



HISTORY

KINGSLEY PLACE

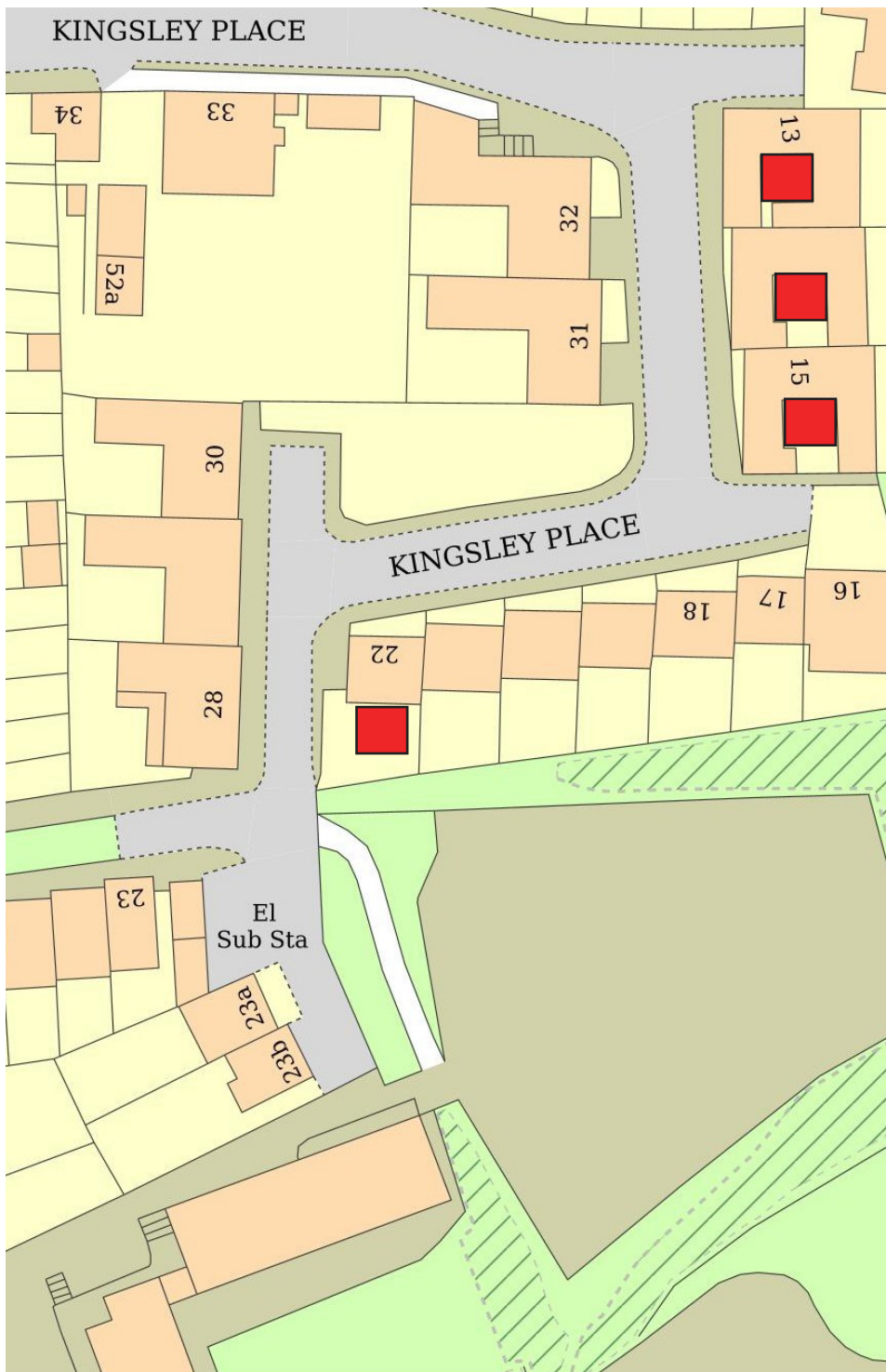
Kingsley Place is a housing development on a sloping site within the Highgate conservation area. There are four types of houses in total. The arrangement of terraces around cul-de-sacs with no through traffic means the area is very quiet and unexpectedly suburban in character.

The yellow brick is similar to that used in the Georgian buildings in Highgate. The modern appearance is achieved primarily by the flat roofs but also by the concrete and dark-stained wood horizontal bands that articulate each floor. The individual houses are demarcated by being offset from each other slightly which also prevents the front facade of the terrace from being a single unbroken flat plane. The window frames are painted white but the arrangement is unusual and asymmetrical with windows of varying width spanning the full height from floor to ceiling.

The development was designed by the Innovative Cooperative Design Practice, The Architects Co-Partnership and won a housing design award in 1968.

Kingsley Place is a classic example of well designed and conceived urban housing which has been carefully maintained and preserved as a holistic set piece,

There are no proposed changes to the public facades of No 22 apart from restoring the original concrete boardmarked horizontal floor banding to its original unpainted condition.



22 KINGSLEY PLACE

LOCATION

No 22 is located at the Western end of the terrace of 7 Houses which step down the sloping street of Kingsley place, This is further emphasised by the stepped echelon plan.

This stepped plan articulates each house as separate and allows for an increased depth from the street for the car parking garage.

The South facing private gardens steps down the sloped landscape to the rear affording added privacy within each garden.

The gardens of no 22 and No 16 are considerably larger due to their unique end conditions.

NEW COURTYARD GARDEN

The rear extension to No 22 proposes that the rear garden be reconfigured as an intimate courtyard space, as a low maintenance outdoor room which will be of scale similar to the other courtyard houses 13-15 Kingsley Place.

The boundary to No 21 is retained as a close boarded fence and would be planted with low profile shrubs to give privacy and to visually soften this edge. The two flanks of the new rear extension are set back from the boundary by 900mm to reduce the impact on the adjoining garden and to avoid any overshadowing.

22 KINGSLEY PLACE

A HOUSE FOR SENIOR URBAN LIVING

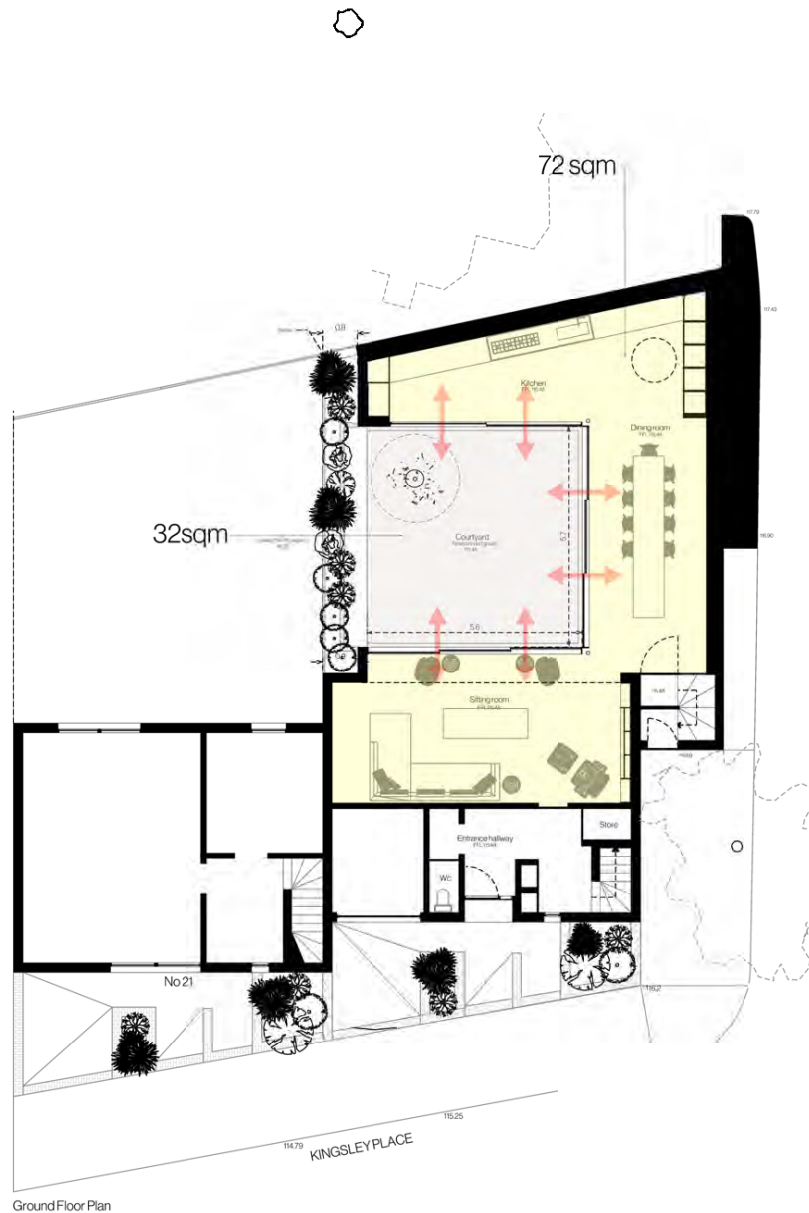
Courtyard garden

The driving idea behind the proposal for the rear extension to No 22 is a sense that the design, whilst suitable for the demographics of the 1960s London needs to allow for the dynamic and changing demands of C21st living

In line with contemporary living patterns and modes of use the proposal looks to maximise the ground floor living spaces to accommodate an extended family periodically and a desire to visually and experientially integrate the primary living spaces with the outdoor courtyard.

The proposed courtyard garden is conceived as a new outdoor room which is defined on three sides by an enfilade of living spaces which can all easily open up to the new courtyard.

This would provide a ground floor of around 70sqm of with a 32sqm courtyard garden, with the glazed screens fully opened the kitchen dining and sitting room spaces would be, in the summertime essentially covered outdoor spaces working in tandem with the courtyard garden.



22 KINGSLEY PLACE

MATERIALS

The existing palette of materials of brick and exposed concrete would be used for the walls and roof fascia of the proposed extension.

The new Southern boundary wall would be stitched into the existing Western boundary wall to the street, and match the brickwork pointing and coping detail.

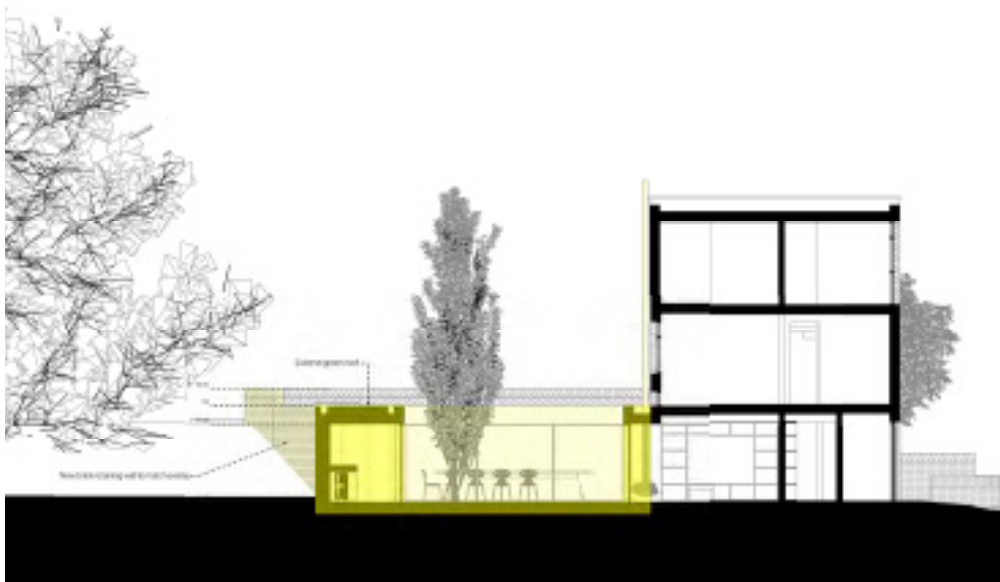
The inner courtyard facade would be almost entirely glass and would be triple glazed high performance glazing within powder coated aluminium (dark grey) framing.

The fascia would be cast, board marked, grey concrete to match the existing floor banding of the main house.

The flat roof of the extension would be a dark grey single ply membrane with propriety gutter guards to contain an intensively planted green roof.

The new green roof would act both as a means of mitigating against the loss of garden space and additional footprint proposed by providing a visually green and biodiverse habitat aswell as a way of slowing the rain-water run off into the mains sewer. (SUDS)

The new couyrtuard would be formed using naturally free draining materials and surfaces.





View from sitting room to courtyard



View from dining room to courtyard



View from kitchen to courtyard



View from sitting room to courtyard