

DESIGN AND ACCESS STATEMENT

P r e p a r e d B y . . .



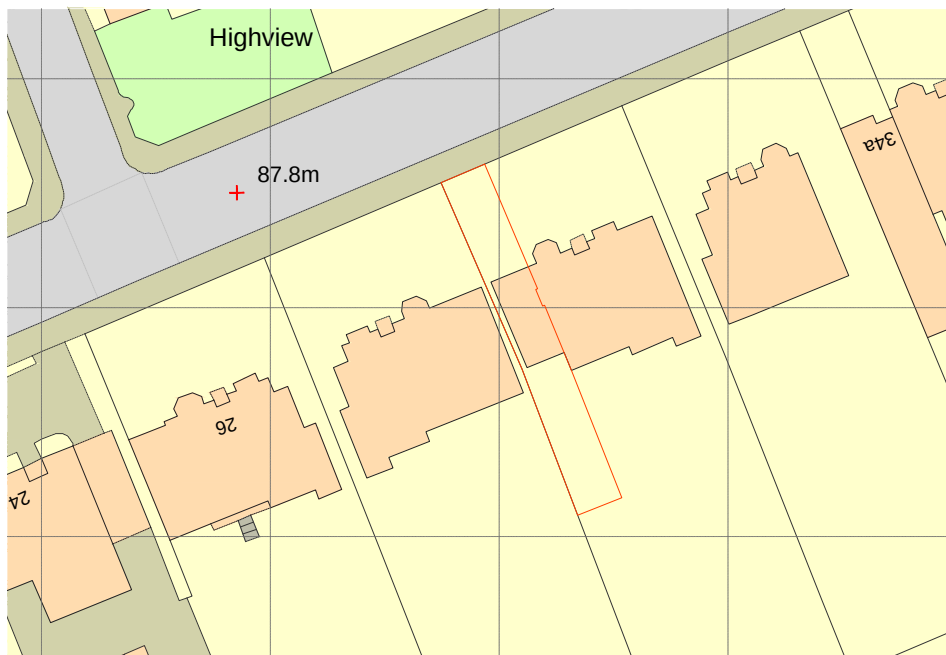
Colin Wilde
30a Shepherds Hill
London
N6 5AH

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INTRODUCTION



Current site



Site OS Map, Not to scale

This Design and Access Statement relates to a full planning application at 30a Shepherds Hill, London, N6 5AH. The site is located within the Highgate Conservation Area in the South-West of the London borough of Haringey.

Proposal:

1. This application is in support towards the development of a self-contained house, 4 bedroom, with disability access on ground and basement levels, located to the west side of an existing property on the site. The site is positioned on the south side of Shepherds Hill.
2. The proposal will include the demolition of an existing garage, with the new proposed self-contained house located in this area.

Design Aims:

This design aims to develop a new build home in a contemporary style that is still in-keeping with the character and sensibility of its surrounding area. This home will also be compliant to disabled access with carefully considered features throughout, and highlighted in the basement and ground levels.

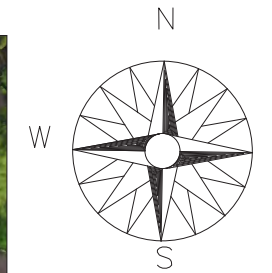
This statement will set out the reasons why we believe this full planning application meets the design and access requirements of the London Borough of Haringey council. With attention given to how the proposed works reflects consideration to its local context and environment, local policy and past developments in the surrounding area.

This property has had several small application for a competent person, or building notice, predominantly for internal works in the building, across 30a, b & c.

Site Area:

199.3 sqm
2145.4sqft

SITE LOCATION



Located at 30a Shepherds Hill, London N6 5AH the site accommodates a large detached 4 storey red brick house. The surrounding area is predominantly residential in character.

This property is divided into three units 30a, 30b, 30c. This development will be under the ownership of No. 30a

The property's front facade is north facing addressing the main street, but is set back from the public pavement, with a frontage allowing for off-street parking for the residents in this space. Located on the west facade of the property is a brick garage with a lean-to roof, which continues along the length of the side elevation. The garage brick tone differs from that of the main property body, being a more yellow brown colour.

On the west elevation, there is a passage from the frontage to the rear gardens, with access to storage on the side elevation for the upper floor units.

The property features a generous rear garden facing towards the south which is split into two levels, with the landscaping having a mixture of paved, planted and green areas.



SITE LOCATION

Aerial Views



EXISTING PROPERTY

Site Photography



1 Street Facing / Front Garage



2 Separate flat entrances (red 30b, green 30c)



3 Entrance to 30 a (Application Property)



4 South Elevation/ Rear facade



5 Rear Garden split level and Landscaping.



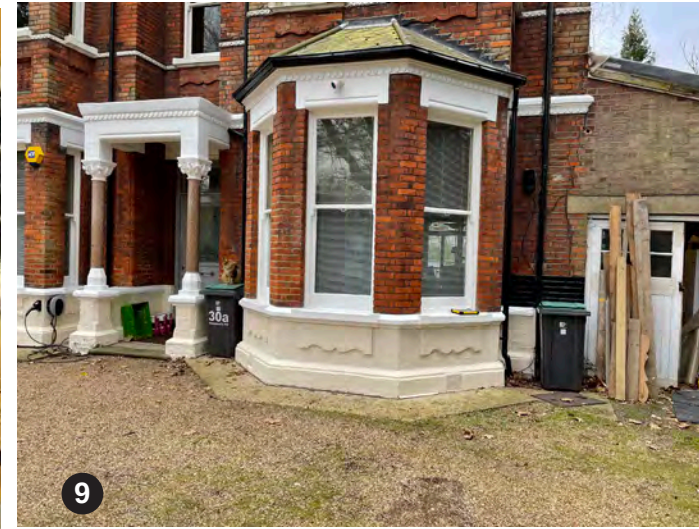
6 East facade path/ route



7 Garage Rear Elevation



8 Garage Internal View



9 Bay window facade feature

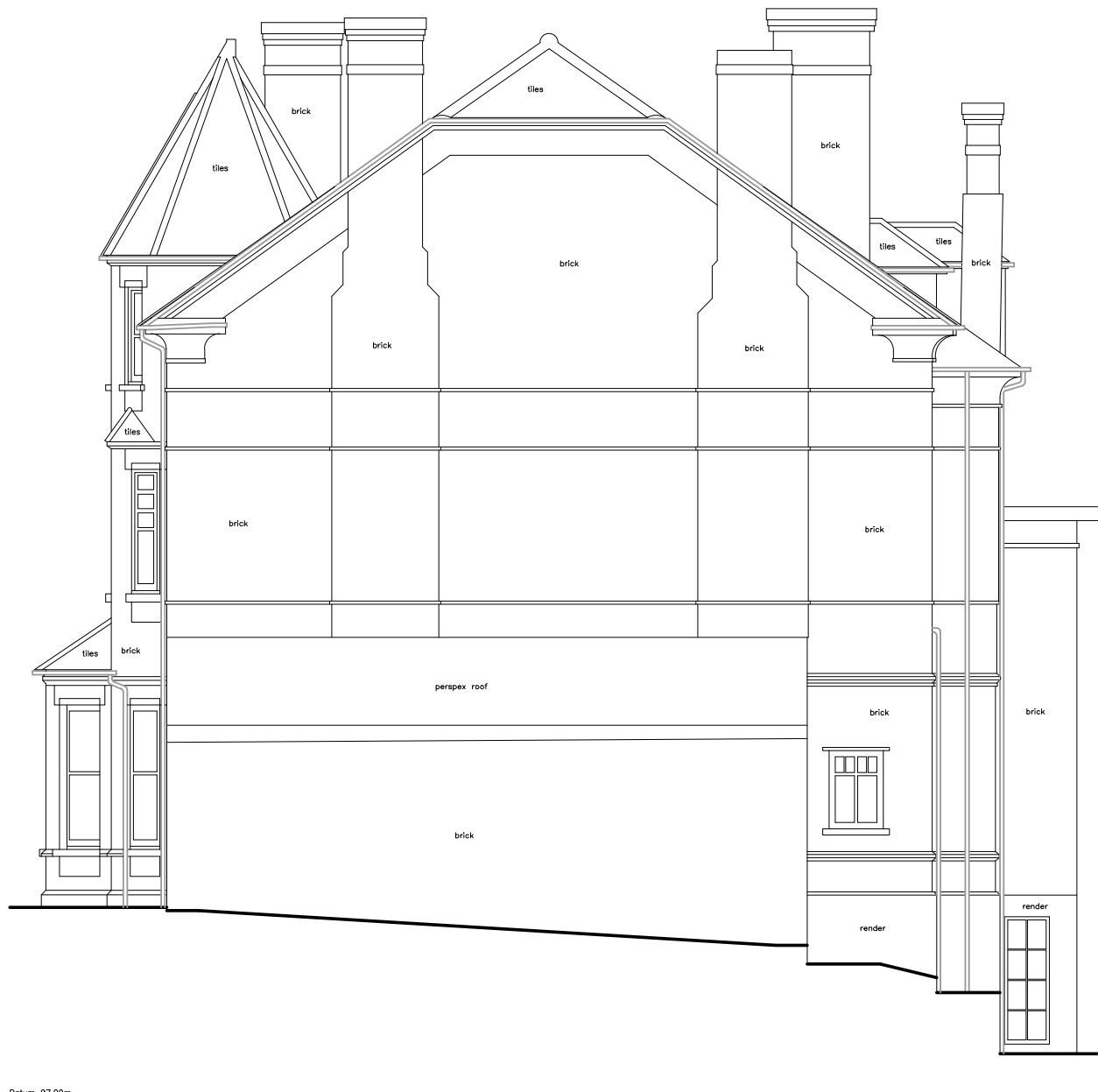




Existing Front elevation (not to scale)



Existing Rear Elevation (not to scale)



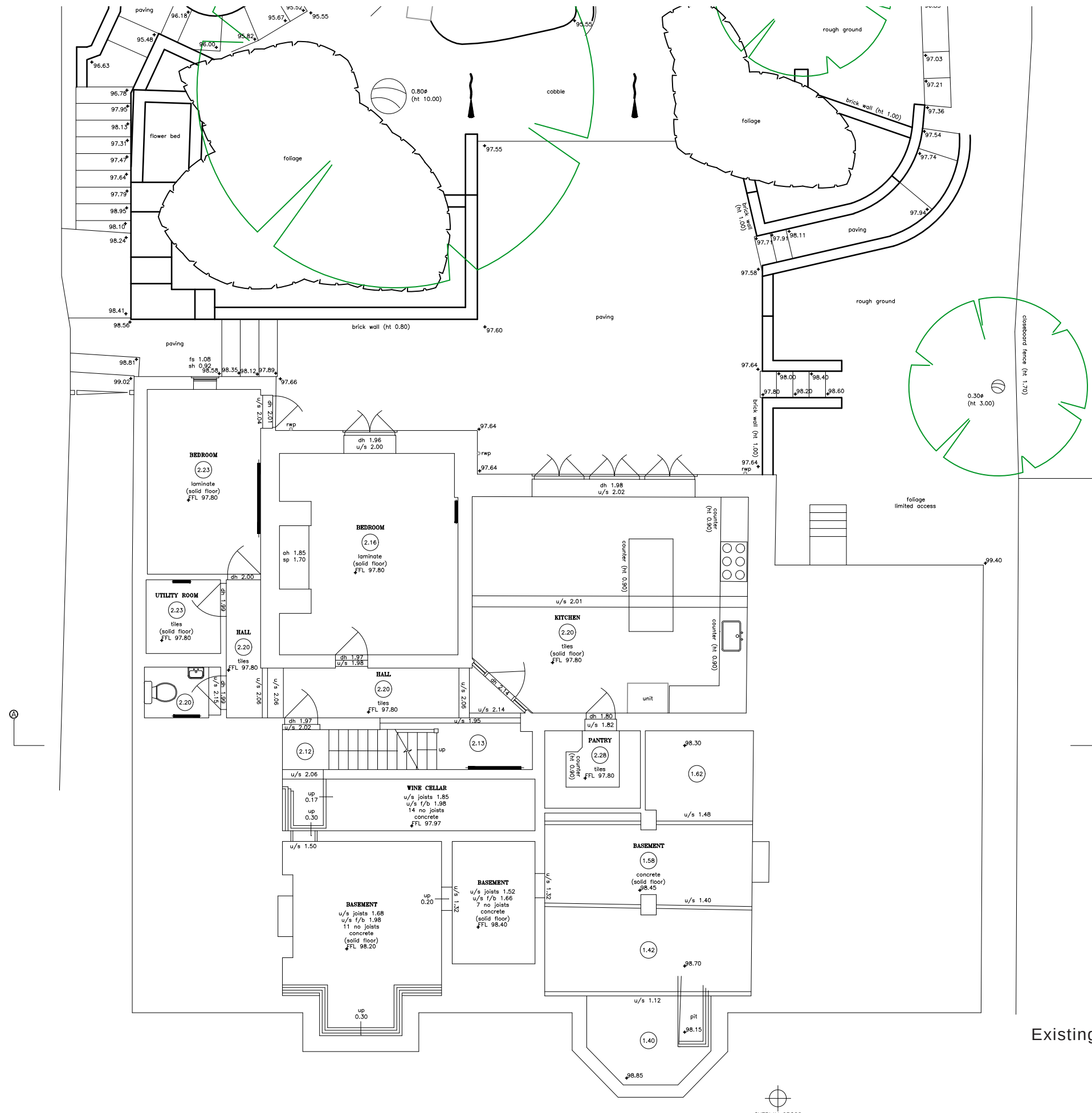
Existing East Side elevation (not to scale)



Existing West Side elevation (not to scale)

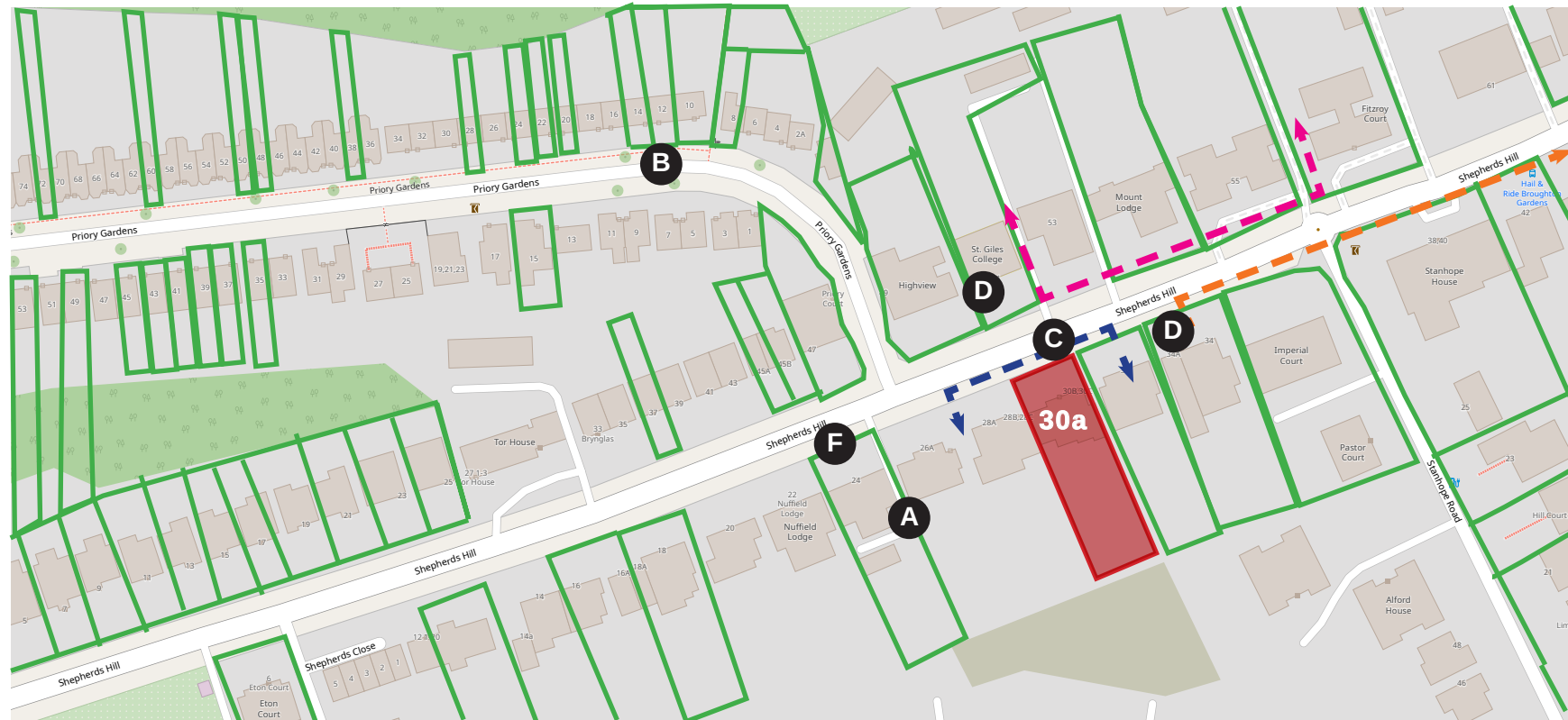
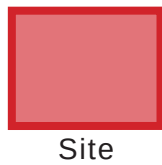
EXISTING PROPERTY

Survey Drawings Plans



Existing Basement Plan

Tree Preservation
Order Area



SITE CHARACTERISTICS

General Characteristics:

For the analysis of the characteristics of the surrounding neighbourhood we have referred to the "Highgate Conservation Area,' Character Appraisal and management plan 2013" report.

As an overview Shepherds Hill has a cohesive character, populated with predominately early 19th - 20th CE 3 - Storey detached houses. The area is also characterised by the leafy rear gardens and mature trees on both sides of the road.

Concerning the public realm, street lights are generally modern, sidewalks are tarmac with no significant street furniture.



No.1. Highgate Library

Highgate Library, located further west of the site on Shepherds road is a striking 1902 two storey red brick building with turrets and half timber walls. It is locally listed and a noteworthy feature of the neighbourhood, giving the identity and character to the features of the area.



Shepherds Close is 1960s development with 2 & 3 storey town houses



Priory Gardens has a cohesive mix of Victorian 3 storey terrace and early 20th CE2 storey detached and semi houses



No. 27-31

Tor House, a four storey modern block of flats in red brick, which is slightly below the level of the road and surrounded by tall trees

No. 33- 45

Smaller 2 Storey pre-war houses that sit below the street level. Some of the original features have been retained.

No.47 is a large Edwardian house converted into flats



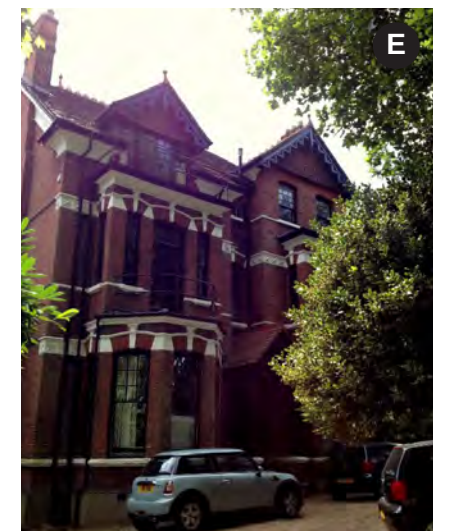
No. 51

English language school. This is a Victorian building that is detached and double fronted. Made of the same brick as the buildings on the opposite side. House has a large bay window and elaborate wooden porch.



No. 53, 53a & 55

All large modern developments of 3 & 5 storeys containing flats. They are all brick but no.53 has wooden panels and 55 has fibreglass



No.32 Shepherd's Hill



No.24 Shepherd's Hill

PLANNING HISTORY

14 Shepherds Hill , N6 5AQ

PERMISSION GRANTED FEB 2012

This application is made by Mr and Mrs D Charlton for the conversion and enlargement of the existing coach house, bed-sit, and one bed flat in to a four bedroom single family home.

It follows on from the recently approved application HG/2011/1351 which established that the principle of change of use of the coach house to residential was acceptable.

The main focus of the design has been on the front elevation and the rear extension massing. It has been the intention from the start to preserve the character of the coach house, while increasing the standing and level of finish in comparison with its neighbour, so that it holds its own as a separate dwelling.



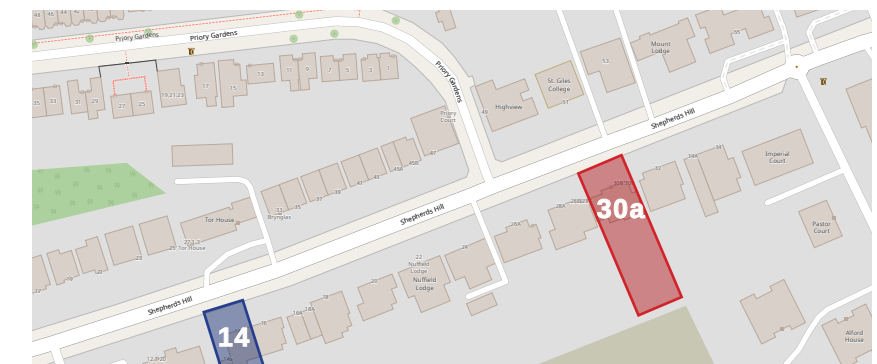
Proposed Elevation



Present day street view of property



Proposed render of the coach house form the NW



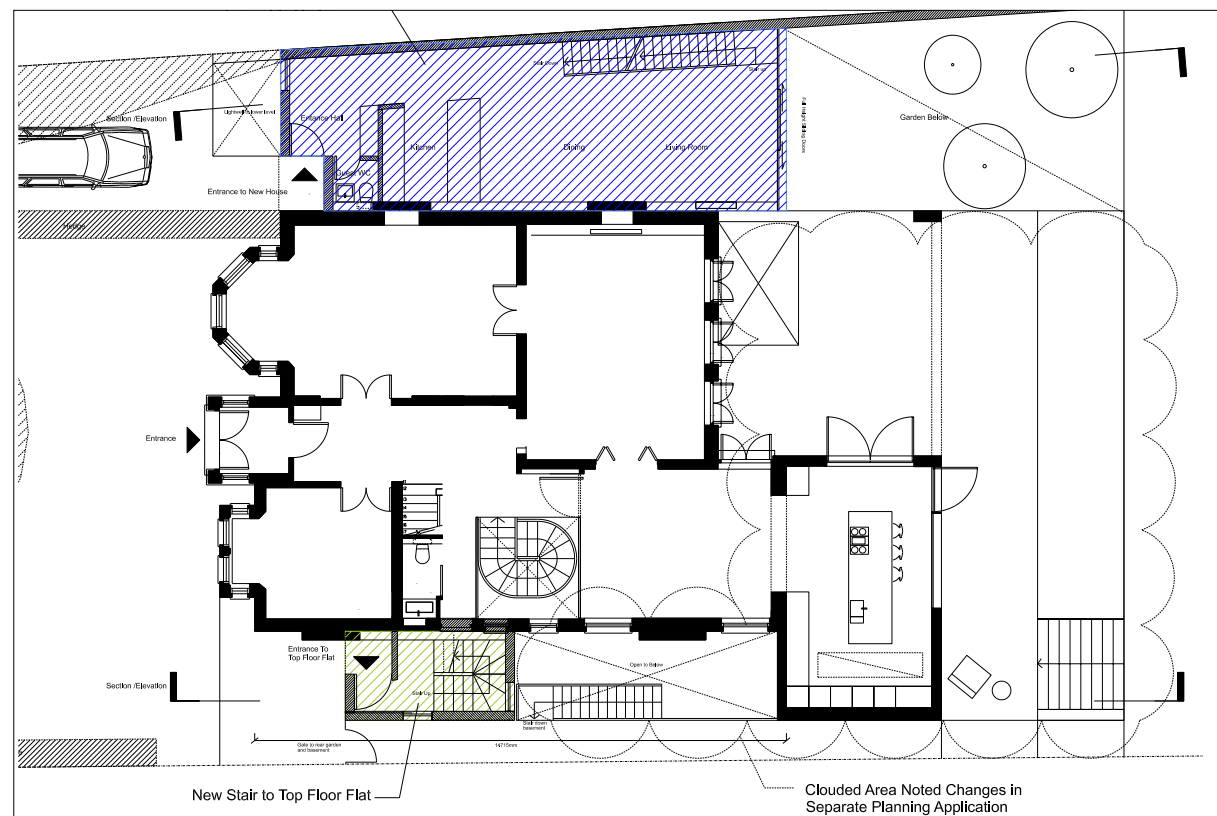
PLANNING HISTORY

42 Shepherds Hill , N6 5AQ

PERMISSION GRANTED MAY 2015

This proposal is for the construction of a new single family house attached to the east side of the main existing house. The house would be 2 floors above ground level and one floor below ground level. The house will be set back from the main house at the front and the roof will finish under the roof-line of the main house in order to remain subservient to the main house in scale and massing. This house will have a contained garden to the rear that would be separated from the main house garden.

The purpose of the new single family house is to optimise the current property's potential by providing a high quality living accommodation for a single family. It also proposes the construction of a new external stair to the west of the main house.



Ground Floor Plan of Proposed Development



Present day property street view



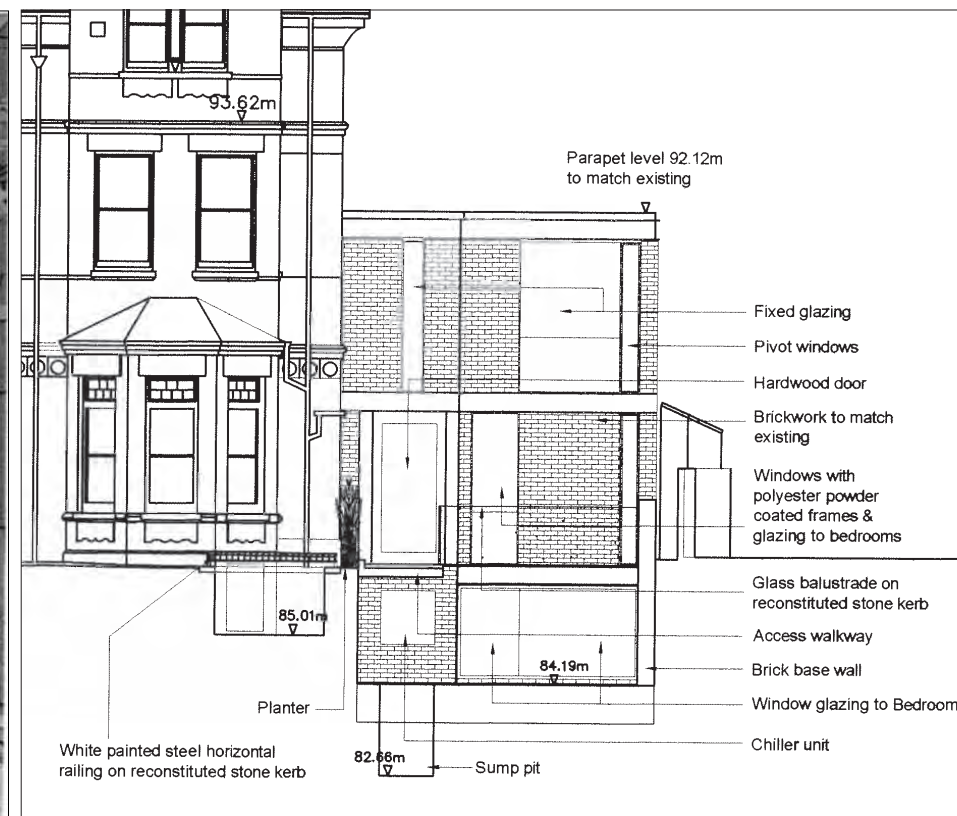
PLANNING HISTORY



Present Day Street View



Proposed Elevation



Present day property street view

34 Shepherds Hill , N6 5AQ

PERMISSION GRANTED MAY 2008

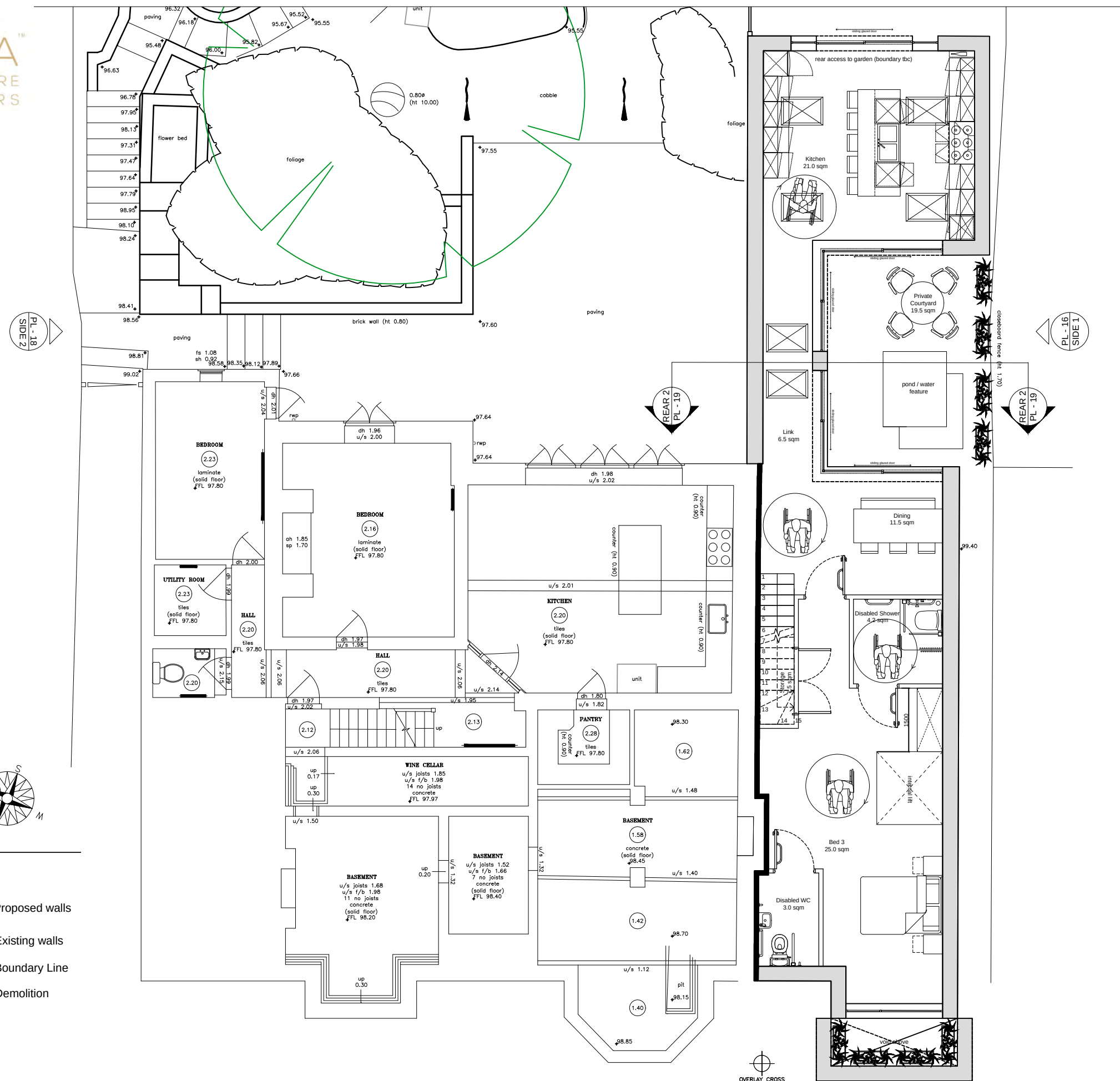
The proposal at this site was towards the demolition of the existing coach house at the west side of the residential main house at No.34 and in its place construct a new self contained 2 storey coach house, inclusive with a light well and independent access.

The proposal also involved the demolition the existing rear garages to the rear and the construction of the proposed Pavilion.



PROPOSAL

Proposed Floor Plans



PROPOSAL

Proposed Floor Plans

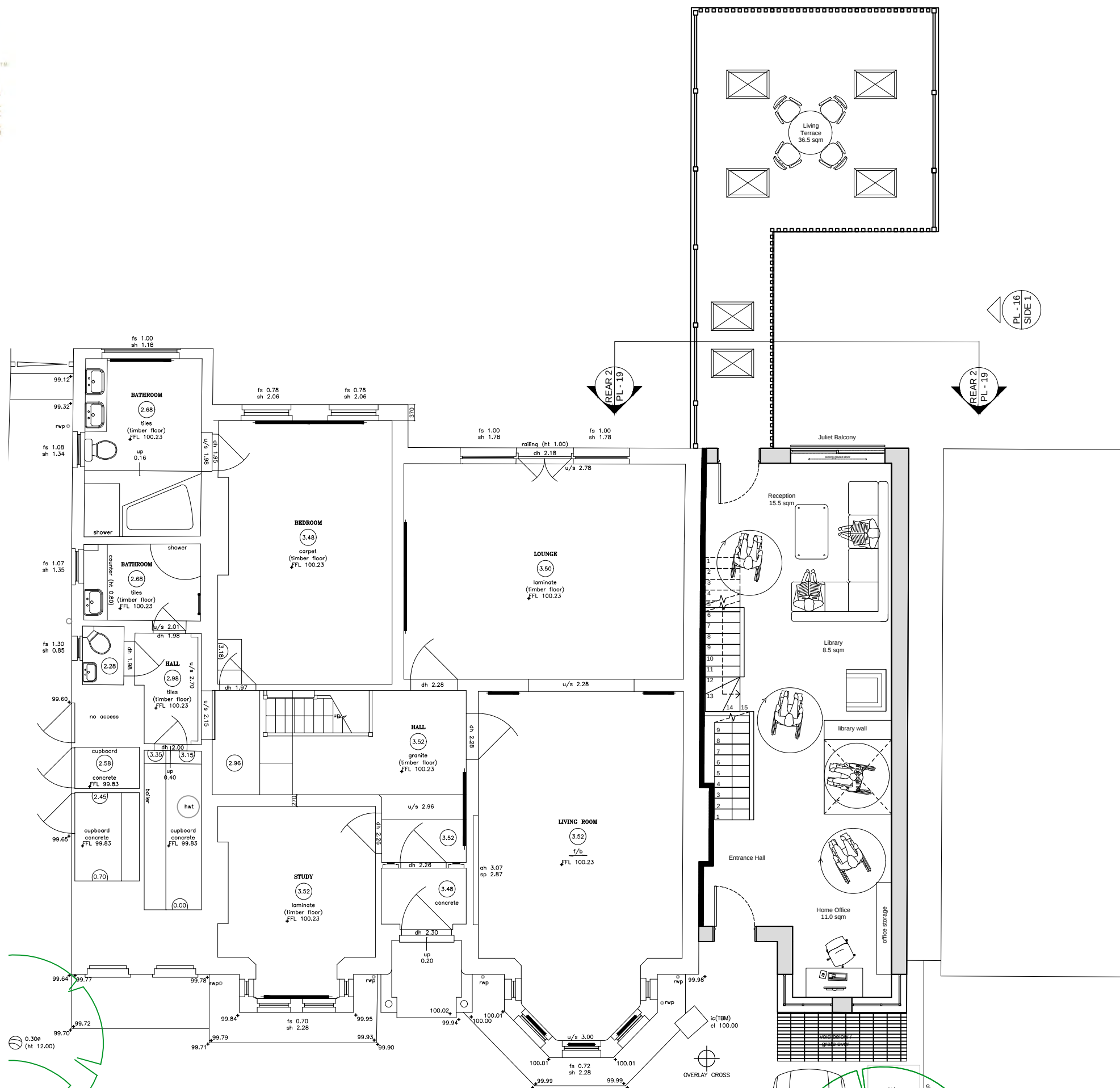


Proposed Ground Floor Plan

The ground floor level features the primary access into the home from street level. On this level there is an open plan home office, library and reception space. The reception space then leads out to a rear living terrace.

The ground floor is fully disabled access compliant with a 1500mm circulation throughout the internal space. The open plan layout also encourages free movement and ease of use of the space. The ground floor features a platform lift to access the basement level into the bedroom.

The light well on this level provides daylight to the basement, bedroom and level



KEY

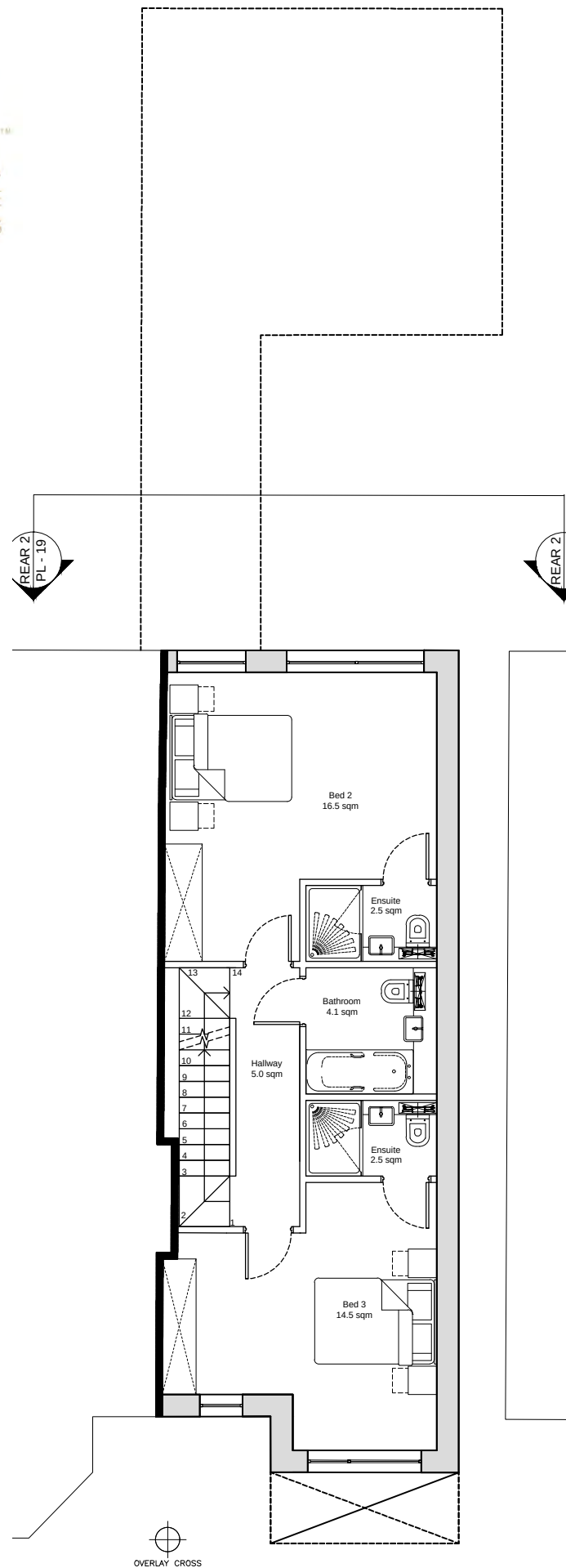
- Proposed walls
- Existing walls
- Boundary Line
- Demolition

Drawing not to scale

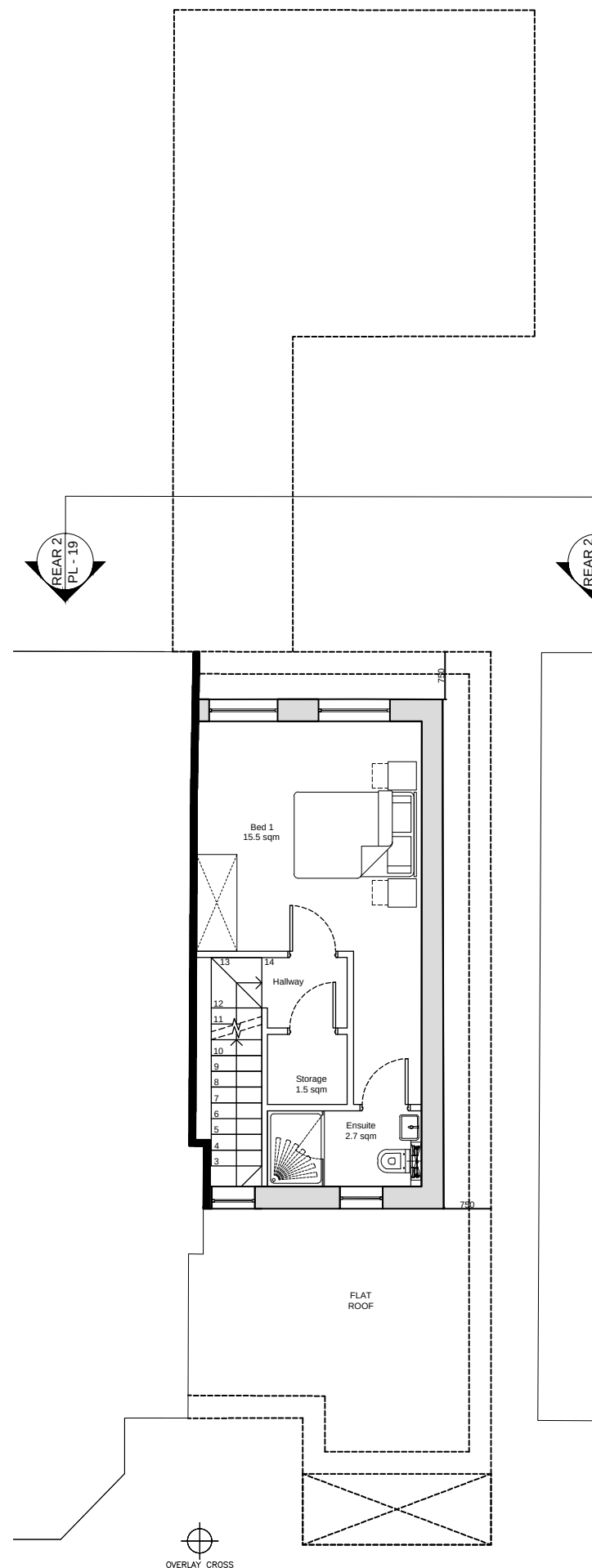
Refer to respective drawing sheet for full drawing

PROPOSAL

Proposed Floor Plans



Proposed First Floor



Proposed First Floor

Proposed First & Second Floor Plan

First Floor:

Accessed via the ground floor stairs, the first floor feature two generous double bedrooms with ensuite shower bathrooms north and south facing rooms respectively . A family bath is located between the rooms on this level.

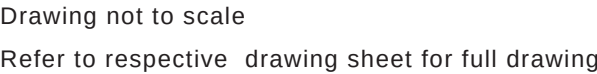
Second Floor:

The second features a final double bedroom with a shower ensuite . It is a generous size with dual aspect views both north towards the street and rear facing south windows. Storage can be accessed of the staircase .

Drawing not to scale

Refer to respective drawing sheet for full drawing

The proposed home features a flat roof over the first floor plate, and a flat roof on the second floor smaller floor area. The second flat roof has PV panels



PROPOSAL

Proposed Elevations

Proposed Front Elevation (North)

The proposed design explores a contemporary design concept, whilst still pulling from the architectural themes and features expressed in the main property.

The new proposed house is designed with a red toned stack bonded brick. The tone is in accordance with the current colouring of the site and neighbouring buildings. The difference in bonding style, subtly highlights the proposal as its own home opposed to an extension of the existing house.

The front elevation features a box bay window, tying in with the bay window on the existing property.

The openings frames and sizes in the proposed building are in carefully considered proportion to the existing buildings opening and others on the street.



Drawing not to scale

Refer to respective drawing sheet for full drawing

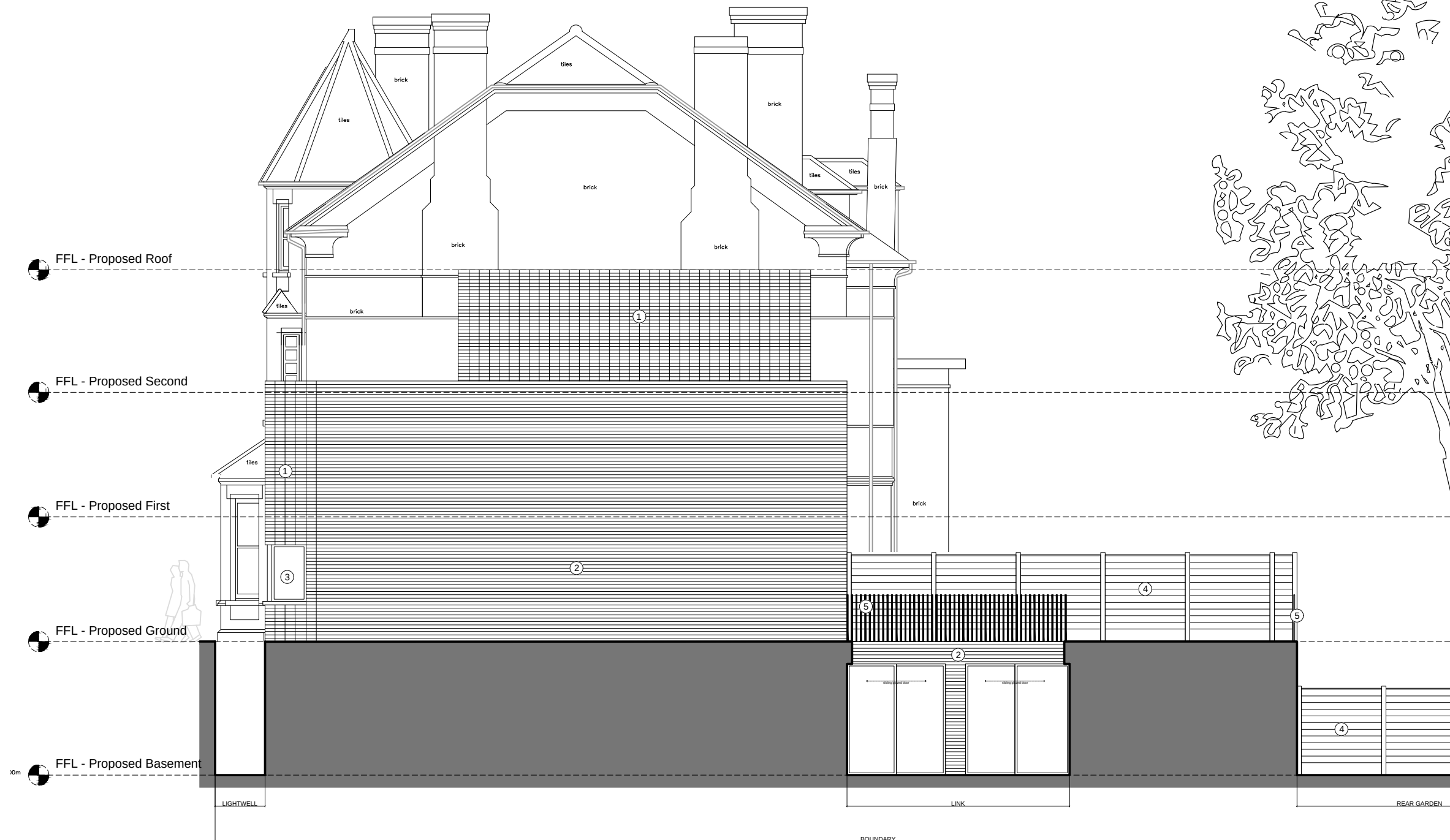
PROPOSAL

Proposed Elevations

Proposed Side Elevation (East)

The east elevation of the new proposed home, similar to the existing garage, presents a brick flank wall with minimal openings. This to provide appropriate privacy screening between the neighbouring residents.

On the basement level are the openings to the private courtyard on this facade, with the ground floor terrace above, screened by a close board fence.



LEGEND

- | | |
|--|---------------------------------------|
| ① Proposed brickwork (stack-bonded) | ④ Proposed close boarded timber fence |
| ② Proposed brickwork to match existing | ⑤ Proposed brickwork (stack-bonded) |
| ③ Proposed window (metal) | ⑥ Proposed metal railings |

Drawing not to scale

Refer to respective drawing sheet for full drawing

PROPOSAL

Proposed Elevations



Proposed Rear Elevation (South)

The south elevation addresses the rear garden, with larger openings to allow light into the basement kitchen, ground floor reception, first floor bedroom 2 and second floor bedroom.

These proposed opening on the work, are well balanced with the opening on the existing main building. These provide good connections to the basement level access and use of the rear external space.

LEGEND

- | | |
|--|---------------------------------------|
| ① Proposed brickwork (stack-bonded) | ④ Proposed close boarded timber fence |
| ② Proposed brickwork to match existing | ⑤ Proposed brickwork (stack-bonded) |
| ③ Proposed window (metal) | ⑥ Proposed metal railings |

Drawing not to scale

Refer to respective drawing sheet for full drawing

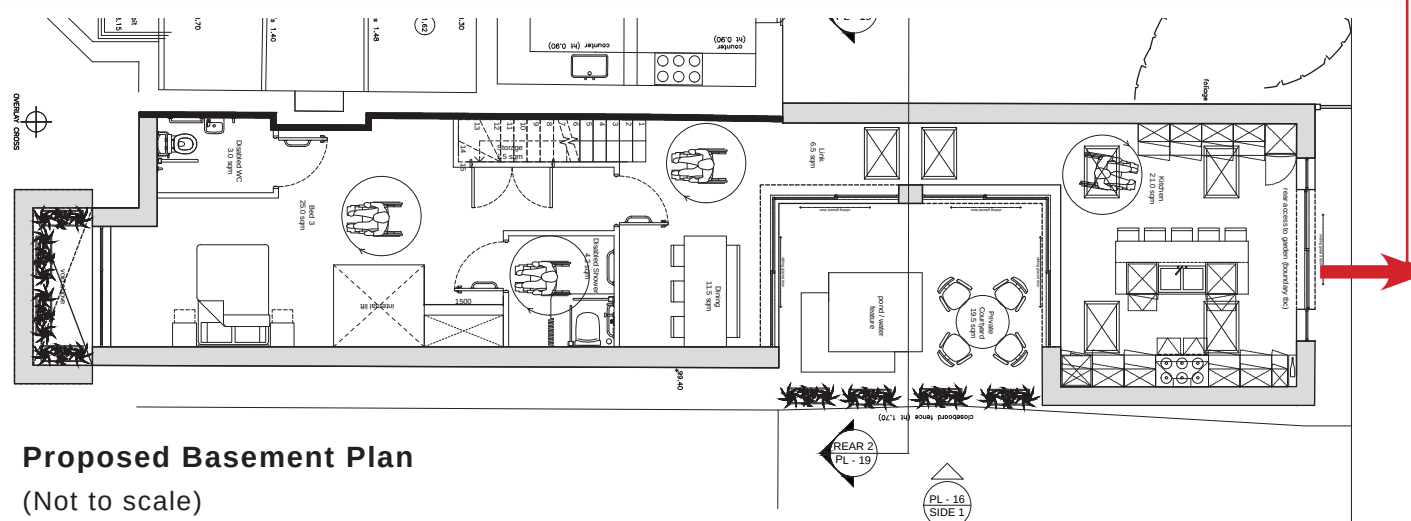
External Access into Proposal

Primary access into the property from the street through new proposed door on ground level.



30a

Primary access into rear garden through proposed Basement rear doors



Proposed Basement Plan

(Not to scale)

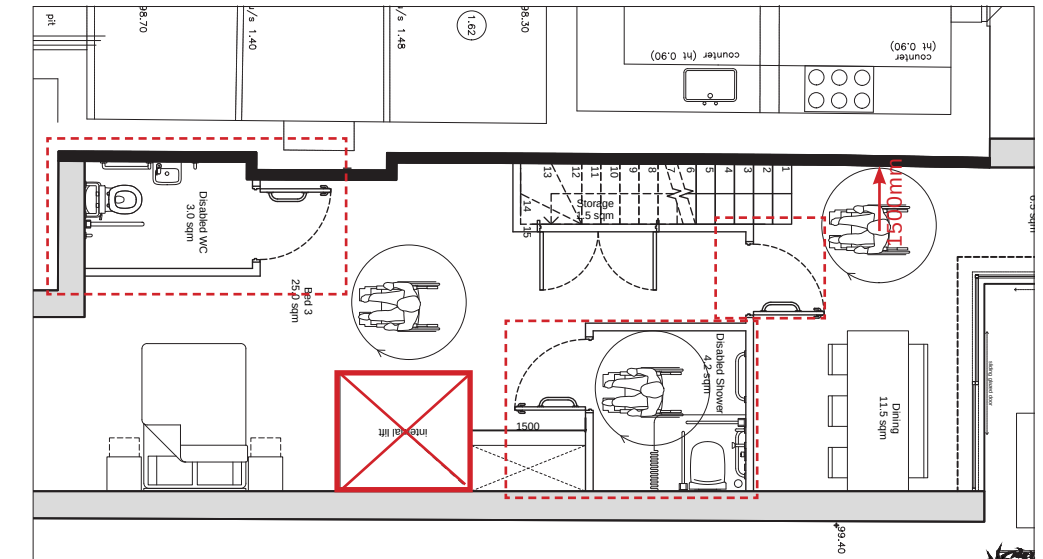
Access

The primary means of access will be through the front door on the north facing elevation, similar to the existing entrances for the other units, and access to the rear garden via the proposed basement door. The rear garden can also be accessed via a timber gate and pathway on the eastern side/ elevation however this would primarily be used by the other units.

Consideration towards Disability Access

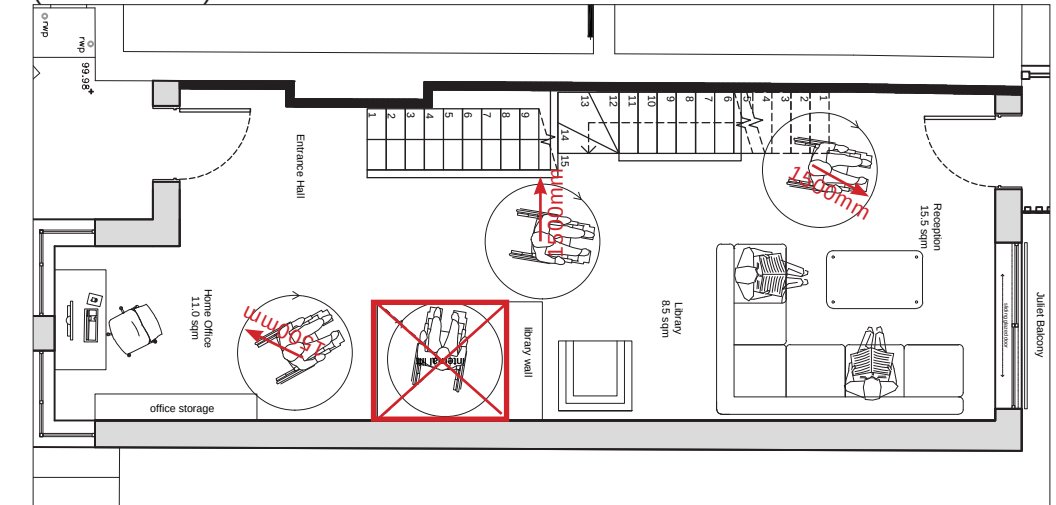
Proposed Basement Plan

(Not to scale)



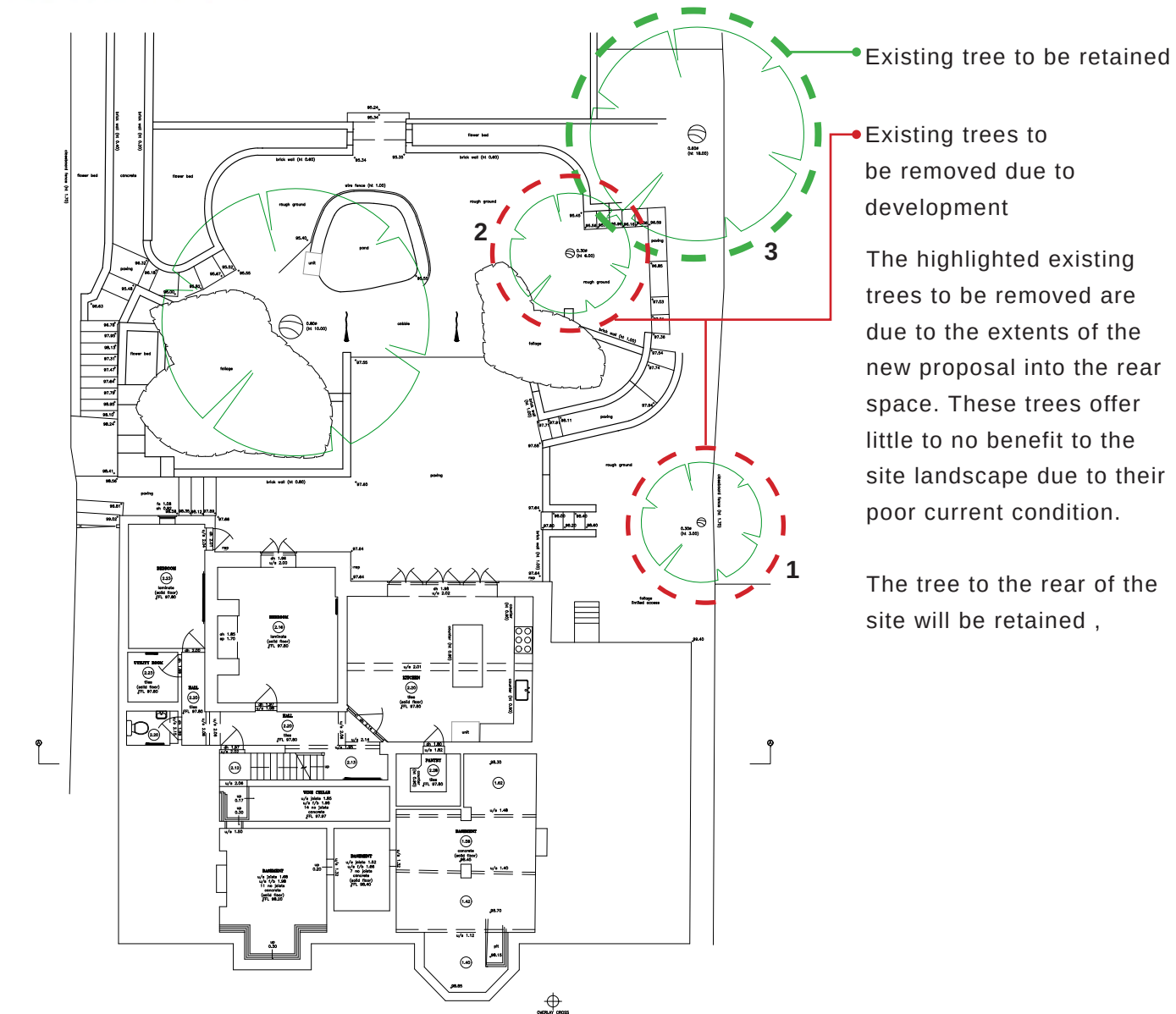
Proposed Ground Floor Plan

(Not to scale)



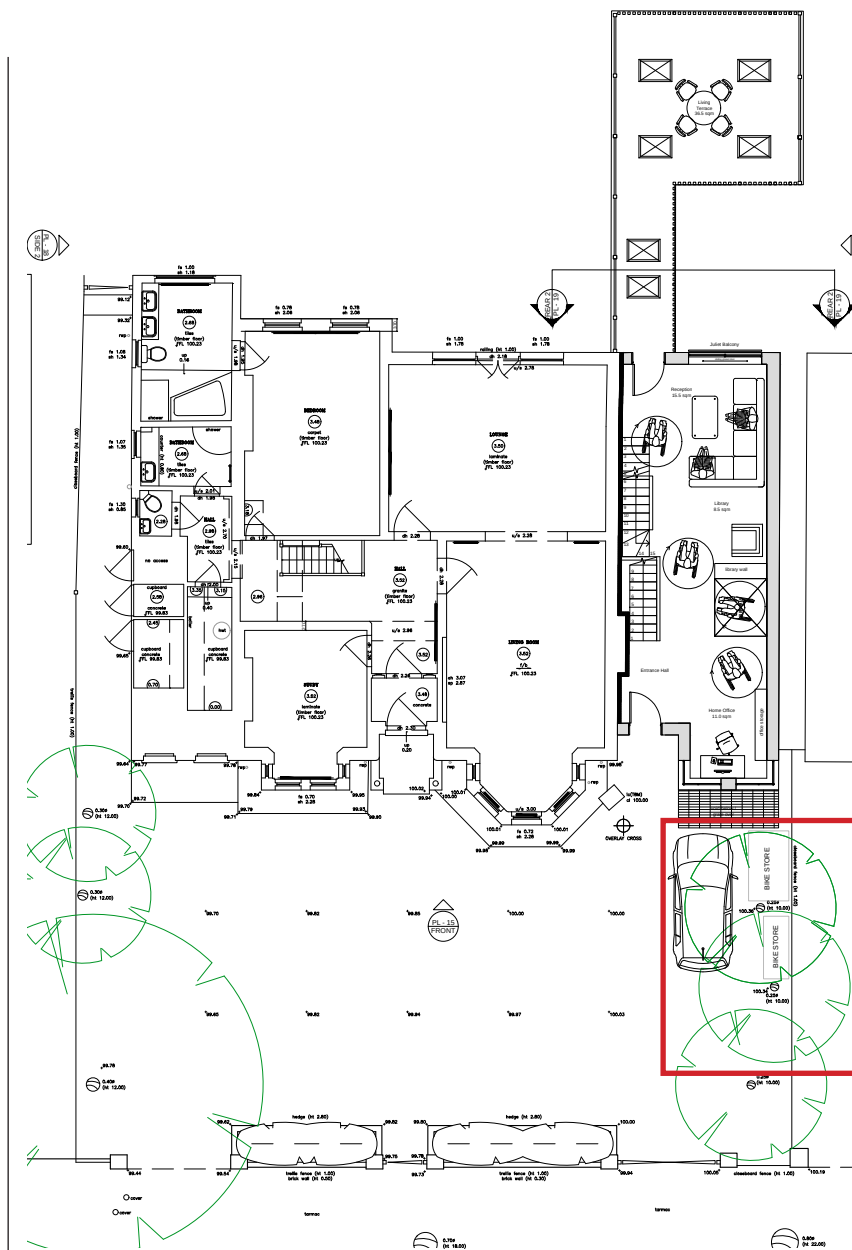
Disabled access and use of space is considered throughout the design development. The open plan layouts encourages easier movement between the spaces. This is especially highlighted in the ground floor and basement levels. The basement is inclusive of a disabled use compliant W/C and Shower room, with a platform lift connecting these floors. Both these level utilise 1500mm circulation radius minimum through most of the internal floor space.

LANDSCAPING , BINS & BIKES STORE



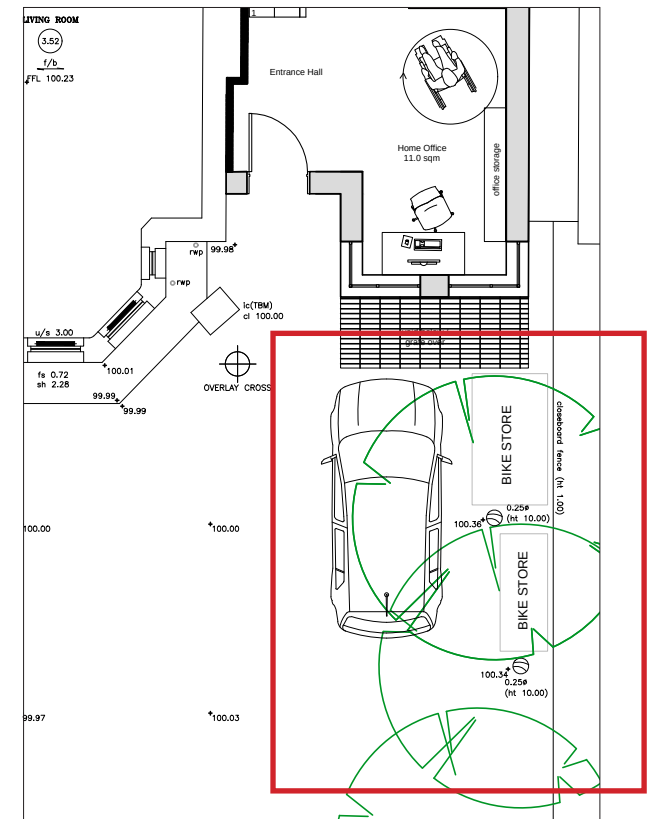
Existing Basement Plan

Drawing not to scale



**Proposed Ground Floor Site Plan
(Bins & Bike Store Location)**

Drawing not to scale



(Bins & Bike Store Location)

Drawing not to scale

Bins and Bikes storage located in easy access close to the front entrance with minimal impact on front elevation.





For the consideration of the development of the design proposal, reference has been made to the Highgate neighbourhood plan.
Relevant policy in blue, Response in black

1.4.3 Maintaining a ‘real’ place to live

Highgate is characterised as a real place to live. It features a very traditional urban pattern associated with the self-contained ‘villages’ of London: large areas of residential properties; various small businesses centred around the area’s high streets; and a wide mix of local people both working in and attending the schools, healthcare facilities and other community services.

This property is 3 bedroom unit, designed to be compliant to disabled access and needs. This serves to the needs of contemporary family living. Providing a high quality residential space, with generous bedrooms, open floor plans for ease of use and access for multiple users. This house is well proportioned to the variation of unit sizes within the immediate and wider area of the site and in consideration to the main property.

1.4.4 Protecting Highgate’s special character

The overall number of listed buildings in the Plan area is considerable. Most of the area is also covered by three conservation areas which lend further protection to non-listed buildings and the general character of the area. The Plan area as a whole has a long and distinguished history and its heritage is clearly an asset

Towards the development of our proposal, we have taken careful consideration towards the study of the surround area, architecture and character of the local area. From our study and reference to other approved applications, there is a good variation of building typologies. Our design scheme works to be in alignment with the existing character through the use of cohesive material colour palettes and massing/ opening proportions, whilst gently applying a contemporary touch. The new unit does not encroach or jeopardise the integrity of the existing main building on site in any way, but adds to the appearance and use of the building as a whole.

CONSIDERATION OF PLANNING POLICY & SCHEDULE OF AREAS

Policy SC1: Highgate’s Housing Needs

*I. Optimise the use of land and buildings on individual sites to create communities that are inclusive to everyone and appropriately mixed in terms of demographics, household types and tenures;
III. Inclusion of smaller units to provide for a mix of house sizes and to allow older residents to downsize from family housing to smaller units and supported housing, as well as to provide affordable housing products aimed at first time buyers*

Our scheme seeks to demolish an existing garage to develop a self contained 3 bedroom home. This proposal will add a new additional housing unit to this street and make better use/ re purpose an existing under utilised space. This unit also provides the opportunity for a small sized home in comparison to the larger homes available in the neighbouring builds.

Floor	Room Type	GIA (sqm)
Basement		80.4
Ground		49.3
First Floor		50.9
	Bedroom 2	16.5
	Bed 2 Ensuite	2.5
	Bedroom 3	14.5
	Bed 3 Ensuite	2.5
Second Floor		26.0
	Bedroom 1	15.5
	Ensuite	2.7
	Storage	1.5

Total GIA: 206.6 approx.



In conclusion, the proposed development of a self-contained four-bedroom house with disability access on the ground and basement levels at 30a Shepherds Hill, London, N6 5AH, reflects a well-considered and carefully designed addition to the Highgate Conservation Area within the South-West of the London borough of Haringey. Our Design and Access statement demonstrates a thorough understanding of the local context, conservation principles, and accessibility needs. We believe that this project strikes a harmonious balance between modern living requirements and the preservation of the area's historical character. It is our hope that this proposal, with its thoughtful design and commitment to accessibility, will receive approval and make a positive contribution to the community while respecting the heritage of the Highgate Conservation Area.

[END]