

Project No: 23-011

Address: 17 PRIORY GARDENS, LONDON, N6 5QY

DESIGN, ACCESS & HERITAGE STATEMENT

1. Foreword

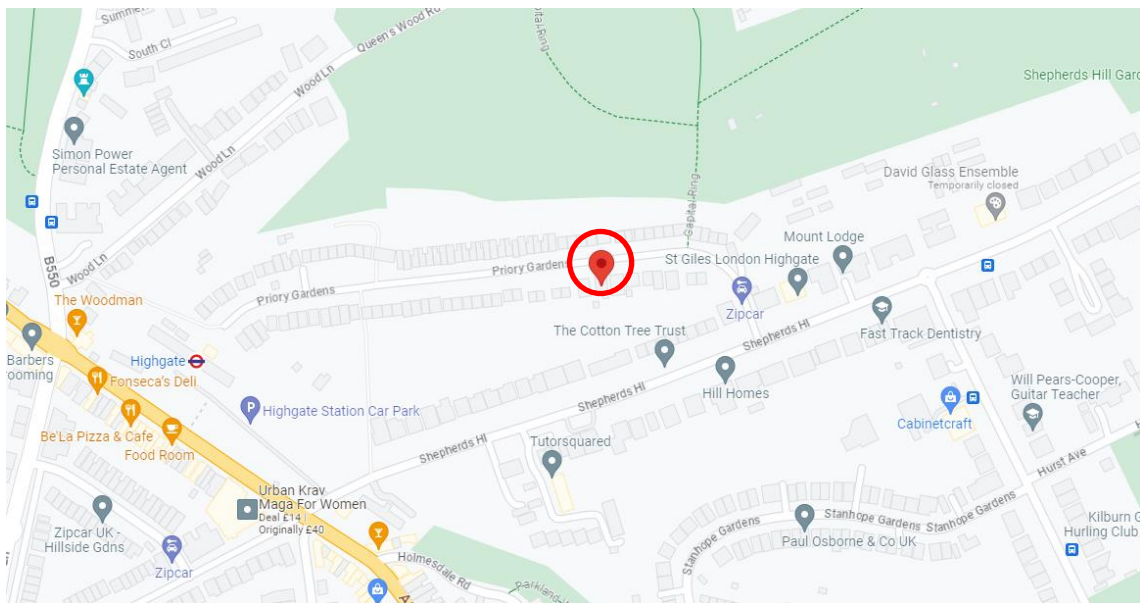
- a. Simon Whitehead Architects has been appointed to prepare a planning application for the proposed extension and property development to 17 Priory Gardens, London, N6 5QY
- b. The Design & Access Statement forms part of a suite of application documents and should be read in conjunction with all the additional information submitted in this application.

2. Application Details

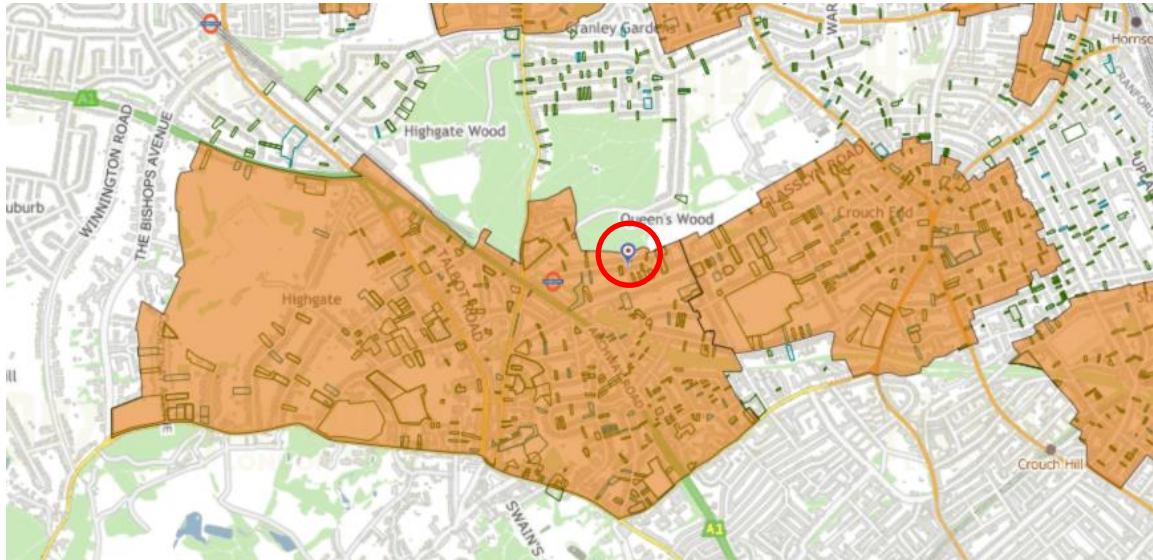
- a. This application proposes to
 - i. Construct a new single storey rear extension to the rear of the property.
 - ii. Construct a new first floor extension to the rear of the property
 - iii. Create a basement space with bedroom and storage space
 - iv. Remodel the existing garage to create a gym space
 - v. Remodel and landscape the existing front and rear garden

3. Introduction

- a. Priory Gardens is located on a residential road located in Highgate as shown below:

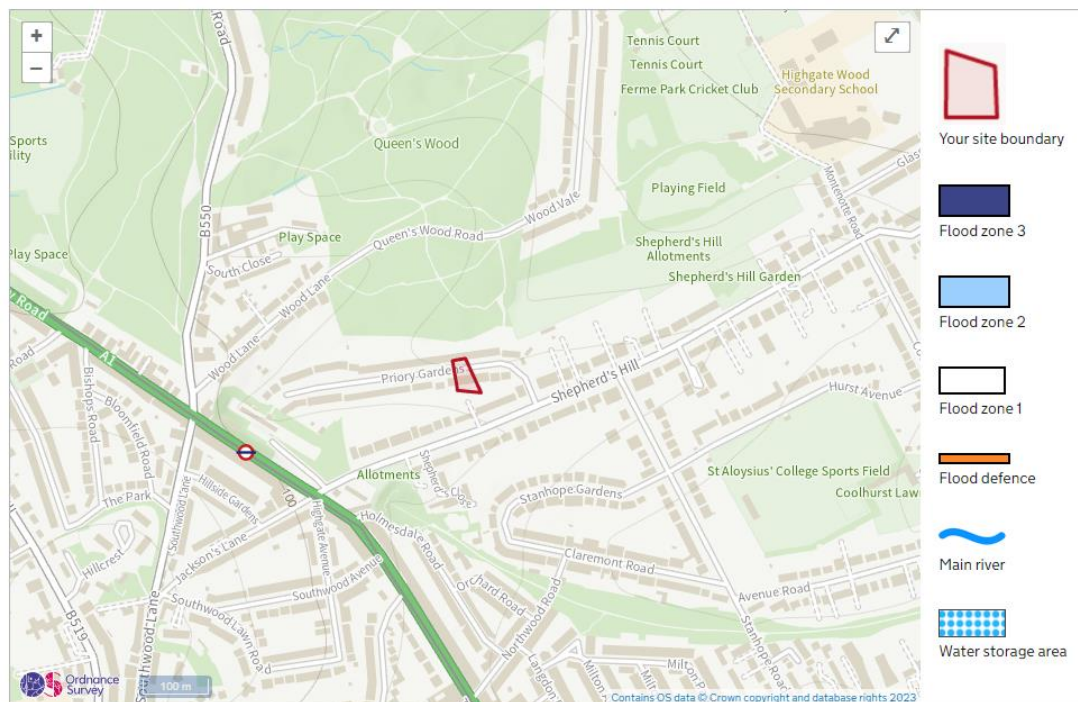


- b. 17 Priory Gardens is a detached house. The house is brick in elevation, with a tiled roof and painted timber windows.
- c. It is situated on the edge of the Highgate Conservation Area as shown below:



- d. The site is not at risk of flooding as shown below:

The map shows the flood risk to your site and the surrounding area.



e. Photos of the existing property are below:



4. Amount

- a. The proposed extension extends 3.5m at the rear of the main house and incorporates the existing building footprint
- b. The proposed ground floor extension adds approx. 16m² to the house
- c. The proposed extension will accommodate a new kitchen and dining area
- d. The roof will be clay tiles to match the existing, with rooflights to light the kitchen space
- e. The proposed first floor extension to the rear has been designed to reflect the existing building materials and to blend harmoniously with the architectural style of the building. The extension will add approx. 11m² to the property
- f. The proposed sash windows to the first floor extension will be to match the existing along with the remodelling of the openings to the rear first floor rooms.
- g. Due to the levels of the site, the proposed basement works will have a minimal impact on the existing appearance of the house. The basement will have a bay window to the front to allow in natural light which will reflect the existing bay to the ground floor
- h. The proposed basement will add approx. 57m² to the house.

5. Use

- a. The current use of the building is a family residence (use class C3) and will remain the same following the proposed development.

6. Layout

- a. The plans have been carefully developed with the client to meet their needs.
- b. The new layout of the extension provides extra space to accommodate an open plan kitchen and dining room at the rear.

- c. The layout of the first floor has been developed to provide master bedroom and dressing room.
- d. Careful consideration has been made to security issues, all new window and doors will be Secured by Design with toughened glass.

7. Planning Policy

*Within Conservation Areas development should preserve or enhance the character or appearance of the area. **New development, including Alterations and Extensions***

Planning permission will be granted for new development, including the extension or alteration of existing buildings provided that the proposals:

- *Respect the context of the Conservation Area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance / Documents; and*
- *Use high quality materials that complement and enhance the Conservation Area; and*
- *Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and*
- *Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium or uPVC or other non-traditional materials*

The proposals respect the context of the Conservation Area, and propose to use high quality materials which match the original house. No traditional features of interest will be compromised. The house will retain its existing timber windows to the front of the house and the upper floors at the back along with the red brick and stone quoins.

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area
2. Impact on neighbouring amenity

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. The design complies with this policy.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9

set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment. The design complies with this policy.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context. The design complies with this policy. The proposed redevelopment of the rear extension remains subordinate to the original house, keeping the primary volume to the rear of the house.

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts. The design complies with this policy as the proposed first floor extension is sat back from the edge of the building to mitigate any perceived impact to the amenity.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident. The design complies with this policy as the proposed first floor extension is sat back from the edge of the building to mitigate any perceived impact to the amenity.

8. Appearance

- a. We are keen to deliver a project of the highest possible quality. Materials have been chosen for their performance and sensitivity to the context and in accordance with planning policy guidance. We believe that the project will make a positive contribution to the appearance of the house.
- b. The proposed rear extension will be brick, preserving the stone quoins
- c. It is proposed to replace the windows and doors to the rear of the property with new painted timber to match the existing
- d. All rooflights will have aluminium frames painted dark grey to blend in with the roof.
- e. The proposed doors from the ground floor extension will be powder coated aluminium
- f. The garage will be clad with timber and will have new doors finished in powder coated aluminium

- g. Overall, the proposal, through carefully considered design and a choice of high quality materials, will upgrade and improve the amenity and appearance of the existing property.
- h. A proposed visual of the scheme is as below:



9. Sustainability & Environment

- a. The proposal has taken into account planning guidance and seeks to uphold these principles.
- b. The application proposes to use sustainable materials where possible and recycle brickwork or metal where possible during the construction.
- c. All new elements including doors, walls and floors will be constructed in accordance with Building Regulations Part L and we will be providing high levels of insulation and detailing at junctions to minimise air leakage.
- d. New lights will be energy efficient. All new sanitary fittings specified will take water saving into consideration.
- e. The scheme will provide very good levels of natural daylight resulting in a better amenity space for the inhabitants.

10. Landscaping

- a. The proposed extension maintains a generous garden area.

- b. The majority of the garden will remain planted. An area of paving is proposed outside the patio doors to provide an area suitable for table and chairs.
- c. The front garden is to be modified to allow the window to the basement to be incorporated.
- d. It is proposed to convert the roof of the garage into a green roof that can be walked upon
- e. The rear walls of the garden are to be vertical planters to retain the surrounding terrain.

11. Access Statement

- a. Pedestrian access to the house through the front door remains as existing.
- b. The area has access to several forms of public transport and it is within walking distance of Highgate Station
- c. There are two off street car parking spaces so the loss of the garage will not have a det

12. Summary

- a. Overall the design makes much needed improvements to a family home and will do so in a sensitive manner. It has also considered many of the policies that are central to the Council's approach to this type of work.