

## Design, Access & Planning Statement

### 21A Jacksons Lane N6 5SR



Fig. 01 - Rear view of 21 Jacksons Lane

#### BACKGROUND / CONTEXT

21A Jacksons Lane is the lower ground floor flat at 21 Jacksons Lane, a four-storey, mid-terrace Victorian house to the East end of the synonymous residential street in Highgate. The house is a short 3-minute walk from Highgate Underground station, it is located within the Highgate Conservation Area (HCA) and is not a listed property.

The area is predominantly residential, comprising of primarily 2-4 storey houses. No 21 belongs in a terrace of 10 properties, the front of whom are very cohesive and characteristic of the area's architectural vernacular. Across the site is a triangular plot of land where a modernist 1950s development called Southwood House is built.

#### PROPOSAL

The proposal is to install three discrete external roller shutters to the front bay window of the lower ground floor flat, hidden from public view, together with a collapsible awning to the rear elevation of the lower ground floor rear extension.

## HERITAGE

The property is within the Highgate Conservation Area, designated in December 1967. Regarding Jackson's Lane, the Highgate Conservation Area Character Appraisal and Management Plan (HCACAMP) from December 2013 states:

*6.4.60 Jackson's Lane rises towards the west and narrows to a small single lane roadway at the top end, lined with bollards (locally listed), with restricted pavement access. There is a mixture of modern and old housing on Jackson's Lane, though it is predominantly modern towards the narrowed end of the road, as this was part of the Southwood House development in the 1950s.*

*6.4.62 [...] Nos. 17 to 35 constitutes a terrace of four storey houses with basement in red brick with canopied front doors, probably built in the 1890s. Front gardens have low walls. [...]*

## PLANNING HISTORY & PRECEDENT

No 21 was split into four self-contained flats, A-D, in 1982; from there, each individual flat has had its own planning history. The following year an application was submitted for flat 21A, for a rear conservatory to be constructed. This was later demolished under a 2007 application to replace the conservatory with a more contemporary rear extension (see Fig. 01):

- **OLD/1982/0693** - Conversion of dwelling house into four self-contained flats (Granted 1982)
- **OLD/1983/0729** - Erection of a conservatory at 21A (Granted 1983)
- **HGY/2007/2071** - Demolition of existing conservatory and erection of single storey rear extension and new window to rear of property (Granted 2007)

Other planning history for Flat 21A includes:

- **HGY/2025/0756** - Works to trees in Conservation Area. Lawsons Cypress - Raise crown height to 3.5 Metres from ground level - Reduce height of tree by 2.5 Metres Hawthorn in neighbouring garden of no 19 - reduce overhanging branches back to boundary line and shape top corner of crown (Granted 2025)
- **HGY/2024/2244** - Proposed rear garden outbuilding for use as office/gym (amended description) (Granted 2024)
- **HGY/2004/0031** - Pollard Tilla tree to previous pollard point (Granted 2004)

There are tree preservation orders on the site:

- **TPO/2014/0552**
- **TPO/2014/2290**

## EXISTING LAYOUT

The main house is primarily red stock brick with timber windows and decorative cornices, all painted white. A prominent bay window spans the upper and lower ground floors on the front. The lower ground floor portion of the bay window is completely hidden from public view. It is lower than the street level and behind the front brick wall and fence and further concealed by the existing planting (see Fig. 02).

The rear elevation has a historic rear extension permitted in 2007 (HGY/2007/2071), with glazed doors facing a decking area and an approx 6.5m long stretch of grass. The roof to the extension is clad in lead and the wall to the extension is clad in black timber boarding.



## PROPOSED LAYOUT, MASSING & MATERIALS

At the front, the client wishes to install three discrete external acoustic roller window shutters to the individual sash windows of his bay window. The client suffers from the traffic noise from the street and is unable to sleep adequately. The shutters will reduce the noise experienced in the front bedroom of the flat.

The shutters will be completely invisible from public view and the street in general. The lower ground floor has less of a contribution to the townscape's significance and has reduced heritage sensitivity by being less visible. Concealed by the front boundary and existing lush planting, the shutters will have no impact on the conservation area and will protect and enhance the house.

In terms of installation, the shutters will be fully reversible works to the house. There will be no alteration to the existing sash windows themselves, no removal or replacement of historic ironmongery of window joinery and no changes to glazing bars, proportions or openings. The sash windows will remain intact and operational and the shutters will be fully removable without damage to historic fabric.

Fig. 02 - Front view of 21 Jacksons Lane (lower ground floor bay window not visible)

External louvres are the least intrusive solution to address the client's needs for a peaceful nights sleep. The louvres will also help keep the flat insulated in the winter and avoid overheating in the summer. In addition they will provide additional security. All accessories will be colour-matched to the window frames to blend in as much as possible (see website screenshot - Appendix A)

For the rear works, the client wishes to install a 3m x 3m retractable folding arm awning to cover the rear decking in the rear garden portion of the flat. The awning will be located entirely outside public views and will be completely concealed from the street and wider public realm and thus preserve the character and appearance of the conservation area. The awning will be installed onto the existing timber-clad rear extension permitted in 2007 (HGY/2007/2071). It will be finished in black to match the cladding and will be barely noticeable when the awning is closed. Its fixings will be fully reversible and will not affect any historic fabric. There will be no permanent change to the appearance of the building and it can be removed without harm or loss to any original features.

It will be fully retracted when not in use, further reducing its already minimal impact. Its scale will be proportionate to the width of the opening it will be serving and will not dominate the elevation or project excessively. It will read as a lightweight and subservient addition to the building's rear elevation and be in keeping with the building's domestic character. The awning will provide shade and weather protection, allowing year-round use of the garden and will reduce solar gain and overheating inside the flat, limiting the need for mechanical cooling. It will support passive environmental control in a historic building where upgrades are limited.

Neighbouring amenity will not be affected as the awning is centred on the doors which are located away from the boundary. There will be no overlooking or light pollution.

## **ACCESS & PARKING**

Access to the property from the front will remain as is and no changes are proposed to the existing parking arrangements.

## **CONCLUSION**

The proposed external acoustic louvres to the lower ground floor bay window and the retractable arm awning to the rear elevation are minor, reversible interventions that will preserve and enhance the character and appearance of the building and conservation area and cause no harm to the significance of the host building.

Both elements are discreetly located, not visible from the public realm, and do not alter or obscure any architecturally significant features or historic fabric of the main house. The proposals have been carefully chosen to be visually subservient, lightweight, and sympathetic in scale, materials, and finish, and can be removed in the future without permanent impact. They provide clear and demonstrable benefits to residential amenity, including noise mitigation, improved thermal comfort, passive ventilation, and enhanced usability of private outdoor space, while avoiding more intrusive or permanent alternatives that would be more harmful to the historic environment.

## **POLICY**

The design is in keeping with the following policies:

### **Haringey Local Plan 2013 - 2026**

- *SP12 - Conservation - The works will protect the HCA by being invisible from the public realm, and fully reversible, not affecting the building. The proposal is discrete and non-intrusive.*

### **Highgate Conservation Area Character Appraisal and Management Plan 2013**

- *11.2.1 - Alterations within residential areas - The proposal will be sympathetic to the host building and protect the character and appearance of the residential streets.*
- *11.2.2 - Loss of architectural features - The proposed works will only affect the existing extension bay window reveals, thus protecting the building's features and wider terrace.*
- *11.5.1 - Streetscape and public realm improvements - The works are confined to invisible areas of the property, thus protecting the streetscape along Jacksons Lane.*

### **Haringey Development Management DPD 2017**

- *DM1 - Delivering high quality design - The works are sensitive in terms of appearance and bulk and relate positively to the host building, neighbouring buildings and overall terrace.*

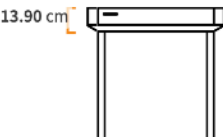
### **National Planning Policy Framework (NPPF) 2021**

- *Chapter 16 - Conserving and enhancing the historic environment - The proposals will preserve the character of the immediate setting. They will preserve and enhance the original features and style of the surrounding conservation area buildings and will be invisible from the public realm.*
- *Para 202 - The residential use of the building will be secured and protected.*

### **London Plan 2021**

- *Policy D4 - Delivering good design - The proposal will be a positive contribution to the house and wider area.*
- *Policy HC1 - Heritage, conservation and growth - The design is sympathetic to the nearby locally listed building and will protect the building's heritage and historical significance.*

## Appendix A - Roller shutter (website screenshot)

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