

FELIXDB

07/8/2022

FLAT 4, PRIORY COURT, 47 SHEPHERDS HILL, HIGHGATE, N6 5QN

SUPPORTING, DESIGN AND ACCESS STATEMENT
PLANNING APPLICATION FOR TWO NEW ROOF WINDOWS TO THE FRONT ROOF.

1.0 Introduction and Summary

- 1.01 Flat 4, Priory Court, 47 Shepherds Hill is a 3 storey converted Victorian House on the north side of Shepherds Hill, N6 at the junction with Priory Gardens.
- 1.02 There have been various alterations to the property since the 1950s, including the conversion of the existing building into 5 flats.
- 1.03 This application concerns flat 4, which is split between the first and second floors on the South side of the building. The flat is a single-family dwelling.
- 1.04 The exterior walls are constructed from red facing bricks.
- 1.05 The windows are a mix of painted timber sash windows and uPVC casement windows.
- 1.06 The roofs are covered with clay tiles.
- 1.07 The site is in Highgate Conservation Area but is not listed.
- 1.08 The surrounding area is largely residential in nature, varying from 2 and 3 storey houses to modern blocks of flats.

2.0 Description

- 2.01 We proposed to install four new conservation rooflight windows into the two eaves spaces on the second floor.
- 2.02 At present neither of the two eaves spaces have any windows so have no access to natural light. The proposed internal alterations to the flat will create an extra bedroom and bathroom at second floor level. The insertion of roof lights will make these spaces habitable and improve lighting across the second floor.
- 2.03 The proposed windows are discrete, of a sensitive scale and would be installed with high quality materials, fitting with the appearance of the existing house.

3.0 Design Context, Character Appearance and Amenity

- 3.01 The proposed windows are designed to correspond to the existing building and surrounding architecture.
- 3.02 The windows are of a sensitive scale, positioned as high up the slope of the roof as possible to reduce any adverse impact of overlooking or privacy.
- 3.03 There is an existing rooflight on the north slope of the central roof pitch. Many neighbouring properties have been significantly altered and extended and there are several mansard roofs, dormer windows and visible rooflights on the south facing roof slopes of neighbouring houses.
- 3.04 The proposed windows are on west-facing roof slopes. So are less visible from the either Shepherds Hill road or Priory Gardens.
- 3.05 There is an existing window adjacent to the proposed rooflight on this elevation that is larger and closer to the neighbouring property, so overlooking will not be significantly increased.
- 3.06 There are no direct views from the proposed windows into houses or neighbouring windows.

4.0 Proposed Access

- 4.01 There is to be no change in access to the property from the public highway - existing access to be retained.
- 4.02 No access considerations are needed for these alterations to an existing domestic residence in which the current occupants have no access problems.

7.0 Conclusion

We believe the proposed windows accord with policies UD3, UD4 and CSV1 and CSV5 of the Haringey UDP. Policy CSV1 seeks to ensure that proposals affecting Conservation Areas preserve or enhance the historic character of the Conservation Area. In addition, Policies UD3 and UD4 require that development proposals complement the character of the locality and are of a nature and scale that is sensitive to the surrounding area. Policy UD3 requires development proposals have no significant adverse impacts on residential amenity in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution. The proposed roof windows will be visible from public property but will not unduly affect the visual exterior of this traditional building in a conservation area and will not adversely affect privacy or overlooking from the public footpath or the neighbours at no. 45 Shepherds Hill.

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Please see enclosed existing and proposed plans, elevations and sections illustrating the design.

Please let me know if you require any further information.

Regards,

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