



12 GREAT NORTH ROAD

DESIGN AND ACCESS STATEMENT

DESIGN AND ACCESS STATEMENT

CONTENTS

- 1. INTRODUCTION
- 2. EXISTING SITE
- 3. AMOUNT
- 4. PROPOSAL - layout, scale, appearance, use, landscaping, access, context

1. INTRODUCTION

The proposal is to demolish the existing two principal storey single dwelling residential building and create a three principal storey residential building and basement to accommodate eight mid-end dwelling units.

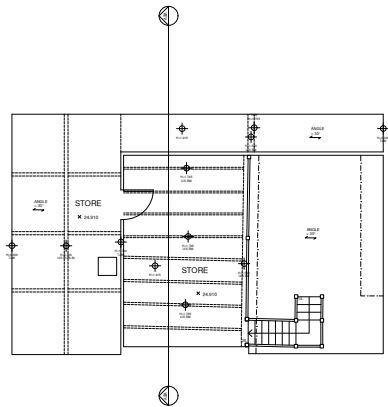
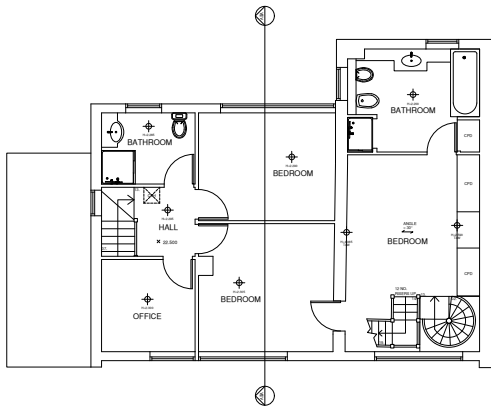
We have sought pre-application advice throughout the design process journey, and have engaged with residents of neighbouring properties and two relevant societies to ensure our designs have incorporated everyone's comments and requirements, ideas and aspirations for the project.

The extent of the existing site includes a two principal storey single dwelling residential building with external areas to the front and rear and a separate off road garage building. There is pedestrian access gate to the front and rear of the site with additional vehicular access at the front with lowered street curb.

The external building finishes consists of white rendered paint to walls, UPVC windows, timber and metal doors, and grey tiled main roof and red tiles to a porch.

The existing arrangement of windows on the building provide views to the street elevation, as well as to the neighbouring properties at 1 - 5 Sussex Gardens, and 1 - 4 Sussex Gate.

Architectural floor plan of the first floor. The plan shows a front porch leading into a large living room with a fireplace. To the right is a dining room, and to the left is a kitchen with an adjacent breakfast room. A central hall connects the living room, dining room, kitchen, and a bedroom. A utility room and a bathroom are also shown. At the rear of the house are two garages. The plan is annotated with dimensions, room names, and notes about construction details like 'NEW CONCRETE FLOOR' and 'NEW ROOFING'.



Note:
Areas drawn indicatively noted and indicated by grey dashed line as line below

LEVEL DATUM & ORIENTATION



GEOGRAPHICAL ORIENTATION & NORTH POINT SHOWN ARE
INDICATIVE ONLY.

ARBITRARY LEVELS COORDINATED TO LOCAL STATIONS
POSITIONED ON SITE DURING SURVEY.

[illegible]

REV	DATE	AMENDMENTS
-----	------	------------



MOBILE CAD
Surveying Solutions

www.mobcad.co.uk surveys@mobcad.co.uk
Portland Head Office: Unit 10 & 11, 2 Haverhill Lane, Pinner, West Yorkshire HA5 1ST
01917 525 076 **020 3198 1187**

PROJECT: MEASURED BUILDING SURVEY

ADDRESS: 12 GREAT NORTH RD,
LONDON,
N6 4LX.

DWG NO.: 3698 002

DWG TITLE: FLOOR PLANS

DWG DATE: DECEMBER 2002

DWG SIZE: SCALE AS SHOWN @ A1

DRAWN: AL/TB **CHECKED:** JW **ISSUE:** 1

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS ISSUED. FOR DISCREPANCIES OR OMISSIONS CONTACT MOBILE CAD SURVEYING SOLUTIONS LTD PRIOR TO WORK COMMENCING. THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS AND LEVELS BEFORE WORK COMMENCES.

© COPYRIGHT MOBILE CAD SURVEYING SOLUTIONS LTD 2022

DO NOT SCALE THIS DRAWING (CHECK ALL DIMENSIONS ON SITE)

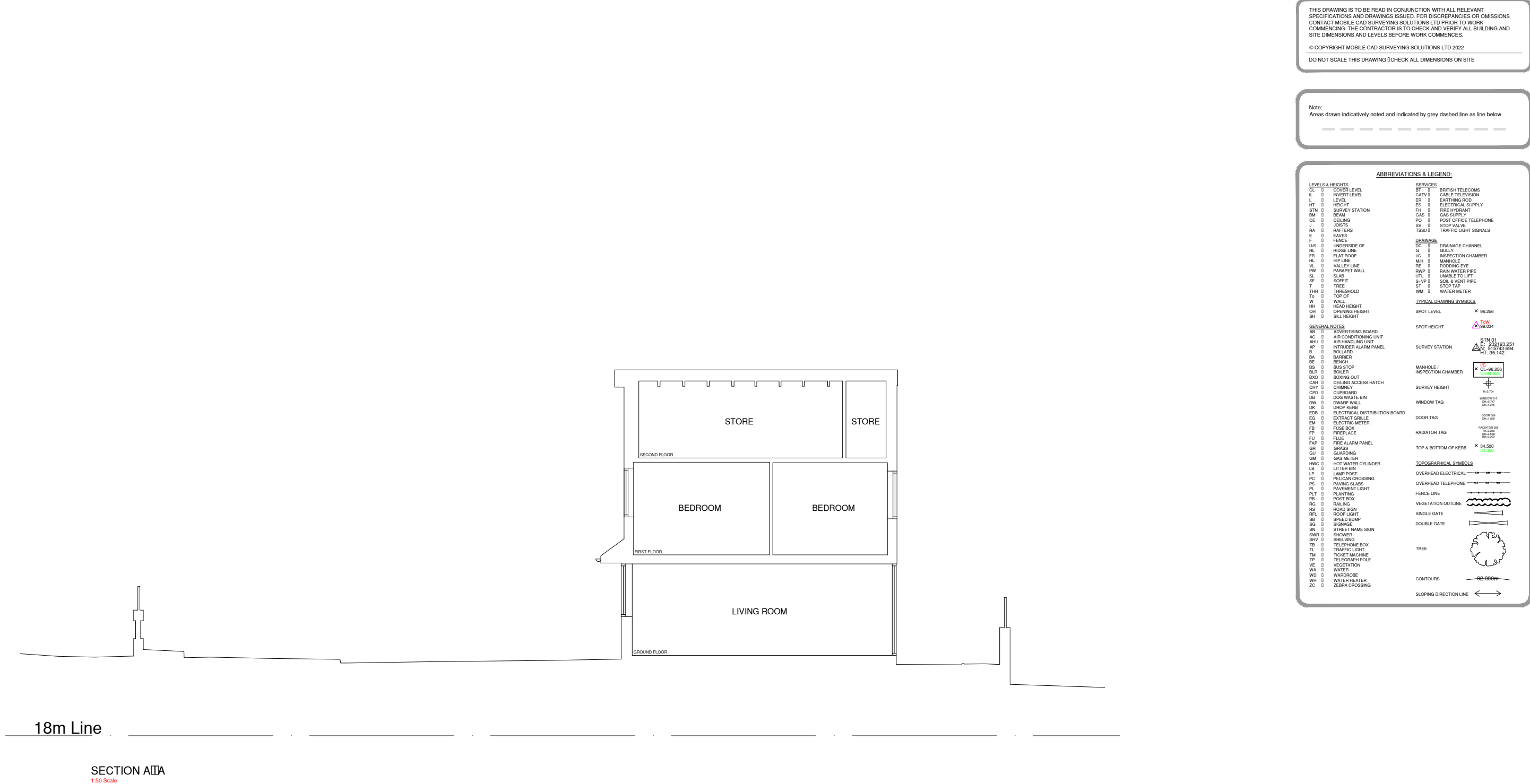
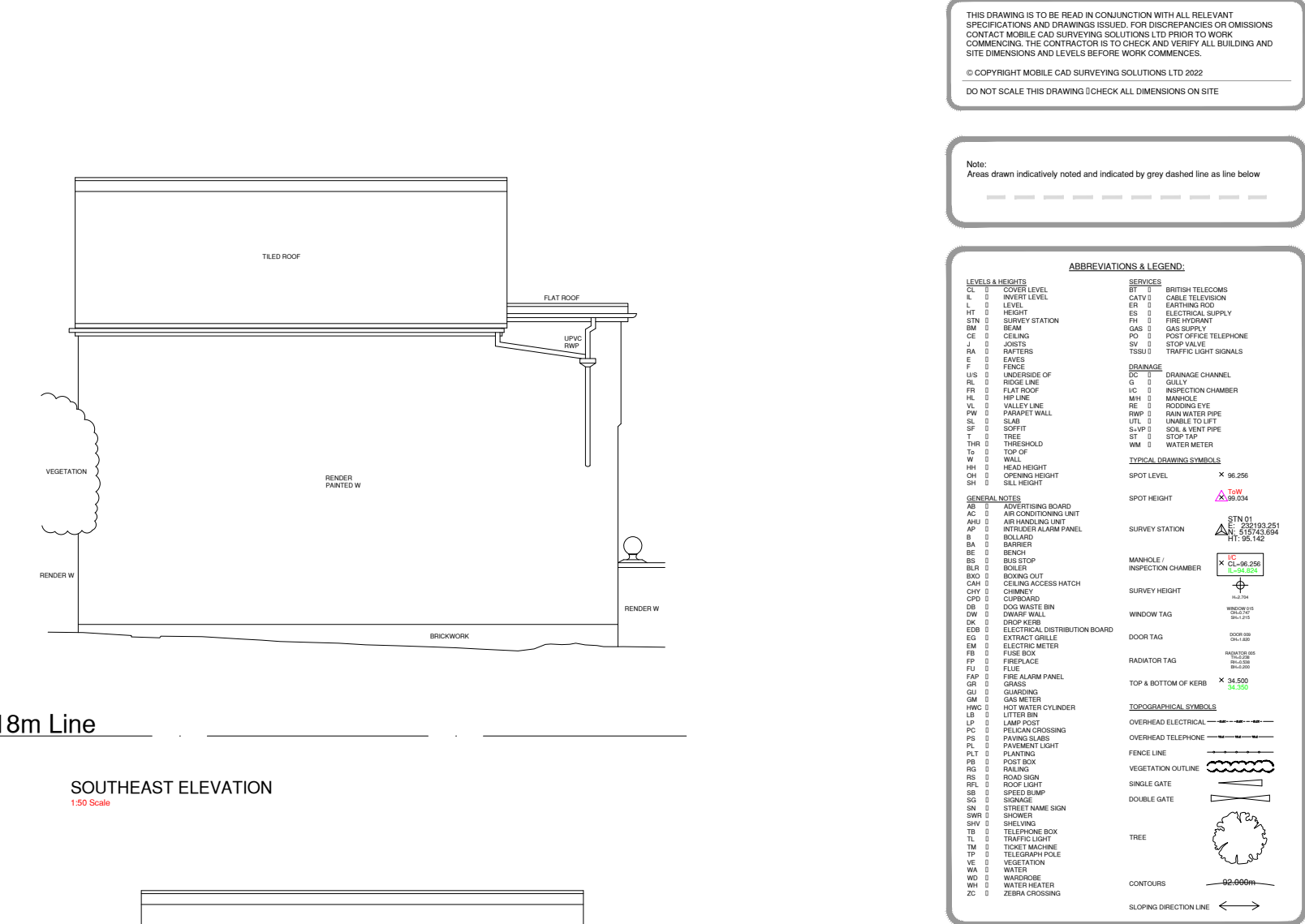
Note:

Areas drawn indicatively noted and indicated by grey dashed line as line below

ABBREVIATIONS & LEGEND:

LEVELS & HEIGHTS	SURVEY
CL - COVER LEVEL	CL - COVER LEVEL
EL - ELEVATION	EL - ELEVATION
HT - HEIGHT	HT - HEIGHT
STN - SURVEY STATION	STN - SURVEY STATION
CE - CEILING	CE - CEILING
RA - RAINFALL	RA - RAINFALL
UT - UNDERGROUND	UT - UNDERGROUND
FL - FLAT ROOF	FL - FLAT ROOF
HL - HILL	HL - HILL
PM - PARAMETER	PM - PARAMETER
BS - BENCH	BS - BENCH
TP - TIE POINT	TP - TIE POINT
TM - TIE MARK	TM - TIE MARK
TO - TOP OF	TO - TOP OF
WH - WALL HEIGHT	WH - WALL HEIGHT
CH - CHIMNEY	CH - CHIMNEY
OW - OPENING HEIGHT	OW - OPENING HEIGHT
SH - SILL HEIGHT	SH - SILL HEIGHT

GENERAL NOTES	ABBREVIATIONS & LEGEND:
AC - AIR CONDITIONING UNIT	STN 01
AP - AIR PURIFICATION UNIT	STN 02
AP - INTERCOM ALARM PANEL	STN 03
B - BOLLARD	STN 04
BE - BENCH	STN 05
BS - BENCH STOP	STN 06
BND - BOUNDARY	STN 07
CH - CHIMNEY	STN 08
CH - CHIMNEY	STN 09
CH - CHIMNEY	STN 10
CH - CHIMNEY	STN 11
CH - CHIMNEY	STN 12
CH - CHIMNEY	STN 13
CH - CHIMNEY	STN 14
CH - CHIMNEY	STN 15
CH - CHIMNEY	STN 16
CH - CHIMNEY	STN 17
CH - CHIMNEY	STN 18
CH - CHIMNEY	STN 19
CH - CHIMNEY	STN 20
CH - CHIMNEY	STN 21
CH - CHIMNEY	STN 22
CH - CHIMNEY	STN 23
CH - CHIMNEY	STN 24
CH - CHIMNEY	STN 25
CH - CHIMNEY	STN 26
CH - CHIMNEY	STN 27
CH - CHIMNEY	STN 28
CH - CHIMNEY	STN 29
CH - CHIMNEY	STN 30
CH - CHIMNEY	STN 31
CH - CHIMNEY	STN 32
CH - CHIMNEY	STN 33
CH - CHIMNEY	STN 34
CH - CHIMNEY	STN 35
CH - CHIMNEY	STN 36
CH - CHIMNEY	STN 37
CH - CHIMNEY	STN 38
CH - CHIMNEY	STN 39
CH - CHIMNEY	STN 40
CH - CHIMNEY	STN 41
CH - CHIMNEY	STN 42
CH - CHIMNEY	STN 43
CH - CHIMNEY	STN 44
CH - CHIMNEY	STN 45
CH - CHIMNEY	STN 46
CH - CHIMNEY	STN 47
CH - CHIMNEY	STN 48
CH - CHIMNEY	STN 49
CH - CHIMNEY	STN 50
CH - CHIMNEY	STN 51
CH - CHIMNEY	STN 52
CH - CHIMNEY	STN 53
CH - CHIMNEY	STN 54
CH - CHIMNEY	STN 55
CH - CHIMNEY	STN 56
CH - CHIMNEY	STN 57
CH - CHIMNEY	STN 58
CH - CHIMNEY	STN 59
CH - CHIMNEY	STN 60
CH - CHIMNEY	STN 61
CH - CHIMNEY	STN 62
CH - CHIMNEY	STN 63
CH - CHIMNEY	STN 64
CH - CHIMNEY	STN 65
CH - CHIMNEY	STN 66
CH - CHIMNEY	STN 67
CH - CHIMNEY	STN 68
CH - CHIMNEY	STN 69
CH - CHIMNEY	STN 70
CH - CHIMNEY	STN 71
CH - CHIMNEY	STN 72
CH - CHIMNEY	STN 73
CH - CHIMNEY	STN 74
CH - CHIMNEY	STN 75
CH - CHIMNEY	STN 76
CH - CHIMNEY	STN 77
CH - CHIMNEY	STN 78
CH - CHIMNEY	STN 79
CH - CHIMNEY	STN 80
CH - CHIMNEY	STN 81
CH - CHIMNEY	STN 82
CH - CHIMNEY	STN 83
CH - CHIMNEY	STN 84
CH - CHIMNEY	STN 85
CH - CHIMNEY	STN 86
CH - CHIMNEY	STN 87
CH - CHIMNEY	STN 88
CH - CHIMNEY	STN 89
CH - CHIMNEY	STN 90
CH - CHIMNEY	STN 91
CH - CHIMNEY	STN 92
CH - CHIMNEY	STN 93
CH - CHIMNEY	STN 94
CH - CHIMNEY	STN 95
CH - CHIMNEY	STN 96
CH - CHIMNEY	STN 97
CH - CHIMNEY	STN 98
CH - CHIMNEY	STN 99
CH - CHIMNEY	STN 100



2. EXISTING SITE - PHOTOGRAPHS







3. PRE-APPLICATION MEETINGS

We have gone through an iterative process whereby we have met with planning officers at LB Haringey and discussed a range of options for development of the site, with our proposals becoming more refined along the journey.

MASSING
For pre-application advice, we presented two options designed on the basis of a same height proposal with sub-basement added to Option 1. This would determine the schedule of accommodation in tenure, but retain the same level of units for the project, 9No. dwellings total in each option. The matching of the height of the adjacent building at No.10 Great North Road was designed to have relation to the neighbouring property. Basements are found on this street.

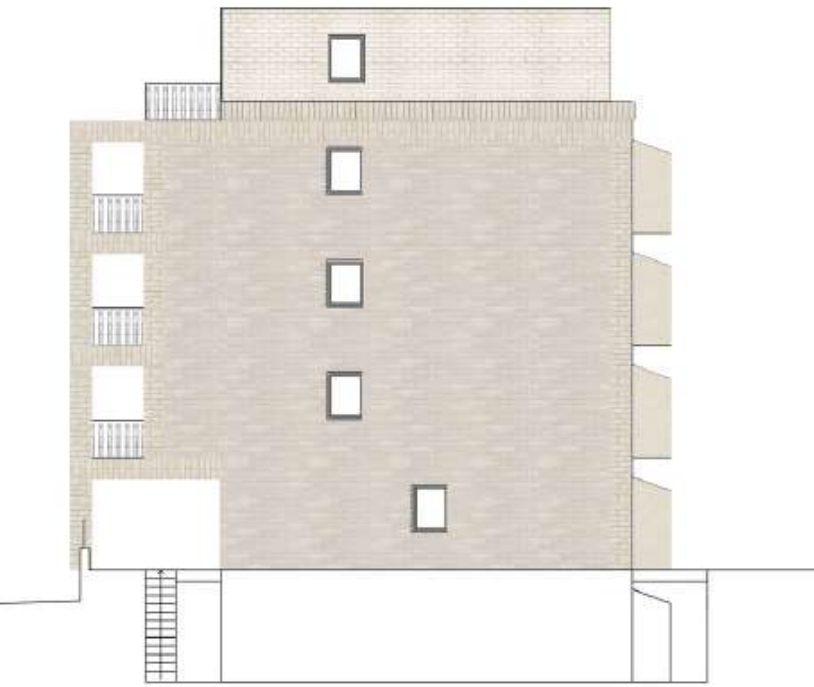
We explored the depth of the building in the two options also, to provide a good understanding of the building mass as a whole, in relation to its neighbours.



Option 1 Street elevation showing building heights



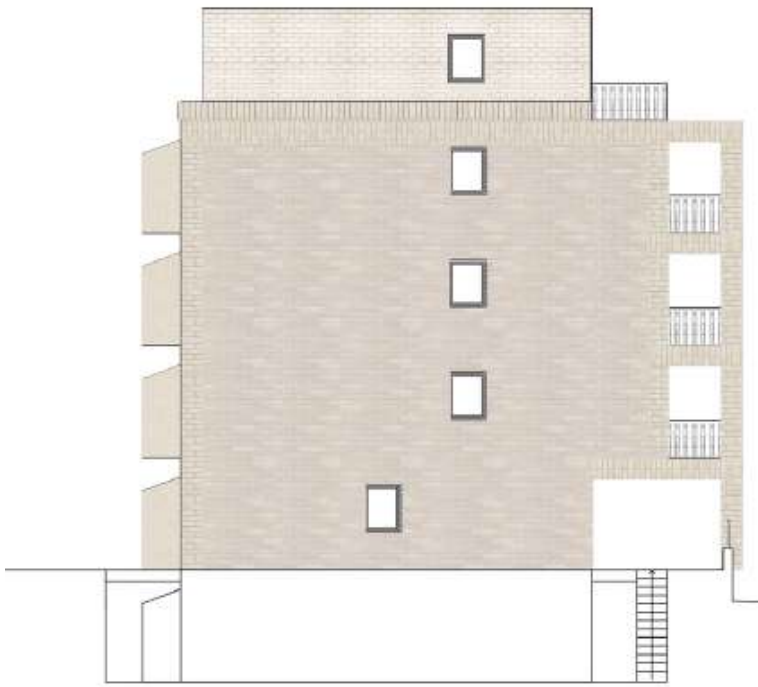
Option 1 South-East (Front elevation)



Option 1 South-West (Side elevation)



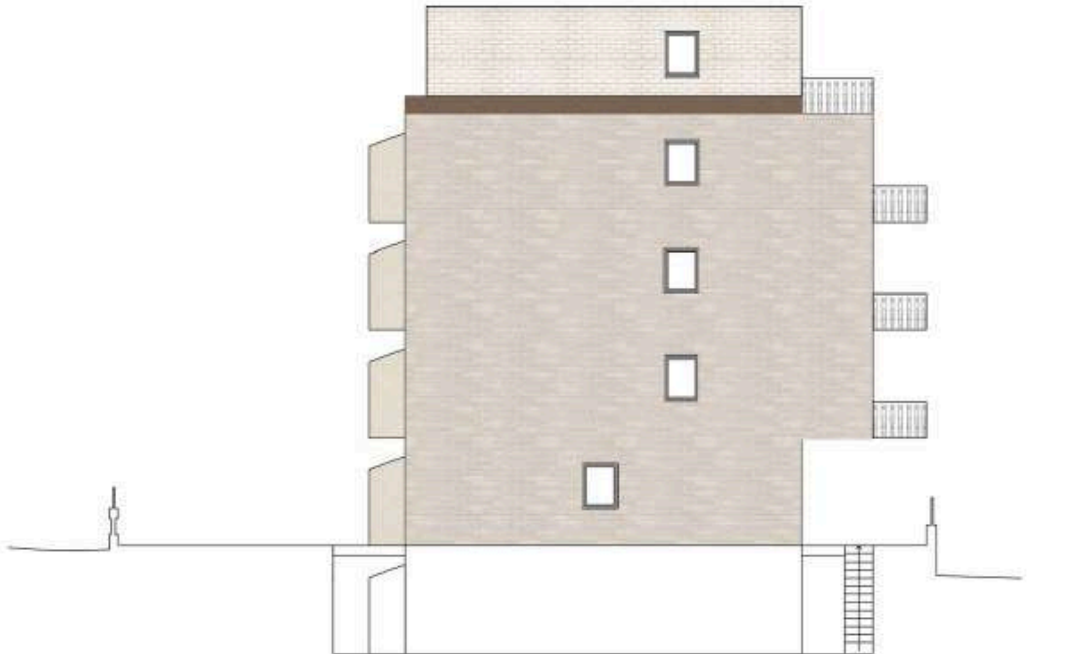
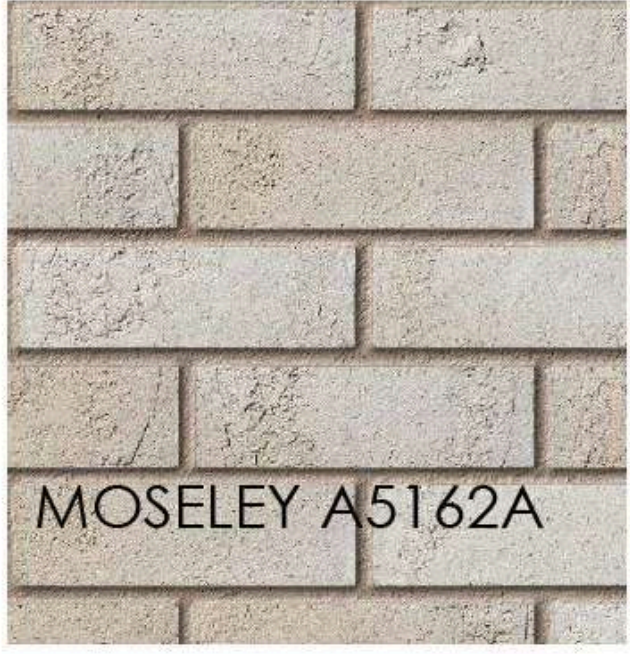
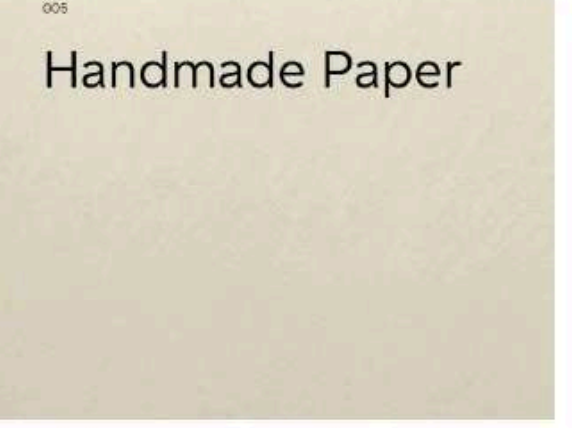
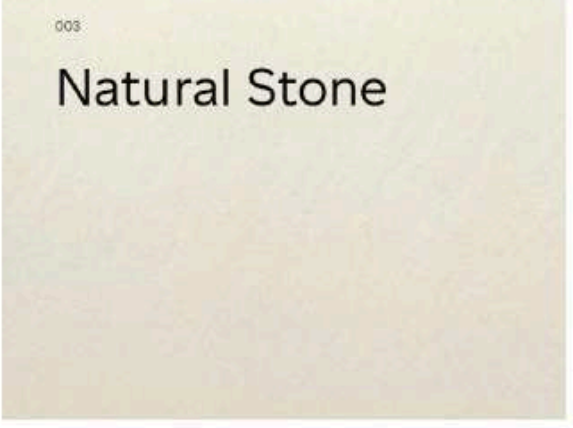
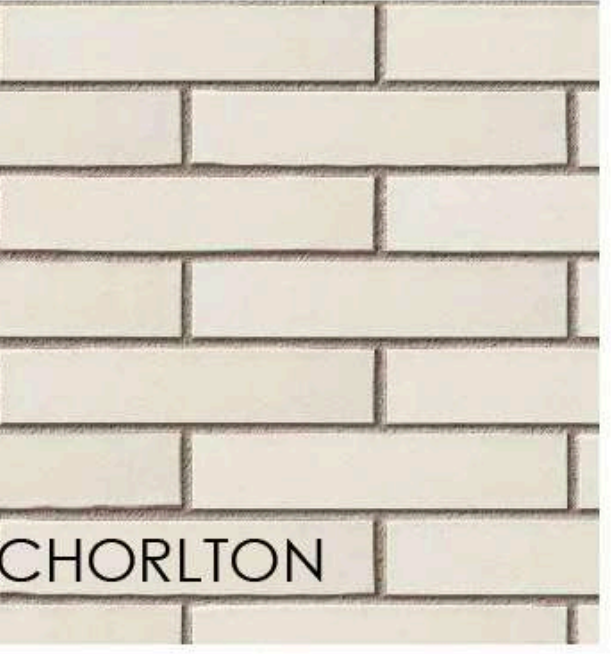
Option 1 North-West (Rear elevation)

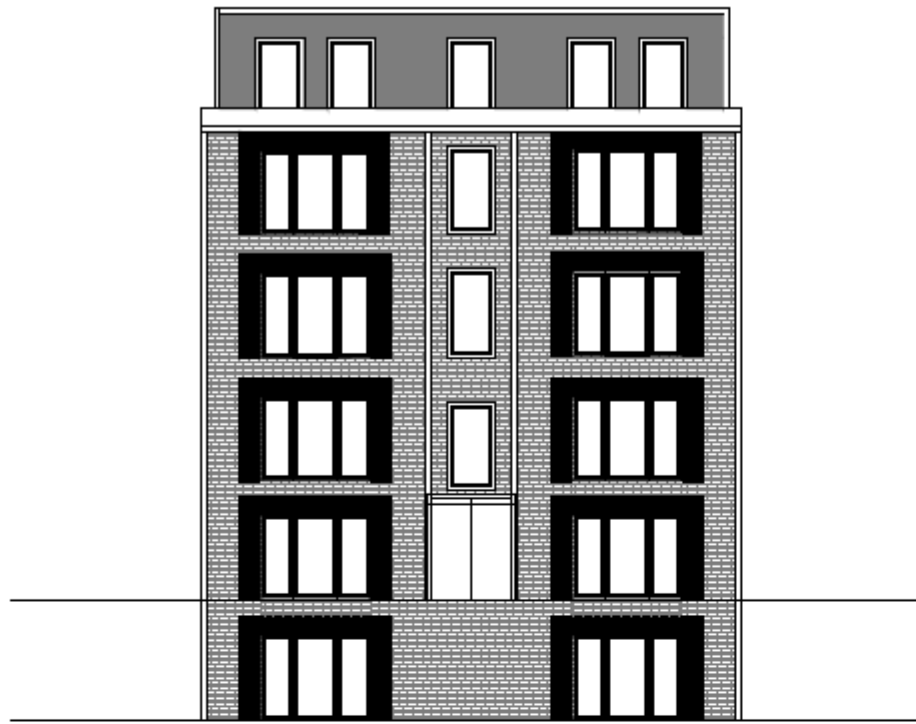


Option 1 North-East (Side elevation)

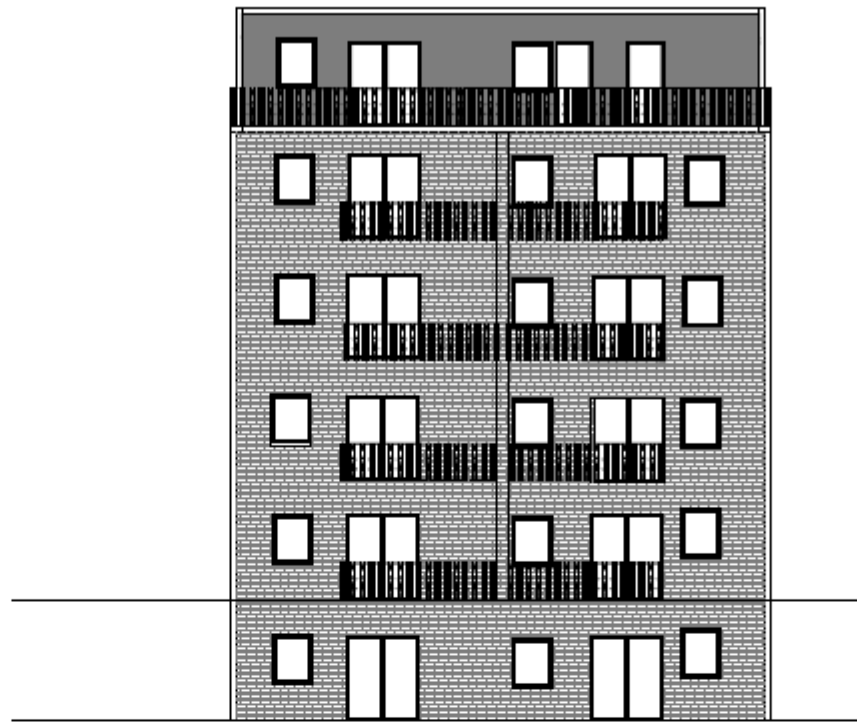
MATERIALS

We presented a material palette at pre-application which was indicative of the mood board here. The materials choice is reflective of the adjacent property, which we matched the height, and presented a modernity take on the Victorian property with similar colours, and materials, embraced by modern forms.

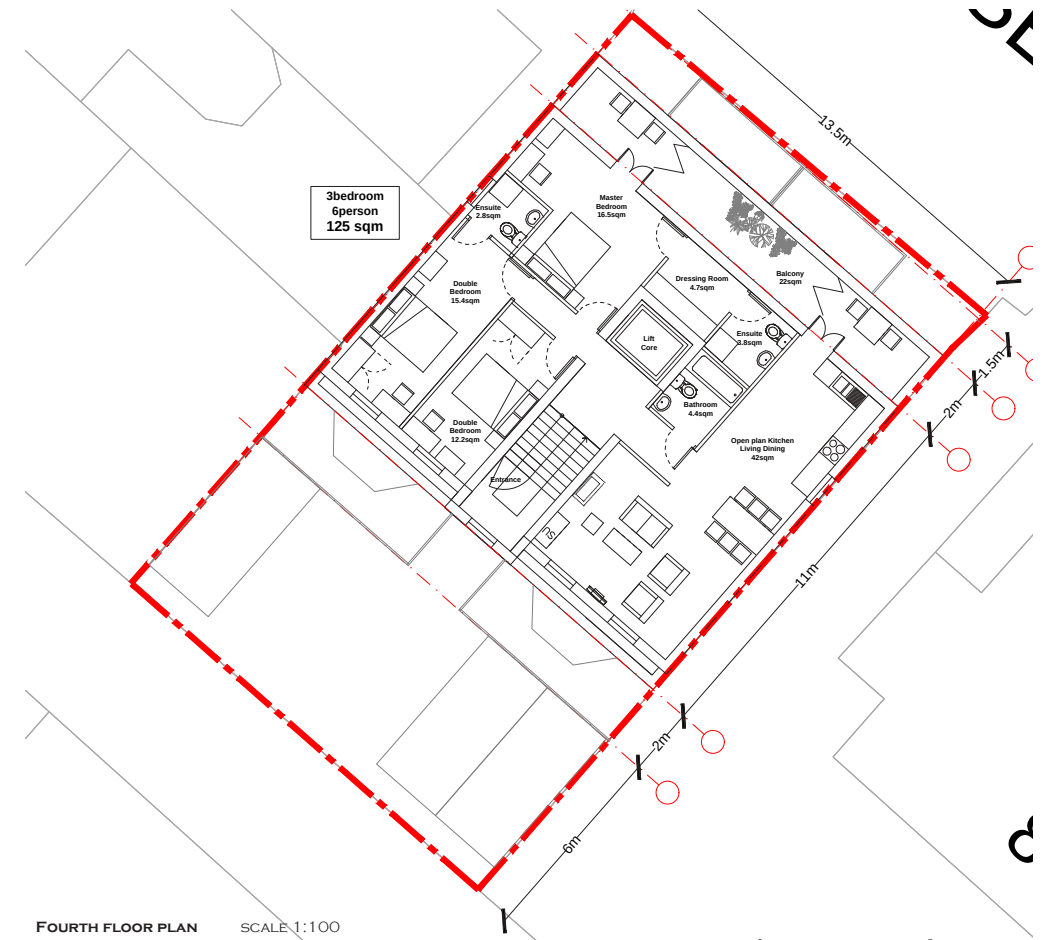
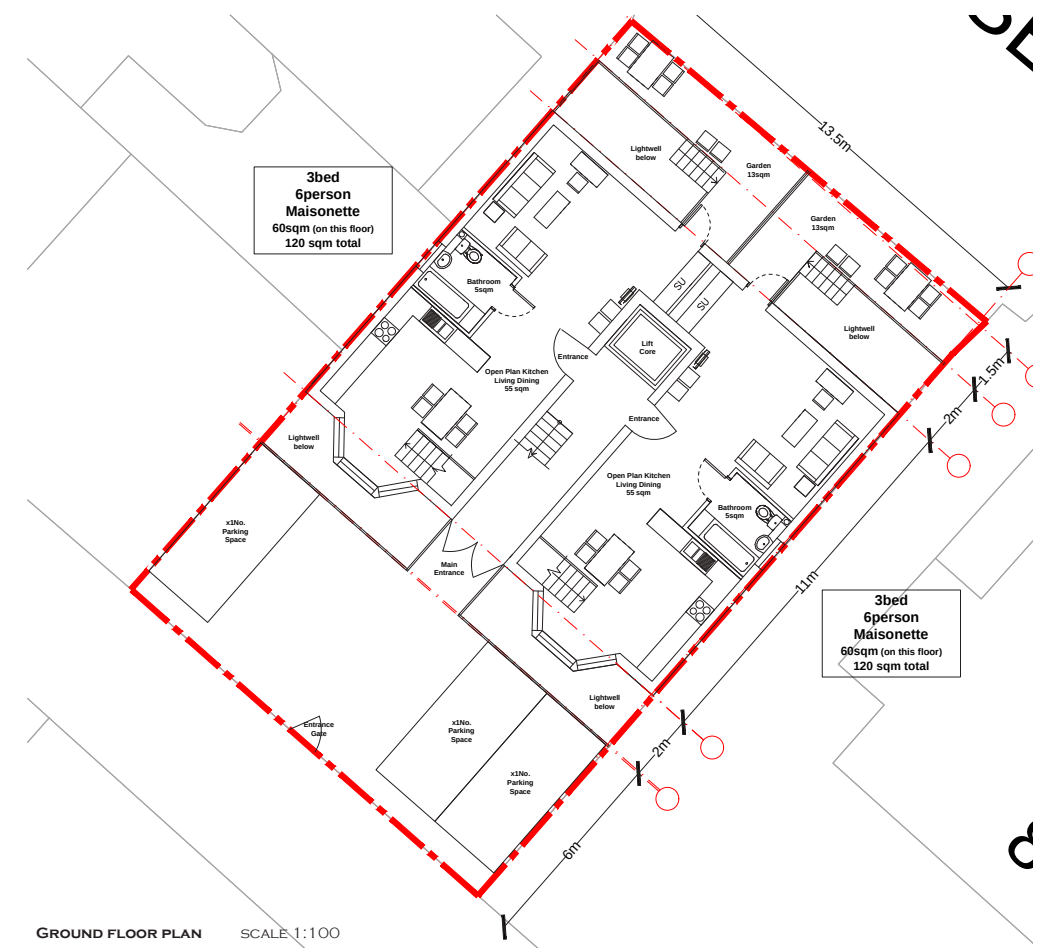
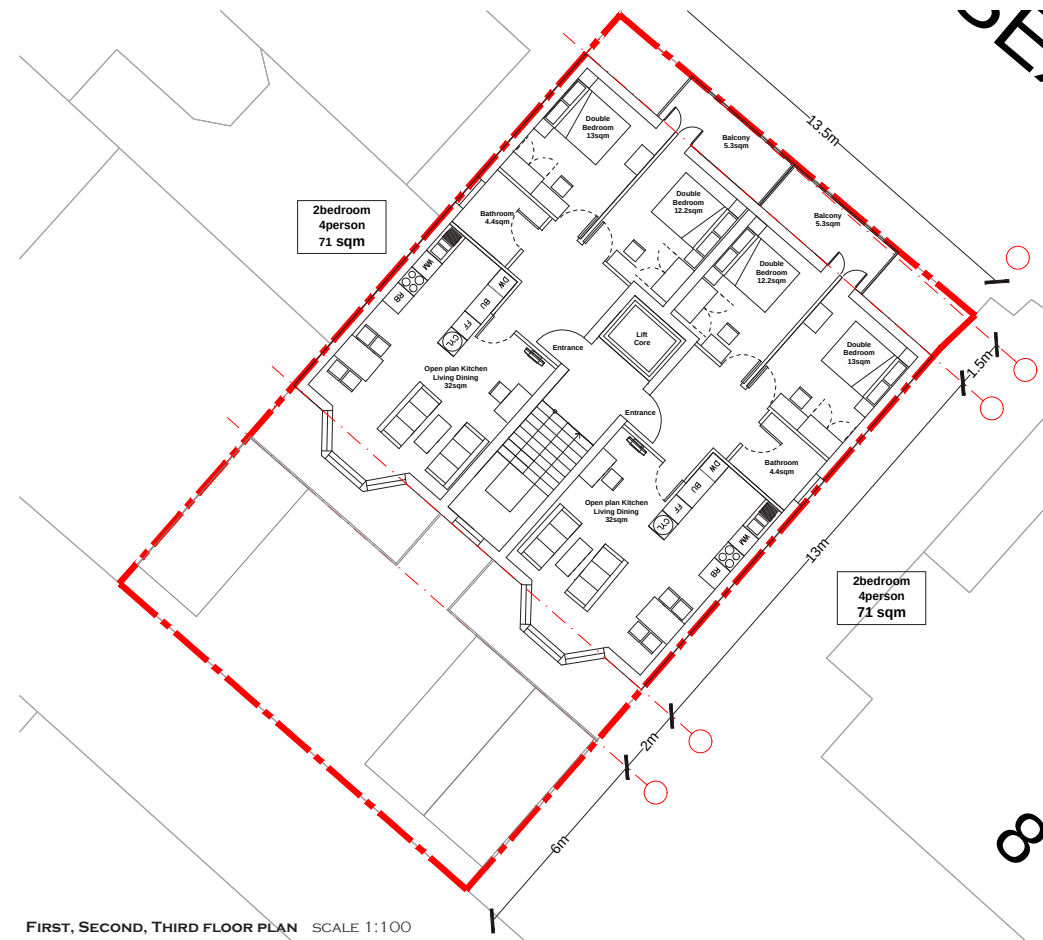
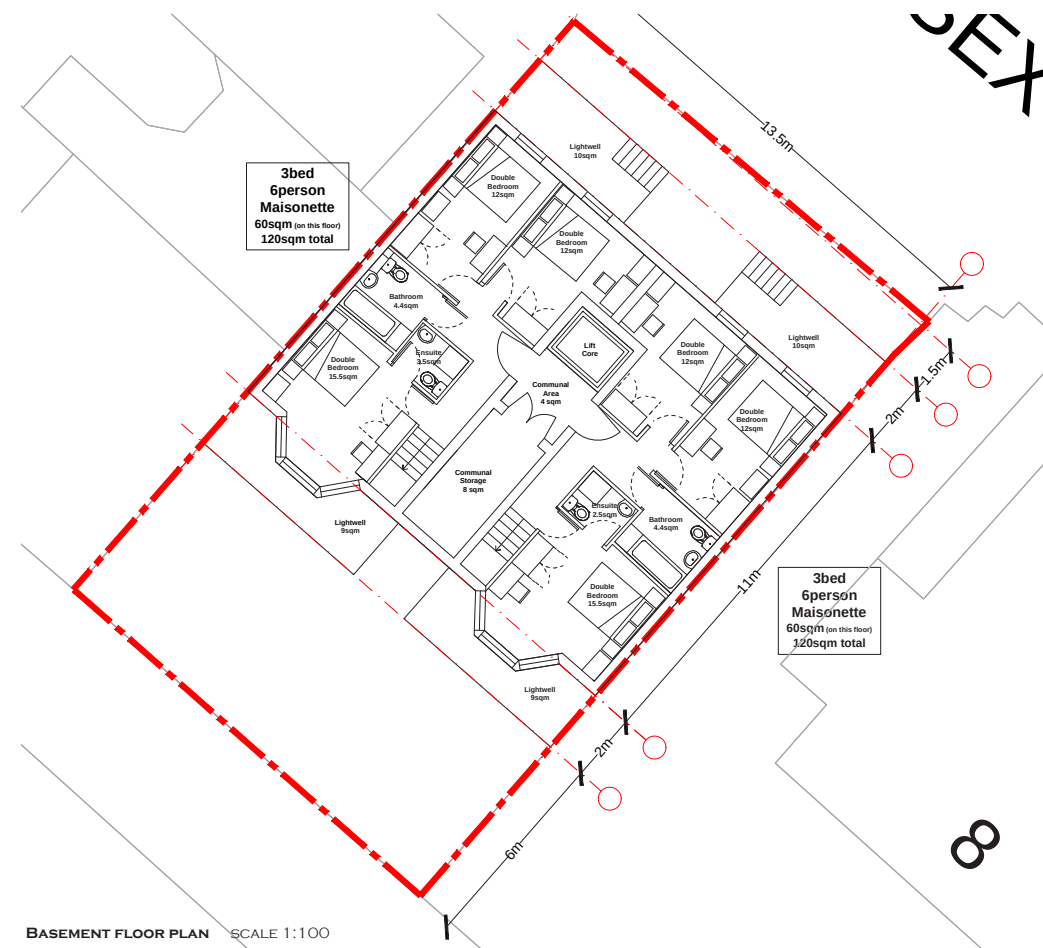
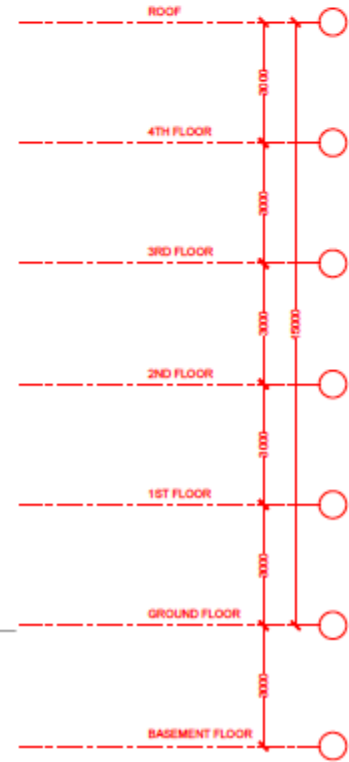
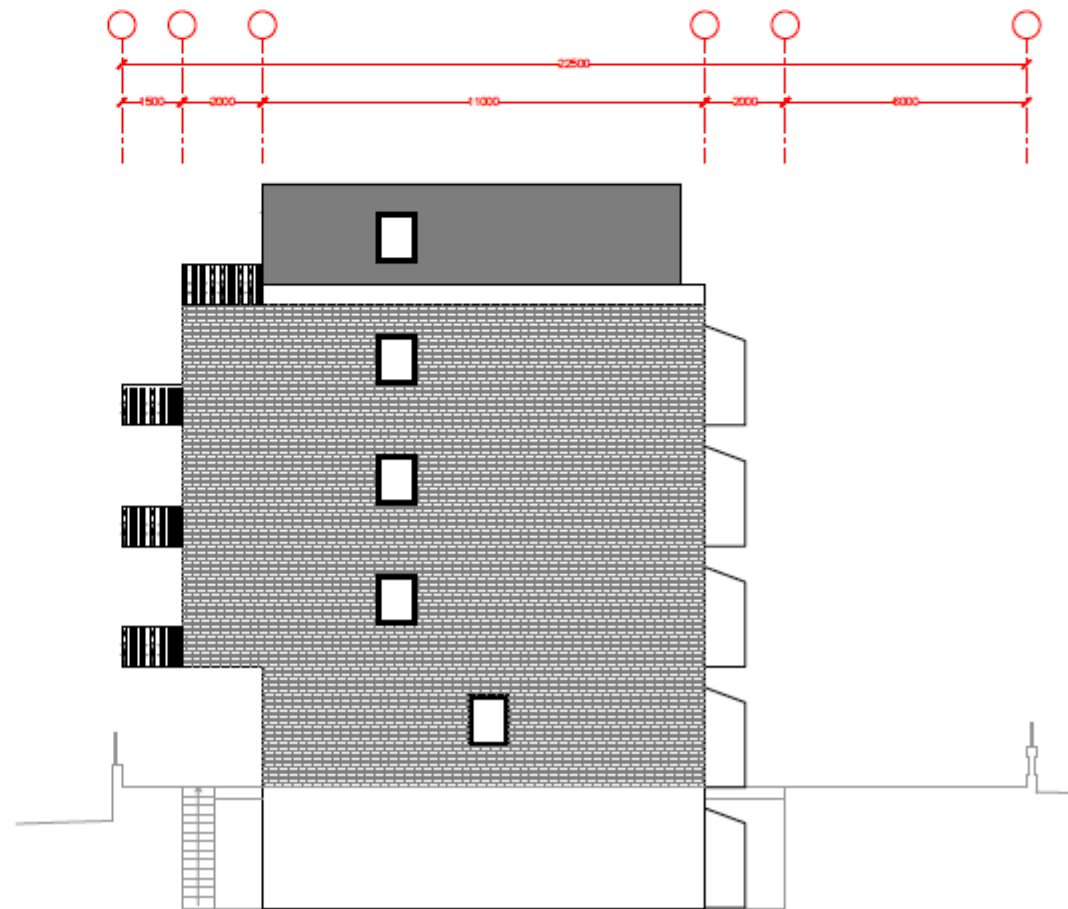
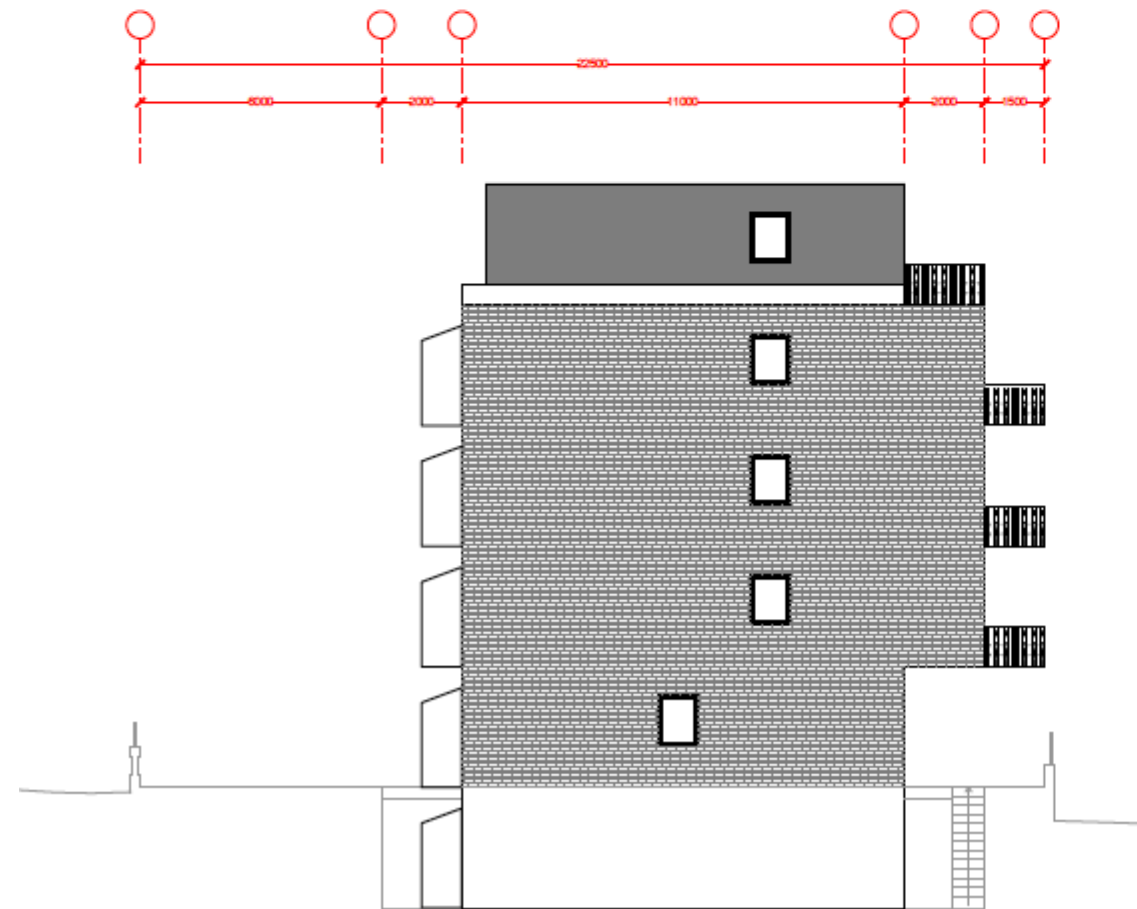
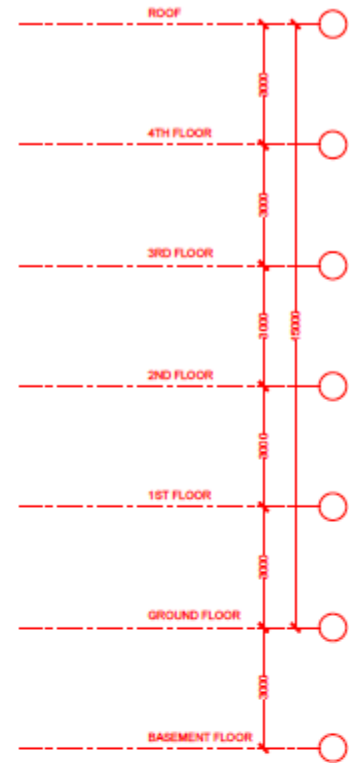




SOUTH WEST (FRONT) ELEVATION SCALE 1:100



NORTH EAST (REAR) ELEVATION SCALE 1:100

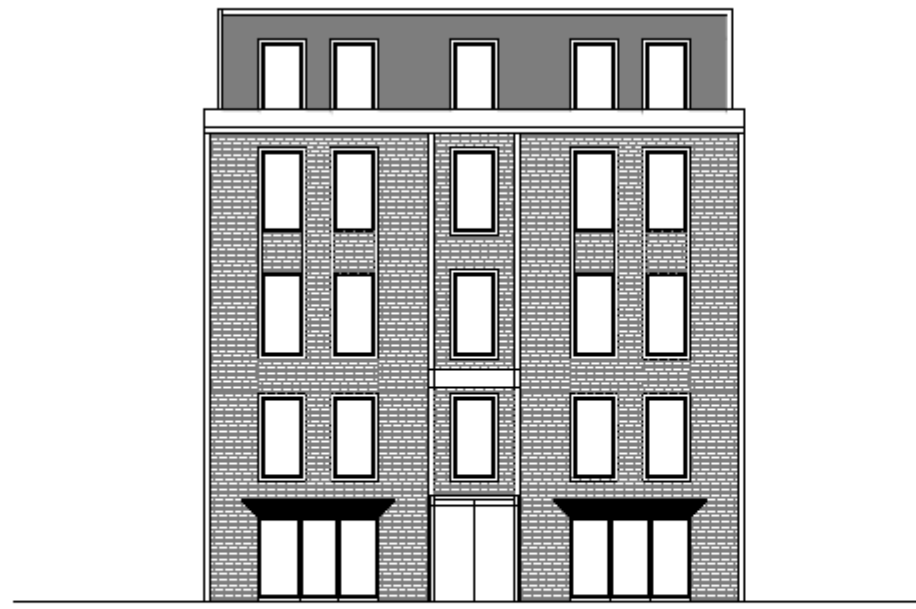


3Bedroom 6Person Maisonettes - 123sqm total
Option 1: Lower Ground Floor
Two floors sit neatly next to each other on the lower ground and ground floor. The bedrooms are on the lower ground in this arrangement and have lightwells to the front and rear. The minimum requirement for 3Bed 6Person is 102sqm, and therefore some of this space can be used for other communal requirements to ensure the apartments are not oversized.

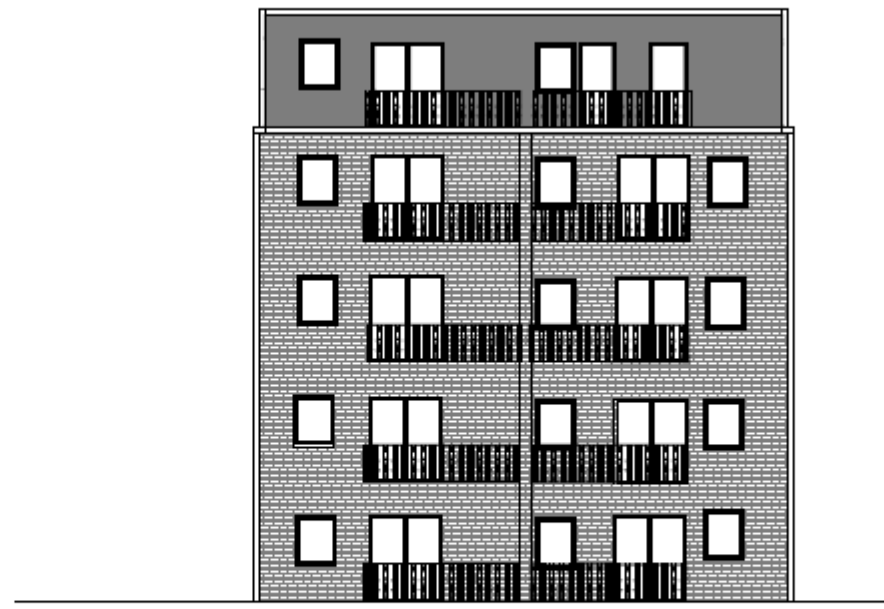
3Bedroom 6Person Maisonettes - 123sqm total
Option 1: Ground Floor
The reception rooms and garden are provided on ground floor with the maisonette arrangement.

2Bedroom 4Person (70sqm each)
Option 1: First, Second, Third Floor
The two bedroom apartments are triple aspect with windows to three sides, and opaque to the side wall glass. The layouts are reasonable sketch and can be developed further. The minimum requirement for 2Bed 4Person is 70sqm. The external balcony is feasible with this option. We have looked at the possible architectural appearance. Again, as we are at the minimum for the 2Bed 4Per apartment, we can try to find ways to increase the overall square metres of this layout without impeding too much on the overall building footprint. We have orientated the bedrooms to the rear of the apartment and living areas to the front. We have made a good arrangement, and there is scope to refine and improve further. We have good spacing and circulation.

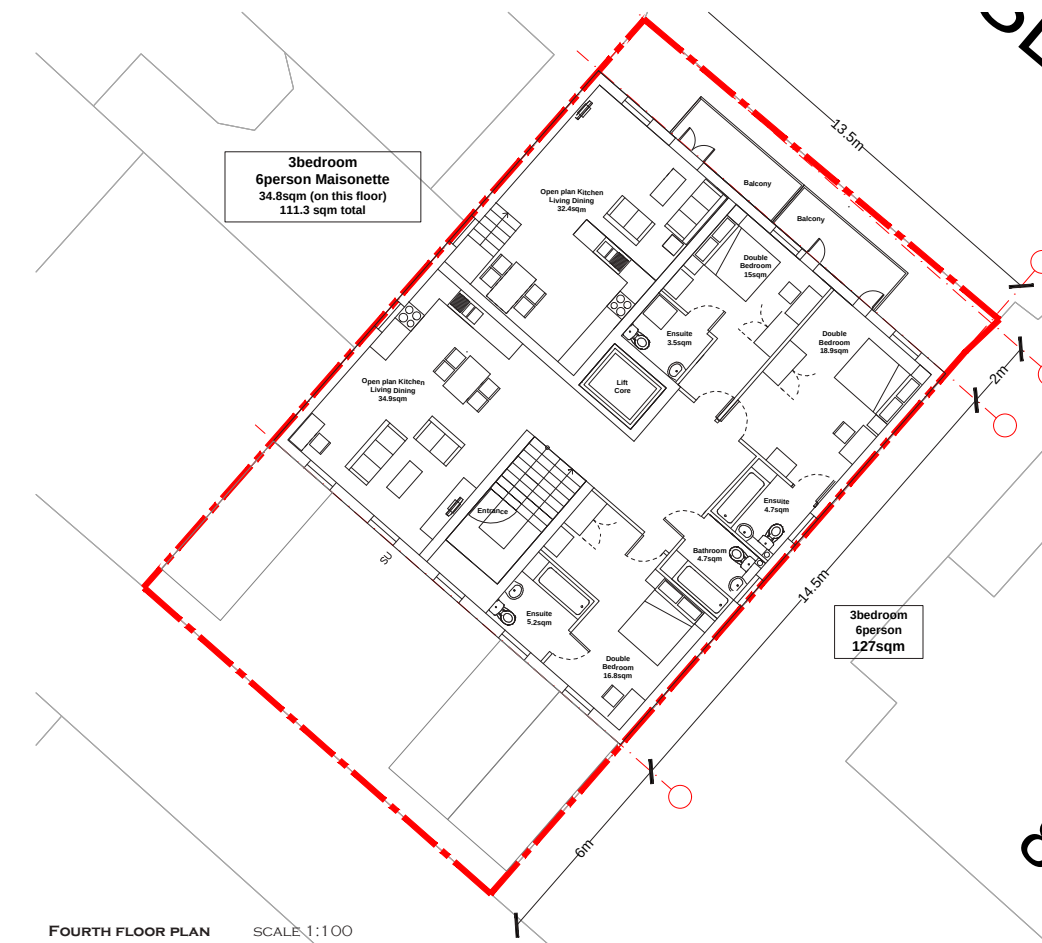
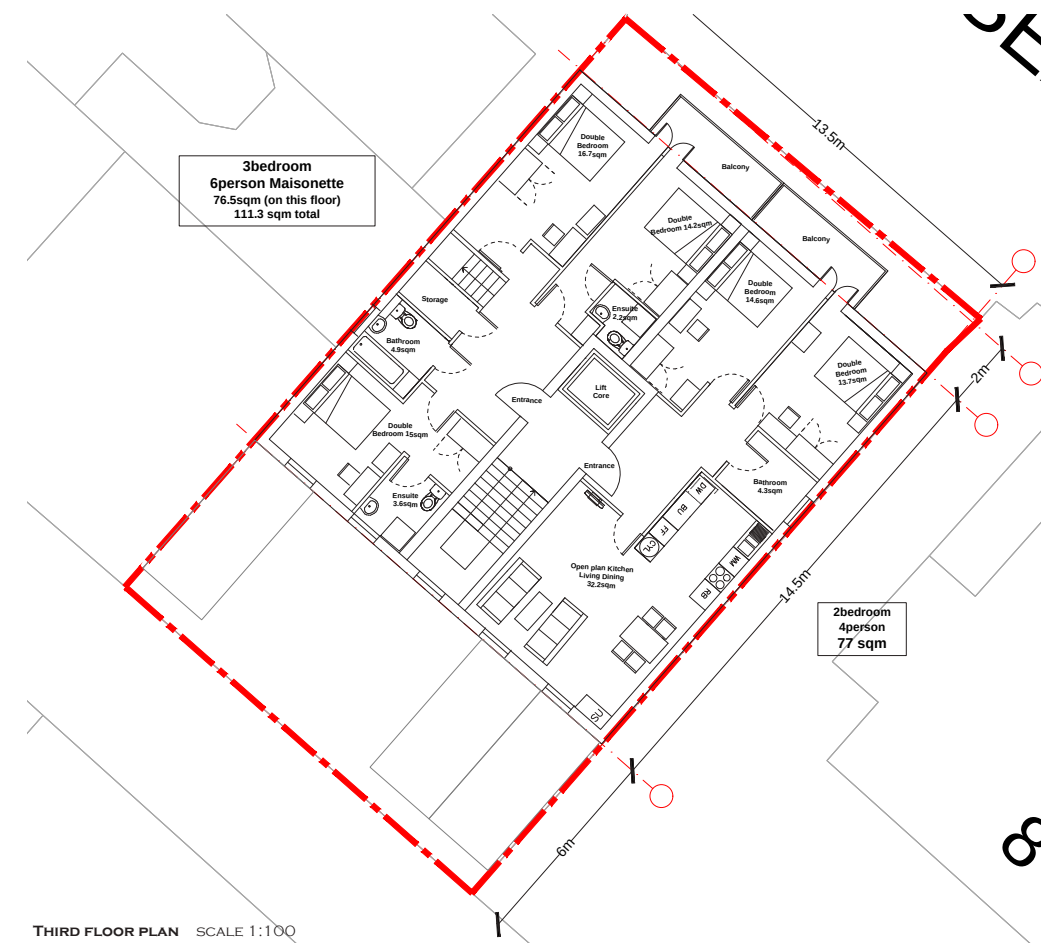
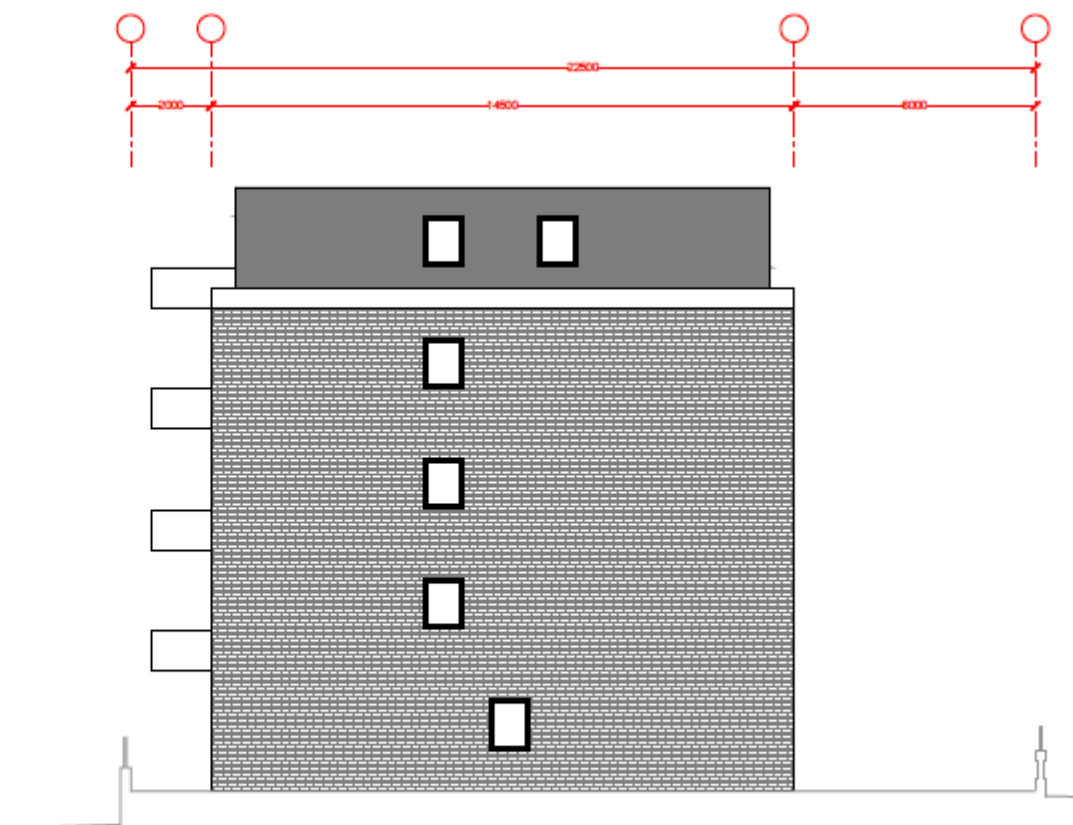
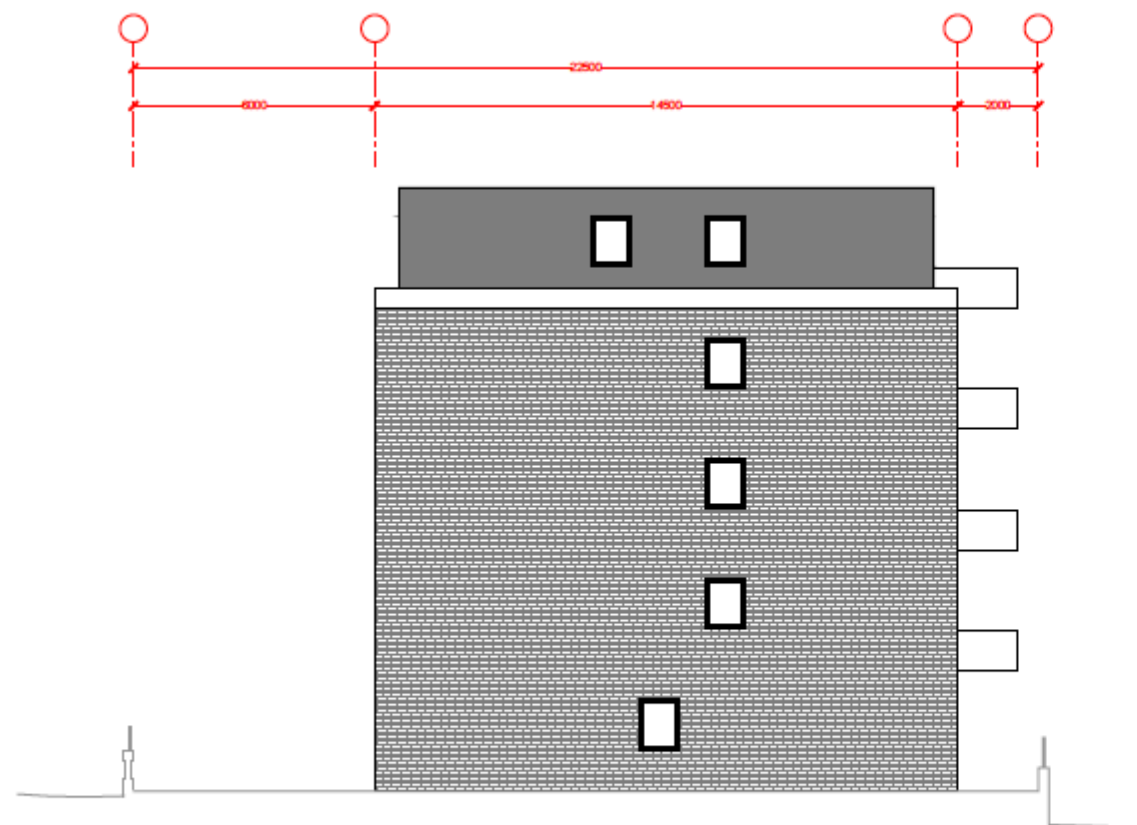
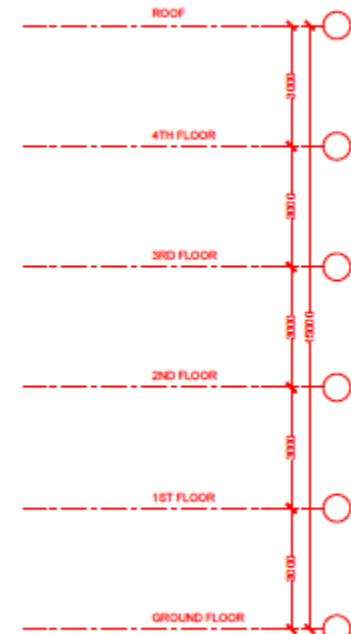
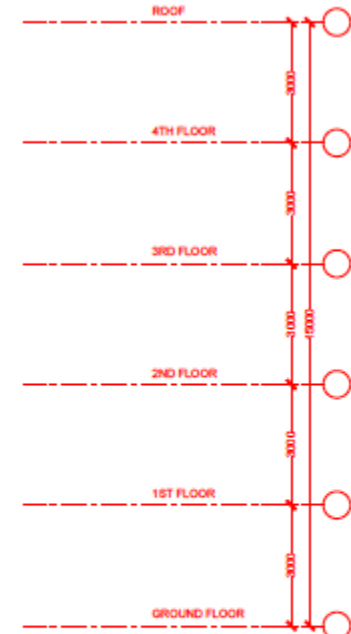
3Bedroom 6Person (128sqm)
Option 1: Fourth (Top) Floor
We developed the proposal for a penthouse. This is the third iteration, where we provide dual aspect views to the reception areas, and a full length balcony to the rear with access from the master bedroom and reception rooms. We have opened up the living areas as requested, and agree the floor plan is more engaging and luxurious. We have in addition, provided an additional ensuite and family bathroom. The purpose of the penthouse is to provide a premium asset with an enhanced specification. The additional rooms and amenities facilitate this requirement.



SOUTH WEST (FRONT) ELEVATION SCALE 1:100



NORTH EAST (REAR) ELEVATION SCALE 1:100



3Bedroom 6Person (91sqm)
1Bedroom 2Person (55sqm)
Communal Storage (5sqm)
Option 2: Ground Floor
This Option provides a mix of units on the ground floor including a 1Bedroom. We developed these proposals, for pre-application advice to ensure it is most appropriate for the proposal.

2Bedroom 4Person (70sqm each)
Option 2: First, Second Floor
The two bedroom apartments are triple aspect with windows to three sides, and opaque to the side wall glass. The layouts are reasonable sketch and can be developed further. The minimum requirement for 2Bed 4Person is 70sqm. The external balcony is feasible with this option. We looked at the possible architectural appearance. Again, as we are at the minimum for the 2Bed 4Per apartment, we tried to find ways to increase the overall square metres of this layout without impeding too much on the overall building footprint. We orientated the bedrooms to the rear of the apartment and living areas to the front. We made a good arrangement, and there is scope to refine and improve further. We have a good spacing and circulation.

3Bedroom 6Person Maisonette (68sqm on this floor/140sqm total)
2Bedroom 4Person (70sqm)
Option 2: Third Floor
This option provides a part 3Bedroom maisonette and a 2Bedroom dwelling on the third floor. We developed these proposals, for pre-application advice to ensure it is most appropriate for the proposal.

3Bedroom 6Person Maisonette (68sqm on this floor/140sqm total)
3Bedroom 5Person (86sqm)
Option 2: Fourth (Top) Floor
This option provides a part 3Bedroom maisonette and a 3Bedroom dwelling on the fourth (top) floor. We developed these proposals, for pre-application advice to ensure it is most appropriate for the proposal.

FACADE DEVELOPMENT

We explored the front elevation through design iterations encompassing our design direction. These include elements of bays windows, and set back facade, as well as material treatment. With the possibility of external balconies not appearing in context with the quality of design, we also looked at precedent studies on how we would like to possibly address the balconies should we proceed with an external balcony option.



INSPIRATION

We looked at precedent for modern day apartment blocks, and at designs which would be complementary to the neighbouring properties. Considering the adjacent properties at Nos. 2, 6, 8, 10, Great North Road, are all properties which started as semi-detached houses and then over time were converted into apartments, it would be a fine balance between modern day space standards and complementary architectural form which would develop a fitting proposal.



FIRST PRE-APPLICATION RESPONSE

A number of points were raised through the pre-application advice and we have responded by making changes to the design to ensure all concerns are addressed, and that we would be submitting a project which was fitting for the site and agreeable for the local authority planning policy objectives, community and environment. The main points raised are as follows:

Principle of development

1. Boosting housing supply - National and local planning policy supports development that makes efficient use of land and seeks to boost the supply of homes. Nonetheless, they also require development to be sympathetic to local character as well as conserving and enhancing the historic environment.

2. The considerable emphasis on the development of small sites for housing, coming forward, is fully noted with this strongly supported by London Plan 2021. In specific the London Plan4 Policy H2 ‘Small sites’ places great weight on the contribution that small sites with within 800m of a Tube or rail station are to make to delivering housing in London, with targets set for each borough. The site here is marginally over this 800m distance, but notwithstanding benefits from good access and within a sustainable location.

3. Policy SCI of the Highgate Neighbourhood Plan (HNP) (2017) states that the Plan will help to facilitate delivery of a minimum of 300 net additional housing units in Highgate up to 2026.

4. Reflecting on the policies above on ‘small sites development’ and mindful of the varied character of the surrounding area, the principle of re-developing this site with a flatted scheme is considered to be acceptable, identified benefits of providing additional units is not a factor significantly and demonstrably outweigh other concerns, as explained further below.

5. Demolition - It is acknowledged that given the absence of a statutory listing in relation to the building on site and the location of this site outside the boundaries of a conservation area, the building on site could in theory be demolished subject to the prior notification procedure.

Design & appearance

6. DPD Policy DMI outlines that new developments in general should positively relate to the form, scale and massing of buildings around the site. This policy also requires developments to have regard to urban grain and the surrounding rhythm of plot/building widths.

7. Size & scale – As a starting point Officers highlight that the plot here is heavily constrained in terms of its size and its proximity to properties within Sussex Gardens. The extent to which a flatted scheme can overcome such constraints needs to be tested in the form of daylight and sunlight analysis.

8. It is accepted that at a pre-application stage it is too early to produce detailed daylight and sunlight analysis, however as indicated at the pre-application meeting basic daylight and sunlight analysis in the form of applying the 25- degree test in relation to the ground floor rear windows of Nos 1-5 Sussex Gardens should be applied.

9. A 25-degree vertical angle taken from the centre of the lowest windows in relation to Nos 1-5 Sussex Gardens should be plotted to investigate the potential develop-able envelope that has more potential to be acceptable and to pass daylight/ sunlight analysis tests; although equally it needs to be pointed out that merely passing such tests does not guarantee such a scheme would be acceptable as issues of impact on outlook/ aspect also needs to be considered.

10. Building height – Building on the north-eastern side of Great North Road are more consistent compared to the other side, with buildings typically varying between two and a half and three storeys. While there is some variety of building height and types in the area, generally speaking this does not rise above three storeys with a pitched roof. As such the scheme as proposed is considered to have an intrusive presence in the street scene.

11. Appearance, building line and site coverage - There are concerns about the extent of the projection forward of No 10 given the height of the building, with the height and siting of such a 5-storey building having a dominant and intrusive presence in the street scene. However, equally it is accepted that given the step in the building line in relation to the current buildings to either side, there is an opportunity to build forward of the current building on site subject to a more modest and contextual scale coming forward.

SGA RESPONSE

Our proposals boost housing supply and the design is sympathetic to the local character.

As noted our site is marginally over the 800m distance and has good access to the public transport.

Our proposals contribute to the net gain in additional housing units in LB Haringey.

We agree the principle for re-developing this site is considered acceptable.

We acknowledge the building on site is suitable for demolition in a site redevelopment scenario.

We have developed our designs influenced by scale and massing of adjacent properties.

We have completed a daylight and sunlight analysis, and made changes(reductions) to the building mass to produce a daylight and sunlight report indicating minimal impact on adjoining neighbours. In terms of the reductions, we have completed the following changes to respond positively to the pre-application advice:

1. Reduce from 5 principal storeys above ground to 3 principal storeys and pitched roof conversion above ground.
2. Change design from flat box roof to pitched roof, increasing light gains to adjoining properties.
3. Remove front bay windows to upper floors.
4. Reposition the building mass to be complementary to the adjoining properties.

12. A flatted block with 4 principal storeys with a recessed top floor would manifest itself to be notably taller and bulkier to the buildings to either side, and as such would appear out of scale with its immediate surroundings and be incongruous to the local area.

13. The building would also appear starkly out of context in the street scene given its overt/ alien flatted block appearance. As noted above the side of road is much more residential, domestic and historic in character, compared to the other side. As such a scheme here needs to be designed to better suit the character of the historic semi-detached villas, which can be done in a contemporary way, i.e. by referring to forms, silhouettes, bays, window proportions as well as historic materials, colour palettes etc.

14. Equally in relation to the rear elevation and the relationship with Sussex Gardens, Officers view the scheme to be problematic in terms of design and amenity considerations. The rear elevation would include several large windows and glazed balconies, with this having an imposing presence on this small estate, given the siting of such a block in relation to the rear extent of the site and the increase in height compared to the current building. Such an extent of glazing and balconies would lead to numerous opportunities for overlooking and associated loss of privacy in relation to the windows of these Sussex Gardens properties. A successful scheme here would need to mitigate such concerns.

15. Density - Taking into account the specific site circumstances here, the built form characteristics to this side of Great North Road as well as amenity considerations, the density of the proposed development as currently proposed is not considered to be appropriate for this site. The size of the development and number of units proposed are considered to overwhelm such a small site.

Quality of accommodation

16. London Plan Policy D6 requires housing development to provide adequately sized rooms with comfortable and functional layouts. Dwellings must at least have the gross internal floor area (GIA) set out in Table 3.1 of the London Plan and an acceptable floor to ceiling height should be delivered. Dual aspect dwellings should be maximised, and single aspect units should normally be avoided. This policy also requires sufficient daylight and sunlight to be supplied to new residential units, whilst also ensuring that overheating would be avoided. Private outdoor space should be provided for new dwellings, in line with the requirements of London Plan Policy D6.

17. The units as presented in both Options 1 and 2 meet/ exceed the minimum GIA requirement as per the London Plan. The units would provide dual aspect outlook for future occupiers.

18. In connection with Option 1 three bedrooms would be accommodated within a basement floor with living rooms provided at ground floor level in connection with such maisonettes. Outlook from such bedrooms would be limited to front and rear lightwells, meaning that there would be an oppressive sense of enclosure to future occupiers. The proposed rear lightwells would also be within close quarters to a rear boundary wall with overhanging balconies above. Such factors would affect conditions of light and outlook, with conditions further compromised by the north-east orientation of the rear elevation. Equally given the orientation of this elevation in question, the upper floor rear balconies are compromised in terms of quality, with such spaces not availing of direct sunlight.

19. A scheme without a basement is viewed to be more suitable for this site, as per Option 2, however such a building floorplate would need to be smaller in size to provide more amenity space as well as place for landscaping within the site, as well as space for cycle storage and refuse storage etc. Equally a reduction in the building floorplate will be needed to reduce the overbearing impact and impact on daylight, sunlight and overshadowing to the rear gardens of Nos 1-5 Sussex Gardens.

20. Housing mix - Part A of policy DM11 of the Haringey Development Management DPD 2017 states proposals for new residential development should provide a mix of housing having regards to individual site circumstances, including location, character of its surrounds, site constraints and scale of development proposed. Policy SCI of the Highgate Neighbourhood Plan 2017 refers to the need to include smaller units to provide for a mix of house sizes and to allow older residents to downsize from family housing to smaller units.

We have reduced to 3 principal storeys and pitched roof conversion above ground.

We have since developed the proposal to better reflect adjacent semi-detached houses, and silhouettes including bays, window proportions, materials and colour palette.

We set the doors and windows into the building mass, and increased the height of balcony railings to 1.5m in a patterned metal to act as screening to prevent overlooking and sight-lines into neighbours houses at the rear.

We have reduced density from 9No. units to 8No. units including 1 bedroom units as not to overwhelm the site.

Floor to ceiling height is 2.6m. Each apartment is dual aspect with exception for the IBIP apartment. The 2bed and 3bed units each have private amenity and the 3No. 1bedroom apartments share amenity between two.

All the apartments meet/exceed minimum space standards of the London Plan.

We revised the design to maximize light. All bedrooms at basement level exceed right of light standards. The lightwells also provide access to outdoor amenity to each bedroom, a benefit offsetting concerns of lack of outlook.

Our revised proposal is smaller than Option 2, at 11.6m height, compared to 15m. The saving in height and ability to meet right of light standards justifies a basement, as at 10 Great North Road. As the ground and basement floors are both maisonettes, the spread of bedrooms with lightwells at basement and combined living/dining/kitchen at ground floor provides a balance to these properties and enhances experience of these spaces.

21. The mix and size of the units as shown in both options would result in an over concentration of large 2 and 3 bedroom units. While the provision of 2 and 3 bedroom units is welcomed, a higher number of 1 bedroom units (ideally a third of the mix) is suggested here, so as to deliver a better mix of unit sizes for this area.

Inclusive access

22. London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all. London Plan Policy D7 require that 10% of new housing is wheelchair accessible and that the remaining 90% is easily adaptable for residents who are wheelchair users.

23. Paragraph 3.7.6 of the. 2021 London Plan recognises that the application of M4(2), which requires lift access (a step free approach into the dwelling) may not be achievable in some circumstances, i.e., development associated with small sites (Policy H2) and as such advocates some flexibility. Para. 2.3.11 of the Mayor's Housing SPG, notes that in some circumstances where step-free access is clearly undeliverable, M4(1) standards can be applied.

24. As per the plans presented there would be step free access from the forecourt area with an internal lift provided, as such indicating that the scheme would be expected to accord with Part M4(2).

Trees & landscaping

25. Developments should ensure that, wherever possible, existing trees of value are retained, in line with London Plan Policy G7.

26. Trees - There is one tree within the front garden, which it is assumed could be kept with the redevelopment of this site. No trees are viewed to be present within adjoining gardens. There is however a large mature tree located in the pavement area mid-way along the frontage of this site, which would likely be affected in the event that an additional crossover were introduced.

27. Landscaping within this site, i.e. along the front and rear boundaries of the site should be provided in connection with a redevelopment scheme for this site, so as to be complementary and respectful of the character of the area and to soften and integrate such a new building into its surroundings.

Impact on amenity

28. London Plan Policy D6 outlines that the design must not be detrimental to the amenity of surrounding housing, in specific it is stated that proposals should provide sufficient daylight and sunlight that is appropriate for the context, while also minimising overshadowing. Furthermore, Policy DMI requires proposals to provide appropriate sunlight, daylight and open aspects to adjacent buildings and land. Policy DH3 of the Highgate Neighbourhood Plan 2017 also states that proposals should not harm the amenity of adjacent properties.

29. Nos 1-5 Sussex Gardens - The erection of a three and a five-storey structure adjoining the rear gardens to properties on Sussex Gardens would introduce an overbearing and visually dominant structure, with sizeable implications for conditions of outlook, daylight and sunlight. Such a structure would diminish the enjoyment of the rear gardens to these properties.

30. Nos 3 & 4 Sussex Gardens - The introduction of rear balconies and the extent of glazing on the rear elevation and in close proximity (approximately 15.5m) to the front windows to Nos 3 & 4 Sussex Gate, raise concerns with regards to loss of privacy, with direct views into internal habitable spaces of such neighbouring properties achievable, given the close distances in question.

31. As reflected above detailed daylight, sunlight and overshadowing analysis would need to be submitted with such an application.

[We have changed the tenures from 2bed and 3bed units to 1bed, 2bed and 3bed units. This provides the mix appropriate in the advice.](#)

[All apartments are wheelchair accessible and easily adaptable.](#)

[We have a lift core providing level access to all apartments.](#)

[Our proposals continue to be in accord with Part M4\(2\).](#)

[No tree is removed as part of this project.](#)

[There is no tree within the front garden. There is no disturbance to the large mature tree on the pavement as there is no new crossover.](#)

[We have developed a site plan and included the landscape design.](#)

[We have undertaken light testing for both inside the development and for neighbouring properties, and revised the designs to ensure minimal impact the surroundings.](#)

[We have produced right of light reports which expressly detail a minimal impact on adjoining neighbours at 1-5 Sussex Gardens.](#)

[We increased the height of balcony railings to 1.5m in a patterned metal to act as screening to prevent overlooking and sightlines into neighbours houses at 3 & 4 Sussex Gate.](#)

[The daylight, sunlight and overshadowing analysis is included in our submission.](#)

Energy & Sustainability

32. Local Plan Policy SP4 outlines that the Council will promote measures to reduce carbon emissions and energy use from new buildings during design, construction and occupation. This policy requires all new residential development from 2016 onwards to be zero carbon. DM DPD Policy DM21 notes that all new development should implement sustainable design, layout and construction techniques. The energy hierarchy and cooling hierarchy should be applied to new developments. Building materials used should have high environmental performance ratings. Adverse impacts on the urban heat island should be minimised through design, layout, orientation, materials and the incorporation of green infrastructure, in line with London Plan Policy SI4.

33. Any planning application would need to be supported by an Energy Report to demonstrate compliance with the above policies.

34. The report should be written in line with the new 2022 GLA guidance for applications submitted from 1st January 2023, using Building Regulations Part L 2021. The report should clearly outline the baseline regulated and unregulated emissions, and the assumptions included in that baseline model. It should also report the Target Emission Rate (TER), Dwelling Emissions Rate (DER) for the residential homes and Building Emissions Rate (BER) for the non-domestic floor-space, and the reduction in carbon emissions following the energy hierarchy (Be Lean, Be Clean, Be Green). SAP/BRUKL output should be included for a sample of the proposed residential dwellings/the development must be provided in an appendix for each stage of the energy hierarchy.

35. Furthermore, the operational regulated and unregulated energy use of the building should be reduced; this includes improved lighting, efficient equipment and appliances, low heating and cooling demand.

36. If the applicant does not achieve policy compliance of reducing 100% emissions on-site, the remaining emissions would need to be offset. The cost of offsetting is currently £2,850 (£95 per tonne over 30 years). The carbon price will be set at the most current price at the point of determination of the planning application (therefore taking into account any changes at the GLA or local level).

Basement development

37. The Council has a specific policy on Basement Development, DPD policy DMI8, which requires proposals to demonstrate that they will not adversely affect the structural stability of neighbouring buildings; do not increase flood risk to nearby properties; avoids harm to the established character of the surrounding area and to not adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 ('Managing and reducing flood risk') also outlines the requirement of new development to manage and reduce surface water runoff.

38. Policy DH7 of the Highgate Neighbourhood Plan (2017) is equally relevant and requires impact assessments to be submitted with basement development where there is evidence that there may be problems with drainage or flooding and to show there are no adverse effect from such development on the structural stability of adjacent properties or associated potential damage. It specifically talks about there being no possibility of irreparable damage to the local water regime both in terms of ground water diversion and surface water flooding and that construction should not be allowed where there is evidence that damage to neighbouring properties would exceed Burland Scale 1.

39. Highgate has complex hydrogeological conditions, namely as areas are within the surface water catchments of tributaries and streams, with other areas having a high-water table. As such within these areas, it is outlined that basement development may have the potential to divert and displace groundwater, meaning a need for early and careful consideration and mitigation of such impacts. As such in the case here a detailed Basement Impact Assessment (BIA) is required to be prepared in support of such the application, prepared in line with Camden's guidance noted in CPG4 introduced in early 2011 (Camden geological, hydrogeological and hydrological study).

40. In some instances, the Council have required an independent audit of a BIA and associated information, particularly where technical opinions are provided on behalf of third parties. Such reviews have been carried out by a consultant with the cost being covered by the applicant.

[We have included an Energy Report.](#)

[We have included a Basement Impact Assessment.](#)

Air Quality
41. In line with policy local plan policy DM 23 proposals for new development are required to consider air quality in the design, construction and operation of the development over its lifetime. Equally Highgate Neighbourhood Plan requires particular attention will be paid to development along the transport corridors, although it does not explicitly refer to the Great North Road.

42. As such this issue needs to be given some consideration in the design process.

Access, transport & parking
Location and access

43. It has a PTAL value of 3, considered ‘moderate’ access to public transport services 3 bus services accessible within 2 minutes walk of the site, and East Finchley Underground Station is a 10 – 11 minute walk away. The site is not located within any of Haringey’s CPZ’s.

Transportation considerations

44. A basic transportation statement or similar should accompany any future application. The main topics for consideration are as follows;

45. Access arrangements - At present, there is one crossover serving the site, with the proposed arrangements, it appears an additional crossover is required to access the single parking space. This would introduce additional on/off highway manoeuvres and result in a reduction in on street kerbside parking. Transportation would oppose any additional crossover, the applicant’s layout and parking provision would need to be accessed off a single crossover as at present. The applicant would also need to demonstrate that vehicles could access and egress in a forward gear and not need to make reversing manoeuvres onto or off of the public highway.

46. Car parking - The applicant proposes 3 off street parking spaces, one space for each of the three bedroom family sized units. The TS will need to detail how this provision has been arrived at, as any new development should meet it’s parking demands in curtilage and not add to existing on street parking demands.

47. This site is located within an area without any formal controlled parking, so any surplus parking demands would end up on street adding to existing parking taking place kerbside. The TS should predict car parking demands likely to materialise, and include measures to reduce this external to the site, such as a car club facility and high quality cycle parking.

48. A Parking Stress Survey, should be carried out and presented to accord with the Lambeth Methodology will be required to provide details of current parking conditions in the locality of the site. This will require a 6.0m car length sensitivity as well as the standard 5m car length consideration. If local levels are high, the applicant will need to reconsider the parking provision and mitigation measures.

49. Cycle parking - The applicant will need to ensure there is provision of long stay and short stay cycle parking to meet the numerical requirements of the London Plan. Full details of the proposed arrangements will be required, and the design and layout confirmed with both dimensioned layout drawings and the installation specifications for the proposed system to be used. The cycle parking must be weatherproof, secure, very high quality, convenient for occupiers and encourage the uptake of cycling,

50. Waste and recycling - The applicant will need to detail the proposed arrangements for storage and collection, to meet the Borough’s requirements.

51. Construction phase - This proposal is for a considerably bigger building than is on the site at present which includes a basement construction. There is a bus lane adjacent to the site, along with businesses opposite and other residential properties adjacent and close by.

52. There will be a demolition process plus construction process for a 5 storey plus basement, so a detailed draft of a Construction Logistics Plan or Construction Method Statement will need to accompany any future application, this should detail how the development will be built out, and how potential impacts on the public highway and adjacent neighbours will be managed and mitigated.

[We have included an Energy Report.](#)

[We have included a Transport Statement.](#)

[We have included a Parking Stress Survey.](#)

[Cycle parking location is on our drawings.](#)

[Waste and recycling is on our drawings.](#)

[We have included Construction Management Plan.](#)

53. The CLP/CMS will need to include the programme duration, numbers of construction vehicles visiting the site, slot booking arrangements for deliveries and collections, and avoidance of movements in the AM and PM peaks. Any temporary arrangements envisaged for the public highway to facilitate loading or any other activity will need to be discussed with Haringey’s Network Managers, and outcomes of those discussions included in worked up draft of the document.

Consultation

As stated in the National Planning Policy Framework, that where beneficial, local planning authorities should encourage applicants to engage with the local community before submitting applications. The Council’s Statement of Community Involvement (SCI) (2011) (<http://www.haringey.gov.uk/sci>) sets out the Council’s approach to engaging with and consulting the community in planning and development issues. As outlined in the SCI applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council. In specific you are advised to consult Highgate Society who organise a weekly planning surgery to review and comment on proposed schemes, which we understand was being arranged.

[We have consulted with the Highgate Society.](#)

FIRST REVISED DESIGN

In responding to the pre-application advice, revised designs were presented to the planning officers after developing three new options with a pitched roof instead of a flat roof, and with a reduction in height. The architectural features were explored, to incorporate more similar elements to 8-10 Great North Road, whilst retaining contemporary architecture to balance the approach. The options undertook right of light studies to neighbouring properties, and the option which had the least impact was developed into a new design which could be again presented to the planning officers.



Proposed Street plan showing Option 3 Front elevation



Proposed Street plan showing Option 4 Front elevation



Proposed Street plan showing Option 5 Front elevation



SECOND PRE-APPLICATION RESPONSE

The second pre-application advice was via a Teams meeting explaining the new designs on screen.

With regards to the massing, the reduction in height and new form of a pitched roof was commented as improvements to the approach.

The architectural features were found to be interesting and reflective of the adjacent properties.

There was comment on overlooking at the rear of the building to neighbouring properties.

There was comment on the entry point of the building, not reflected in the semi-detached buildings adjacent, where the entry point was at each side of the front elevation, creating symmetry.

The images across this page are the results of incorporating the further feedback above into the design before presenting for local community consultation.

SGA RESPONSE

After the advice, we made further reductions in the height and mass of the building to improve impact and context even more.

We would explore the amenity areas further.

We would explore the entry point further.

SECOND REVISED DESIGN



LOCAL COMMUNITY AND STAKEHOLDER ENGAGEMENT

We engaged with a number of community stakeholders, in particular, the residents of 1 - 5 Sussex Gardens, whose gardens faced onto the site at their rear end. We consulted the residents at 1 - 4 Sussex Gate whose land boundary adjoined the site with their front elevations facing the rear, beyond a forecourt for vehicles with private access. In addition, we consulted with representatives of the Highgate Society and Highgate Conservation Area Advisory Committee. The site is not located within a conservation area or a listed building. The general comments were as follows:

There was comment on height of building and proximity to rear gardens at Sussex Gardens.

There was comment on appropriateness of design with mixed positive and negative feedback.

There was comment and thanks for early engagement at some of the resident properties.

There was comment on the external boundary wall at the rear of the site, and its ownership at Sussex Gate, and whether we should be making changes.

There was comment on parking and impact on surrounding streets.

There was comment on right of light impact.

There was comment on the glass balconies at the rear outdoor amenity.

There was comment on the floor plan layouts and compliance with London Plan standards.

There was comment on light to the stair and lift core.

There was comment on the bicycle storage and generally the communal feel within the central core.

SGA RESPONSE

We have a final height of 11.6m from ground level, which is a 3.4m overall reduction from our original proposals.

We have listened to the community feedback, and opted to keep one style of architecture instead of a mix of styles, yet retained connection to context through mass and form.

Community engagement is critical to our proposals to ensure we incorporate everyone views into the final submission.

We have aborted any design work to the rear boundary wall.

We have submitted a Parking Stress Survey.

We have submitted a Right of Light assessment on neighbouring properties.

We have revised the design of the balconies to be 1.5m height of metal square pattern material to act as screening to neighbouring properties.

The floor plans have been finalised and all are in compliance with the London Plan.

We have introduced a large light at the top of the central core, and a large glass vision panel in the main front entrance door. The materials finish for the staircase will be selected to ensure light can flow through the space with the new glass openings.

The bicycle storage has been restricted to basement floor to ensure the entrance and communal spaces are attractive to residents.

THIRD (FINAL) REVISED DESIGN



FINAL PROPOSAL

The local community engagement alongside the pre-application advice was a great source of knowledge and insight and provided valuable views to help to shape the final proposals which are presented here.



Street View to new development showing boundary treatment and massing.



Rear View to new development showing balcony treatment to eliminate impact on neighbouring properties.



Street View to new development within context of neighbouring properties.



Street View to new development within context of street parade.

3. AMOUNT

The following provides the schedule of accommodation for the proposals::

FLOOR	TENURE	(GIA)
3	1x3BEDROOM 5PERSON	90
2	1x2BEDROOM 4PERSON 1x2BEDROOM 4PERSON	70 70
1	1x1BEDROOM 2PERSON 1x1BEDROOM 2PERSON 1x1BEDROOM 1PERSON	50 50 38
G	1x3BEDROOM 6PERSON (PART) 1x3BEDROOM 6PERSON (PART)	56 56
B	1x3BEDROOM 6PERSON (PART) 1x3BEDROOM 6PERSON (PART)	60 60
TOTAL	8 DWELLING UNITS	600

4. PROPOSAL - layout, scale, appearance, use, landscaping, access, context

LAYOUT

The apartments are arranged over five floors with three principal storeys, and including the basement level and pitched roof conversion, in a manner which provides dual aspect to each property with the exception of the one studio apartment. The two maisonettes (APT1 and APT2) on ground and lower ground each has its own entrance to the side of the front elevation, reflecting the semi-detached style along the street. Apartments APT3 - APT8 are located on the first, second and third floor and are accessed via a central core to the building. Within the central core are communal amenities including storage, post and deliveries, staircase to upper floors, lift core access to all floors. The lower ground level provides a secure communal cycle storage area for residents.

The spaces are arranged to complement a balance between private space and communal area to ensure residents are encouraged to maintain and look after the property. The separate access points provide a response to the street architecture, additional security for residents and sense of belonging. The central door to the upper apartments is more discreet to the principal maisonette entrance doors, which provides a sense of hierarchy in the architectural arrangement, yet functions as a main core for access throughout the building.

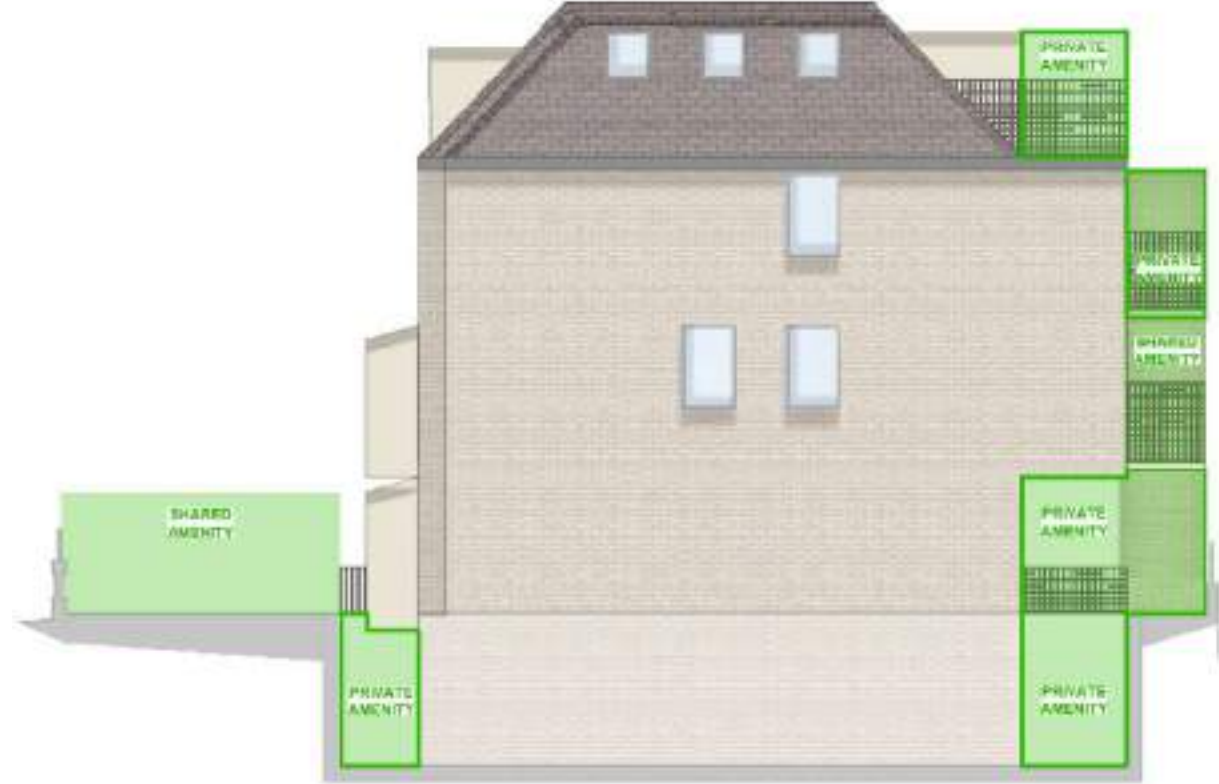
At the front and to the rear of the site are designated communal and private outdoor amenity spaces for the residents to enjoy. The rear part in the form of balconies, ground level outdoor amenity and lightwells at lower ground level. To the front, in the form of landscaping at ground level, pathways to entrance doors, car parking, bin storage and lightwells at lower ground level. The depth of the building is designed to reflect the neighbouring property 8-10 Great North Road which has a similar depth.



South-East (Front) elevation



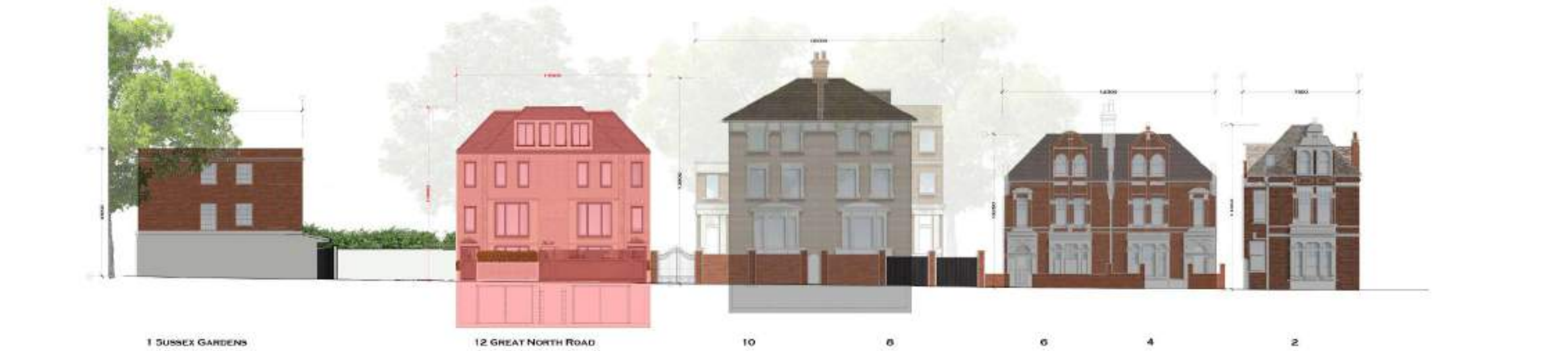
North-West (Rear) elevation



North-East (Side) elevation

SCALE

The building height is reflective of its surroundings and has undergone reduction and right of light testing throughout the design process. The building has three principal storeys, a basement and pitched roof conversion. The floor to floor height is 2.9m, with internal heights at desirable floor to ceiling heights of 2.6m. The overall building height from ground floor is 11.6m and as such, the building sits lower than the neighbouring 8 - 10 Great North Road, which remains as the dominant building along the street elevation. In this regard, right of light standards are least impacted for the adjoining properties at 1 - 5 Sussex Gardens, which would otherwise have an unacceptable overbearing with a taller building.



Proposed Street elevation showing building heights



Proposed Street elevation showing building heights

The building is carefully positioned within the site plan to create a 'stepped' approach which bridges to distance between the block at 1 - 5 Sussex Gardens, which is positioned along the edge of its site plan, and 8-10 Great North Road, which is positioned deeper into its site plan. The step helps to soften the elevation along Great North Road, and contributes to a symmetry of these houses, as No.2 Great North Road is also similarly stepped forward of 4-6 Great North Road, and the adjacent houses on 510 Archway Road onwards, are again positioned at the front of its site plan.



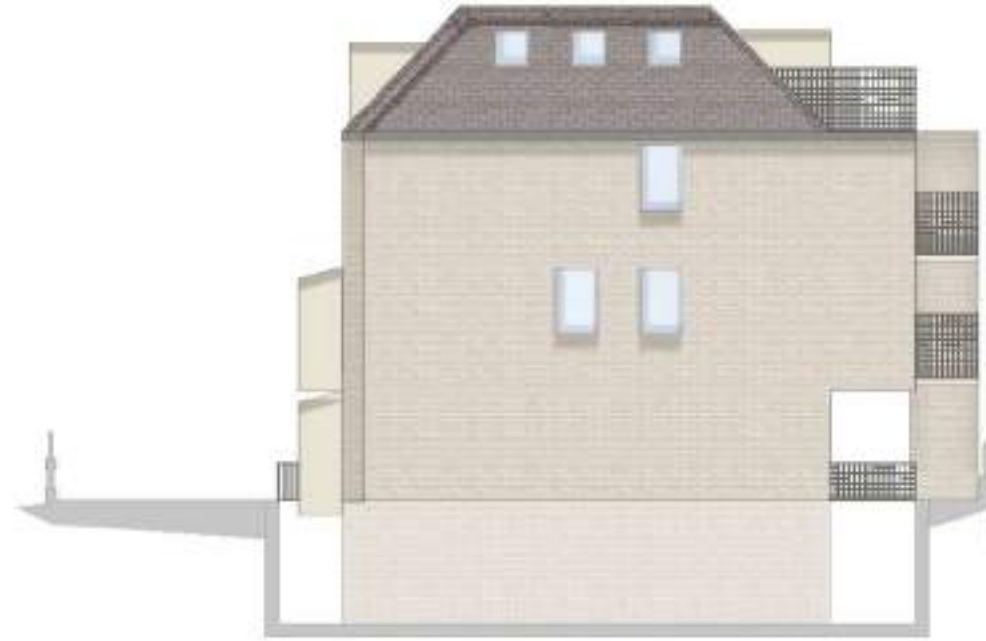
Proposed Street plan showing positioning of building footprint

APPEARANCE

We have gone through a number of design iterations to get to our proposals today with regards to appearance. We have carefully studied the materials and features of the surrounding buildings and new building developments along the street and have proposed a massing which is representative of two semi-detached houses with entrance doors to the side in a symmetrical front elevation set back, with stacked bricks visually defining the two sides of the building. We have introduced bay windows, at ground and first floor level, which are contemporary in form and materiality, whilst reflecting the surrounding buildings with bays adjacent and along the street. The windows and doors are aluminium frame in a cool grey throughout the building, adding to our theme of a contemporary interpretation of the nearby Victorian styled buildings. At the rear of the property, we introduce a radius curve to the edges of the building mass, to soften the architecture. We also introduce contemporary balcony railings, which are 1.5m in height, and provide screening to the neighbouring properties to prevent overlooking whilst enjoying outdoor amenity. The railings are a modern square pattern, powder coated in a cool bronze to soften the aesthetic.



South-East (Front) elevation



North-East (Side) elevation



South-West (Side) elevation



North-West (Rear) elevation

MATERIALITY

The materials are selected to reflect the surrounding buildings, yet ensuring modern materials are specified to timestamp the project for 21st century construction techniques. We have selected an Ibstock Moseley grey textured brick, which is similar to the adjacent and traditional London stock brick, with an Armourcoat natural lime and marble polished plaster for the project bay windows and roof dormers, and a slate grey Redland concrete plain roof tile. In addition, we have combined a contemporary metal powder coated railing for the private amenities, which will provide screening to adjoining neighbouring properties to prevent overlooking.



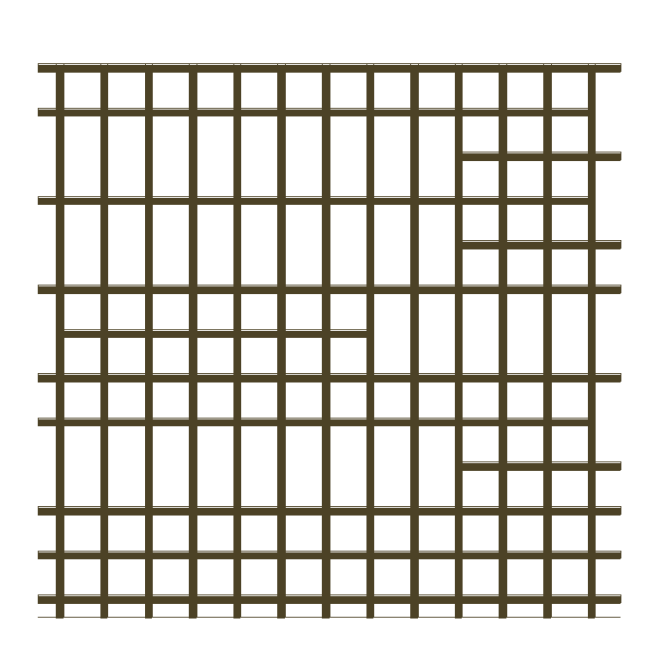
Ibstock Moseley grey textured brick



Armourcoat natural lime and marble polished plaster



Redland slate grey concrete plain roof tile



Contemporary metal powder coated railing

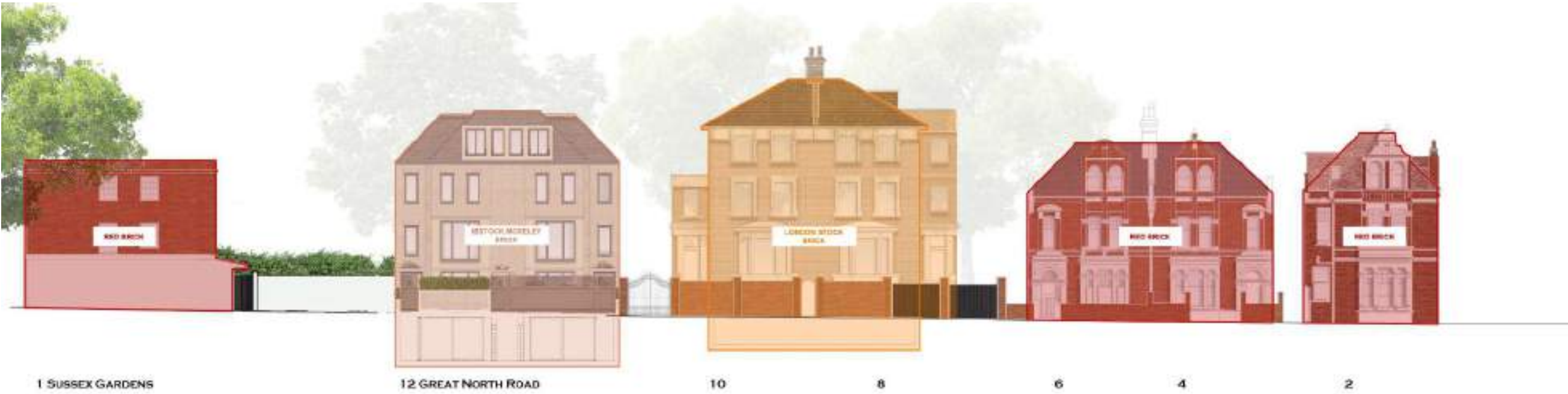


CONTEXT

The building is informed and designed with influences from the surrounding neighbouring properties and buildings along the street promenade. The heights and mass as discussed above are formed through careful consideration of neighbouring rights and comfort within their home, whilst developing a suitable solution for the site, in order to become an asset to its context. In terms of the architectural language, we considered neighbouring colour schemes, materiality and characteristics, in order to present a building which is connected and complementary to the existing, but at the same time, presents an architecture for today through material choice, form and features. In this regard, we are able to present a time stamp for the development, i.e. a building reflective of 21st century architecture.



Proposed Street elevation showing arrangement of house style



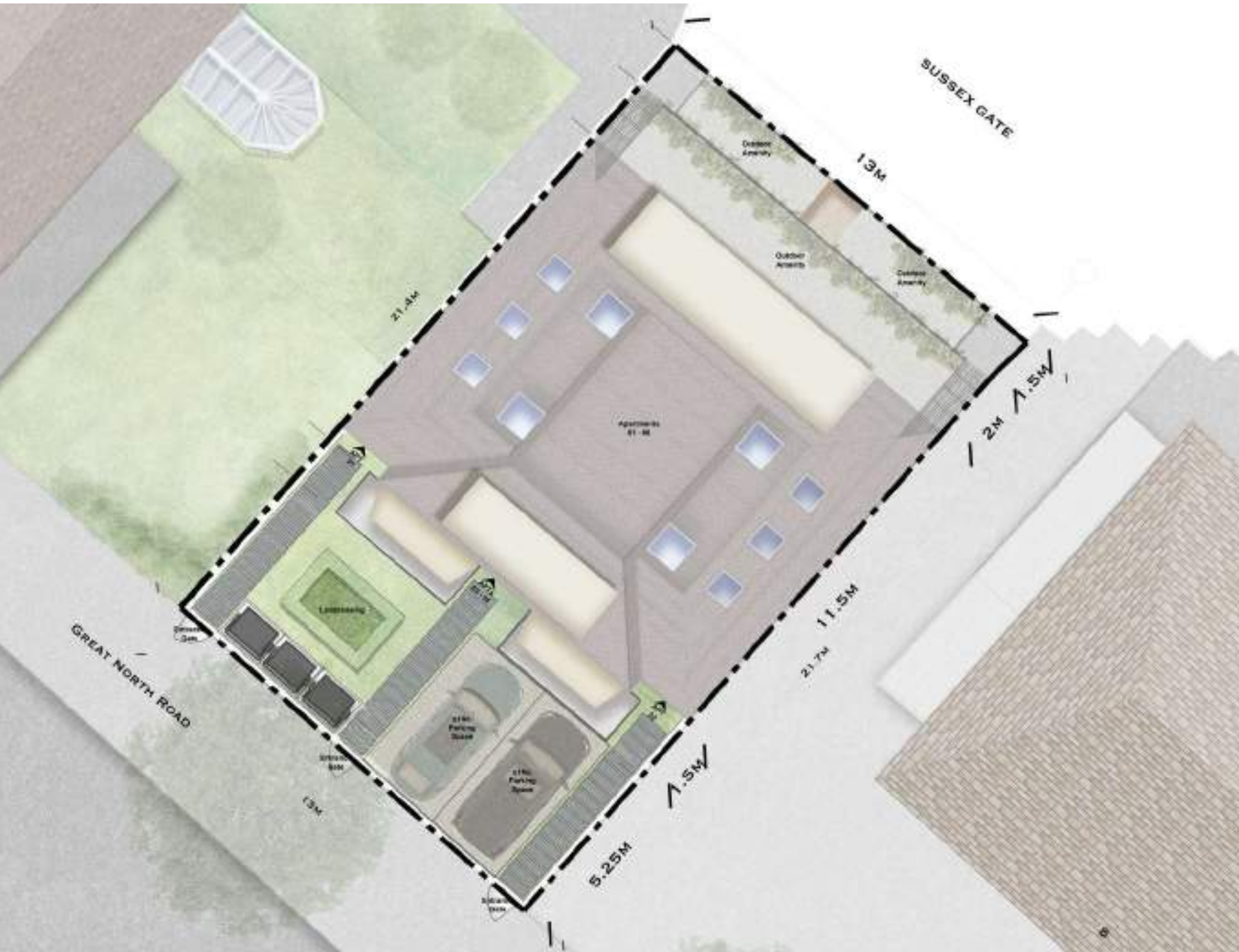
Proposed Street elevation showing arrangement of brickwork

LANDSCAPING

We have provided hard and soft landscaping at the front of the property to the ground level communal areas and private lightwells, and to the rear to the private gardens at ground level and the private lightwells. The communal area to the front of the property provides raised planters and seasonal foliage. To the sides of each maisonette and along its entrance path, is a row of planters, to animate this space with green foliage and flowers. The tiled paths to the building entrances to the maisonettes and central core, clearly define the procession from front gate to entrance door. A refuse area is provided at the front edge of the site plan, where it can be collected from local council. This is the current location for refuse collection and is a good distance from the homes, and ensures the communal areas are well maintained.

ACCESS

Access is provided in the form of vehicular access to off road parking for two car parking spaces. The location of the dropped kerb is existing and therefore no additional works are required to the public road. In addition to an existing pedestrian gate, are two more pedestrian gates, to provide a separate access point to the maisonettes, and the apartments at upper levels in the building. The treatment of the access points is metal gates, with raised brick planters to provide discretion and privacy to the residents.



Proposed Site plan showing landscaping and access

USE

x2No. 3Bedroom 6Person Maisonettes (116sqm GIA each)

Lower Ground and Ground Floor

Two floors will sit neatly next to eachother on the lower ground and ground floor to create two maisonettes. Each maisonette has its own entrance to the side of the front elevation, reflecting the semi-detached style along the street. The principal rooms including the combined living, dining and kitchen area is spread over the ground floor, providing dual aspect to the front and rear of the property, with a circulation zone mid-plan with staircase to lower ground and a bathroom. The front entrance and living area enjoy a large bay window which looks onto Great North Road. The kitchen and dining areas to the rear enjoy light from the North and access to outdoor amenity at ground level with storage, with views onto the lightwell areas and bedrooms at lower ground. Bedrooms and bathrooms are provided on the lower ground in this arrangement and each bedroom has access to a lightwell external area, with full glazed partition. Each maisonette has its own access to the central core with communal cycle storage and lift.

x2No. 1Bedroom 2Person (50sqm GIA each)

First Floor

The one bedroom two person apartments are triple aspect, with windows to three sides, and opaque glass to the side wall to prevent overlooking onto neighbours. The combined living, dining, and kitchen area is positioned thoughtfully at the front of the property, with a large bay window and views along Great North Road. This is a good space to commune and relax in the home with others. The bedroom is located at the rear of the property with a full glazed door and access to the shared outdoor balcony amenity and storage. The door is positioned at a distance to the bed, through a corridor, and provides a good setting to enjoy the light and outdoor space. The bedroom has a window on the side elevation, providing an increase to natural light into the room. The glass here is opaque, as to prevent overlooking onto neighbours.

x1No. 1Bedroom 1Person (38sqm GIA)

First Floor

The one bedroom one person apartment is single aspect, with windows and doors to the rear elevation shared outdoor balcony amenity with storage. The combined living, dining, and kitchen area is positioned on one side of the property, with the bedroom to the other side of the property. The single aspect of this property is offset with the two access points to the shared outdoor balcony amenity and views onto the decorative balcony railings which are designed to prevent overlooking onto neighbours.

x2No. 2Bedroom 4Person (70sqm GIA each)

Second Floor

The two bedroom four person apartments are triple aspect with windows to three sides, and opaque glass to the side wall to prevent overlooking onto neighbours. The combined living, dining, and kitchen area is positioned thoughtfully at the front of the property, with three windows for views along Great North Road. The bedrooms are located at the rear of the property, each with its own access to a private outdoor balcony amenity and storage. The bedrooms enjoy views onto the decorative balcony railings which are designed to prevent overlooking to neighbours.

x1No. 3Bedroom 5Person (90sqm GIA)

Third Floor Penthouse

The three bedroom five person apartment are triple aspect with windows to the front and rear of the property, and velux windows to the side pitched roof, with additional rooflights in the flattened parts of the roof. This apartment comprises the whole building floor. The combined living, dining, and kitchen area wraps around one side of the property and to the rear, with access to private outdoor terrace amenity with decorative balcony railings, designed to prevent overlooking onto neighbours. The bedrooms wrap around the other side of the property and the single bedroom to the front. The lift car opens directly into the entrance circulation area of the penthouse.



Lower Ground floor plan



Ground floor plan



First floor plan



Second floor plan



Third floor plan

VIEWS

The main concerns raised by neighbouring residents were views and parking. We have undertaken a Right of Light assessment and a Parking Stress Survey. We have revised the designs accordingly in a number of iterations to ensure we minimise impact on neighbouring properties and the proposal is harmonious with the street. We provide further explanation here.

The existing views which are obtained from the rear windows at 1 - 5 Sussex Gardens is shown in the diagram below. For comparison, you can see the proposed views are impacted by the new development, but not dissimilar to the current views available.



Existing Street elevation showing views from 1 - 5 Sussex Gardens



Existing Rear elevation showing views from 1 - 5 Sussex Gardens



Proposed Street elevation showing views from 1 - 5 Sussex Gardens



Proposed Rear elevation showing views from 1 - 5 Sussex Gardens

The visual below presents the windows which are proposed on the side elevation of the building to the rear gardens of 1 - 5 Sussex Gardens. The windows are required to provide natural light and ventilation to a bedroom and two bathrooms on first and second floor. However, views are not required for these windows, and therefore, an opaque glazing is proposed, which will ensure there is not overlooking to the rear gardens and privacy is enjoyed.



Proposed Street View showing proposed windows to rear gardens at 1 - 5 Sussex Gardens.

Similarly, the existing photograph below shows the existing windows which face into the direction of the houses at 1 - 5 Sussex Gardens. The residents here and local authority should have confidence there is some impact onto these properties, but that it is minimal, and not dissimilar to the existing arrangements. The benefit of the development is the additional new homes, and new architecture, specifically designed to enhance the surroundings.



Existing Rear View showing existing windows to rear gardens at 1 - 5 Sussex Gardens.

The drawing below presents the views which are proposed at the rear of the building, of which there was concern shown from the residents at 1 - 4 Sussex Gate of overlooking and into their properties. We have since revised the design of the required outdoor amenity to be a 1.5m metal square pattern railing, which will act as screening to the forecourt areas, and prevent overlooking and into the neighbouring properties. The screening will also provide additional privacy for the residents of the new development, to ensure there is comfort throughout. In addition, we have studied the existing views available onto these properties from 8 - 10 Great North Road, and have found that the distance of the large sash windows is not dissimilar to the distance we are proposing for the rear elevation doors and windows to the dwellings. In addition the outdoor amenity is 1.5m distance from the rear elevation and with screening, provides a modern and elegant architecture of a new development, with new homes for residents.



Proposed Block Plan showing proposed views are similar to existing views to 1 - 4 Sussex Gate.



Proposed Rear View showing proposed views are similar to existing views to 1 - 4 Sussex Gate.



Proposed Rear View showing aligned rear views with 8 - 10 Great North Road.



Proposed Rear View showing balcony railing designed to act as screening to outdoor amenity to ensure privacy maintained for residents and neighbouring properties.

Questions?

Please telephone or email for clarifications.

SGA

21 KNIGHTSBRIDGE • BELGRAVIA
LONDON • SW1X 7LY

T: +44 (0)20 7788 7977

E: info@simonedegale.com

W: simonedegale.com