

67 Shepherd's Hill, London N6 5RE. Design and Access Statement.

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Introduction.

This document has been prepared as part of a planning application for the refurbishment and extension of a single family house at No.67 Shepherd's Hill, Highgate, on behalf of Mr Kumar Tushar and Ms Lipi Dash.

The existing building has not been modernised and requires significant repair and maintenance work to be carried out. The house is largely uninsulated, and requires extensive upgrading to achieve modern energy efficiency standards as well as adapting it to meet a modern lifestyle.

The house is located on a steep slope and a structural survey has been carried out which has identified problems with the retaining walls to the front garden supporting a levelled car parking area, which are structurally unsound and need to be rebuilt.



Views from Rear Garden.

Location and Access.

Shepherd's Hill is a wide tree lined residential street characterised by large 19C villas, 1930's houses and blocks of flats. Running between Highgate to the west and Crouch End to the east, it forms the northern boundary of Section 5 of the Crouch End Conservation Area.

No.67 is located on the north side of Shepherd's Hill and due to the steeply sloping terrain benefits from unusually long views towards Muswell Hill and Alexandra Palace.

The Shepherd's Hill allotments, designated as Metropolitan Open Land (MOL), are found at the end of the 50m long garden at the rear of the property further enhancing the 'rus in urbe' character of the property.

The site slopes steeply and only the upper storey and roof are readily visible from street level.

Pedestrian access to the house is by way of steps cut out of the ground which lead from a parking bay for two cars level with the pavement and created via construction of a retaining wall. Pedestrian and vehicular access will remain unchanged.

There is an underground storage space to the left of the garden steps. This creates a large drop, around 2m with no balustrade or rail and is unsafe.

There are no tree protection orders for the property and all mature trees will be retained including the large cypress in the front garden.



History and Heritage Status.

In the 1930's six quite striking houses were built for ex Church Commissioners on a parcel of land on Shepherd's Hill.

Designed as a group, the six houses are derived from the same basic form- a red brick cube, with a steeply pitched pyramidal tiled roof structure and tall brick chimneys.

The cubic form of each house is refined by the addition of projecting bays to the front elevation, the rear elevation and the north-east elevation, with the pitched roof extended over the bays.

The projecting bay on the Shepherds Hill elevation denotes the entrance to the houses, and is treated slightly differently to each property, giving the six houses their own individuality.

67 is the only house to have the sloping roof form over the bay, others have a stepped brick parapet concealing the line of the roof behind (69, 73,75) or a triangular pedimented version (65,71).

The almost purely pyramidal roof form gives the group a subtle Art Deco style, and there is an unusual mannerist detail in the recessed brick quoin detailing to the corners of the walls to the Shepherd's Hill facade.

Due to the sloping site, only the first floor, roof and chimneys are readily visible from street level, and they almost look like single storey bungalows.

None of the houses in the group are listed but collectively they are considered to make a positive contribution to the conservation area.



Excerpt from the Crouch End Conservation Area Character Appraisal.

Nos. 65 to 75 (odd) Shepherd's Hill from a group of early to mid 20th Century two storey detached red brick dwellings with pyramid shaped steeply hipped clay roofs with prominent brick chimney stacks. Most of their facades have full height forward projecting central entrance bays that extend beyond eaves level with a stepped parapet and have white painted door surrounds and hoods at ground floor level with arched sash windows at first floor level. They are set within steeply sloping maturely planted gardens and are considered to make a positive contribution to this part of the conservation area. The small gaps between these properties allow glimpsed views north towards Muswell Hill from this section of Shepherd's Hill.

Over time the almost all of the individual houses in the group have been modified and extended in three ways.

-Rear single storey extensions or conservatories.
Nos. 65, 67,71,75, 69 has a recent approval HGY/2022/0908

-Conversion of the roof space into habitable accommodation with the addition of dormer roof structures to give better headroom, with roof lights, and sometimes conversion of the rear projecting sloping roof to a gable end.
Nos. 65, 67,71,75, 69 has a recent approval as detailed above.

-Additional storey extensions built above the single storey garages built to the NE side of each house.
Nos. 69, 71,75.

No.69 and 73 are presently the only ones of the group to have remained in their original form, although No.69's recent planning approval will no doubt be implemented shortly.



Aerial image from Google Earth showing development of the group of six houses from the rear. The scaffolding is No.65 undergoing a rear extension and roof extensions.

Design Proposals.

No.67 and the others in the group are an unusual and striking example of early to mid 20C housing. The intention is to sensitively modernise the property with a high quality contemporary extension at the rear whilst retaining the original character of the house to enhance the conservation area. (Policies DM1, DM9E).

Account has been taken of the guidance provided by the Haringey Strategic Policies Local Plan the Development Management DPD, The London Plan 2021, and Haringey Supplementary Planning Documents including the Design Guide SPG1.

The Original House.

The brickwork will be repointed in lime mortar, and the sash windows to the street facade will be repaired or replaced with timber box sashes on a like for like basis. (Policy DM9C.c,e).

The thermal performance of the house will be carefully upgraded with a fabric first approach. Period buildings with solid brick walls need to be insulated with breathable materials so wood fibre internal wall insulation will be installed with a lime based render system to thermally upgrade the walls and roof. (Policies DM9C.f, DM21).

The building will be fitted with an intelligent membrane to make the building airtight but vapour permeable, and a whole house ventilation system will be installed with a heat exchanger.

It is intended to replace the existing single glazing to the Shepherd's Hill facade sash windows with thermally efficient vacuum units- with a U value superior to triple glazing but with a thickness of around 7mm which can be directly reglazed into the frame.

The large and unsympathetic Velux type roof light to the front roof slope will be replaced with a smaller conservation style version more in keeping.

The existing glazed area infill to what was previously the garage door opening is not ideal for the use of the room as bedroom, so it is proposed to infill the large opening with matching brick and install a sash window to match the existing ground floor windows to the main facade.



Visualisation from Shepherd's Hill.

The Rear Extension and Rear Facade.

The predominant material of the original building is red brick laid in an English bond. Rather than contrast the material, it is proposed to extend the formal design language of the original house by expressing the single storey rear extension as two brick volumes, one set higher and further out into the garden, to reduce the mass and volume of the extension and ensure it is subordinate to the main house. (Policies DM9 E, SPG 1a, 2.1 F2).

The deepest extension will be limited to 4m from the rear wall in line with the guidance given for extensions to detached houses in the Permitted Development Order, and following the building line of the approved extension to No.69. HGY/2022/0908. (SPG 1a.2.1C)

Both volumes will have flat roofs concealed by a brick parapet, with a sedum planted green roof for both aesthetic reasons and to add to biodiversity. (Policy DM21). The flat roof structure will match the existing extension at No.65, and the approved scheme at No.69 and in doing so will again respect the form, structure and grain of the conservation area (DPD policy DM1 and DM2, guidance from SPG1a, 2.1,A.1,A2,F2).

The brick will match the original but will be detailed in a more contemporary way- reflecting the nature of it being a single skin the brick will be laid in stretcher bond without soldier courses at the head of openings to reinforce the monolithic mass of the brick. The understated character and subtle difference will demarcate the old and the new whilst responding to the character of the host building. (Policy DM9E).

The 2 brick volumes will be punctured by very large openings letting in copious natural light and benefitting from the unique views. The opening will be fitted with high quality slim framed triple glazed sliding doors.

As the rear facade is north-west facing two large triple glazed rooflights are located in the flat roofs of the extension to bring natural light into the depth of the plan.

The existing single glazed timber framed windows will be replaced by simpler bronze anodised triple glazed windows in the same original openings, which are more thermally efficient and let in more light than the heavier framed sash windows. These require no external maintenance to preserve their appearance.

There is an existing small balcony which will be retained. The existing bathrooms behind this will become the master bedroom and it is proposed to remove a section of brickwork between the two existing windows to this room to make a single opening, and to reduce the level of the cills to provide access. The existing glazed door to the balcony is located in the side wall of the projection bay to the rear elevation facing No.69, and will be closed up with matching brickwork.

Given the topography of the site and the length of the private garden the rear of the house can only be seen from a distance. The most visible characteristic of the group of houses is the pyramidal roof and tall chimneys. We feel it is important to retain the simplicity of the roof scape (Policy DM9C.c), and do not proposed to add any extraneous features such as dormer roofs or alter the rear projecting pitch into a gable (No.65 and approved scheme to No.69). The only alteration will be in enlarging the rear existing roof light opening to gain extra light and a view from the existing room on the second floor.