
DESIGN AND ACCESS STATEMENT

PRIVATE CLIENT. - ROUND HILL - SECURITY LODGE



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INTRODUCTION

The Following Design and Access Statement has been prepared in support of a planning application for the erection of a new security outbuilding within the curtilage of Round Hill, Compton Avenue, London, N6 4LB. This document has been prepared by Ascot Design on behalf of our client.

To be read in conjunction with the associated planning documents.

Our Clients Mr and Mrs Sloutsker have acquired the property, set within Highgate conservation area. They would like to introduce a Security lodge of high quality contemporary design, which will enhance the local character.

The Existing Site & House

A grand residence set within the curtilage of Round Hill, replacing previously a 1920's house. The current classical residence had been designed by Adam Architecture. Traditional material palettes of stone and brick. The existing appearance massing is of extreme grandeur and complexity of palladian architectural details, implementing pediment, columns and highly detailed stone craftsmanship.



Fig. 1 Site Location Plan
(Not to scale)

SITE



The Proposed Security Lodge is drastically smaller than the immediate built environment on site, as well as within the surrounding context. Located within an affluent area, between highgate golf club and hampsted heath. Compton avenue is a private street, surrounded by a patchwork of woodland.

Fig. 2 Site Aerial View
(Courtesy of Google Maps)



Fig. 3 Existing residence, designed by Nigel Anderson, Adam Architecture

PLANNING HISTORY

HGY/ 2014/3126, Tree works to include various works to various trees.
Grant permission, Decision date: 20/01/2015

HGY/ 2014/3473, Variation of condition following grant of planning permission HGY/2013/0807 to amended scheme submitted to allow provision for below ground structure to incorporate additional car parking via mechanical car lift.
Grant permission, Decision date: 04/02/2015

HGY/ 2015/1307, Approval of details pursuant to condition 4 (levels on site) attached to planning permission HGY/2008/0503
Grant permission, Decision date: 30/06/2015

HGY/ 2015/1308, Approval of details pursuant to condition 5 (hard landscaping scheme) attached to planning permission HGY/2008/0503
Grant permission, Decision date: 30/06/2015

HGY/ 2015/1309, Approval of details pursuant to condition 11 (planting scheme) attached to planning permission HGY/2008/0503
Grant permission, Decision date: 30/06/2015

HGY/ 2018/0959, Approval of details pursuant to condition 3 (Method of Construction Statement) attached to planning permission HGY/2014/3473
Grant permission, Decision date: 22/05/2018

Planning policies -

Conservation area: Located in the Highgate conservation area.

SO2.3 To increase local prosperity, achieved in part through ongoing dialogue between local businesses and residents
SO2.4 To attract, maintain and enhance employment
SO5.3 To mitigate the effect of building works on neighbours
SO5.4 To maintain the sense of Highgate as a green village
SO5.5 To ensure that new development proposals are sustainable

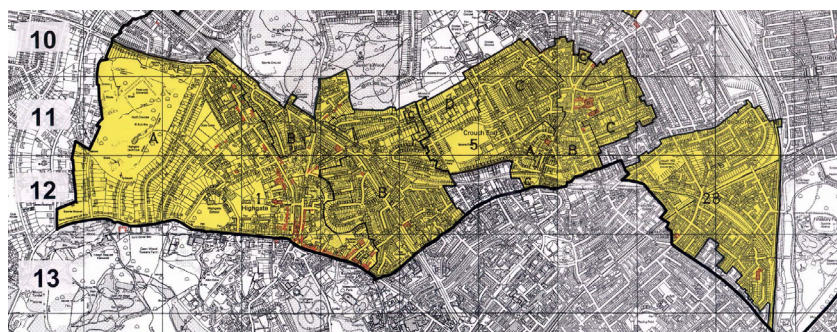


Fig. 4: Haringey Conservation area - part plan.
Round Hill falls within the Highgate Conservation area.

PROPOSED DESIGN

Interior Proposed Design:

The proposed design aims to enhance the security of this substantial residence by providing this facility, within the curtilage of the site. Enhancing views to the main entrance, through a corner detailed window enhancing the function and purpose of the proposal. The interior programme will offer comfortable facilities and a small kitchenette, with running water. Storage will also be a key function within the space.

The footprint of the security lodge is small at 5100 mm x 3800 mm with a height of 2800 mm. This will allow ample facility for the occupants. The Proposed space will provide generous natural lighting by the glazed corner detail, enhancing the functionality of the space.

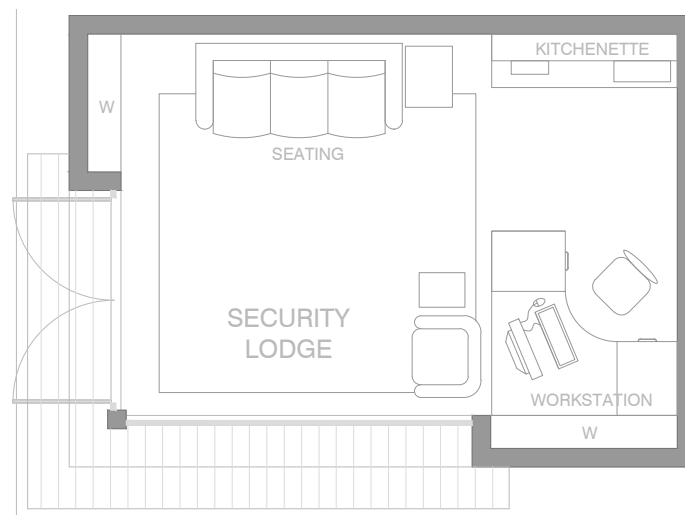


Fig. 5: Security Lodge Floor plan

PROPOSED DESIGN

Exterior Design

The palette of materials proposed for the security lodge will include high quality timber facade, and flooring. White rendered interior walls enhance the spatial quality and overall aesthetic for a clean yet minimal design. The corner glazing details will encompass dark aluminium framing for both the double door and fixed pane systems which harmonise with visually against timber.

The design presents a minimalist contemporary aesthetic. Set within the curtilage of a site with many trees and other foliage, a timber design will enhance the natural woodland. The size and scale of the design is also greatly subservient to the existing built environment. The Lodge will only just become visible from the street due to the existing security fencing along the north western boundary of the site.



Fig. 6: North Elevation



Fig. 7: West Elevation

PROPOSED DESIGN

Foundations:

Utilising ground screws to drastically minimise root damage, there are various length/s of screws available those used depend on the load requirements And ground conditions where the screws are to be installed.

The existing tree will become protected with a combination of palisade wooden fencing and bubble-wrap during construction. The ground screw installation process requires no heavy equipment thus avoiding any unnecessary soil compaction.

By Designing the Security lodge, with materials of minimal impact to its environment and sustainable materiality. The proposed development is robust yet easily reversible without damage to the existing ecology. Allowing a sustainable building lifecycle, ultimately recycled, after careful disuse and dismantle.



Adapterscrew SGP 1200

Length: 1200 mm

External Ø screw: 67 mm

Pressure (Rd.c): 6 kN

Tug(Rd.t): 4,5 kN

Horizontal (Rd.h): 2,5 kN

Material: Steel – ISO 630Fe360A

Surface: Galvanized to DIN EN ISO 1461

Fig. 8: Ground Screw non-distruptive foundation technique

CONCLUSION

To conclude, the overall scale and massing of the proposed security lodge will be greatly subservient to the existing consented application. Enhancing greatly the functional value of a detached security lodge, beside the main entrance to the residence. The proposed presence of the security lodge will be minimal from the adjacent street, providing minimal visual impact onto the existing context of large private residences. The specific location of the site and building placement, situated the end of the Compton Avenue will prevent any views from the public realm.

The minimal, contemporary design takes materiality as prominence, with high quality timber detailing on the exterior facade, and flooring. The design will enhance the existing context through its heavily wooded surroundings. Improving with age as the timber weathers silver to provide a sophisticated design, matching to a similar palette to compliment the existing classical stone details. The corner detail will offer an abundance of light, improving the quality of the space.

The placement of the studio will also hide the functional side profile of the garage, fulfilling the elevation across the width of the site. Despite being located within the tree root protection area of the existing oak tree, the application of ground screws as a foundation technique will dramatically reduce any potential damage to roots. Preventing the application of heavy machinery within this zone and compaction of top soil will also protect the tree from construction.

In summary, applying sustainable materials and processes, the proposed development enhances the local character, coinciding with the Highgate local plan. With minimal impact to existing ecology, the robust design and detailing will ensure a long life, and comfortable environment, easily reversible at the end of the buildings life cycle as a sustainable structure.
