

SUMMIT HOUSE, HIGHGATE

DESIGN AND ACCESS STATEMENT

JUNE 2025

STEPHEN TAYLOR ARCHITECTS

0.1
Contents

1.0 Introduction

1.1	Design & Access Statement	3
1.2	Introduction	3
1.3	Site Location Plan	4
1.4	Local Area	5
1.5	Site Photos	6
1.6	Highgate Conservation Area	8
1.7	Characteristics of the Conservation Area	9
1.8	Planning Context	10

2.0 Proposal

2.1	Concept	11
2.2	Amenity Space - Landscaping	12
2.3	Amenity Space - Roof Terrace	13
2.4	Appearance	14

3.0 Summary

3.1	Conclusion	15

1.0
Introduction

1.1 Design & Access Statement

This document of drawings and images supports the household application for 40 Highgate West Hill, N6 6LS, submitted by Stephen Taylor Architects acting as agent.

Planning is sought for landscape alterations to the courtyard and the creation of rooftop amenity space.

1.2 Introduction

40 Highgate W. Hill is a two storey (plus basement) ornate red brick building in a neo-Queen Anne style, dating from 1898. Formerly the historic Fox and Crown Public House, this property - also known as The Summit - was later converted to a health centre with a mixture of both serviced offices and medical consultancy rooms. The building now has the designated use as a dwelling.

Summit House falls within the Highgate Conservation Area. However, Summit House is not a listed building.

This home is set back from the road and has full dormers and an unusual configuration of windows. It has an elaborate front boundary treatment including cast-iron gates. Within its curtilage, to the south, is a late 20th century two-storey mews development, Nos 38 a, b & c Highgate West Hill.

1.3 Site Location Plan



Existing Site Location Plan

1.4 Local Area

The site is located on Highgate West Hill, amongst buildings dating from the early 18th to 20th centuries, predominantly Georgian and Victorian residential properties. The street consists of semi-detached houses, terraced houses, and detached properties, typically two to three storeys with basements. Most buildings feature mansard or pitched roofs with slate covering.

Construction materials are primarily London stock brick and red brick, with stucco rendering commonly applied to ground floors. Architectural features include sash windows with gauged brick flat arches, rusticated quoins, dentil courses, and classical door cases with Doric or Corinthian pilasters.

The street demonstrates consistent scale and materials while accommodating varied architectural periods and building types within the conservation area framework.



Aerial View from Google Earth looking North across the site

1.5 Site Photos



A. Looking down Highgate West Hill



B. The Summit from across Highgate West Hill



Viewpoint locations



C. The Summit’s south facade



D. From the driveway to the Nos 38 a,b,c

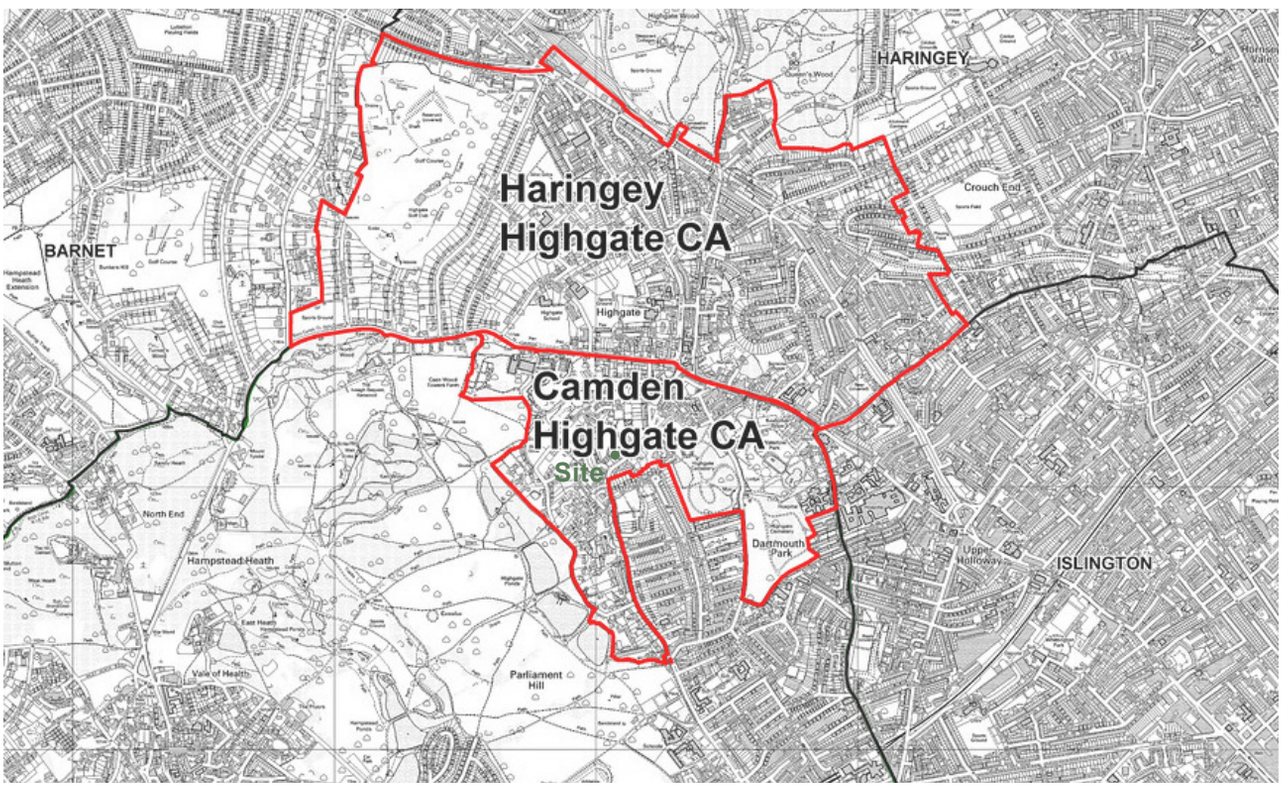


E. The higher level allotment to the north side



F. The east elevation towards Highgate W Hill

1.6 Highgate Conservation Area



Highgate Conservation Area LBC-LBH boundaries highlighted in red. Site marked in blue. Image extracted from Camden Council Highgate Conservation Area appraisal and management strategy

The Highgate Conservation Area encompasses a historic village situated on elevated ground in north London, now spanning across Camden, Haringey and Islington boroughs. Designated in 1968 and extended in 1978 and 1992, the area preserves buildings predominantly from the 18th and 19th centuries, though earlier medieval structures may exist within later buildings.

The conservation area centres on the historic High Street with small-scale houses, traditional shops, and an open square marking the original pond site. The village core is surrounded by large historic houses from the 17th to 20th centuries, with imposing properties set in landscaped gardens on the southern-facing hill slopes.

The western boundary adjoins Hampstead Heath's Metropolitan Open Land, contributing to the area's rural character and providing wide-reaching views south across London to Crystal Palace and the North Downs.

1.7 Characteristics of the Conservation Area

The Highgate Conservation Area is characterised by extensive green spaces including Hampstead Heath, Highgate Cemetery, Waterlow Park, South Grove reservoir, and Fitzroy Park allotments, as well as large concealed private gardens forming a distinctive element of the area's character.

"The Highgate Conservation Area, in particular, enjoys a wealth of open spaces and green surroundings. Lanes and farm names live on alongside open areas of allotments and parks, Hampstead Heath, Highgate Cemetery, Waterlow Park, South Grove reservoir, Fitzroy Park allotments and the many large gardens contribute to the informal landscape setting and rural atmosphere which is an important part of the Conservation Area character."

- p.5 Highgate Conservation Area Appraisal and Management Proposals (Camden Council).

Private amenity spaces such as roof terraces and lower level terraces are also common features throughout the conservation area and are particularly prevalent along Highgate West Hill, in proximity to the site.



Concealed roof terraces are present in the conservation area and common on Highgate W Hill

1.8 Planning Context

After ceasing to be a pub, the property was used for a number of years solely as offices.

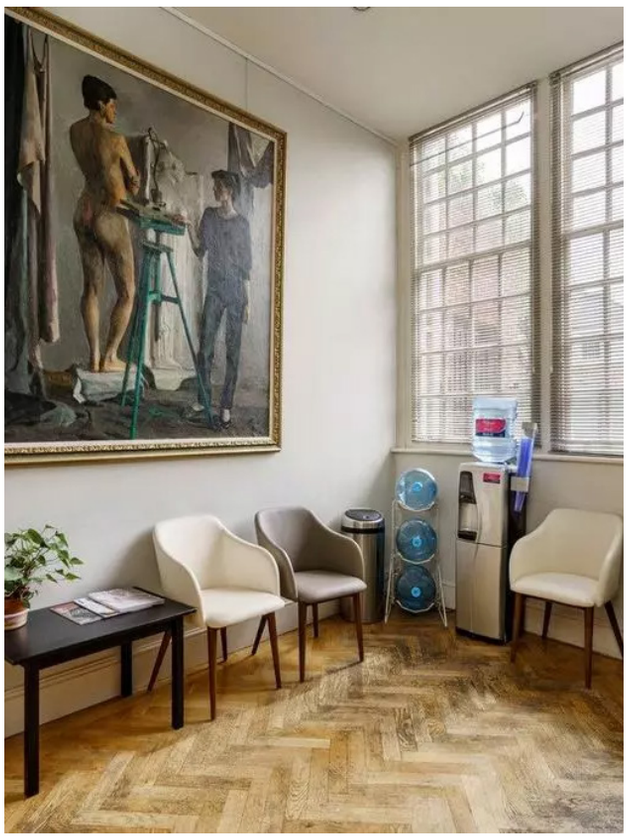
A December 2005 permission enabled Summit House to be used for either offices (Class B1), for medical consultancy rooms (Class D1), or for a mixture of the two. In other words, the building could continually change between a B1 and a D1 use, including a mix of the two, without the requirement for a planning consent.

In March 2006 and February 2008, the Council granted permissions to relax the hours condition.

In July 2015, the Council granted planning permission for change of use from offices and/or medical consultancy rooms to single dwelling (ref: 2014/4931/P). This permission was renewed in November 2018 (ref: 2018/0934/P).

On the basis that the application (ref: 2018/0934/P) had lapsed, a new August 2023 application (ref: 2023/3564/P) sought planning permission for the same change of use from offices and/or medical consulting rooms to a single dwelling house.

The related S106 agreement has been signed by all relevant parties in June 2024.



Ground floor reception room at the Summit

2.0
Proposal

2.1 Concept

The current internal arrangement is limiting residential use due to complex level changes and inefficient room layouts. Moreover, the house lacks private amenity space. The proposal seeks to improve the property's functionality for family living by rationalising the internal configuration and enhancing amenity spaces.

The proposal seeks to address the current lack of external amenity provision at Summit House through carefully considered interventions that preserve the building's existing appearance. The design strategy incorporates a landscape scheme featuring alternating hard and soft landscaping elements including pathways, grasses, and hedge planting, better suited to the surrounding conservation area context.

Enhanced boundary treatment as well as altering the existing basement to form a courtyard will provide appropriate privacy and clearly define zones for use by the residents of Summit House as well as the adjacent properties at Nos 38a, 38b and 38c Highgate West Hill.

An additional roof-level amenity space is proposed, designed to be entirely concealed within the existing roof profile to maintain the building's established architectural expression and preserve the conservation area's visual character.



The existing wall along the eastern boundary of the courtyard

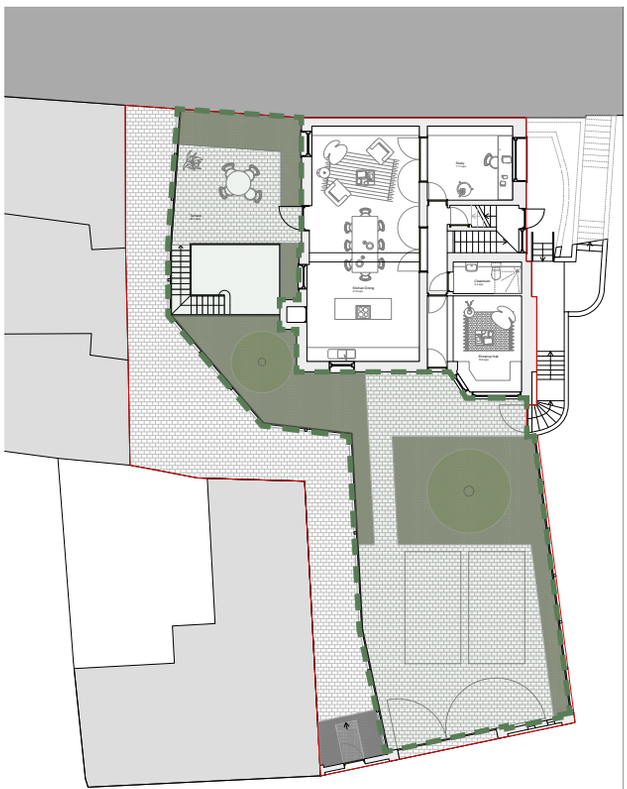
2.2 Amenity Space - Landscaping

The existing site comprises predominantly hardscaped surfaces serving the building's former commercial function, with no defined boundaries between Summit House and the neighbouring properties at Nos 38a, 38b and 38c.

The proposed landscape intervention introduces new thresholds through changes in levels and a layered planting strategy. Altering the existing basement will clearly zone amenity spaces within the proposed garden, which will be complemented by low-level ornamental grasses, mid-level hedge planting, and small trees.

The landscape design incorporates two designated car parking spaces for residents whilst maintaining the enhanced green character throughout the site.

A timber boundary fence will provide clear delineation between the private spaces serving Summit House and the access path to the adjacent properties.



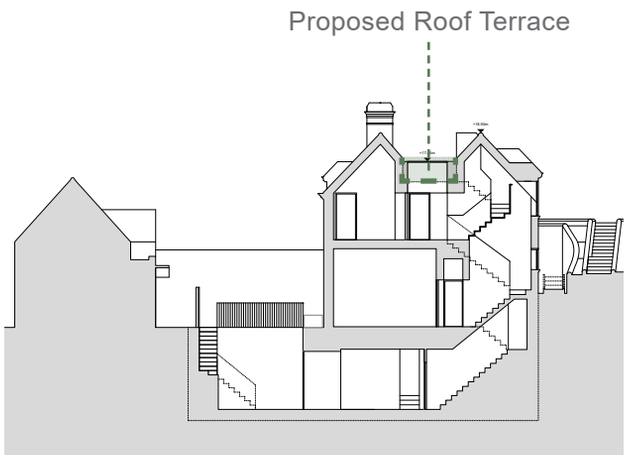
Proposed landscape plan

2.3 Amenity Space - Roof terrace

Analysis of the existing building has identified the concealed valley gutter area at roof level as suitable for a new roof terrace with a direct access from the upper floor staircase.

The proposed terrace would be sunken within the roof landscape, ensuring it remains invisible from the public domain and street level views. The only visible element from outside the home would be safety railings located at the rear (North) elevation adjacent to the valley gutter. Due to the property's positioning, the nearest window with potential overlooking opportunities is located approximately 30m away, as demonstrated in the visual analysis on page 11.

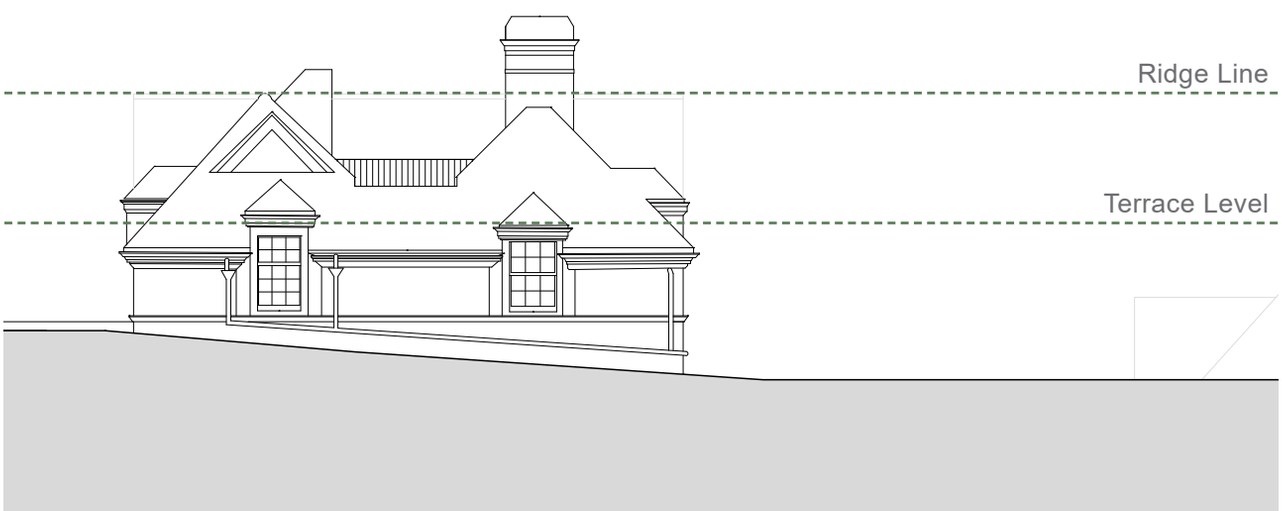
This separation distance, combined with the sunken design approach, ensures the roof terrace maintains privacy whilst preserving the conservation area's character.



Section AA from East to West



Section BB from North to South



Visible railing on the North facade away from the Highgate West Hill

2.4 Appearance

The proposal is un-intrusive in its approach to material interventions, prioritising the existing character of the site.

The only alteration to main facades occurs on the western facade with the introduction of a timber framed glazed door, which maintains harmony with the established architectural character of timber framed openings.

More concealed interventions, such as the roof-level balustrade providing safety screening for the roof terrace, adopt a discrete aesthetic through powder-coated steel to minimise visual impact whilst ensuring compliance with safety requirements.

This proposed strategy ensures that visible elements respect the conservation area context whilst allowing functional details to be incorporated where they remain largely concealed from public view.



West Elevation

Proposed Roof Terrace



North Elevation

3.0
Summary

3.1 Conclusion

The design team recognises that adapting the internal layout of the existing building for residential family use also necessitates comprehensive enhancement of the external landscape to improve site quality.

Conscious of the site’s location within the Highgate Conservation Area, the proposed approach adopts a discreet strategy that seeks to preserve and enhance existing qualities without compromising the conservation area’s established character.

STEPHEN TAYLOR ARCHITECTS

23-29 DE BEAUVOIR ROAD
LONDON N1 5SF
studio@stephentaylorarchitects.co.uk
www.stephentaylorarchitects.co.uk

020 7729 1672