Design & Access Statement

78 Shepherds Hill, London N6 5RH

The Site

The site is situated on Shepherds Hill, within the Highgate conservation area. Shepherds Hill is a residential thoroughfare, which consists of residential dwellings, houses converted to self contained flats and purpose built apartment blocks. The site has an approximate area of 980 m^2.

The existing 1900's detached property, which is currently being converted into 9 luxury apartments, consists of a basement and 3 stories above. The area of the property is approximately 903m^2

The property was granted planning permission for the erection of two storey rear extension, formation of two light wells to the front, three light wells to the flanks, a lightwell to the rear, and formation of dormers at roof level, and conversion of property to residential use comprising 9 self-contained flats with reference: HGY/2011/0270 dated 29th November 2011, which was subsequently amended during the course of construction, with reference: HGY/2013/2597 dated 20/02/2014.

The area is well served by public transport with Highgate London Underground Station approximately 1.2 km (0.75 miles) to the west of the property. Highgate London Underground Station is in zone 3 and is on the Northern Line. Local bus services on Shepherd's Hill include the W5 that runs from Haringey to Archway.

The Proposal

The proposed scheme is for: Landscaping to front garden to include new retaining walls, staircase from pavement level, hard and soft landscaping, refuse and recycling store

The scheme includes redesigning and landscaping the grounds to the front. This consists of reconfiguring the external stairs to the front of the property and incorporating a new refuse and recycling enclosure

Due to the difference in height from street to entrance level of the building, the soft landscaping to the front shall be gently sloped upwards from the front boundary wall to the retaining wall at building level. The landscaped areas will provide greenery and shrubs and allow for a soft and aesthetically pleasing environment all year round.

The proposal also allows for the formation of a new bin enclosure to accommodate refuse and recycling bins to the front of the property. The new arrangement will allow for better provisions for bins, and also aid refuse personnel in their duties, due to the better position and size.

The current arrangement of the front landscaping and staircase is in poor order and is in need of attention. The concrete stairs to the right hand side of the site are uneven, and inconsistent in size and height. In addition, they are poorly lit and do not meet the current building regulations, therefore possibly deemed unsafe.

Aesthetically, the existing landscape is inconsistent and out of character with the surrounding neighbourhood. The front wall, which again, is in a poor state, consists of a lower section, approximately 1m high which is rendered. The render is cracked and damaged in many places. Above that, there is a timber fence which is also approximately 1m in height.

There is an existing refuse and recycling enclosure located to the front of the site, in a central location. The proposed scheme would locate this enclosure in a more discrete position, ultimately improving the aesthetic of the street scene.

For the future residents of this proposed development it is our intention to create a sustainable scheme that provides a beautiful looking development that is both pleasing to the eye and practicable to modern day living.

The proposal will not detract from the character of the host building or the neighbouring properties and is in keeping with the character of the immediate area. This is achieved with the use of brickwork to match the host building, and metal railings. The planting will soften the whole proposal and will provide greenery and flowers throughout the year.

We would like to emphasise that the proposal would have no adverse visual impact on the streetscene and, in fact, improve the street scene, the existing building and its surroundings.

The development proposal is considered to be of good design, appropriate for the location and complementing the character of the local area. The proposal is therefore considered to be appropriate for the location and is in keeping with the aims of policy UD3 ‘General Principles’, UD4 Quality Design, and will ultimately be of high quality design.

NP Jan. 2015