

43 Stanhope Gardens

London

N6 5TT

In support of householder planning consent for the refurbishment and extension of the property including a single storey side extension, rear dormer roof extension, enlargement of existing cellar, installation of solar panels and rooflights in side roof slope, re-rendering parts of the property with external wall insulation, and replacement of single glazed timber doors and windows with triple glazed timber doors and windows.

DESIGN AND ACCESS STATEMENT INCLUDING HERITAGE STATEMENT

October 2022



Applicant: Mr Simeloff and Mrs Marinkov Jones

Agent & Architect: Michael Jones Architects

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01. Introduction

The application site is 43 Stanhope Gardens, Highgate, N6 5TT. The site comprises a two storey semi-detached Edwardian house set back approximately 7m from the street up a steeply sloping front garden. The property lies on the west side of Stanhope Gardens on the outer edge of a bend in the road which causes the site to have a generous plot size which widens toward the rear. The property benefits from over 400m² of rear garden which slopes up away from the property until it abuts the rear gardens of Shepherd's Hill and Shepherd's Close.

The property is not listed, is not in proximity to any listed sites, and is not locally designated as a building of townscape merit. The property does lie within Haringey's Highgate Conservation Area.

02. Site and Surrounding Context

Stanhope Gardens is a quiet residential area consisting predominantly of grand Victorian two and three storey houses interspersed with a small number of Edwardian additions and two or three post-war homes. Numbers 41, 43, 45, 47, 49 Stanhope Gardens are a group of five neighbouring semi-detached and detached houses constructed circa 1910 when the street of Stanhope Gardens was extended to link up with the end of Claremont Road.

The Highgate Conservation Area Appraisal describes this neighbourhood as follows: 'whilst there is evidence of poor maintenance of building and loss of architectural details, the area has largely maintained a homogenous appearance that is unique within the conservation area. Landscaped front gardens, boundary treatments, all contribute positively to the character of the area.'

03. Planning Context

There is no evidence that any substantial alterations have been carried out at the property since it was originally constructed. As such it is currently in need of maintenance and modernisation.

The property has been the subject of only one previous planning application. In 2019 consent was granted under application HGY/2019/2427 for a single storey side and rear extension, rear dormer roof extension, installation of solar panels and rooflights in side roofslope, partially re-rendering parts of the property with external wall insulation, the creation of patio area, and the replacement of single glazed timber doors and windows with double glazed timber doors and windows. This consent has not been implemented and is due to expire on 12/12/2022. The current proposal is a direct successor to approved application HGY/2019/2427 and will supersede the existing consent. The new proposal is very similar in most regards but differs in that we are no longer seeking to build a rear extension, and it is now proposed to enlarge the existing cellar.

There are no nearby applications or consents which would fundamentally alter the context of the site, or the appropriateness of the proposed development. The following applications have previously been made in connection to nearby properties and are deemed relevant to the current proposal:

HGY/2010/0869 at 41 Stanhope Gardens:

Erection of rear dormer window with insertion of 4 x rooflights and installation of solar panel at the front roof slope.

This application was approved by the council in 2010 and has been fully implemented. This property is the adjoining semi-detached neighbour of 43 Stanhope Gardens, making this application highly relevant to many parts of the proposal including the rear dormer extension, the addition of rooflights, and the addition of solar panels to the roof slope.

HGY/2014/3335 at 49 Stanhope Gardens:

Erection of a single storey side extension and associated external works.

This application was approved by the council in 2015 and has been fully implemented.

This application is highly relevant as the property it relates to is very similar to the application site and the proposed side extension shares many characteristics with the application proposal. This application shows that local policy considers such side extensions to be acceptable provided they are of good quality and adhere to the relevant conservation area guidance.

HGY/2010/0384 at 73 Claremont Road:

Erection of rear dormer window with insertion of 3 x velux windows to front roofslope and installation of solar panels to rear.

This application was approved by the council in 2010 and has been fully implemented.

This is one of many nearby examples of properties which have been granted permission for rooflights, solar panels, and a similar dormer extension within the Highgate Conservation Area.

04. Design Intent

The property has been purchased by a growing family who hope to refurbish and extend the existing building to significantly improve its environmental credentials and create a high quality modern family home that will stand the test of time.

The design seeks to improve natural light levels within the north facing kitchen and living areas, improve the connection between house and garden, and create a series of open yet distinct internal spaces which flow together.

The character of the property and the verdant front and rear gardens are what drew the family to the house. All aspects of the design are intended to be sensitive and subservient additions to the property which preserve the character, landscape, and heritage of the host dwelling.

05. Description of Proposed Works

The proposal involves the refurbishment, alteration, and extension of 43 Stanhope Gardens as follows:

- Construction of a single storey side extension. The extension will have a predominately lightweight appearance achieved using large areas of glass and a visible timber frame. The side extension will have a mono-pitch roof abutting the side of the existing house. The pitched roof and solid flank wall will be clad in welsh slate with a concealed gutter detail. The size and design of the proposed extension is similar but smaller than the extension approved in application HGY/2019/2427.
- Construction of a dormer extension on the rear face of the pitched roof. Roof and cheeks will be clad in zinc of a similar hue to the colour of the roof tiles, the face of the dormer will be predominantly glazed (as approved in application HGY/2019/2427).
- Enlarging the existing cellar by extending it beneath the study and main stairwell as well as lowering the cellar floor level. This will involve partially underpinning the existing house.
- Installation of solar panels on the pitched roof (as approved in application HGY/2019/2427).
- Installation of conservation rooflights on the pitched roof (as approved in application HGY/2019/2427).
- Re-rendering parts of the property with external wall insulation. The new render will be similar to the existing finish but with a less coarsely textured finish. The front facade will not be externally insulated (in order to preserve the character of the property) and the existing areas of facing brickwork will be preserved and maintained (as approved in application HGY/2019/2427).
- Alterations to bathroom window configuration to omit one of the two existing casement windows and enlarge the other (as approved in application HGY/2019/2427).
- Replacement of single glazed timber doors and windows with triple glazed timber doors and windows to match existing but without decorative glazing bars in fanlights (as approved in application HGY/2019/2427 but now with triple instead of double glazing).
- Replacement of existing timber front door with new timber front door of similar appearance and character but with a larger vision panel and triple glazing instead of single glazing (as approved in application HGY/2019/2427 but now with triple instead of double glazing).

06. Use

There is no change to the use of the property as a single family dwelling (class C3).

The proposed side extension will contain the family kitchen, the proposed dormer extension will serve the master bedroom, and the enlarged cellar will contain a plant room, utility room, and storage area.

07. Access

There is no change to the principal access to the property.

08. Waste And Recycling

There is no change to the refuse storage and collection arrangements at the property.

09. Parking, Cycles, and Highways

The proposal does not affect parking, cycles, or highways.

10. Height, Scale, and Mass

The proposed dormer has been designed in such a way that it would be below the ridge and above the eaves so as to remain subservient to, and respectful of, the existing roof form, in compliance with guidance set out in Haringey's SPG1a, and Policy DH5 of the Highgate Neighbourhood Plan. The proposed dormer is 4m wide which is the same as the existing dormer on the adjoining semi-detached neighbour at 41 Stanhope Gardens, the position and proportions of the proposed dormer are intended to mirror the neighbouring roof and create symmetry across the semi-detached pair.

The proposed side extension design follows the guidance of the Highgate Conservation Area Management Plan and Design Guide, specifically section, which mandates that side extensions should be set back from the building by at least 1m from the main elevation, be no wider than half the width of the main frontage and be visually subordinate to the main building.

The proposed extension to the existing cellar is contained entirely within the footprint of the existing house and will not be visible at all from outside the property.

11. Privacy And Overlooking

The proposed side extension will have no impact on the privacy of neighbouring properties as it does not have any side facing windows.

The proposed dormer extension on the rear pitched roof will overlook the neighbouring gardens however this is acceptable as these views are already available from the existing first floor windows and the counterpart rear-facing dormer on the neighbouring property, meaning the existing level of privacy is not being reduced by the proposal. The creation of a dormer in this location has already been approved in application HGY/2019/2427.

12. Daylight And Overshadowing

The proposed side extension is not thought to cause any unacceptable overshadowing of the neighbouring garden at 45 Stanhope Gardens due to its siting on the north east boundary, its position at the base of a sloping site, its mono-pitched form which decreases in height toward the boundary, its projection at the boundary of only 900mm above the height of the existing fence, and the large size of the gardens involved.

The proposed dormer extension on the rear pitched roof is not thought to have any unacceptable impact on overshadowing as it is located on the north west side of the pitched roof, 2.5m south of an existing dormer on the adjoining roof of 41 Stanhope Gardens.

A dormer and side extension in these locations has already been approved in application HGY/2019/2427.

13. Boundary Treatments

No changes to the existing boundary treatments are proposed as part of this application. It is proposed to slightly increase the height of the south western boundary fence between 43 and 45 Stanhope Gardens from 1.5m to 1.8m, however this change is permitted development under class A.1 of Part 2 of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and does not therefore form part of this application.

14. Footprint And Areas

The following table shows the existing and proposed areas at 43 Stanhope Gardens.

<u>Table of Areas</u>	<u>Existing</u>	<u>Proposed</u>	<u>Change</u>
Cellar	6 m ²	23 m ²	+17 m ²
Ground Floor	82 m ²	105 m ²	+22 m ²
First Floor	82 m ²	82 m ²	0 m ²
Loft	0 m ²	55 m ²	+55 m ²
Rear Garden	441 m ²	412 m ²	- 29 m ²
Gross Internal Area	170 m ²	265 m ²	+95 m ²

15. Materials And Appearance

The proposed single storey side extension has been designed with a palette of materials intended to achieve the appearance of a lightweight structure which is visually subservient to, and distinct from, the original Edwardian house. The proposed side extension is predominantly glazed on the front and rear, with a welsh slate-clad roof and flank wall. The front and rear glazing has a projecting timber surround to create depth and further distinguish the contemporary extension from the original house.

Parts of the house are to be re-rendered with external wall insulation to improve thermal performance. The new render will be very similar to the existing finish but with a more consistent and slightly less coarse texture.

16. Energy and Sustainability

The application proposal includes several measures designed to improve the environmental performance and sustainability of the property.

Solar Panels:

The applicant wishes to install photovoltaic and thermal solar panels on the south west facing pitched roof of the house. These will project less than 150mm from the pitched roof and typically fall under permitted development.

Triple Glazing:

The applicant wishes to renew all existing windows and doors, which are currently traditional single glazed timber casements, with new triple glazed timber casement units. The proportions and appearance of the new units will be almost identical to the existing with the exception of the thicker glass, new ironmongery, and the omission of decorative glazing bars to fanlights.

External Wall Insulation:

The applicant wishes to apply external wall insulation behind render on parts of the property at the side and rear which are currently rendered. This will drastically improve the thermal performance of the existing solid masonry walls.

17. Heritage Statement

The heritage assets at 43 Stanhope Gardens are the original Edwardian architectural elements, the original Edwardian materials, and the contribution to the streetscape of Stanhope Gardens.

Key architectural heritage assets include the distinctive central projecting bay at first floor, the decorative front facing gable, the horizontal banding of materials on the facade, and the general composition and proportion of the house including the scale and positions of fenestration such as the large ground floor windows which are typical of high quality homes from this period.

Key materials include the combination of soft red brick and pale textured render on the facades, the traditional grey-brown clay roof tiles, the white painted timber windows and doors, and the painted timber front door with glazed vision panel to the top third and three tall solid panels to the lower parts. Key contributions to the streetscape include the homogenous proportions of the house within the small local grouping of 5 Edwardian houses facade and the verdant well planted front garden. The proposed alterations have been carefully considered to represent a balance between enhancing the property for its occupants and preserving the identified heritage assets.

The side extension is the most significant element of the proposed alterations and will require parts of the existing building fabric on the side and rear of the house to be removed including the existing kitchen door and windows. Although this fenestration is likely the original Edwardian units, they are not of any significant architectural interest and contain inefficient single glazing within ageing casement units which have deteriorated over time and are not generally visible from the front of the property. While the loss of original fenestration is regrettable these items are not seen to be critical to preserving the character or heritage assets of the property and their removal will permit a significant improvement to the internal quality of space and light at ground floor.

The proposed dormer extension will be on the rear pitch of the roof and will not be generally visible from the public realm. An area of roof tiles will need to be removed to permit the construction of the dormer, these are traditional clay tiles from the early 20th century which remain common and are not of great historic significance. The form and scale of the proposed dormer will be subservient to the existing roof form and will mirror the existing dormer on the adjoining neighbour at 41 Stanhope Gardens, restoring balance to the rear elevation. The proposed dormer will be predominantly glazed with standing seam zinc clad cheeks and roof, in a mid-gray finish with a similar hue to the existing roof tiles. The construction of this dormer is a measure which significantly increases the amount of

habitable space and natural light at second floor without negatively impacting on the character or heritage assets of the property.

The addition of dark grey conservation rooflights to the pitched roof will not affect the existing roof form due to the minimal projection of these units above the tile line (approximately 30mm). All rooflights proposed are mid-way up the roof pitch so as not to visually encroach on the eaves or ridge, and are sized to appear subservient against the scale of the roof. Rooflights are a common feature of the Edwardian and Victorian houses along Stanhope Gardens and the surrounding area and therefore will not appear out of place or distract from the character of the property.

The proposed enlargement of the existing cellar will not have any impact on the outward appearance of the property, and will not require any existing architectural features to be lost. The existing timber door leaf to the side extension will be replaced with a new insulated and secure painted timber door leaf.

The proposed refurbishment works include re-rendering parts of the property which are currently rendered to renew the finish and allow the installation of external wall insulation where appropriate. We acknowledge that it will not be possible to apply any meaningful amount of external wall insulation to the front facade of the property without detracting from the existing proportions of the projecting window bay and subtle yet effective steps in the building line which frame the central doorway. We therefore propose to apply external wall insulation behind the new render starting at the existing chimney on the side elevation and continuing around the side and rear facades of the building which are free of any such architectural details. It should be noted that the adjoining neighbour at 41 Stanhope Gardens has previously applied external wall insulation to the rear of their property, the work has been well executed but has resulted in their rear facade projecting approximately further than that of 43 Stanhope Gardens. This is an unavoidable and visually unfortunate consequence of applying external wall insulation to one half of a semi-detached pair which would be entirely remedied by permitting the same treatment to be applied to the rear and side of the application property. It should also be noted that the coarseness of texture of the existing render is not consistent across the property, it is proposed that the new render be applied with a slightly less coarse texture than the existing finish.

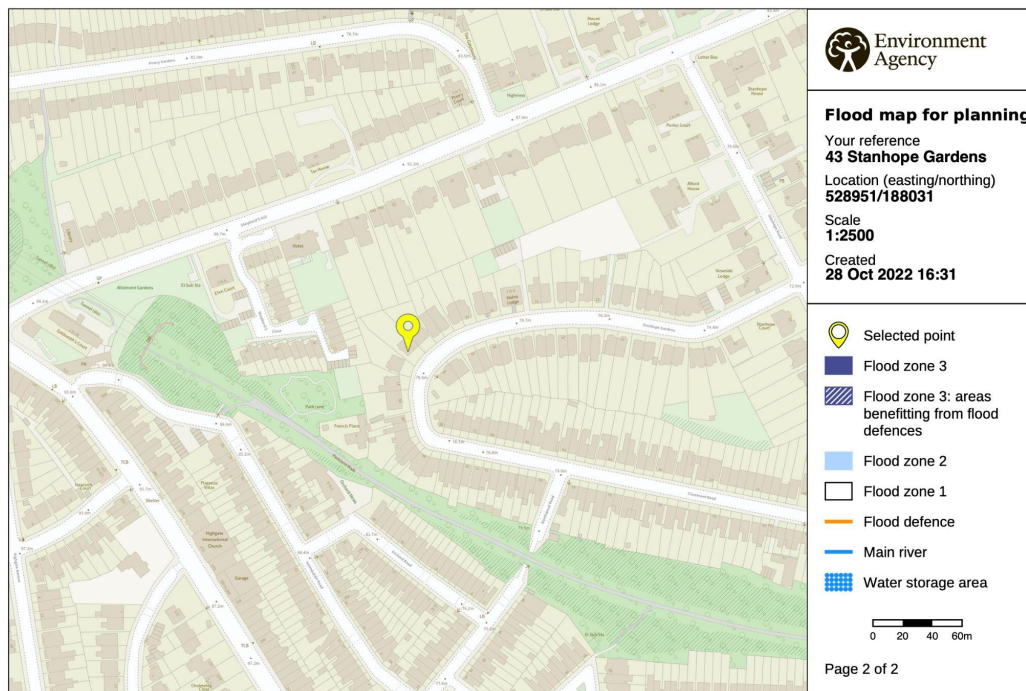
The proposed refurbishment works include replacing the existing white painted timber single glazed casement windows on the front facade with new double glazed white painted timber casement windows of identical design and outward appearance with the exception of the omission of glazing bars to the fanlights on the two front facing ground floor windows. We propose to remove the glazing bars from the fanlights to establish homogeneity with the two neighbouring properties, both of which have seen these glazing bars removed.

It is also proposed to replace the existing painted timber front door with a new painted timber front door of similar design and appearance but with an enlarged vision panel, improved thermal performance, and improved security standards.

In summary, the proposed works are not deemed to compromise any of the identified heritage assets and will contribute positively to the longevity and utility of the property. We invite the conservation team to raise any queries or concerns they may have with the proposal during the course of this application

18. Flood Risk

The application site falls entirely within the Environment Agency designated Flood Zone 1 indicating a low probability of flooding. As the proposal will not increase the risk of flooding, no special measures or additional investigation are required in this case.



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Extract from Environment Agency flood map for planning

19. Conclusion

In view of Haringey's local policies and guidance, the London Plan, and the NPPF it is considered that the proposal detailed in this report constitutes sustainable development and is of appropriate design, and scale for its context. The proposed additions have been designed to be sensitive to the host dwelling using a subservient and distinct form composed of a combination of high-quality materials. The proposal is

The proposed alterations have the potential to significantly increase the environmental performance and longevity of the property without unacceptable impact on the amenity of neighbouring properties or the wider conservation area. We invite the council to contact us if they have any queries about the application.

ADAM PHILPOTTS RIBA

for and on behalf of Michael Jones Architects

October 2022

20. Appendix A: List of Associated Drawings

Existing Drawings:

1423.01.03.Exg.001 - Site Location Plan

1423.01.03.Exg02.002 - Existing Block Plan

1423.01.03.Exg02.021 - Existing Cellar Plan

1423.01.03.Exg02.022 - Existing Ground Floor Plan

1423.01.03.Exg02.023 - Existing First Floor Plan

1423.01.03.Exg02.024 - Existing Loft Plan

1423.01.03.Exg02.025 - Existing Roof Plan

1423.01.03.Exg02.040 - Existing Section AA

1423.01.03.Exg02.041 - Existing Section BB

1423.01.03.Exg02.042 - Existing Section CC

1423.01.03.Exg02.060 - Existing Street Elevation

1423.01.03.Exg02.061 - Existing Front Elevation

1423.01.03.Exg02.062 - Existing Side Elevation

1423.01.03.Exg02.063 - Existing Rear Elevation

1423.01.03.Exg02.064 - Existing Side Return Elevation

Proposed Drawings:

1423.03.03.Pln02.002 - Proposed Block Plan

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1423.03.03.Pln02.024 - Proposed Loft Plan

1423.03.03.Pln02.025 - Proposed Roof Plan

1423.03.03.Pln02.040 - Proposed Section AA

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