

31 PRIORY PARK

Design & Access Statement

26/03/2023



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1.0 Introduction

This Design and Access Statement has been prepared on behalf of the Client, the owners of 31 Priory Gardens, Highgate, London, N6 5QU, in support of the application for Householder Planning in a Conservation Area

This application seeks consent to make the home fit for purpose for modern family life through extension and renovation, whilst also taking the opportunity to ensure it remains a positive contribution to the Haringey Highgate Conservation Area.

2.0 Location, Existing Context & Existing Building

The property is located roughly mid-way along Priory Gardens in the London Borough of Haringey in a predominantly residential area. The property is included within the Haringey Highgate Conservation area. At one end of Priory Gardens, the road terminates and meets Highgate tube station, at the other a junction with Shepherds Hill.

There are a number of different building typologies located along Priory Gardens constructed at various different times. No.31 was built sometime after 1955 and extended again after 1968.

The building is a two story semi detached family home and shares a footprint with No.29, next door. Both properties have a split level ground floor and separate garages.

No.31, and No.29 share a fairly plain front elevation with minimal architectural features. Detailing is kept simple with well proportioned relatively large windows. The buildings are faced with London Yellow stock bricks and the roof line clad in red/brown concrete tiles.

To the rear elevation, the architecture is more expressive, with panels of glazing and timber cladding orientated either horizontally or vertically breaking up expanses of masonry.

To the side return, a dated ground floor extension with a felt roof, roof light and timber cladding to the parapet. The existing extension shares a boundary with No.33, where a large full length extension has previously been constructed. There is a small light well area with poor drainage currently located outside the existing kitchen on the ground floor roughly in the centre of the floorplate.

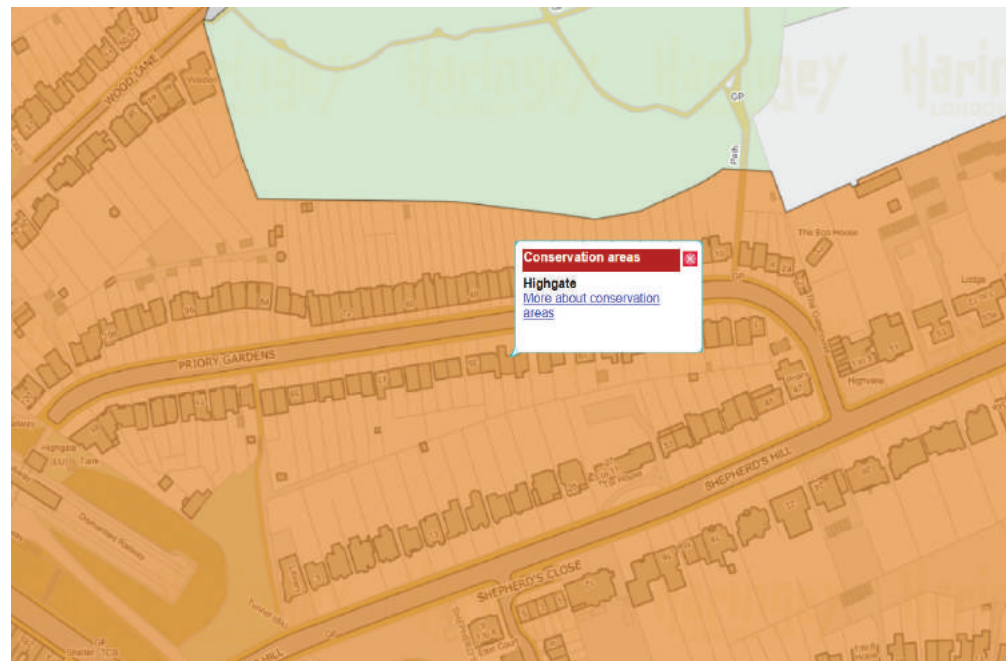
Internally, the property is dated, having undergone minimal upkeep or renovation in recent years and is in need of work.



Birds eye view, looking South-East.



Birds eye view, looking South-West.



Extract from Haringey Council Conservation Areas Online Interactive Map

3.0 Photos of the existing



Street level view from Priory Gardens.



Rear view of the property



Rear view of the property - existing extension & roof light



Rear view of the property - Neighboring extension at No.33

4.0 Design & Development Drivers

This application seeks consent for:

1. Side infill extension and new roof light
2. New window to side elevation
3. Two new Velux roof lights to rear roof slope
4. Two replacement windows to front elevation

The alterations to the house as listed above along with general renovations, are intended to improve the usability and thermal performance of the house and in turn, improve the quality of life for the occupants.

5.0 Use / Layout / Amount / Appearance

5.1 Use

The proposed use of the property remains domestic / residential. The use will also be enhanced through thermal improvement works as part of window replacement as well as replacing and adding roof areas.

5.2 Layout

A new side infill extension is proposed to the ground floor, which will allow for a better sized kitchen to occupy the space. The extension will cover a small existing light well area currently located up to the boundary line of No.33 approximately in the middle of footprint, hidden from public views.

The proposed new window to the side elevation of the building is required to bring natural light into the existing stair core of the building.

Two new velux are proposed for the rear roof slope to allow natural light into a renovated loft space creating a dry storage space. The roof lights will face a wooded area to the rear of the garden and will not present an overlooking issue.

5.3 Amount / Appearance

From the rear the new infill extension will be largely unseen, but general renovations and improvement works to the existing extension roof will improve the overall aesthetic of the roof scape. The front elevation of the infill extension will incorporate a new timber clad facade, however this is largely set back from the main front elevation of building and unlikely to be seen from Priory Gardens. The proposed materials will match those already used on the original house. Timber cladding panels to façades and bituminous ash-felt as a roof material will mean the extension sits comfortably within the immediate setting.

The proposed new roof light has been designed to match the existing roof light proportionally and work with the existing architectural expression in the building.

The proposed new side elevation window will have obscured glazing to prevent any overlooking issues

6.0 Scale

The side infill extension forms an addition to the existing roof scape, occupies a small area and is subordinate to the host dwelling. It does not dominate the existing house in either width nor height. The extension has been deliberately kept back from the front elevation of the house and will not be visible from the street nor will it impact on the street scene.

Careful consideration has been taken to ensure the height of the extension does not exceed that of the adjacent property at No.33, nor does it extend over the shared boundary parapet line.

The proposed new side elevation window size will match that of the existing

7.0 Access

Access to the property will remain unchanged from street level

8.0 Planning Policy

National Planning Policy Framework (NPPF) as per latest update from 20th July 2021, adopted has at its core the presumption in favour of sustainable development and amongst other planning principles seeks high quality and good design. The development plans and guidance documents for the site consistent with the NPPF and in conformity with The London Plan are Haringey's Local Plan Strategic Policies (2013-2026) and the Development Management DPD (adopted in July 2017).

SP0, SP11 and SP12 of the Local Plan Strategic Policies document have been considered. The proposed alterations intend to improve the property concerned to secure the long term home and well-being of the occupants, and in turn will contribute positively (and not harm) to the local and wider conservation area through carefully considered and high quality design.

Further, amongst others and in particular policies DW1, DM9, DM12 and DM21 of the Development Management (DPD) document have formed the basis of the design considerations. The subtle proposal adopting high quality materials, local scale and proportions responds well to its setting, is not intended to be overbearing and intrusive, instead has been designed to complement the original property and the local area. The low height addition does not impact adversely on the adjoining neighbours but creates a good quality and well lit living environment.

9.0 Conclusion

The design has been developed together with the applicants and responds to its local context in a sympathetic manner that does not detract from or harm the character of the existing building or area. The infill extension does not create additional sense of enclosure to its neighbouring property nor does it result in the loss of privacy to adjoining dwelling. The design enables the occupants to enjoy energy efficient and modernised accommodation with improved day lighting levels afforded by the alterations providing a long term home for the years ahead.

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