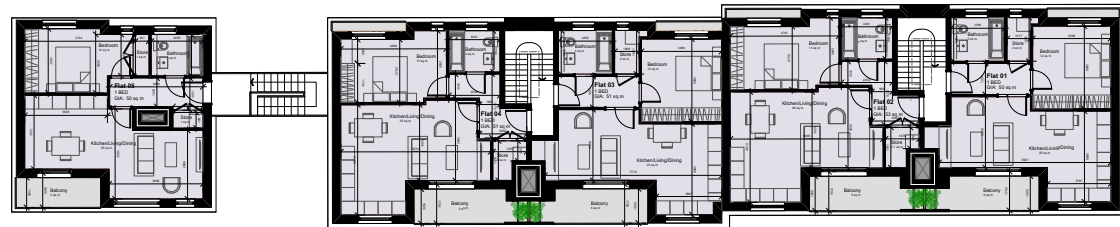


Profile Issue			
DESCRIPTION	BY	DATE	REV
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PLANNING HISTORY

-  Site Boundary
-  Existing Surrounding Properties
-  Application Building
-  North Block

- Approved under Application HGY/2021/2156
- Currently implemented
- Zinc clad extension over existing brick building to provide additional 5no. residential units.



NORTH BLOCK
THIRD FLOOR

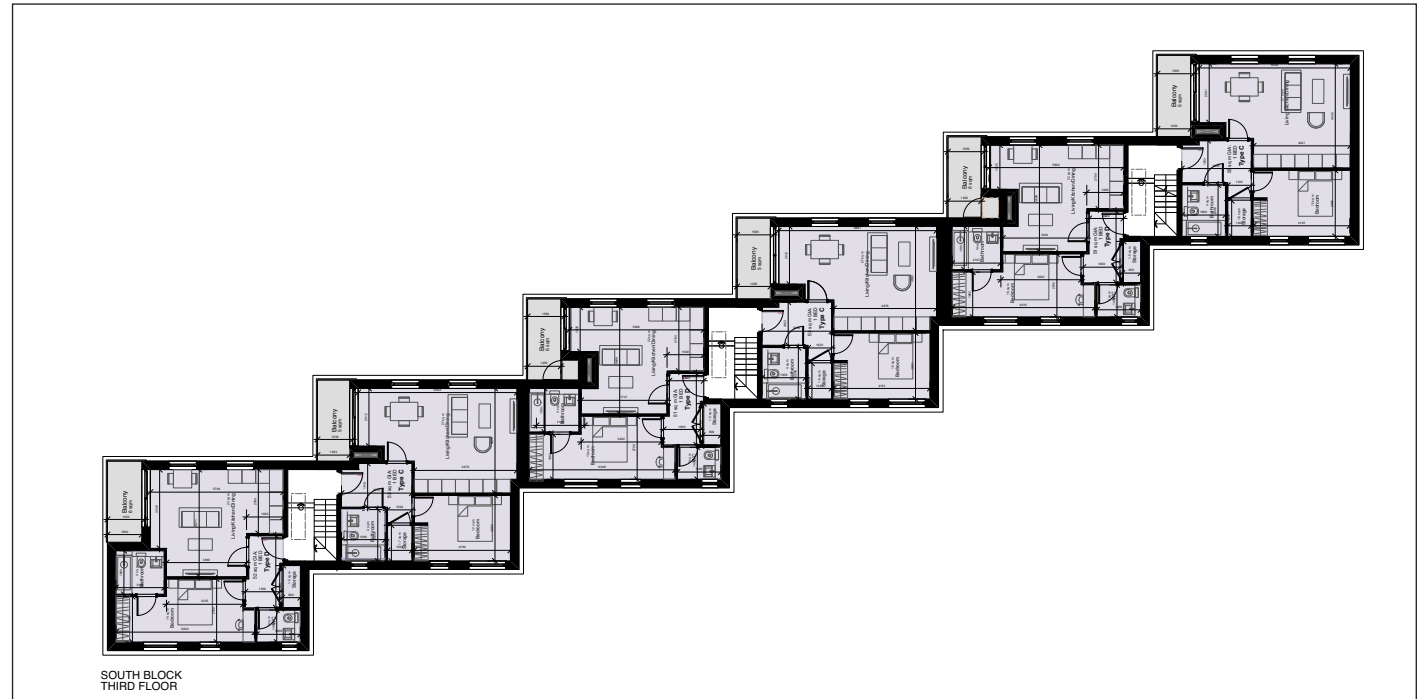


NORTH BLOCK
SOUTH ELEVATION

PLANNING HISTORY

- Site Boundary
- Existing Surrounding Properties
- 1 Application Building
- 3 South Block

- Approved under Application HGY/2021/2156
- Currently implemented
- Zinc clad extension over existing brick building to provide additional 6no. residential units.



PLANNING HISTORY

- Site Boundary
- Existing Surrounding Properties
- 1 Application Building
- 4 Estate Enhancement Scheme
 - Approved under Application HGY/2021/1288
 - Currently implemented
 - Includes provision of cycle storage, refuse storage, landscaping and general improvements to the public realm



O U T L I N E D E S I G N

Design, Scale and Massing

The proposed extension to the central block at Mansfield Heights seeks to provide additional, high quality residential accommodation to the site, with a design, scale and massing that sits comfortably within the context of the site and surrounding buildings.

In keeping with the approved proposals to the north and south block, the extension to the central block will remove the existing pitched slate roof, and replace it with a larger zinc roof space containing the additional residential units. The proposed roof extension will appear visually distinct from the original building fabric, without appearing overwhelming,

The proposed butterfly roof will create a dynamic form at high level whilst maximising the outlook from the new residential units above.

Layout

The layouts of the flats have been design with two main drivers. Firstly, as is covered in greater detail within the Outline Fire Safety Strategy Report, to comply with building regulations for buildings over 18m, and secondly to take advantage of the views enjoyed to the South West and North East of the site.

As the lobbies to the existing occupied floors of the building cannot be fundamentally changed, there is a limitation for the new units to fall within the regulations applicable to building under 18m, measured from external floor level to point of entrance. As such, the units have been designed as maisonettes, with the upper story forming an open mezzanine to the level below. This creates new units which comply with building regulations, are generous in size, and contain dynamic multi-level spaces.

Parking / Cycle Storage / Refuse

Alongside the extensions to the three buildings across the Mansfield Heights site, a full scheme of landscaping and amenity redevelopment has been approved under application ref HGY/2021/1288.

This approval significantly increases the provision of residential parking, provides electric vehicle parking, consolidates and increases the provision of refuse and recycling storage and significantly increases the provision of secure cycle parking. The above will be designated to the new residential dwellings on a management basis.

The approved landscaping scheme also provides vehicular access for a fire truck in the event of fire.

This approval has been implemented on the site.

CHARACTER FEATURES

Materiality

As with the two approved extensions, the proposed extensions will be constructed with standing seam zinc cladding across the walls and roof.

The monolithic nature of the zinc at high level provides an opportunity to create a dynamic roof massing. Where the north block is pitched, and the south block is trapezoidal, the tower elements will create a butterfly form, which best serves the amenity of the new dwellings within. Together the three additions will create three unique forms, with a clear relationship to each other. The single additional material used in each will show a clear rationale and will continue the shared identity of the three buildings within the wider site.

Folded zinc can be finely details around complex corner junctions, and be used to transition neatly around openings, gutters and windows, creating a high-quality appearance. The introduction of folded zinc to the otherwise conventional brick and slate material palette will enhance the appearance of the area significantly.

A view of the proposed massing in the context of the site can be seen at the end of this document.



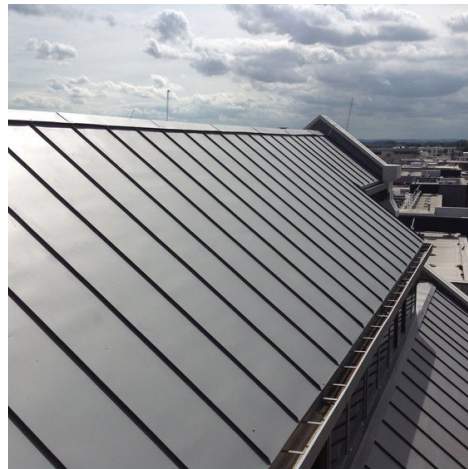
Zinc Cladding



Zinc Cladding



Zinc Cladding



Zinc Cladding



Zinc Cladding



Zinc Cladding

CHARACTER FEATURES

Access, Parking & Servicing

Approval for improved access, parking and servicing of the site has been achieved under Application HGY/2021/1288, and has now been implemented.

The approval rationalises the vehicular access to the site, provided; additional standard and electric charging parking space, consolidates and increases the capacity of cycle storage in a designated secure space, consolidates and improves refuse storage, and provides Sheffield stands for visitor cycle storage.

In addition the approved estate enhancement scheme provides improved landscaping, external lighting and seating space.

Sustainability

The proposed development seeks to provide two high quality new residential units in an efficient and sustainable manner.

The proposed extension maximises the full potential height which can be achieved with the current building core arrangement, thus representing the most efficient use of the embodied energy of the current building.

The proposed butterfly roof to the South façade will extend beyond the edge of the building to provide solar shading to living, dining and kitchen spaces.

Residential Amenity

Each of the residential units has a south west facing external residential amenity space. The amenity space is accessed from the living space on the upper floor mezzanine of each flat.

Residential amenity space overlooks the green space of Highgate Golf Club to the South West, and is sheltered from excessive glare by an overhanging section of roof canopy.

As evidenced by the Interior Daylight Analysis report (Page 4) submitted with this application, the design and aspect of the proposed extension provides that all rooms meet 100% compliance with the ADF, NSL & depth criteria with respect to daylighting.

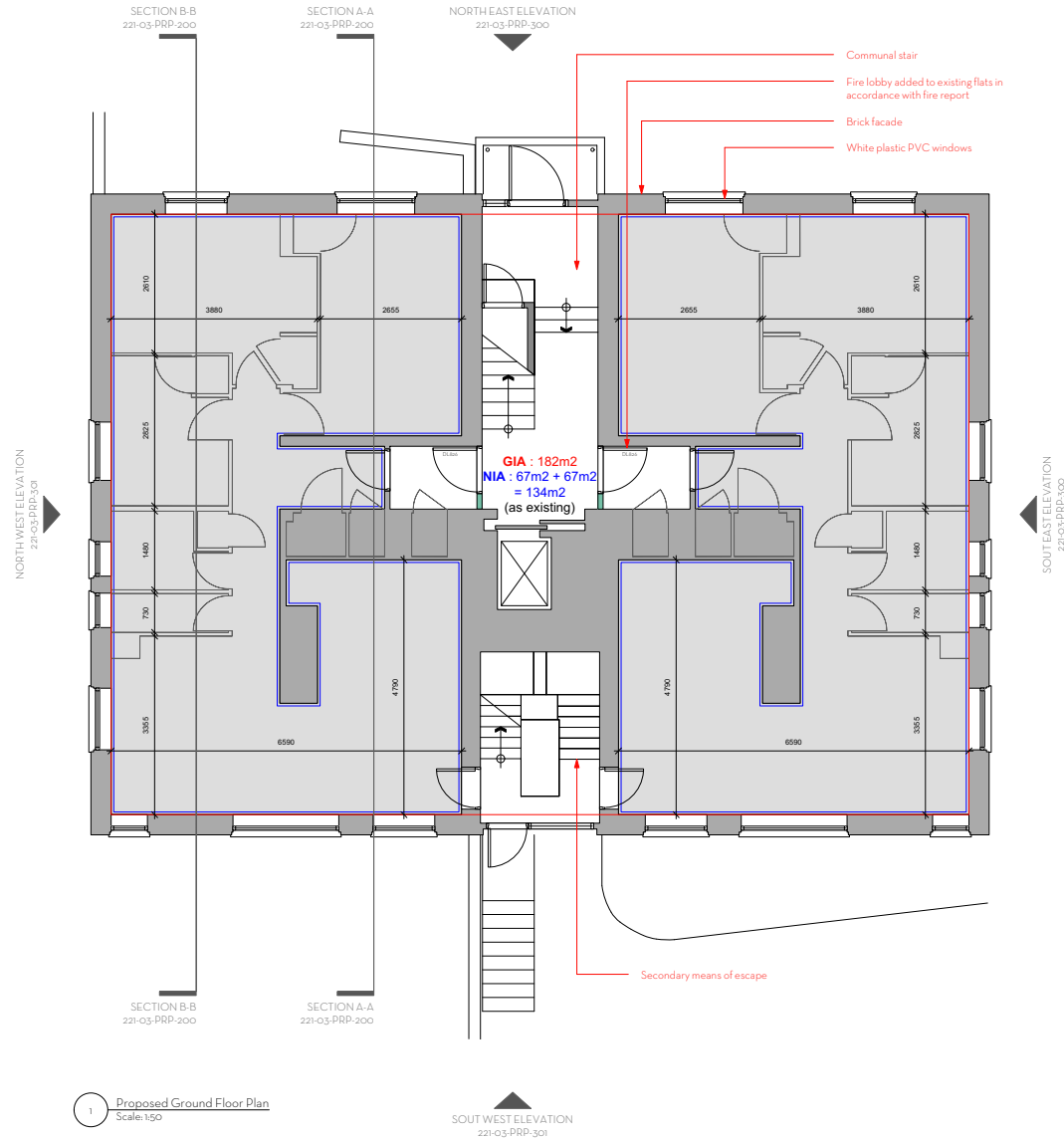
All habitable rooms are also sized in full compliance with The London Plan.

MANSFIELD HEIGHTS - PROPOSED AREA SCHEDULE

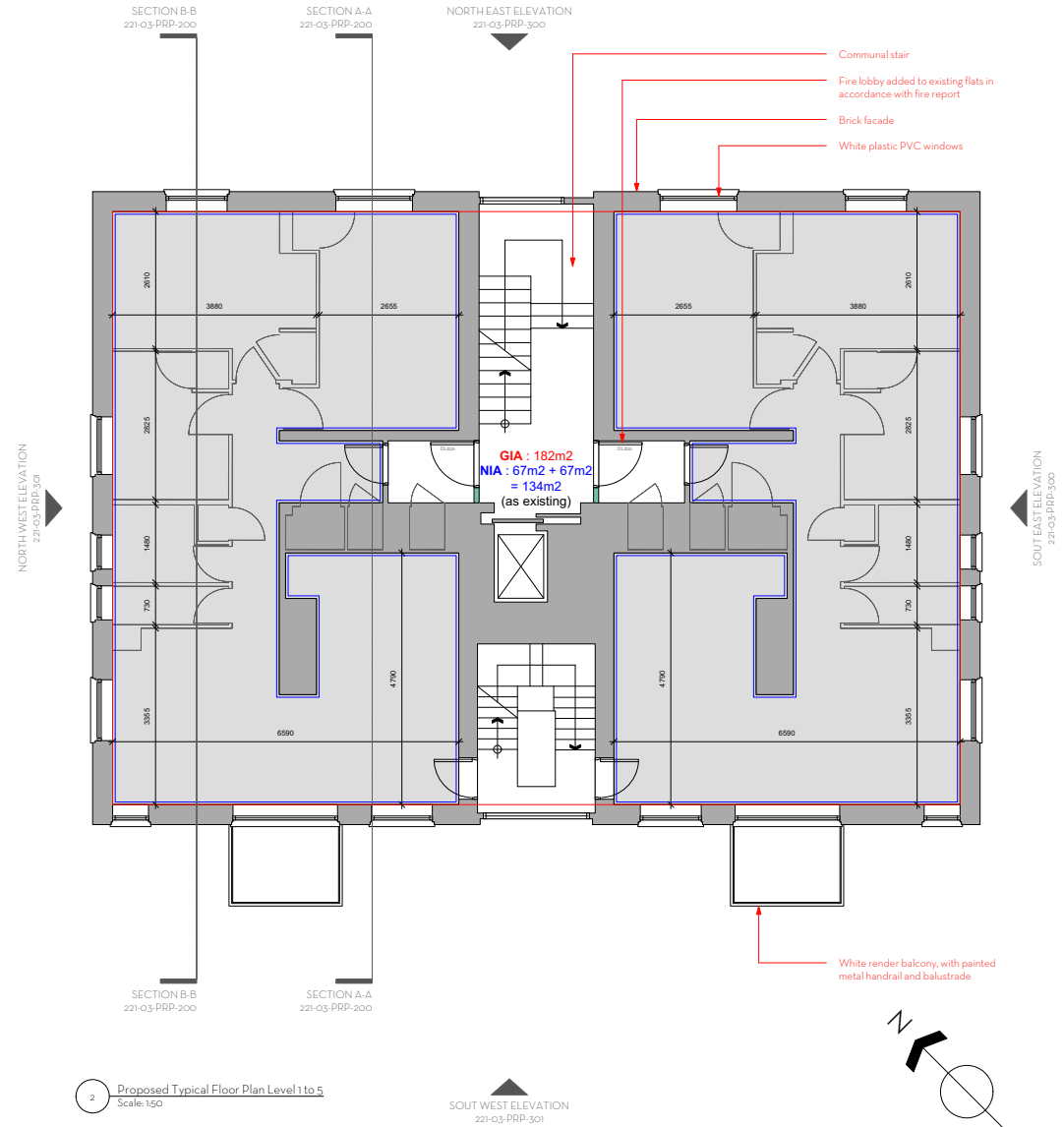
	GIA	
	m2	ft2
6th Floor	187	2013
7th Floor	174	1873

	NIA							
	6th Floor		7th Floor		Total		Amenity Space	
	m2	ft2	m2	ft2	m2	ft2	m2	ft2
FLAT 01	76	818	34	366	110	1184	6	65
FLAT 02	76	818	34	366	110	1184	6	65

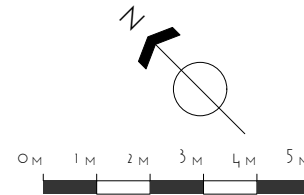
P R O P O S E D D R A W I N G S



1 Proposed Ground Floor Plan
Scale: 1:50



2 Proposed Typical Floor Plan Level 1 to 5
Scale: 1:50



PRELIMINARY

MANSFIELD HEIGHTS - TOWER

PROPOSED FLOOR PLANS 00

PROJECT Mansfield Heights - Tower
DRAWING Mansfield Heights, London N2 ONLY
CLIENT
AUTHOR JA
DATE 03.05.22 SCALE 1:50 @ A1
DRAWING 221-03-PRP-100-01

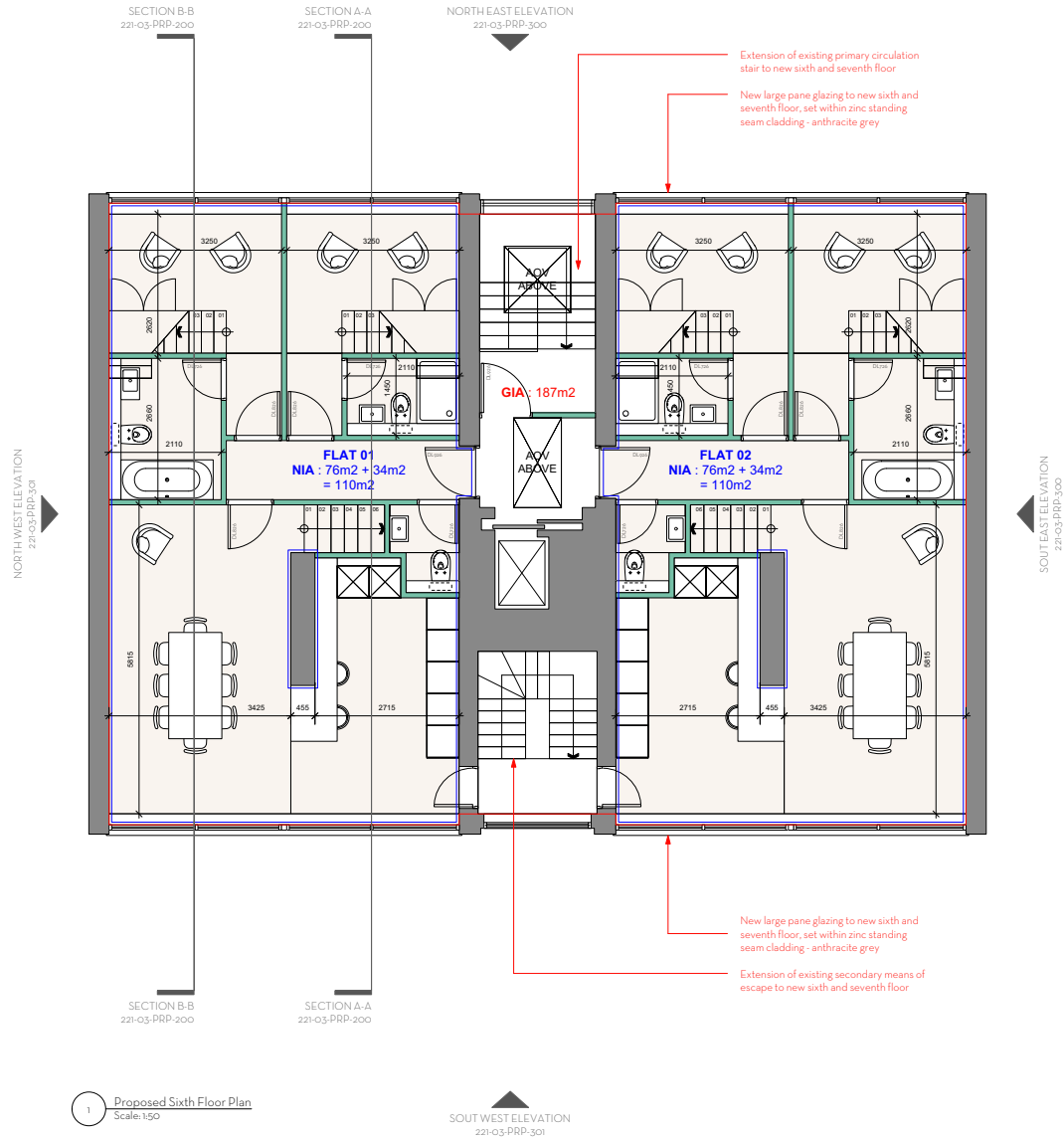
ARCHITECTURE
DESIGN
MUTINY
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Rev	By	Date	Rev

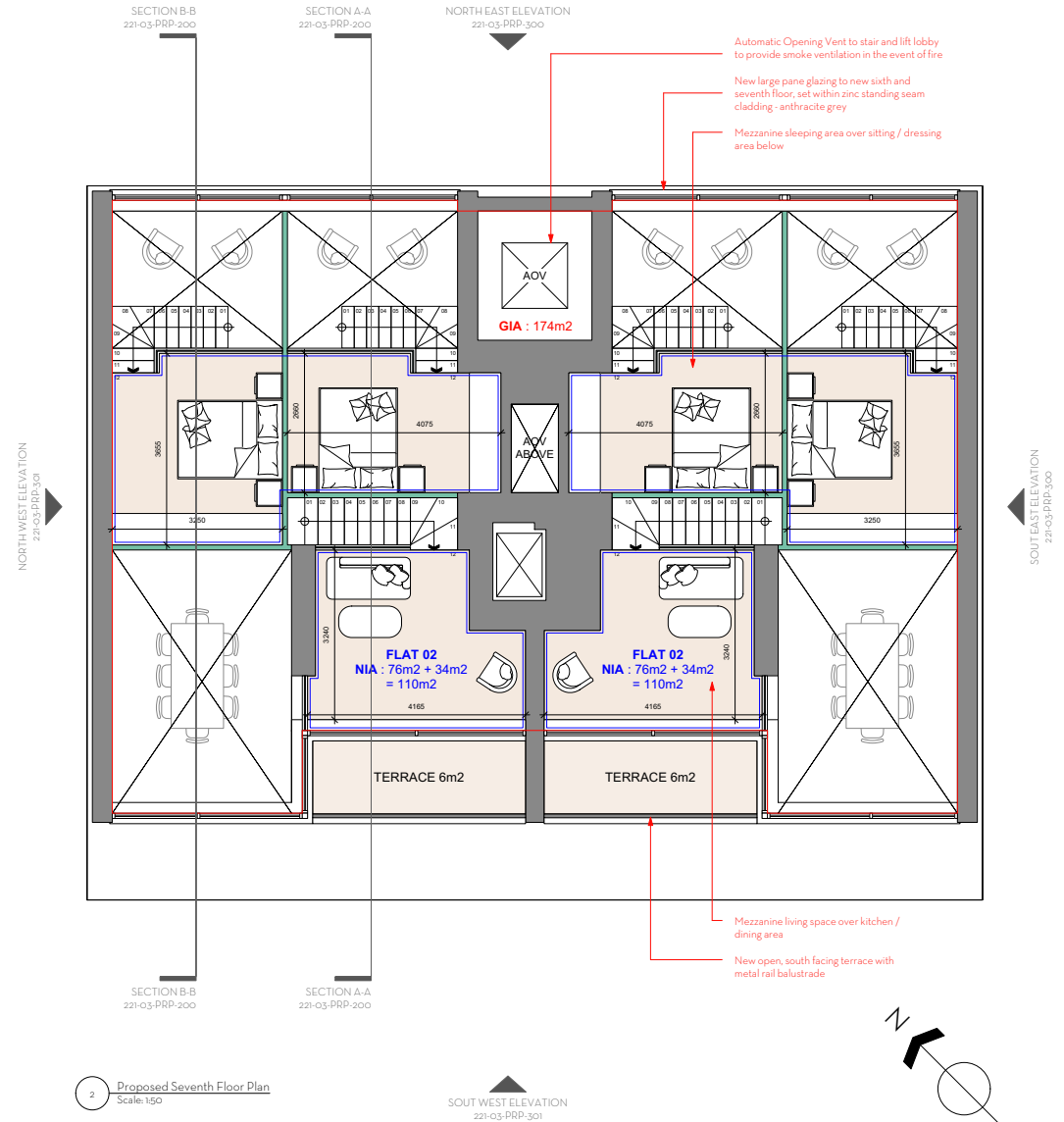
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All dimensions to be checked on site.
All drawings to be read in conjunction with the Structural Engineer's drawings.

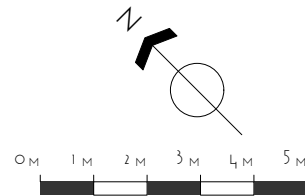
PROPOSED DRAWINGS



1 Proposed Sixth Floor Plan
Scale: 1:50



2 Proposed Seventh Floor Plan
Scale: 1:50



MANSFIELD HEIGHTS - TOWER

PROPOSED FLOOR PLANS of

PROJECT	Mansfield Heights - Tower		
ADDRESS	Mansfield Heights, London N2 0NY		
CLIENT	x		
AUTHOR	JA		
DATE	03.05.22	SCALE	1:50 @ A1
DRAWING	221-03-PRP-101-01		

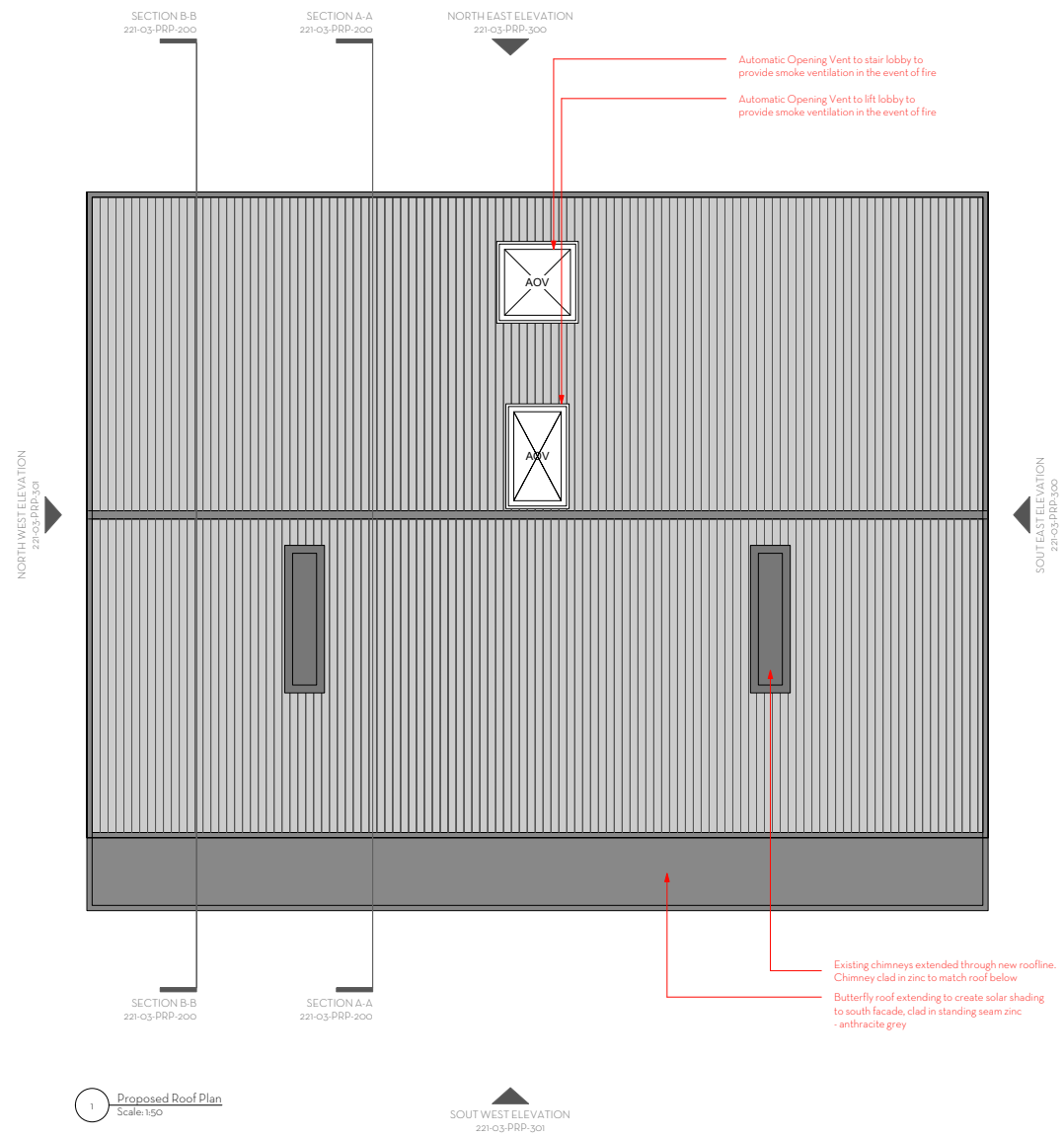
ARCHITECTURE
DESIGN
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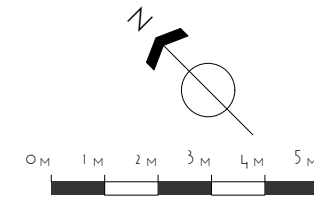
Profile Issue			
DESCRIPTION	BY	DATE	REV

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P R O P O S E D D R A W I N G S



1 Proposed Roof Plan
Scale: 1:50



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MANSFIELD HEIGHTS - TOWER

PROPOSED FLOOR PLANS 02

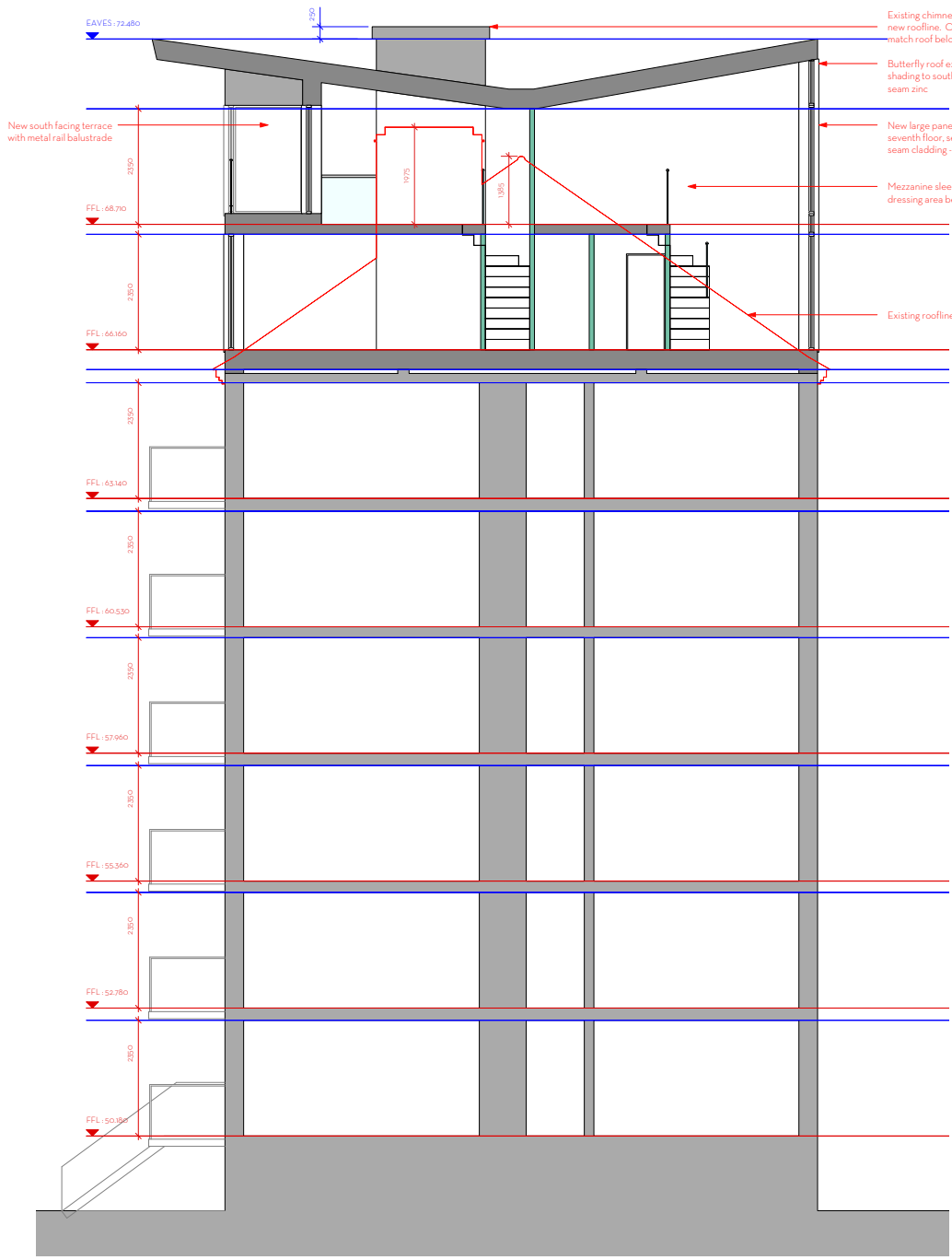
PROJECT	Mansfield Heights - Tower
REVISION	Mansfield Heights, London N2 ONLY
CLIENT	*
SURVIVOR	JA
DATE	03.05.22
SCALE	1:50 @ A1
DRAWING	221-03-EXT-102-01

ARCHITECTURE
DESIGN
MUTINY

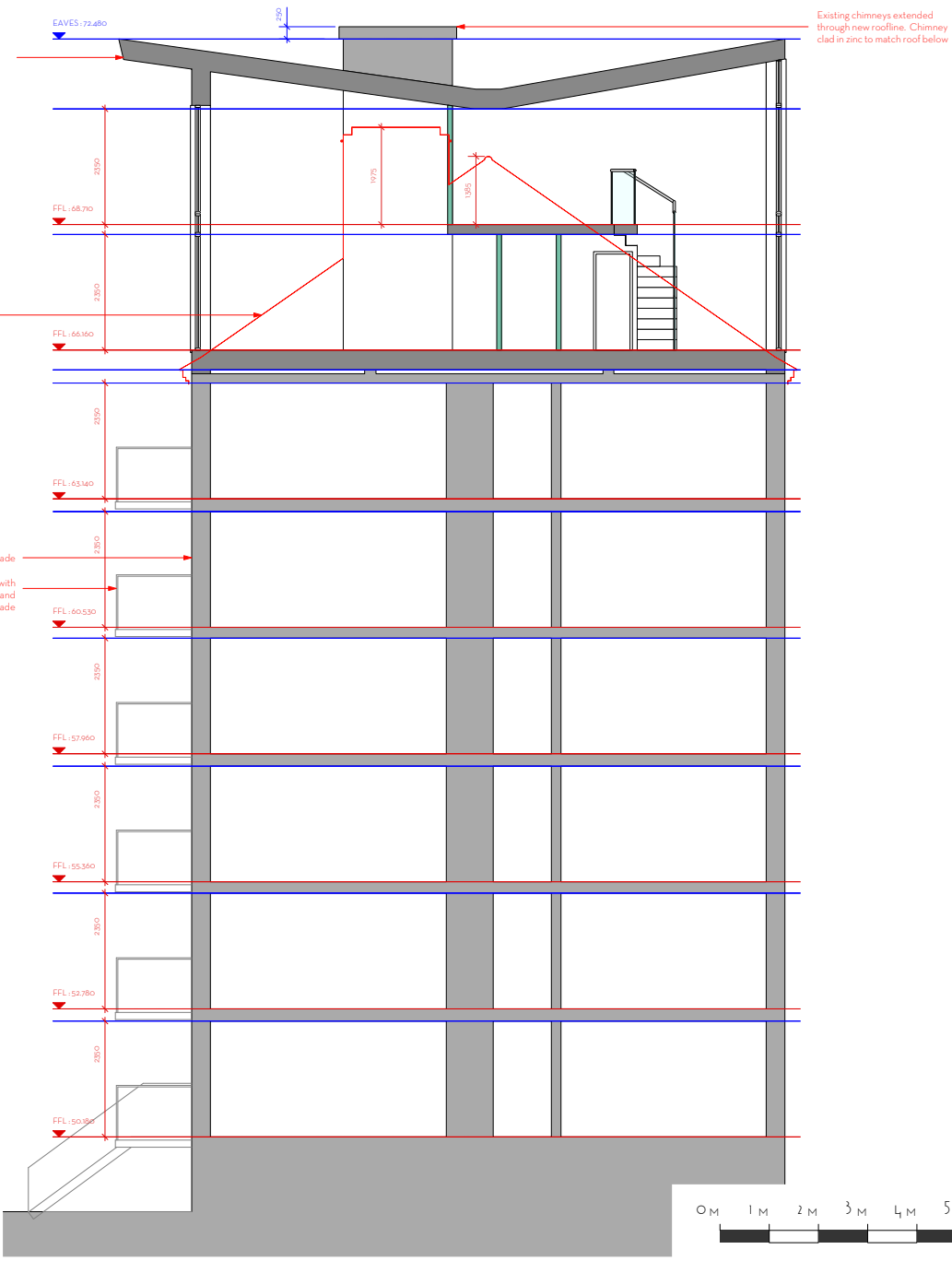
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1 Proposed Section AA
Scale: 1:50



2 Proposed Section BB
Scale: 1:50

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MANSFIELD HEIGHTS - TOWER

PROPOSED SECTION AA & BB

PROJECT	Mansfield Heights - Tower
REVISION	Mansfield Heights, London N2 ONY
CLIENT	*
AUTHOR	JA
DATE	03.05.22
DRAWING	221-03-PRP-200-01

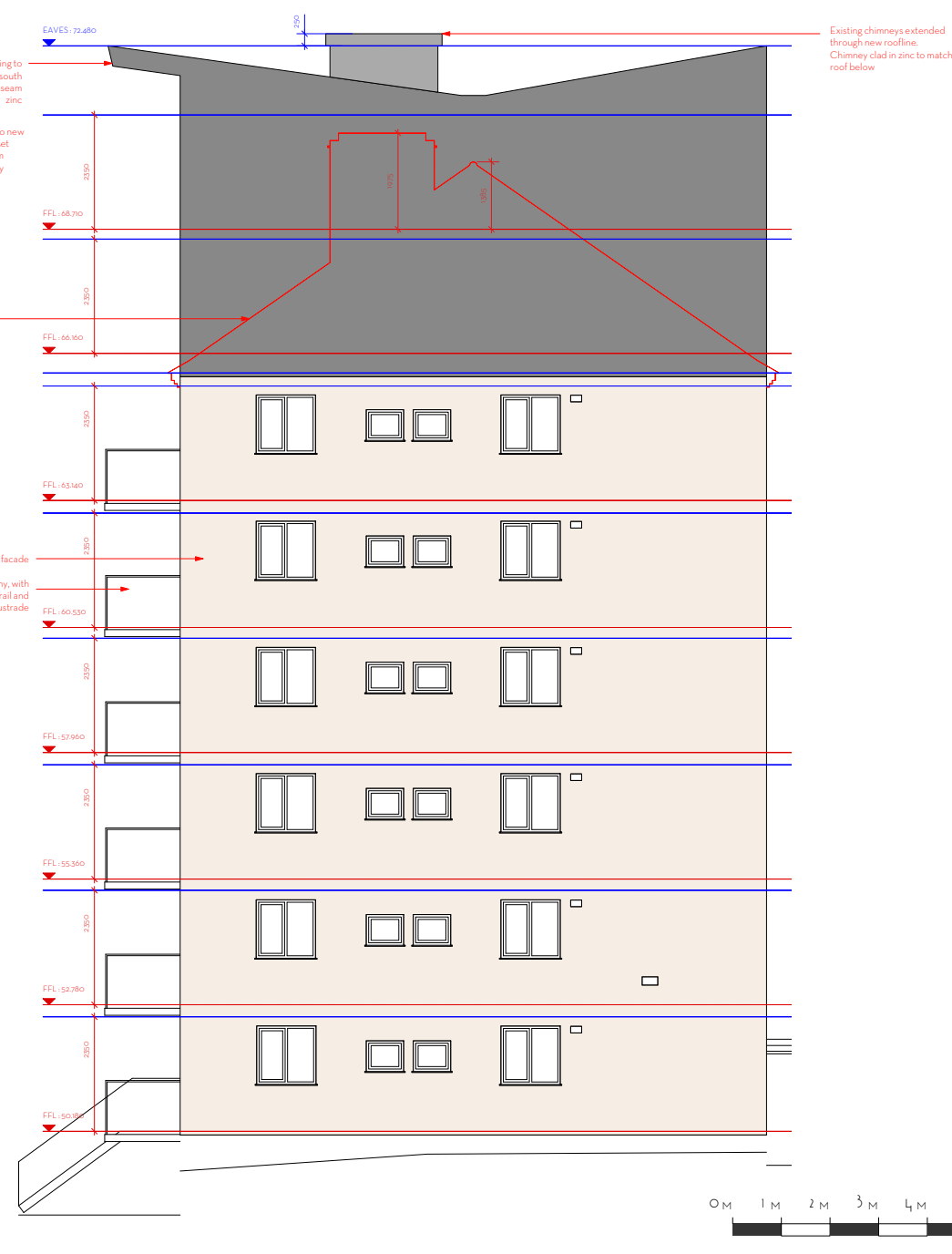
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PRELIMINARY				
Project Name				
Client				
Architect				
Structural Engineer				
MEP Engineer				
Other				
DATE				
REV				



1 Proposed North East Elevation
Scale: 1:50



2 Proposed South East Elevation
Scale: 1:50

MANSFIELD HEIGHTS - TOWER

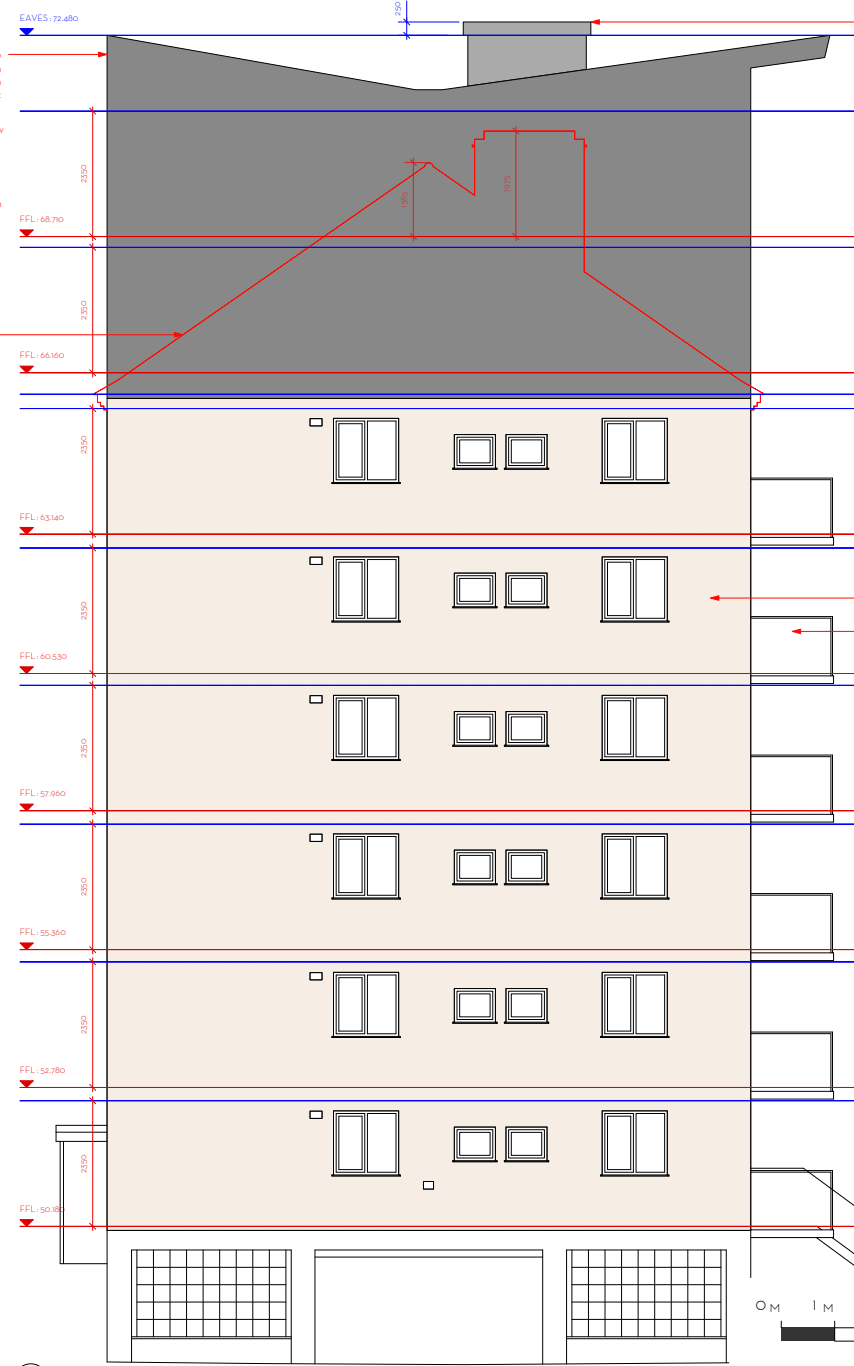
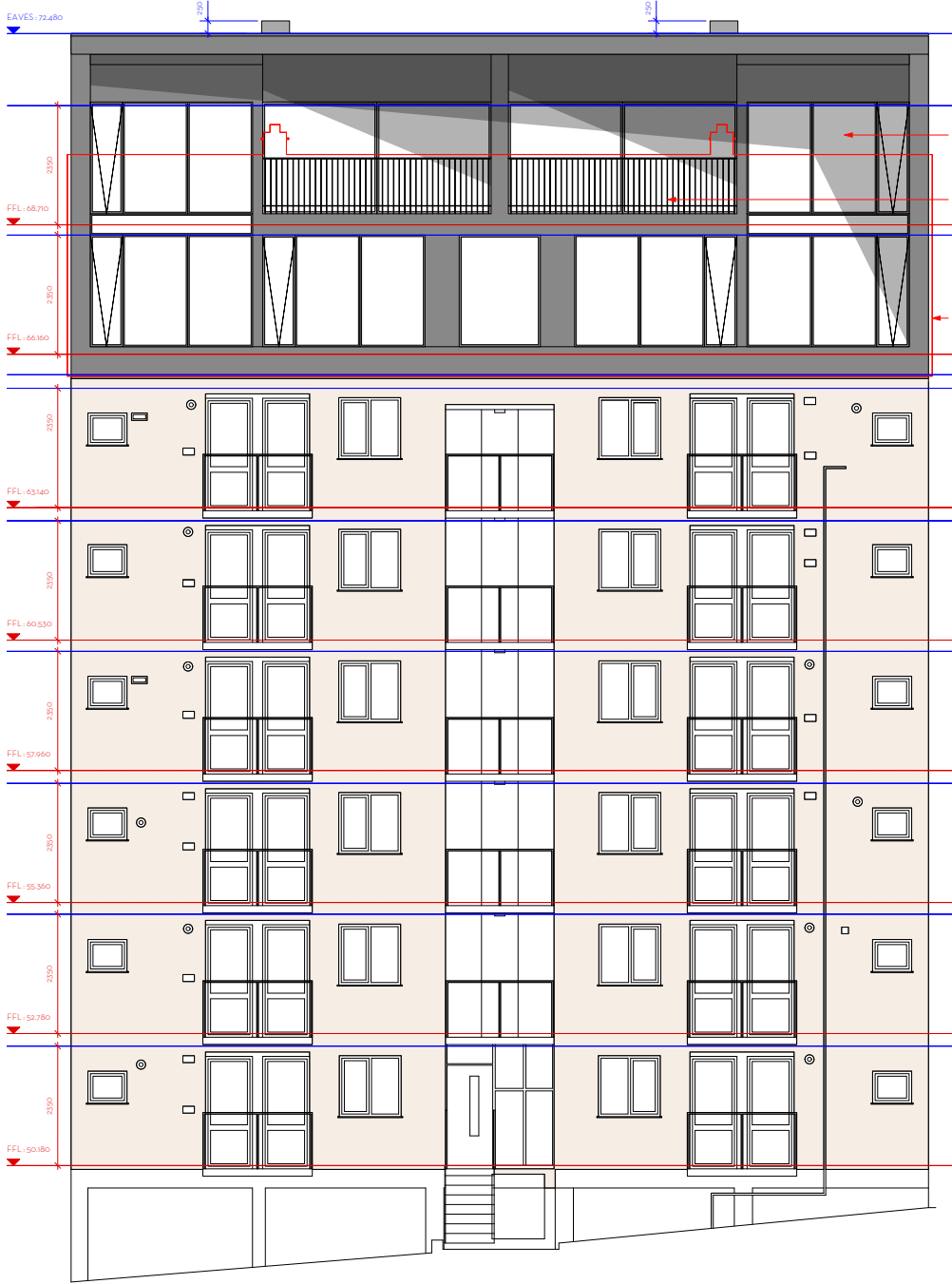
PROPOSED ELEVATIONS 00

PROJECT	Mansfield Heights - Tower
DESIGNER	Mansfield Heights, London N2 0NY
CLIENT	+
AUTHOR	JA
DATE	03.05.22
SCALE	1:50 @ A1
DRAWING	221-03-PRP-300-01

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PRELIMINARY

MANSFIELD HEIGHTS - TOWER

PROPOSED ELEVATIONS 01

PROJECT	Mansfield Heights - Tower
ADDRESS	Mansfield Heights, London N2 0NY
CLIENT	*
AUTHOR	JA
DATE	03.05.22
SCALE	1:50 @ A1
DRAWING	221-03-PRP-301-01



Project Name					
Client					
Architect					
Structural Engineer					
MEP Engineer					
Other					
Discipline					
Rev					
Date					
By					
Check					
Appr					

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