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Proposed Rear Boundary Elevation	PA 205	1:100@A3

The Practice

National award-winning practice Robert Dye Associates is based in NW London, and has more than 20 years experience in the design and management of domestic/residential architecture. Architectural project experience ranges from new-build houses, careful restoration and conversion of existing buildings for residential and commercial use, to international museum and university buildings.

Following RIBA regional success in London, the practice received the profession's highest award for residential architecture in 2005, winning the RIBA Manser Medal for a sustainable modern house in a sensitive conservation area context in Southwark.

The practice has a burgeoning reputation for delivered projects that have sustainability at their core, and has well-established contacts with structural and environmental engineers, quantity surveyors, and landscape/arboricultural consultants who are sympathetic to the studio's particular approach within new and existing contexts.

Typically the studio manages projects from inception through all stages to completion; it has extensive experience of preparing construction documentation and administering building contracts on site, from one-off residential to large-scale public works. The practice is particularly experienced in London's complex urban and suburban context, whether building new or modernising and extending historic residential buildings.

The work of Robert Dye Associates has been televised in the UK and Japan, the subject of various exhibitions in London over the last decade, and is regularly published in the architectural press worldwide.

Principal, Robert Dye BA Hons Dip Arch RIBA

Robert won the annual RIBA student prize before graduating with honors in 1977. He has practised architecture both in England and abroad. Working for Sir James Stirling, his major projects included the Clore Gallery at the Tate, London, and as project architect a new-build expansion of the Fogg Art Museum for Harvard, and a new Performing arts Centre for Cornell University.

Since establishing his own practice in 1989, he has continued the successful pursuit of design quality in more fine-grain, predominantly residential work. The practice's (timber-framed/recycled materials) new-build Stealth House was a finalist for a RIBA sustainability prize, then for the European Conference of Leading Architects annual Putz prize, and picked up the prestigious Manser Medal for 2005's best contemporary house at the Stirling Prize ceremony.

Robert has taught sustainability, architecture and urban design at various universities in the UK and America for more than 20 years, and is currently a lecturer on sustainable cities for the Urban Design Masters course at the Bartlett School, University College London.

He has received several awards, contributed to a BBC2 programme on the future of London's architecture, was a member of the LDDC Urban Design Advisory Group shaping the future of Docklands, and is active in judging architecture awards for the RIBA.



Stealth House, Grove Lane, SE4 - Manser Medal winning semi-detached house, adjoining Conservation Area.



Ardleigh Road N1 - Side and rear extensions to semi-detached house in a Conservation Area



Kingstown Street, NW1 - Two neighbouring projects, both including partial rebuilds, modernisation & extensions to article 4 conservation area mews houses.

Shortlisted for two 2013 Camden Design Awards 'Enhancing Context Award' and 'Don't Move, Improve Award'



Hamilton Terrace, NW8 - Extension & modernisation of grade II listed terrace house.

History and Context

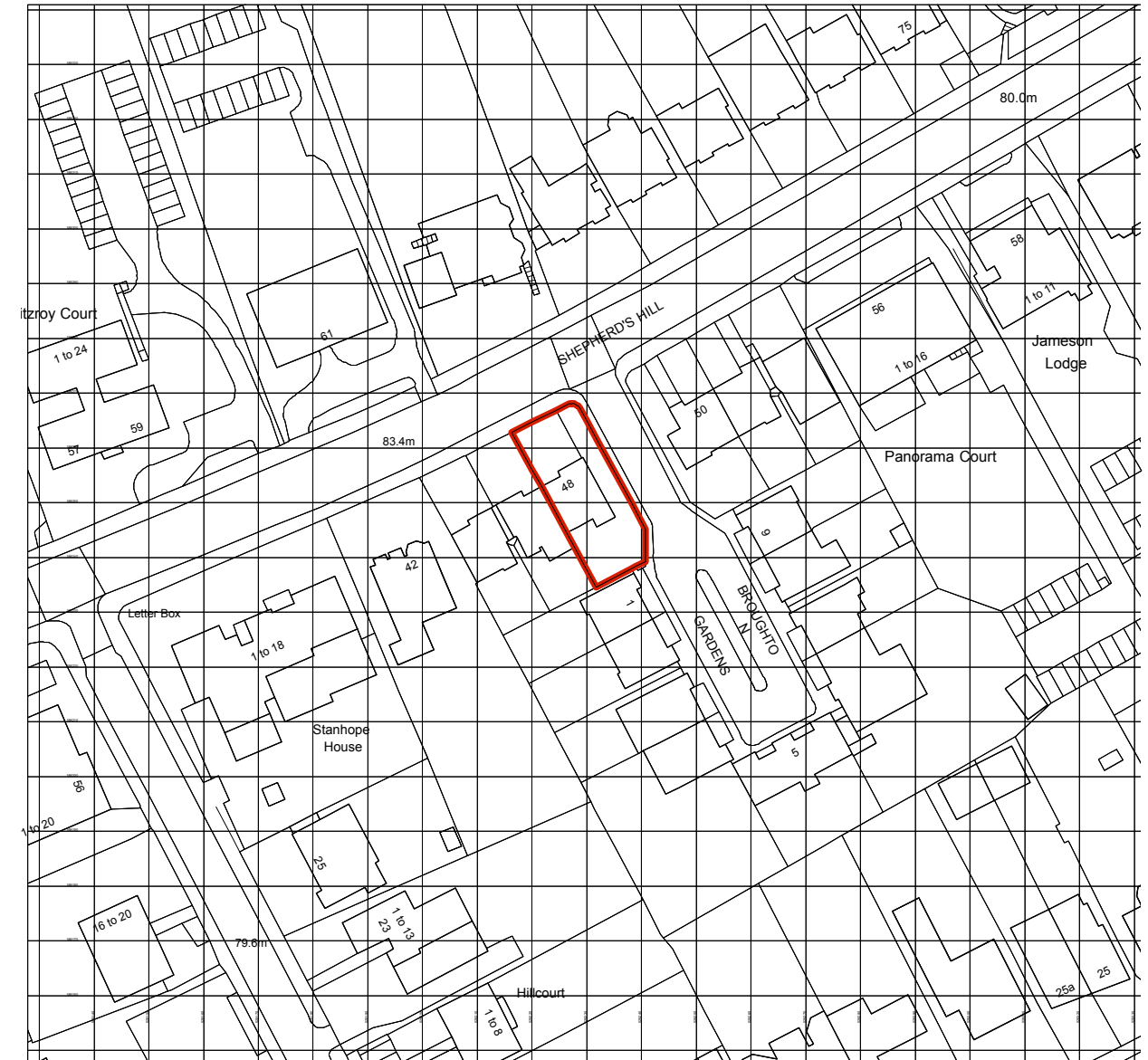
Existing Context

No 48 Shepherds Hill is one of 16 single family houses that form a 1930s development laid out symmetrically around Broughton Gardens. It consists of 6 terrace houses on Shepherds Hill in two groups of 3 either side of the entrance to Broughton Gardens and a further 10 houses forming a rectangular enclosure around the cul-de-sac. All of the houses are 3-4 stories tall. No 48 is on the northwest corner of the entrance and at the end of the terrace comprising nos 44 to 48.

The original development was built in a british modernist style, with alternating brick and render banding, horizontal windows, cuboid volumes and flat roofs. Subsequent development has covered over the brick banding on 15 of the houses, which means that they are now almost exclusively white painted render. Nearly all windows in the close have painted metal frames, with doors either being painted metal or timber.

No 48 has undergone similar alterations to the other properties. It is now exclusively white render with metal windows. Similar to other properties, the original roof terraces have been infilled with roof extensions making a full storey on the 2nd storey. A partial rear extension was added at an unknown point in time.

Originally, the corner boundaries of 48, sloped down from the upper garden level to a low retaining wall of approximately 60 cm at the edge of the pavement along both Shepherds Hill and Broughton Gardens. A planning consent was granted in 2010 (HGY/2010/1846, see pages 13 to 17 of this document) to raise the wall along Broughton Gardens to its current height and to place a timber fence above it. The ground behind the wall was artificially raised at this point to the current rear and side garden levels. The Planning Officer's report mentions that this alteration 'will match that of no 50 Shepherds Hill and will create a symmetrical streetscape at the entrance to Broughton Gardens'. Though different in minor details, it was considered that this would be an improvement and similar maintaining a 'pleasing symmetry'.



OS Plan @ 1: 1250



Existing Front Elevation



Existing Side Elevation



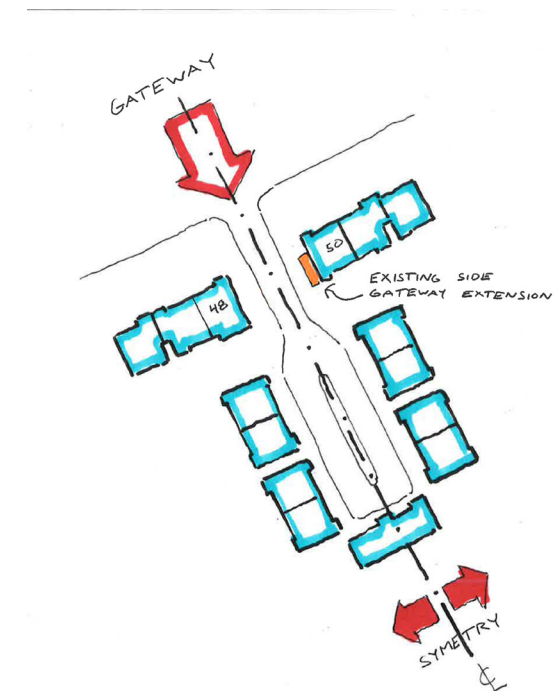
Existing Rear Elevation



Aerial Photograph 1945, from Google earth



OS Map - 1950



The original 30's estate was clearly designed in a symmetric manner, with the two terraces along Shepherds Hill mirrored either side of the entrance to the close. In this sense they form a gateway in urban design terms. The symmetry of this gate has been currently been disrupted by the side kitchen extension to no 50.



Street view 2009, original brick banded modernism remaining



Street view 2019, 'White' modernism prevalent

Design Statement

The Proposal

The proposal is to extend the existing property at no 48 to create additional accommodation space for family use, enhance the connection to the garden, and create an accessible entrance to the dwelling.

This comprises 2 main areas of intervention to the property as follows:

Extend out to the side at Ground and Lower Ground Floor levels.
Level the Front Driveway, and convert the existing garage projection to create a new entrance, lobby and stair hall at Lower Ground Floor level with level access from the street.

Previous Advice

Pre-Application advice has been obtained (PRE/2021/0152), and this proposal has been amended to reflect the advice received.

The Design Principles

- Enhance the symmetrical impact of no 48 and no 50, seen as the 'gateway' to Broughton Gardens
- Re-inforce the modernist aesthetic of the existing house and development
- Maintain the formal structured feel to the front landscape.
- Increase the long-term sustainability of the property both in terms of lifetimes homes occupation and reduce its environmental impact.

The side extension

At pre-application, the proposed enlargement of the house was for a longer side extension and new rear extension that, by filling in the corner volume between the side and rear extensions, would have created a wrap-around extension to the house. It was stated in the pre-app, that this would subsume the original plan form of the building and therefore not relate appropriately to the plot. It was also felt that both elements (rear extension and side extension) could not be adequately accommodated on the site. This proposal has therefore been revised to omit any new rear extensions, including the side/rear extension at the corner joining side and rear extensions. It now contains only a side extension which terminates at the line of the rear wall of the original house. The proposal thus has a footprint of only 50% of the pre-app proposals and no longer wraps around, subsuming the original plan of the building.

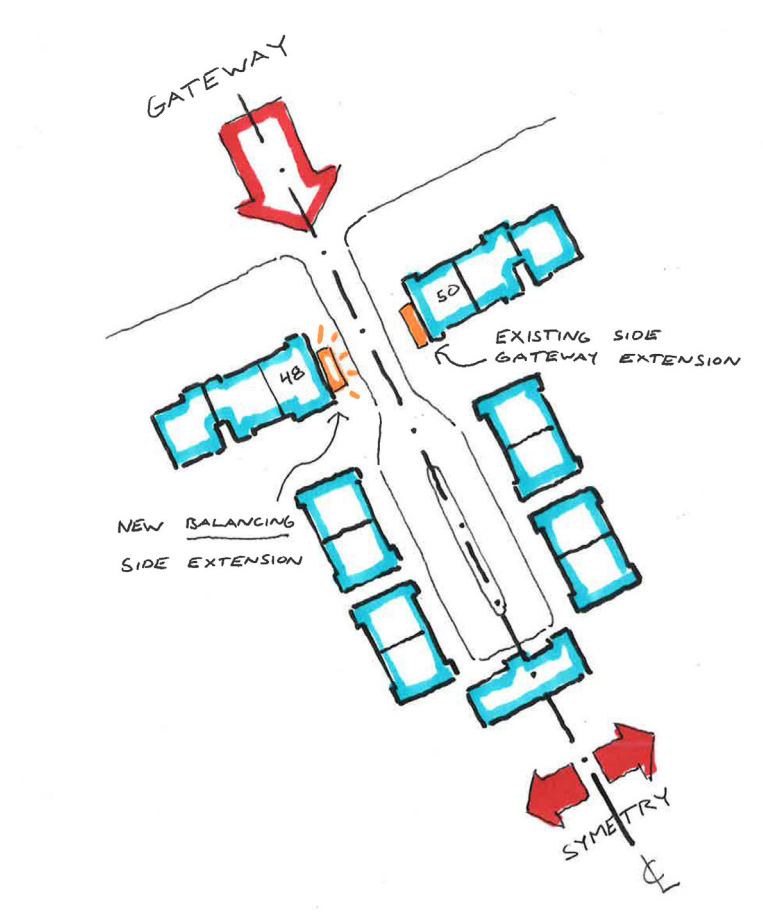
The proposed side extension will consist of a ground and lower ground floor extension. They will be of a similar footprint to the existing side extension to no 50, thus completing the volumetric symmetry with no 50 across the entrance to Broughton Gardens. The side extension to no 50 was granted permission from Haringey in 1975. The pre-application noted that a similar addition would have the potential to provide an element of symmetry between the two properties. The pre-application also stated though that this argument was diminished, because 'No. 50 has a larger plot width and is therefore more capable of accommodating a side extension in terms of how it relates to the plot ', and this is what appears to be the case on paper from a 1:1250 OS map. The OS map though does not record the dimensions of the properties accurately, significantly under-recording the width of no 48. Actual site dimensions have since been taken, which have confirmed that the side gardens to no 48 and no 50 are identical in width, further supporting the original symmetry argument. Existing drawing EX 100 shows these dimensions and the actual width of the lots, as well as the side walls and fences which as previously mentioned re-inforce the

symmetricality of the two properties.

The roof of the side extension to no 50 is pitched which makes it stylistically unsympathetic, and this is considered inappropriate given that all other roofs on Broughton Gardens are flat, as fitting in the modernist idiom. Thus the proposed side extension roof is flat to fit in with the generally formal compositions of this development. It will feature horizontal windows similar to that of the existing house and now common as a feature on the street at both 44 and 54.

The elevations of this side extension when seen from the street will be largely blocked by the existing front wall and the existing side fence on top of the wall to Broughton, which currently contain the side garden, which means that this side extension in for the most part not visible.

The Lower Ground Floor will house a new Garage and Plant Room. A Courtyard, to house bikes, bins and household services will be created between the extension and the existing front wall to the side garden, keeping this paraphernalia off the front drive, but accessible at street level. Both the Garage and the Courtyard will be at the existing street level of Broughton Gardens and due to the existing street walls invisible from the street.



New side extension to complete symmetric gateway to Broughton Gardens with no 50.

The Front Drive and Entrance

The existing house's sole access from the street currently is a continuous ramped drive at a steep non-compliant slope of 1:8. At the top of this slope are 8 further steps up to the ground floor, meaning that there are significant accessibility issues for the occupier.

Beside the stair is the entrance to the garage. This garage is not full height and at the rear of reduced height to such an extent that it is not possible to park a car in it.

The drive itself is flanked by two stepped planting beds. The beds next to no 46 are presumed to be original, though re-rendered from what was originally rough stone cladding. The beds at the corner to Broughton Gardens were formerly sloped land and only took on their current formal arrangement in 2010.

The proposal consists of removing the existing front entrance steps, and levelling the front drive with street level. This will allow for there to be step-free access continuously from the street pavement to the new front door immediately below the location of the existing one. Haringey stated at pre-app that this move would not be objected to.

The garage will be converted into a new stair hall, generous enough to allow for the future provision of either a stair or chair-lift up to the main living spaces of the Upper Ground Floor. The levelling of the front drive was supported at the pre-application stage and is retained in this proposal.

The front drive will be widened next the house to allow for access to the garage and courtyard at the side on the Lower Ground Floor. This proposal was included in the pre-application and there was no in principle objection to this move. This widening and levelling of the drive will be similar in scope to the works already carried out at no 54 under consent (HGY/2016/0525), and consented for number 46 Shepherds Hill (HGY/2011/1280), but not yet carried out. Excerpts of these planning applications are included in this document on pages 18 and 19.

The opening to the street and curb-cut will remain unchanged.

The existing interlocking pavers will be replaced with new permeable paving., with permeable border beds, further softening this driveway landscape.

Form and materials of the alterations

It is proposed that the materials of the new extension are to match those existing on the house. These comprise painted render for the walls and dark metal frames to double or triple glazed windows. The entrance doors are now shown as the same material as the original ones above, which was requested in the pre-app.

The gates to the garage/courtyard will be in white painted slatted steel, as per the existing gate to the side garden which they are replacing.

The glazing to the rear will be full height as per the existing house, with horizontal glazing to the street on the side extension, echoing the wrap around horizontal glazing at the top of the house. It was asked that the length of the new front windows should be more in keeping with the styles proportion and materials found within the existing building. The material and framing of this window will be painted metal as all other windows within the property. The proportion and of these windows is now directly taken from the horizontal band at top of the property, though rotated vertically.

Sustainability

The changing of levels to the front and new entry, combined with a new Lower Ground Floor WC will allow the property to largely comply to the criteria set out in M4(2) of the building regulations (largely those of the former lifetime homes guidance), allowing the client to install either an internal chair lift of stair lift in the future.

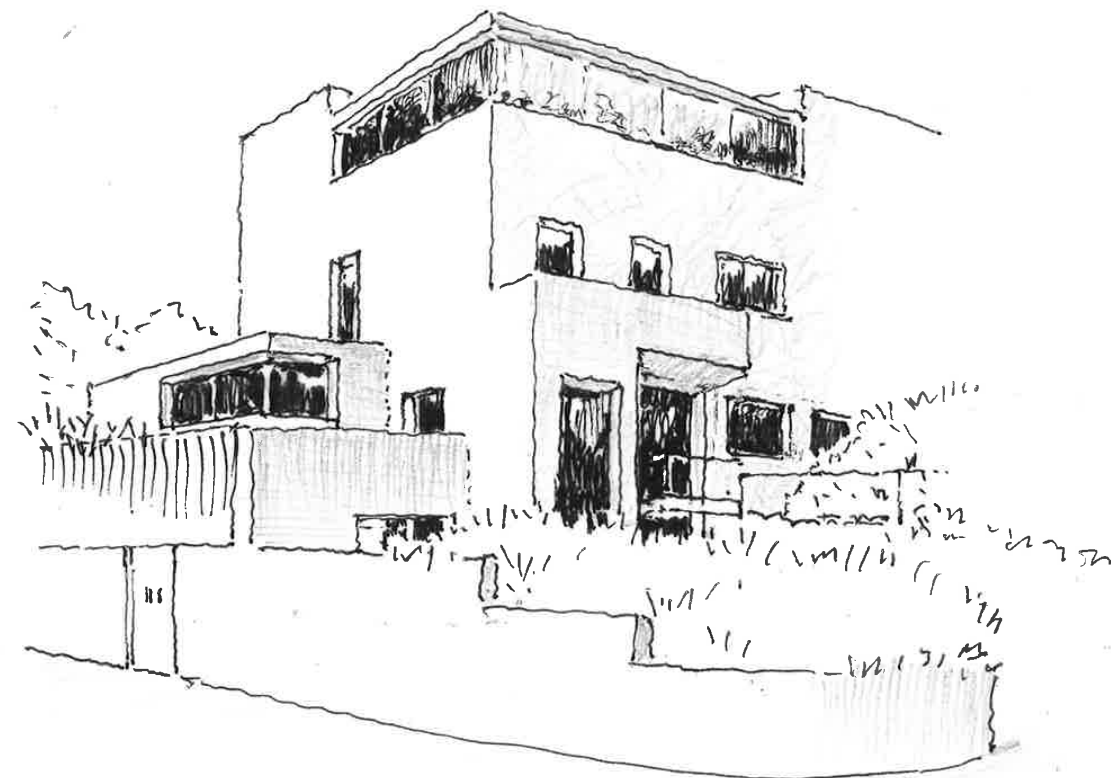
With the reduced scope of the proposal, the opportunity for improvements to the property have been reduced. Never-the-less, the roof to the extension will be a green roof to increase biodiversity of the site. The new extension will allow for a significant increase in thermal performance of the existing building which has not been upgraded since it's original construction in the 1930s, with planned insulation levels well above current minimum requirements.

Impact on Neighbouring Amenity

The Pre-application advice was that the proposal would not appear overbearing when viewed from any neighbouring property or result in a significant loss of outlook or daylight to neighbouring occupiers. The scope of the proposal has been reduced since the pre-application.

Basement Impact Assessment

Pre-Application Advice stated that there was no in principle objection to the construction of a basement, but that a Basement Impact Assessment would be required. An assessment has been prepared by Morph Structures. This extension will require the removing of the artificial ground added in 2010 as well as the original made ground from the 1930s.



Sketch view of proposal from corner of Broughton Gardens and Shepherds Hill.

Supporting and Relevant Precent Applications

Ms Carolyn Squire
Carolyn Squire Architect
122 Church Walk
London
N16 8QW

On behalf of
Mr/Mrs Stuart/Louise Crombie
48 Shepherds Hill
London
N8 5RR

HGY/2010/1846

The following conditions have been applied to this consent and these conditions must be complied with:

- 1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
- 2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
- 3. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

REASONS FOR APPROVAL:

The proposed boundary treatment, due to its size, design and materials, would cause no harm to the appearance or character of the house of Conservation Area, in compliance with Policies UD3 'General Principles', UD4 'Quality Design' and CSV1 'Development in Conservation Areas' of the Unitary Development Plan 2006.

Planning Application Reference No. HGY/2010/1846

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)

NOTICE OF PLANNING PERMISSION

Location: 48 Shepherds Hill N6 5RR

Proposal: Demolition of garden wall to Shepherds Hill and Broughton Gardens and erection of new garden wall to Shepherds Hill and Broughton Gardens.

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development in accordance with the application dated 01/10/2010 and drawing number(s): 1036/1, 2, 3C & 4B.

SEE SCHEDULE OF CONDITIONS

25/11/2010

Paul Smith
Head of Development Management
Planning and Regeneration

NOTE: 1. Attention is particularly drawn to the schedule AP1 attached to the notice which sets out the rights of Applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations 1991, any byelaws or any enactment other than the Town and Country Planning Act 1990.

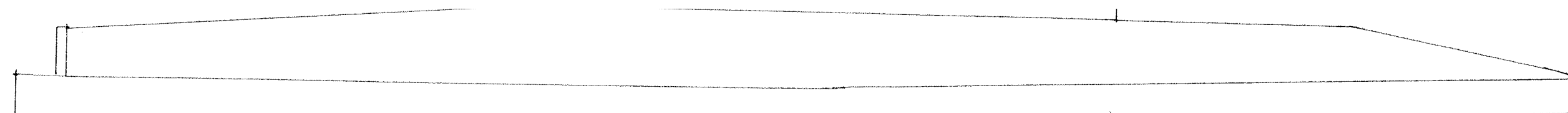
25/11/2010

Paul Smith
Head of Development Management
Planning and Regeneration

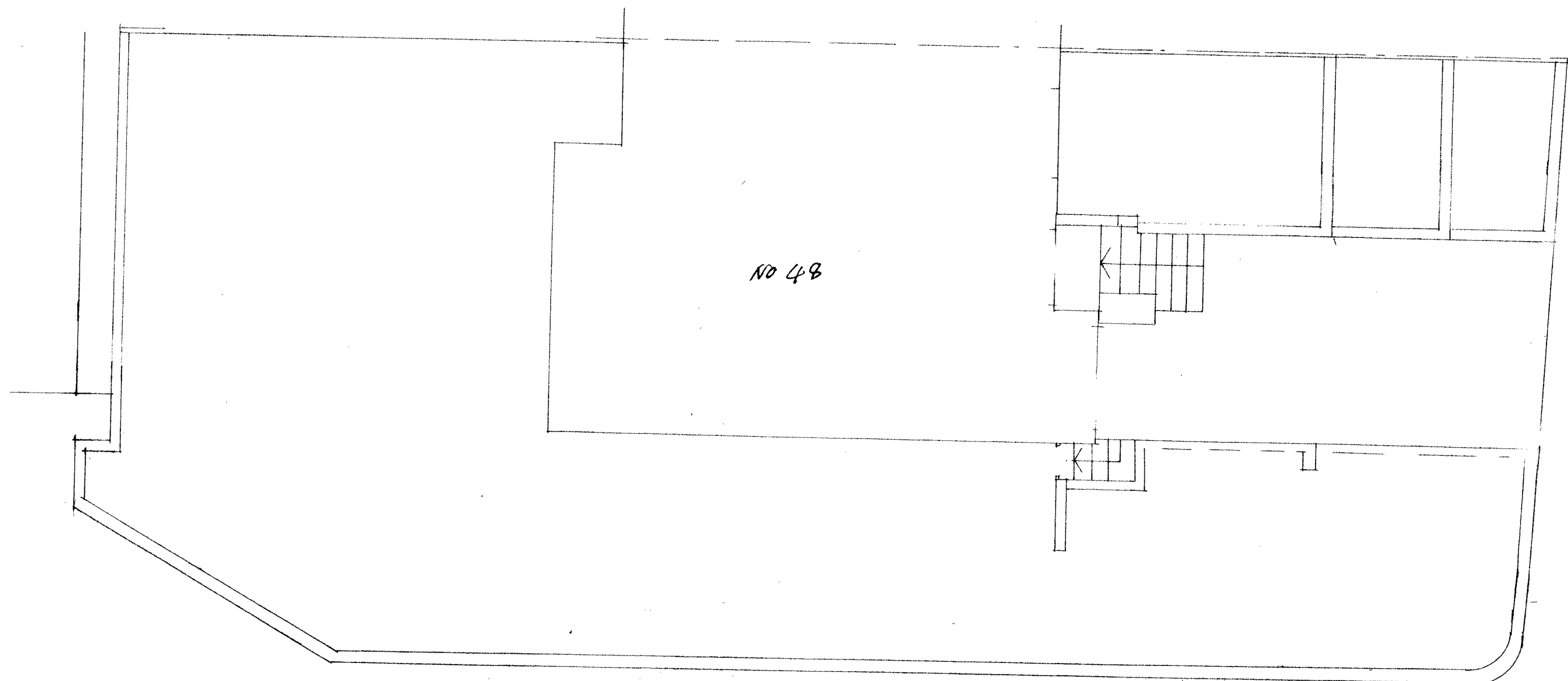
Director of Urban Environment Niall Bolger

Director of Urban Environment Niall Bolger

CAROLYN SQUIRE DIP ARCH RIBA	JOB NO: 1036/1
122 CHURCH WALK LONDON N16 8QW	DATE: 8EPT 10
TEL 020 7254 0624 FAX 020 7503 9769	SCALE: 1:100
PROJECT: 48 SHEPHERDS HILL LONDON N2	
DRAWING: EXISTING PLAN + ELEVATION	

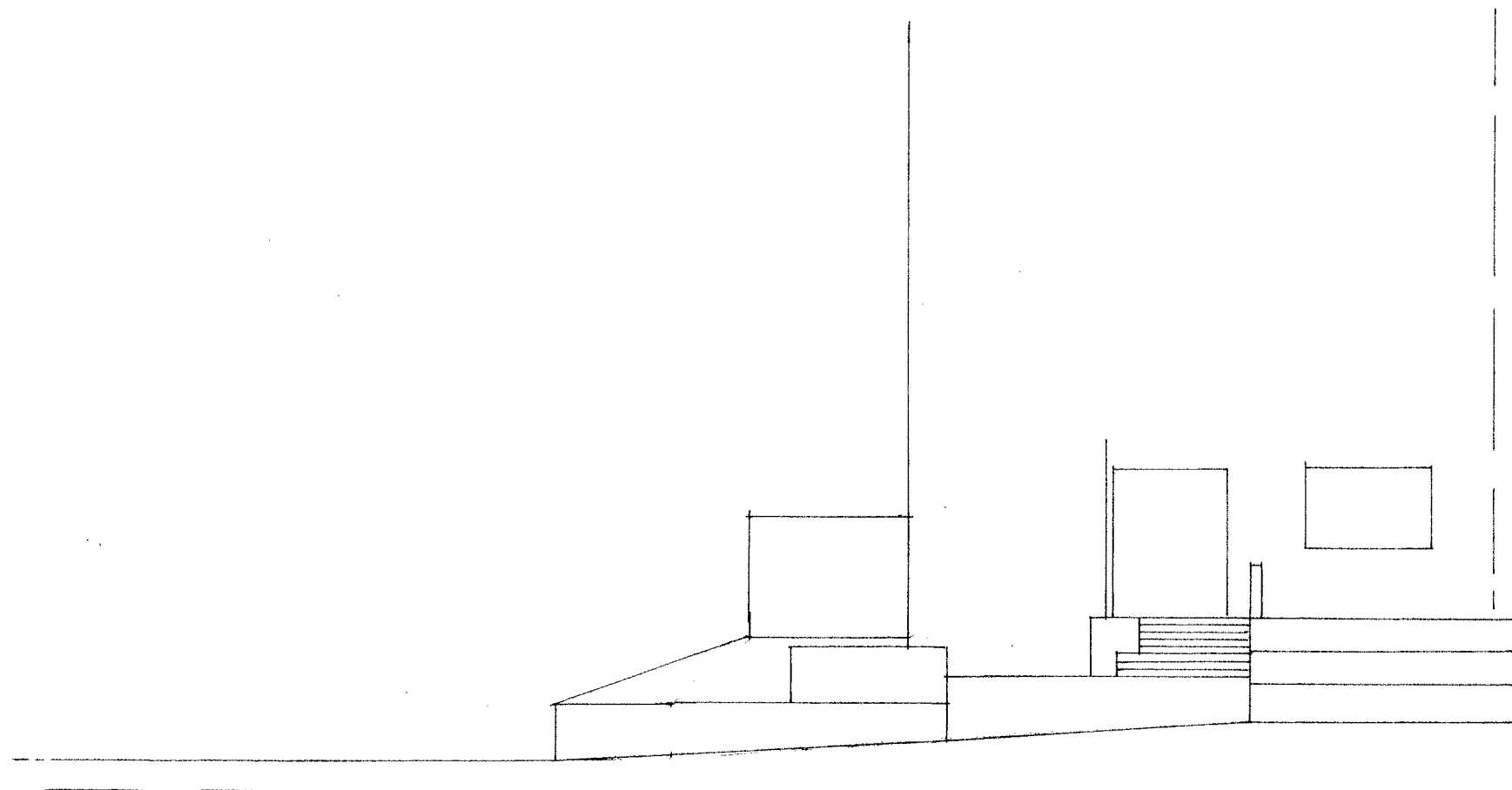


ELEVATION TO BROUGHTON GARDENS

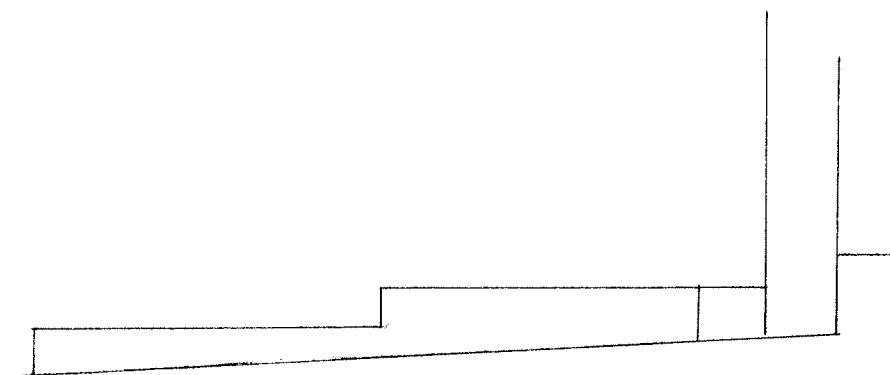


SHEPHERDS HILL

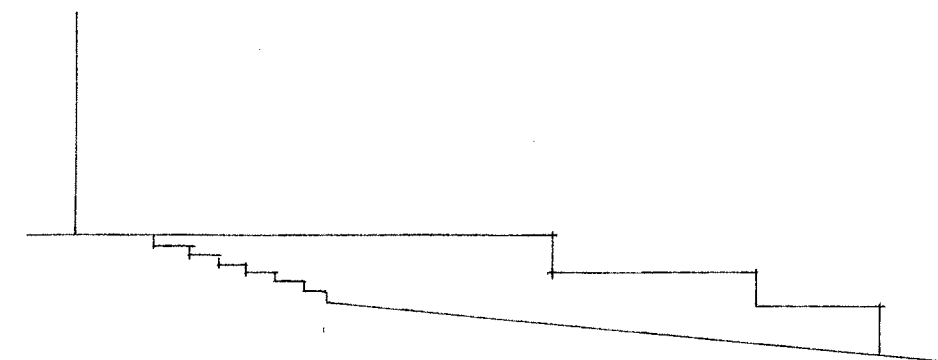
BROUGHTON GARDENS



ELEVATION TO SHEPHERDS HILL



EAST ELEVATION OF DRIVE



WEST ELEVATION OF DRIVE

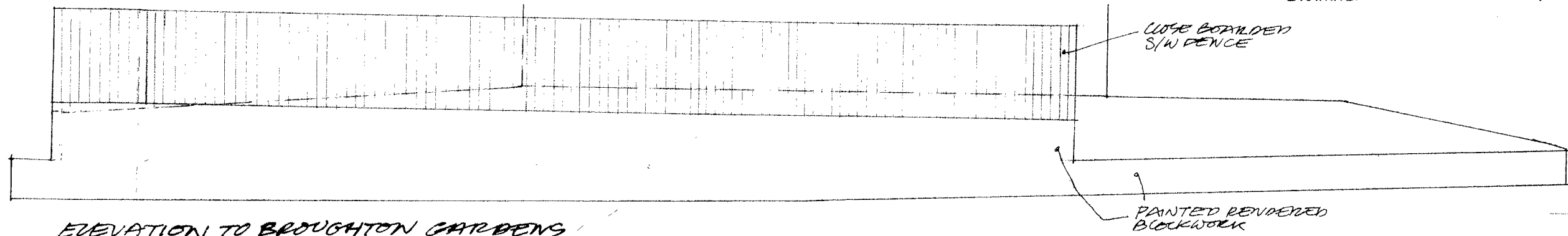
CAROLYN SQUIRE DIP ARCH RIBA	JOB NO: 1036/2
122 CHURCH WALK LONDON N16 8QW	DATE: SEPT 10
TEL 020 7254 0624 FAX 020 7503 9769	SCALE: 1:100
PROJECT: 48 SHEPHERDS HILL LONDON N8	
DRAWING: EXISTING ELEVATIONS	

CAROLYN SQUIRE
 DIP ARCH RIBA
 122 CHURCH WALK
 LONDON N16 8QW
 TEL 020 7254 0624
 FAX 020 7503 9769

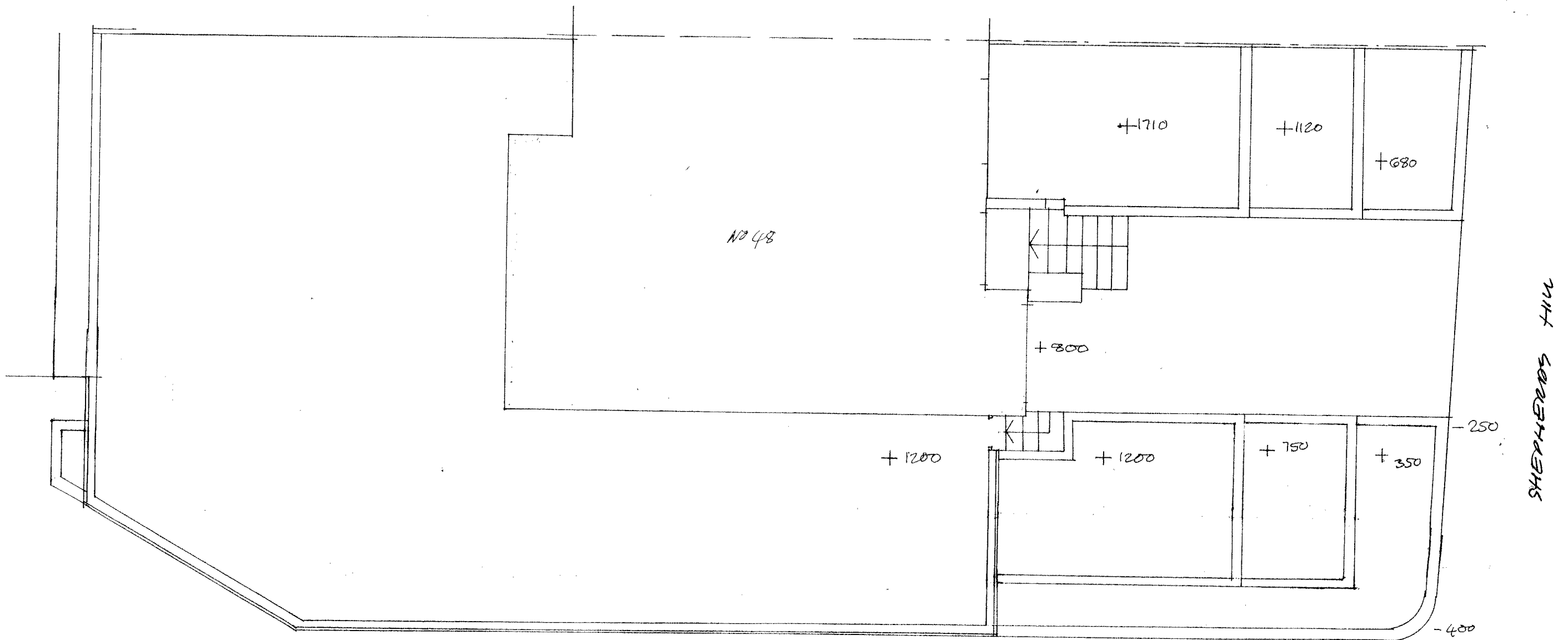
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PROJECT: 48 SHEPHERDS HILL,
 LONDON N8

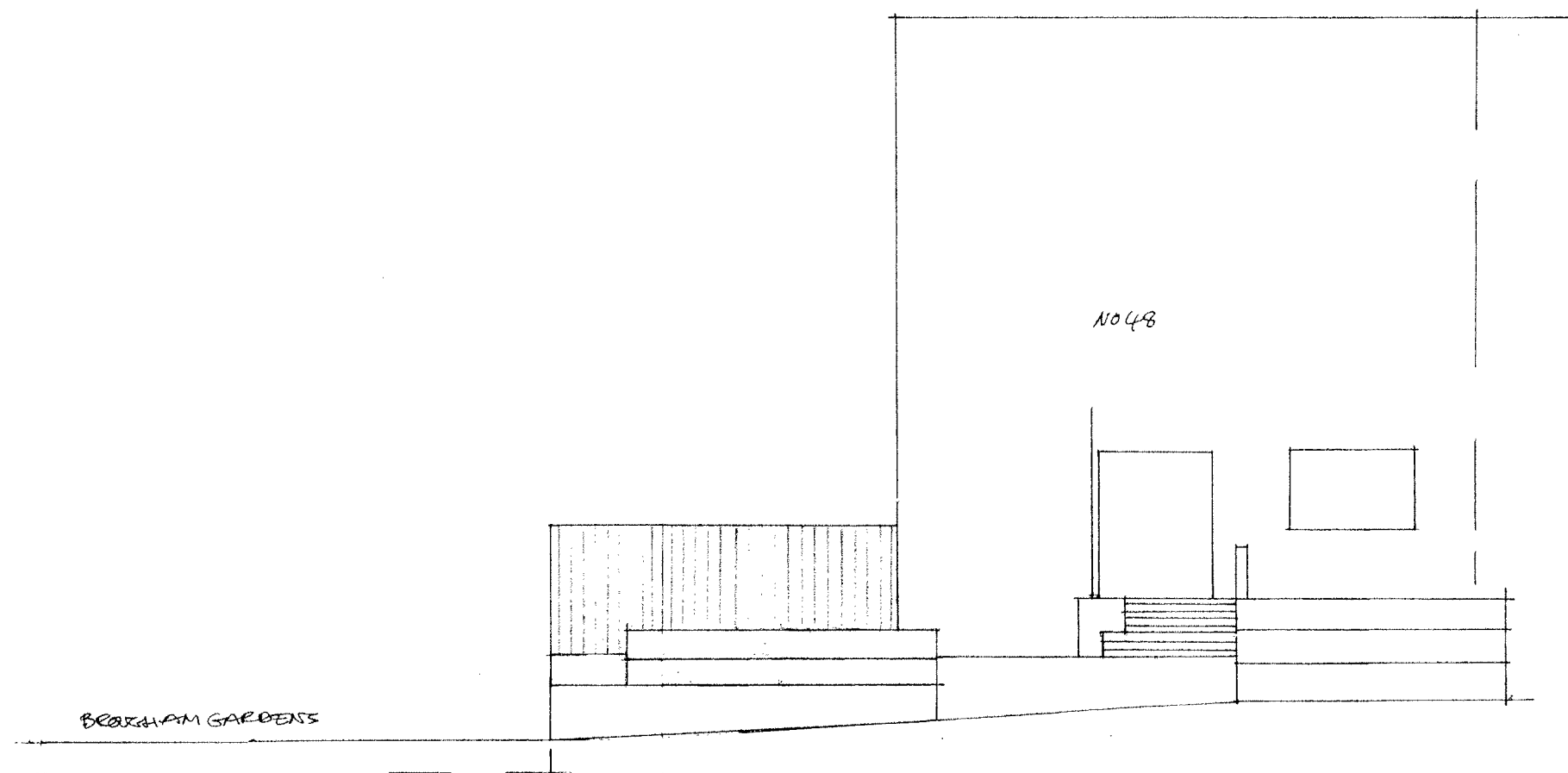
DRAWING: PROPOSED PLAN + ELEVATION



ELEVATION TO BROUGHTON GARDENS



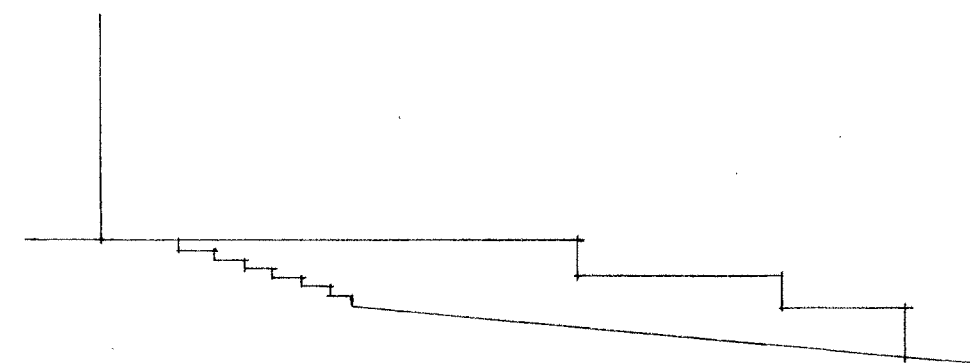
BROUGHTON GARDENS



ELEVATION TO SHEPHERDS HILL



EAST ELEVATION OF DRIVE



WEST ELEVATION OF DRIVE

CAROLYN SQUIRE DIP ARCH RIBA 122 CHURCH WALK LONDON N16 8QW TEL 020 7254 0624 FAX 020 7503 9769	JOB NO: 1036/4 DATE: SEPT 10 SCALE: 1:100
PROJECT: 48 SHEPHERDS HILL LONDON N8	
DRAWING: PROPOSED ELEVATIONS	

54 Shepherds Hill

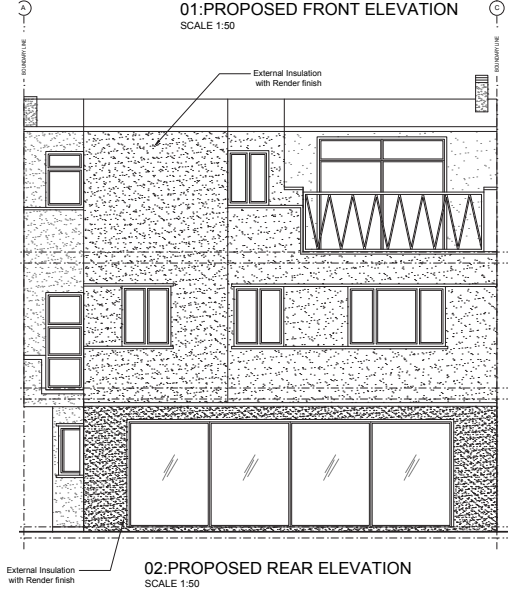
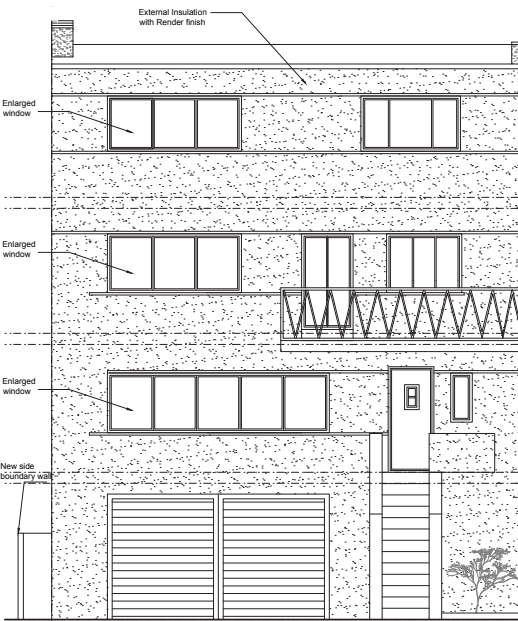
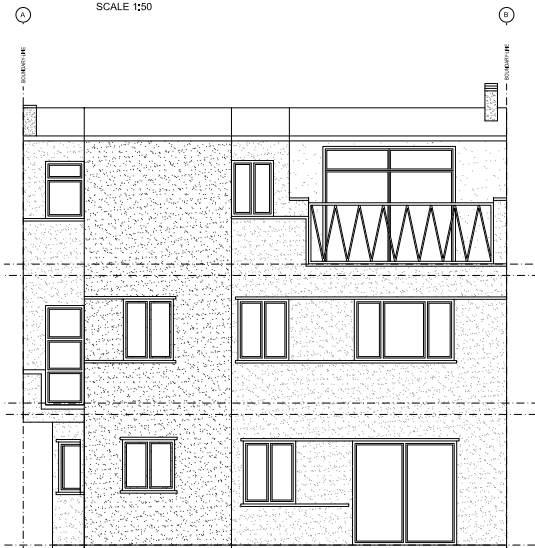
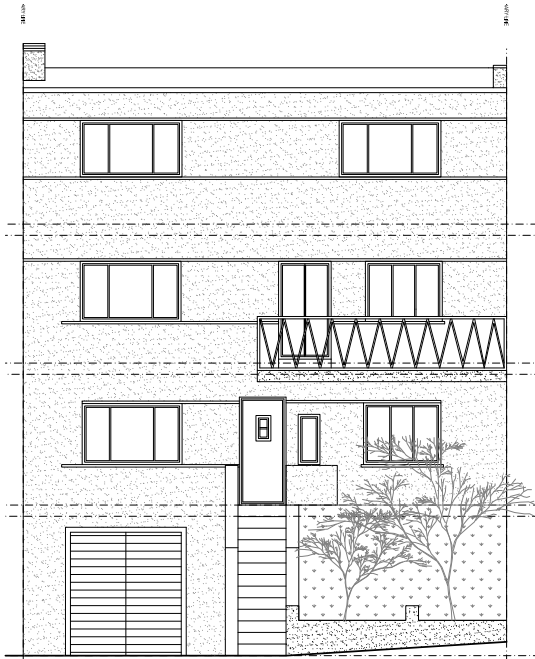
- Granted 14/04/2016
- Erection of full width rear extension, enlargement of front window, new front staircase location, new doors location at the front, new side window and new front and side boundary wall and exterior thermal rendering on the outside of the building with finish to match existing.



54 Shepherds Hill Facade
2009 vs 2019

Relevant to this Application

- Excavation and reduction of levels to front landscape.
- Flush render
- New metal/large format windows



46 Shepherds Hill

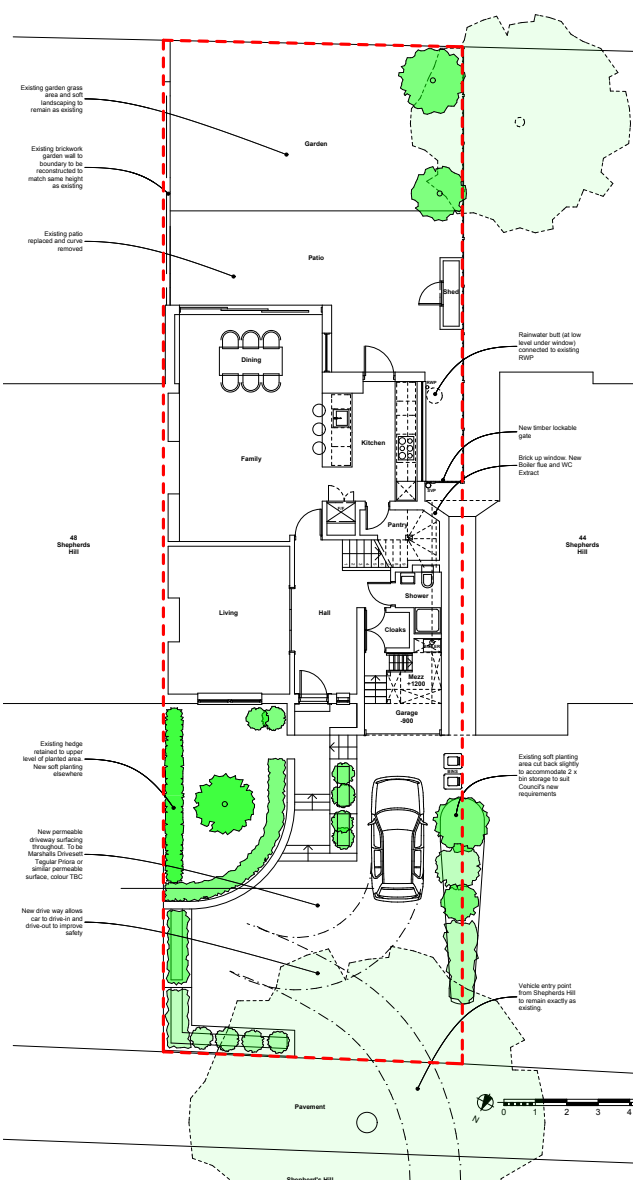
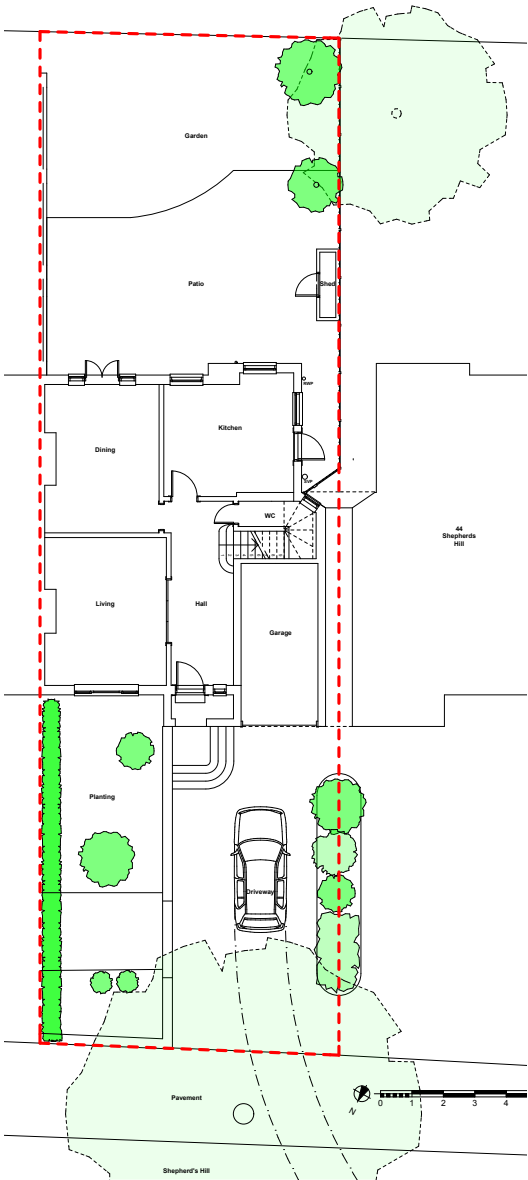
- Granted 01/09/2011
- Erection of single storey ground floor rear extension, exterior refurbishment, and single storey part infill extension to second floor terrace.

Relevant to this Application

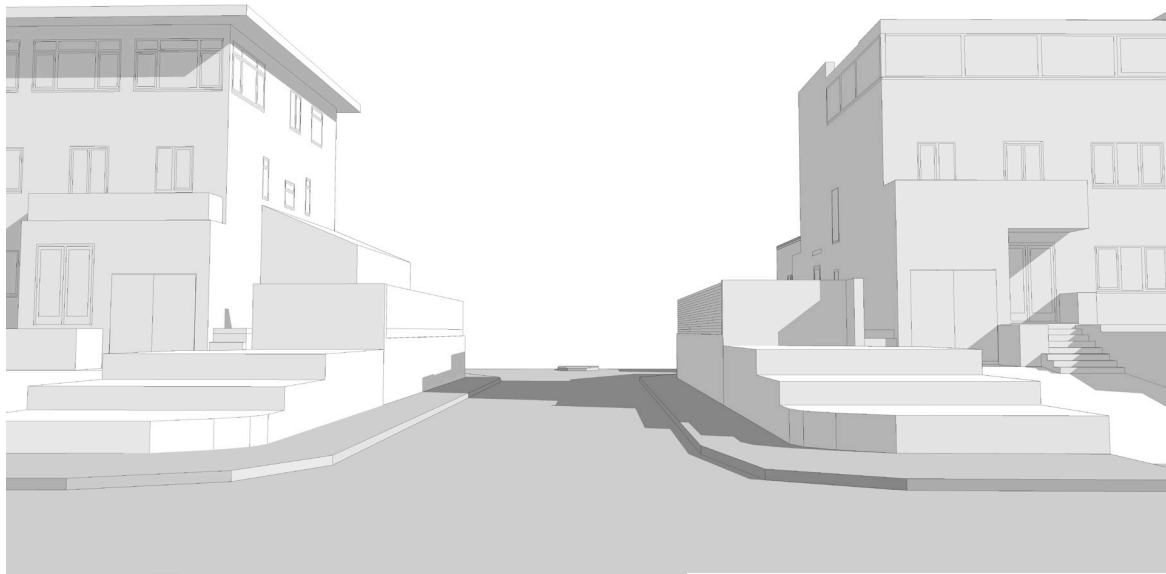
- Lowering of front planters and landscape.
- New flush render



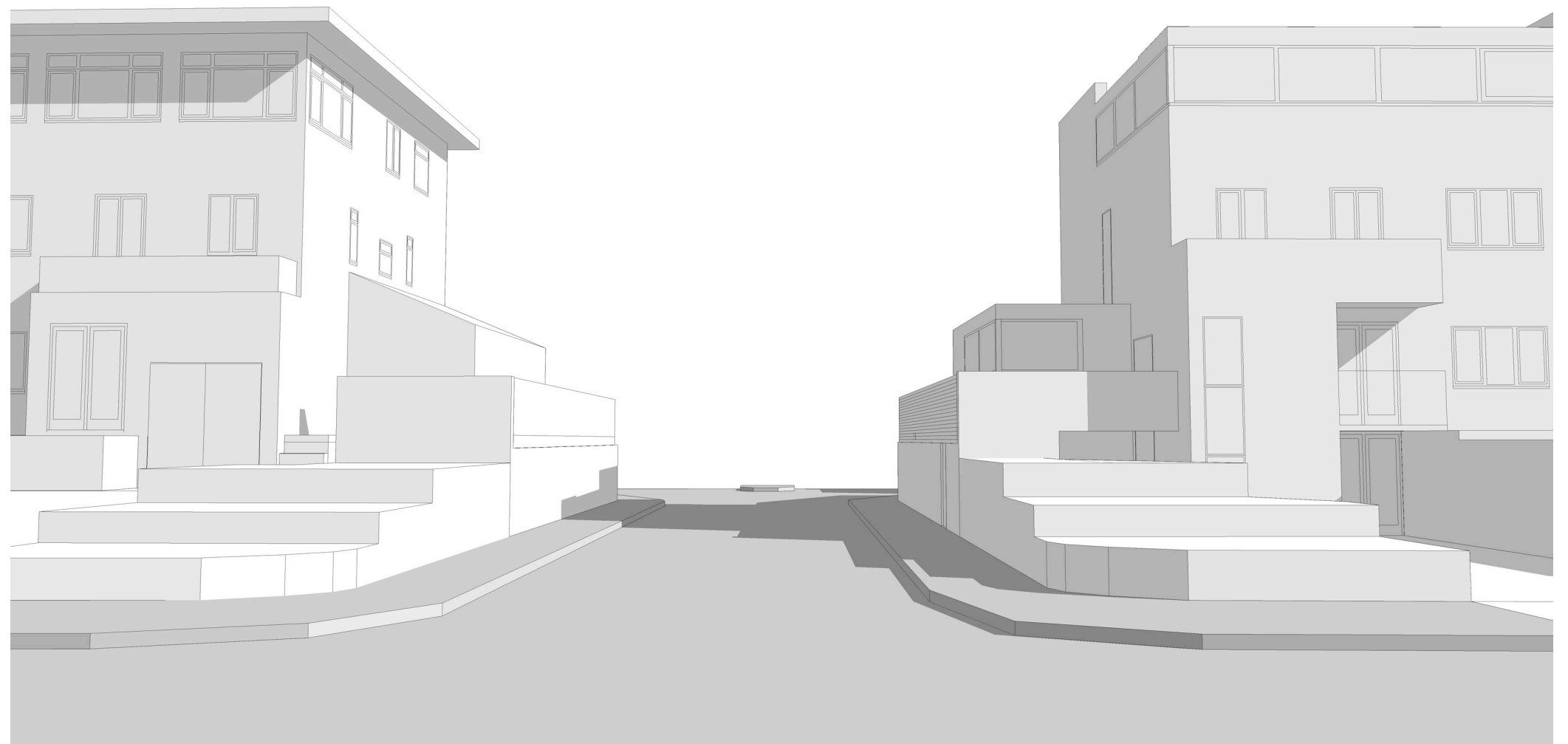
46 Shepherds Hill Facade
2009 vs 2019



Views

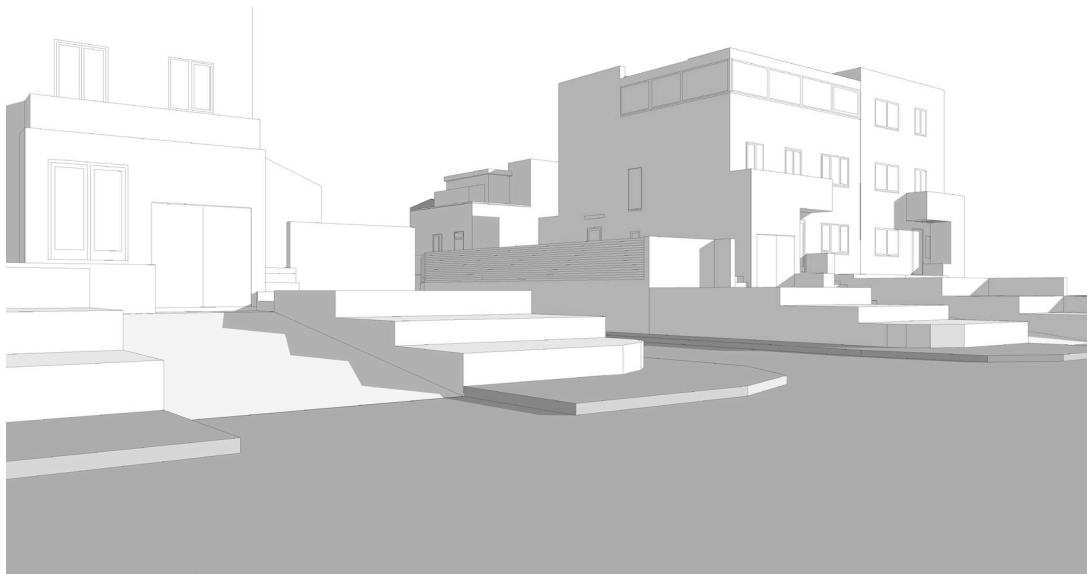


Existing front view from Shepherds Hill to
Broughton Gardens

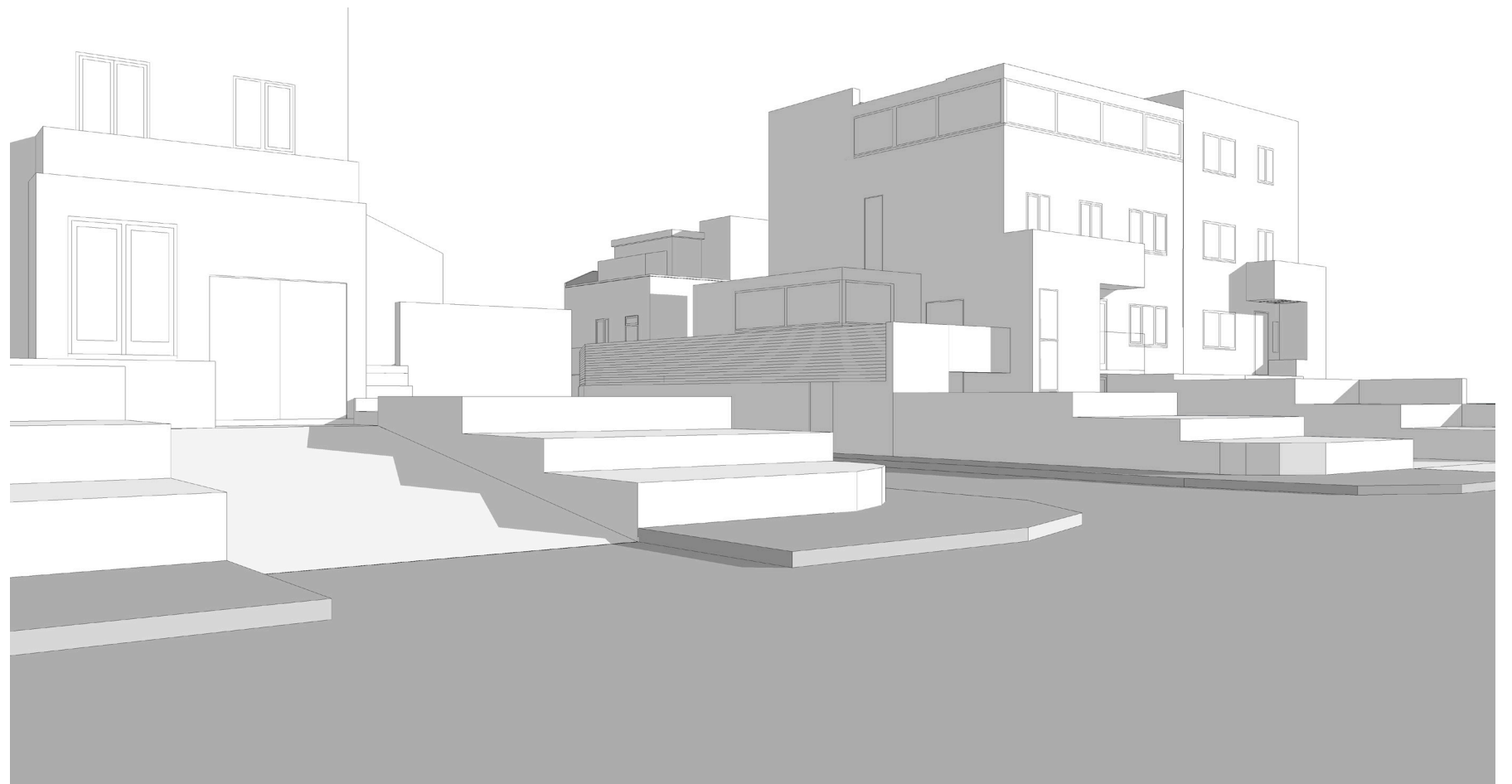


Proposed front view from Shepherds Hill to Broughton Gardens showing symmetrical gateway

Views

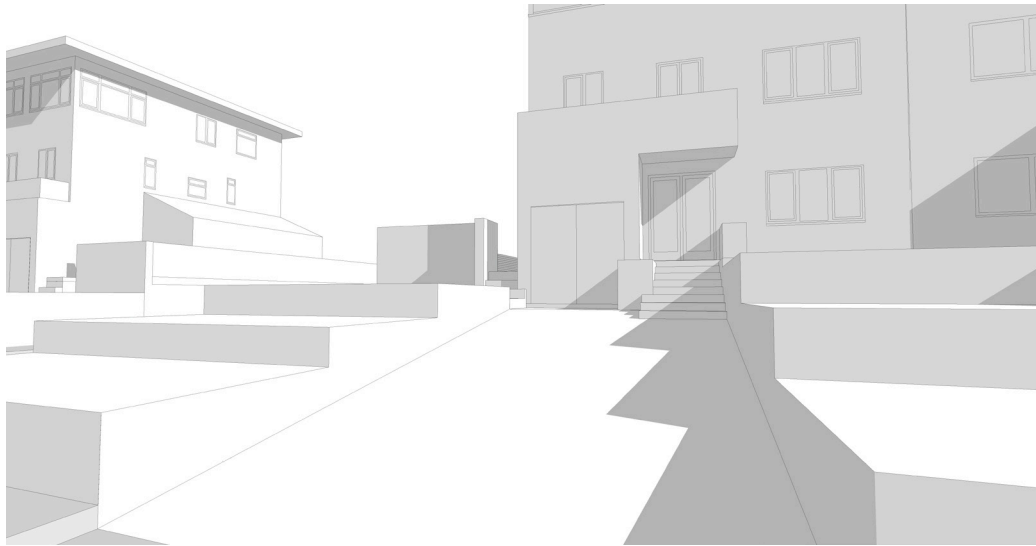


Existing side view from Shepherds Hill

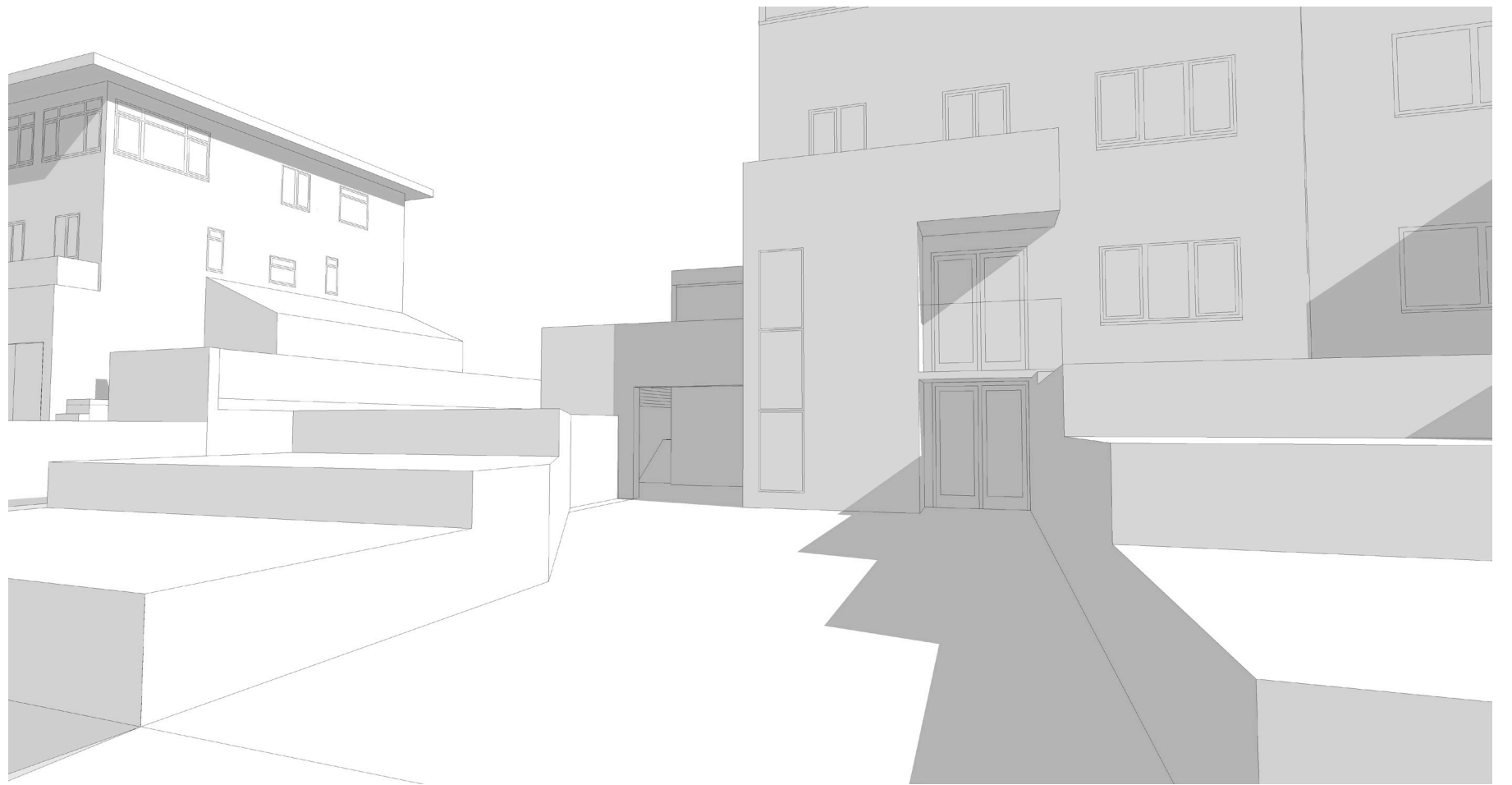


Proposed side view from Shepherds Hill

Views

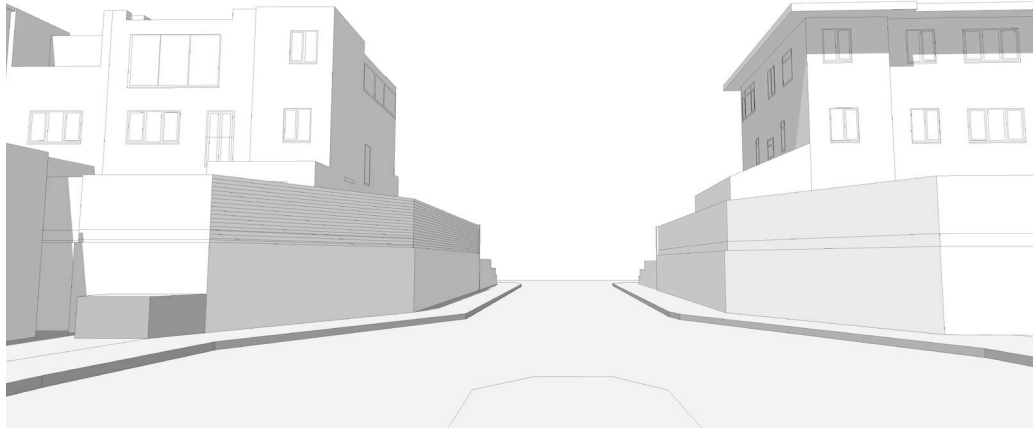


Existing front view from Sheperds Hill

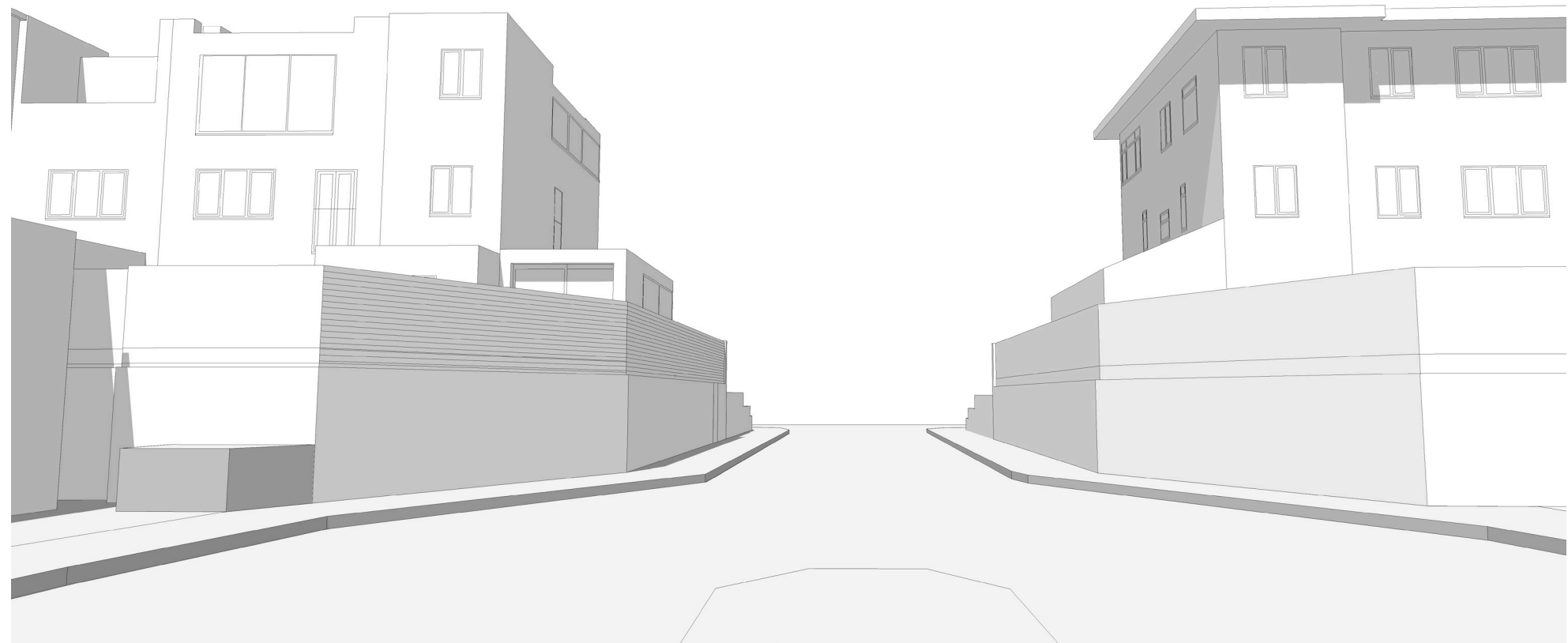


Proposed front view from Sheperds Hill

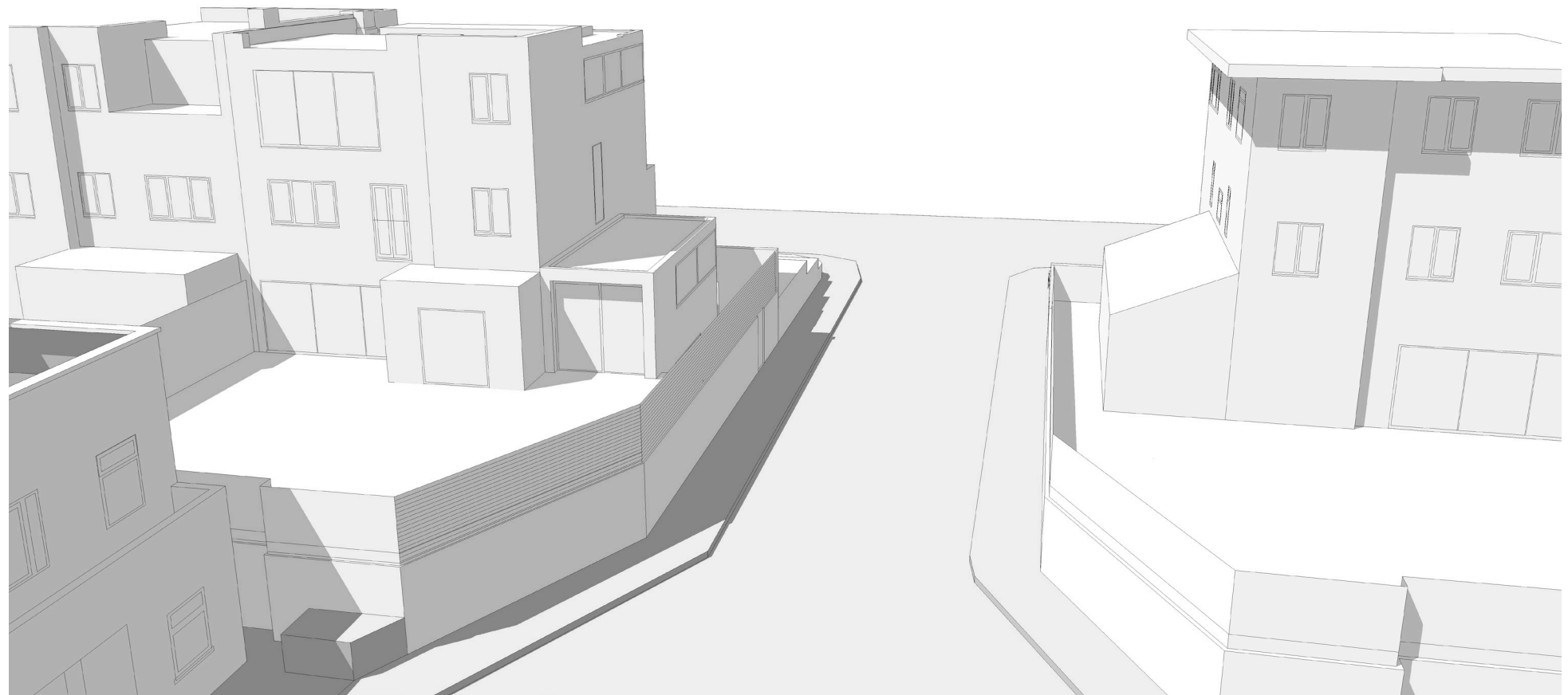
Views



Existing front view from Sheperds Hill



Proposed eye-level view from Broughton Gardens showing gateway



Proposed bird's eye view from Broughton Gardens showing symmetrical gateway

