

Design, Access & Heritage Statement

2 Broughton Gardens

2210.dah statement

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1.0 Introduction

- 1.1 This Statement has been prepared to support a householder application at 2 Broughton Gardens, Highgate. The proposed scheme is for the addition of a rear, single-storey extension; a replacement second floor extension; and external alterations, including the addition of insulated render to the walls, the replacement of existing doors and windows, and the addition of solar panels and air source heat pump and air conditioning units.



02. aerial view

2.0 Physical Context

Surrounding Area

- 2.1 Broughton Gardens is a cul-de-sac road located on the south side of Shepherd's Hill between Crouch End and Highgate. Shepherd's Hill has a mix of detached and terraced, 3 - 5 storey, houses and blocks of flats dating from the late Victorian era to the present day. The terrace to the west of the entrance to Broughton Gardens, 44 – 48 (even) Shepherd's Hill; the terrace to the east of the entrance to Broughton Gardens, 50 – 54 (even) Shepherd's Hill; and all of the houses, 1 – 9, in Broughton Gardens are relatively similar, 2 – 3 storeys high, 1930s modern style with geometric forms, predominantly white painted rendered masonry walls, flat roofs, and painted metal and PVC-framed windows.



03. view of 50 - 56 (even) Shepherd's Hill



04. view of 48 & 50 Shepherd's Hill & entrance to Broughton Gardens



05. view of 40 – 48 (even) Shepherd's Hill

Existing Site

- 2.2 The property is located on the west side of Broughton Gardens on a c. 10 m wide x 28.5 m deep rectangular, relatively level site. The site is bounded to the north by 1 Broughton Gardens, to the east by the road, to the south by 3 Broughton Gardens, and to the west by 42 Shepherd's Hill.



06. view of 5 - 9 Broughton Gardens



07. view of 2 - 8 Broughton Gardens



08. view of 1 - 5 Broughton Gardens

Existing House

- 2.3 The house is set back set c. 2 m from the road, and is an east facing, semi-detached (attached to 1 Broughton Gardens), c. 9 m wide x max. 11.5 m deep three-storey c. 1930s building. The house is in 1930s modern style, with a front shallow roof terrace on the first floor creating a recessed open porch/verandah on the ground floor, and a front full width deeper roof terrace on the second. The original house is constructed with Flemish bond red solid brickwork walls, with horizontal bands of white painted render; timber joist floors, flat bituminous felt covered timber joist roofs; and PVC-framed doors and windows. At the front is a 2 m deep raised brickwork planter with a magnolia tree.



09. front view of 2 Broughton Gardens with no. 3 to left



10. front view of 2 Broughton Gardens



11. front view of 2 Broughton Gardens with no. 1 to right

- 2.4 The existing second floor is constructed with painted rendered external single skin thick brickwork walls internally lined with timber studwork and with a bituminous felt covered timber joist roof. The bituminous felt roof does not have cover flashings and is also in need of replacement. Both walls and roof are poorly thermally insulated and the method of construction make the timber studwork wall linings and roof joists susceptible to condensation and rot.
- 2.5 Internally, the house is arranged around a dog-leg stair in the middle of the south side. On the ground floor is an entrance hallway running from the front door to the stair; principle living rooms to the north-east and north-west, the latter has glazed double doors to the back garden; a store room in a former garage, accessed from the road though timber double doors, and a utility room to the south-east; a guest WC under the stair; and a kitchen/dining area to the south-east, with another glazed door to the back garden. On the first floor are three double bedrooms; a single bedroom to the west, accessed from the north-west bedroom; and a bathroom to the south-east. On the second floor is another bedroom/office, with glazed double doors to the roof terrace; and another bathroom to the south-east. The kitchen/dining and rear living room are quite dark and

disconnected from the back garden. Generally, finishes and fittings and building services are all out-dated and in need of replacement.



12. rear view of 2 Broughton Gardens with no. 1 to left



13. rear view of 2 Broughton Gardens



14. rear view of 2 Broughton Gardens with no. 3 to right

- 2.6 At the rear is a 15 m deep back garden which is surrounded by mature bushes and shrubs, with a large London plane tree at the rear, the centre of which has died away.



15. view of back garden from second floor

3.0 Social Context

- 3.1 The majority of the buildings in Shepherd's Hill and all of those in Broughton Gardens are houses or flats. The applicants use the property as their main family home. The applicants require additional space for family life, and to improve the connection between the house and the back garden.

4.0 Planning Context

- 4.1 2 Broughton Gardens is located in the London Borough of Haringey (LBoH), in the Crouch End Conservation Area, and there do not appear to be any Article 4 Directions on the property removing Permitted Development rights. The property is not statutory listed, though together with all of the houses in the road, 1 – 9 Broughton Gardens, is noted as making a positive contribution to the Conservation Area.
- 4.2 The property is in area with a very low probability of flooding from rivers, the sea, surface water, and ground water.
- 4.3 Please see arborist, CSG Usher's Tree report in accordance with BS 5837:2012 – Arboricultural Impact Assessment (AIA).

5.0 Development Plan Considerations

- 5.1 Haringey Council's Development Plan consists of the Strategic Policies DPD 2013 (with alterations 2017) and the Development Management DPD, both of which were adopted in 2017. The relevant policies from each are set out below:

Strategic Policies DPD

- SP0: Presumption in Favour of Sustainable Development
- SP2: Housing
- SP4: Working Towards a Low Carbon Haringey
- SP11: Design
- SP12: Conservation

Development Management DPD

- DM1: Delivering High Quality Design
- DM9: Management of the Historic Environment
- DM12: Housing Design and Quality
- DM21 Sustainable Design, Layout and Construction

5.2 Being in a London Borough, the proposal must also have regard to policies within the London Plan and the following is considered relevant:

- D4 Delivering Good Design
- D6 Housing Quality and Standards

5.3 Despite its location in Highgate, the Site does not fall within the area covering the Highgate Neighbourhood Plan and so this document does not form part of the material considerations when assessing this application.

5.4 The National Planning Policy Framework (NPPF) 2023 is a material consideration and sets out national policies on a range of matters including the approach taken to development in protected areas. It is to be read as a whole and is underpinned by the aim of achieving sustainable development which is economically, socially and environmentally sustainable. The following chapters are of particular relevance to this proposal:

- Chapter 2: Achieving sustainable development
- Chapter 8: Promoting healthy and safe communities
- Chapter 12: Achieving well-designed places
- Chapter 16: Conserving and enhancing the historic environment

5.5 Due regard should also be given to the Sustainable Design and Construction SPD (2013) which provides guidance on how development should be designed to ensure it is as sustainable as possible, and the Crouch End Character Appraisal.

6.0 Proposed Scheme

- 6.1 The proposed scheme is for the addition of a rear, single-storey extension; a replacement second floor extension; and external alterations, including the addition of insulated render to the walls, the replacement of existing doors and windows, and the addition of solar panels, an air source heat pump, and air conditioning units.

Rear extension

- 6.2 The applicants' parents/parents-in-law have mobility issues and the proposed scheme includes converting the existing front living room to a bedroom and an ensuite shower room to enable them to stay for extended periods. Subsequently, the proposed rear extension is to provide additional living and dining space and is a full width single-storey block with a stepped plan, which is 3 m deep on the boundary to attached 1 Broughton Gardens and 4.3 m deep where it is separated by the sideway from the boundary to 3 Broughton Gardens (which itself has another sideway and a 3.4 m deep rear single-storey extension). The stepped plan minimises the impact on daylight, sunlight, privacy, and amenity of the neighbouring properties. The flat roof's simple geometric form and material finishes are in keeping with the modernist style of the existing house and those in the immediate surrounding area. The back garden will be full width, max. 12.3 m deep with 112 m² area to still provide generous outdoor amenity space. The proposed extension avoids the root protection area of the London plane tree in the back garden.

Second floor extension

- 6.3 The proposed second floor extension is to replace the existing poorly built second floor and to provide a master bedroom, an ensuite master bathroom, and a home office to enable both applicants to both work from home part time more easily. The proposed extension will extend to the front elevation, to occupy the whole footprint of the first floor, similar to neighbouring 3, 4, & 9 Broughton Gardens. Likewise, the flat roof, simple geometric form, and material finishes are in keeping with the modernist style of the existing house and those in the immediate surrounding area.

Walls

- 6.4 The existing uninsulated solid brickwork walls of the original house will be externally covered with insulated self-coloured render to significantly improve their thermal insulation and the proposed walls of the extensions will be of matching self-coloured render, in keeping with the modernist

style of the existing house, and those in the immediate surrounding area.

Roofs

- 6.5 The flats roofs of the extensions will be of warm roof construction and covered with EPDM roofing membranes concealed behind parapet walls with narrow profile powder-coated aluminium copings.

Remedial Works

- 6.6 There are historic issues with cracks in the first floor terrace concrete slab and damp from damaged waterproof flashings and rainwater chutes and hoppers and these will be addressed as part of the proposed works. On the basis of like-for-like replacements, this would be considered to be permitted development.

Doors & Windows

- 6.7 The existing PVC-framed doors and windows will be replaced with more sympathetic, narrow profile, powder-coated metal-framed, higher performance double-glazed ones to improve their thermal insulation, and those in the proposed extensions will be to match, in keeping with the modernist style of the original house.

Building Services & Sustainable Energy Technologies

- 6.8 The existing electrical lighting and electrical installation will be rewired with the replacement of inefficient light fittings with low energy ones, the installation of a photovoltaic panel array on the roof of the main house, and provision for a battery which will be located in the former garage. The existing heating and plumbing installation will be re-plumbed with the replacement of the gas-fired boiler and radiators with an air source heat (ASHP) pump located at the rear of the back garden and an underfloor heating system. Two air conditioning units for cooling will be installed in a low screened plant enclosure on the roof of the main house significantly set back from the front elevation so that it will be barely visible from street level.
- 6.9 Development proposals are encouraged to consider and implement sustainable design, layout and construction techniques as described within Policy DM21, with the LPA supporting measures to sustainably retrofit existing homes. The inclusion of the technologies described above is therefore considered to be compliant with the aims of local and national policy, which promotes

the use of sustainable energy.

7.0 Access

7.1 Access to/from the front of the property will remain unaltered.

8.0 Planning and Heritage Assessment

Principle of Development

8.1 The existing property is located within an established residential cul-de-sac within walking distance to Highgate's amenities, including local shops, restaurants and the London Underground tube station which is part of the Northern line. The extension of an existing dwelling is supported in-principle by the presumption in favour of sustainable development outlined within local policy SP0 and Chapter 2 of the NPPF, subject to heritage, design, amenity and sustainability matters, details of which are set out below.

Design and Heritage

8.2 Although No.2 Broughton Gardens is not Listed, it does sit within a designated heritage asset – Crouch End Conservation Area – which means any development could have the potential to impact upon this asset.

8.3 Paragraph 194 of the NPPF requires applicants to describe the significance of any heritage assets affected by a proposal, including the contribution made by their setting, with the level of detail proportionate to the asset's importance. Paragraph 199 goes on to confirm that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial, total loss or less than substantial.

8.4 The Crouch End Conservation Area was designated in 1974, originally as Crescent Road Conservation Area. It was subsequently extended in 1976 and 1990, and finally 1994 where several residential roads including Broughton Gardens were encompassed. It is split into eight different sub-areas, with Broughton Gardens falling within number 8 (named Shepherds Hill).

8.5 The Crouch End Character Appraisal (CECA) defines the overall character of the area as one of a north London residential suburb, separated from inner London by its location on the north-

facing slopes of Hog's Back ridge and limited access to public transport. It describes the townscape and character of Crouch End as "complex" given the different factors that have affected its evolution over time. As a result, some spaces and buildings differ from the overriding character of the area, with these changes in character from one area to the next not always being obvious.

- 8.6 Shepherds Hill Sub Area 8 is situated at the north western corner of the Conservation Area, primarily characterised by its elevated topography and views towards Muswell Hill to the north and Crouch End Hill to the south. The houses within Broughton Gardens are described as white-painted, three-storey dwellings built in the Modern/International style with projecting balconies and recessed upper sections to provide roof terraces. The buildings within the cul-de-sac are identified as making a positive contribution to the Conservation Area, despite their variation in height and primary elevations due to various alterations carried out in the years since the CECA was published.
- 8.7 Policies DM1 and DM12 emphasise the need for the design of extensions to residential buildings, including roofs, to be of a high quality design and respect the setting/architectural characteristics. High quality matching materials are also required in relation to the context of the site. This is further reiterated by Policy DM9 which confirms that proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale and materials of the host building, without being overbearing.
- 8.8 The flat roofs of the proposed extensions on both the ground floor and second floor extensions are minimalist and simple in nature, reflecting the modernist style of the existing and surrounding properties in terms of their style and material. Furthermore, the proposed second floor extension would mirror similar development at Nos. 3, 4 and 9 Broughton Gardens.
- 8.9 In addition to the extensions, photovoltaic (PV) panels are proposed to be installed across the roof of the second floor, along with four rooflights and two air conditioning units for cooling. The PV panels would be raised by 150mm off the roof deck and angled at approximately 30-45 degrees, whilst the air conditioning units are proposed to be enclosed in a low screen plant, significantly set back from the front elevation. It is considered that these additions are unlikely to be seen from street level and the proposals therefore causing no negative impact on the character and appearance of the Conservation Area, with no harm arising from the development. It is therefore in accordance with local and national policy.

Amenity

- 8.10 Policy DM1 requires that development proposals ensure a high standard of amenity and privacy for its future occupiers and neighbours through appropriate daylight/sunlight and open aspects, and avoiding overlooking and loss of privacy. Furthermore, it is compulsory that new extensions meet or exceed the minimum internal and external space standards of the London Plan as detailed in policy DM12.
- 8.11 With this in mind, the extensions are of a modest scale when compared with the existing dwelling, with the level of daylight and sunlight to the neighbouring properties considered to be unaffected. The new windows proposed at ground level would not be seen by the adjacent property (No.3) given the existing close board fence that separates the properties, and those at the second floor are proposed to be obscure and fixed to avoid any amenity issues.

9.0 Summary

- 9.1 The proposed scheme is intended to meet the objectives of Planning Policy. The proposed scheme will enhance the character of the house, the road, and the surrounding Conservation area. The proposed scheme aims to minimise the impact on the daylight, sunlight, privacy, and amenity of the neighbouring properties. Subsequently, we trust that the proposed scheme will be granted Planning Permission.