For the Senses

58 Shepherds Hill
Design & Access Statement

For the
Senses

Introduction

58 Shepherds Hill is located within the London Borough of Haringey and forms part of the Crouch End Conservation Area.

The existing apartment block, known as Jameson Lodge, has a relatively recent planning history, including the reconfiguration of the lower-ground-floor apartments and a previously approved roof-level extension.

The current application relates solely to the proposed roof extension to Jameson Lodge, providing additional residential accommodation at roof level. The proposal has been developed in response to previous pre-application feedback, with particular consideration given to the overall height, scale, massing, set-backs and visibility of the extension within the surrounding street scene and Conservation Area.

Previous advice was received regarding the proposal in 2024 (PRE/2024/0165).

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01 Street view of 58 Shpherds Hill

Site

58 Shepherds Hill is characterised by a varied townscape comprising large Victorian-era dwellings alongside mid-20th-century apartment buildings, generally ranging between four and six storeys in height.

Buildings are predominantly arranged along Shepherds Hill, with long rear gardens and a strong presence of mature trees and established landscaping. The surrounding area therefore has a mixed character in terms of building scale and architectural form, while retaining a consistent landscaped setting.

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01 Aerial View

Site

The proposed roof extension seeks to provide one additional high-quality two-bedroom apartment within the existing building, contributing to local housing provision.

The proposal has been carefully developed to make efficient use of the existing site while respecting the scale, proportions and character of Jameson Lodge and the wider Shepherds Hill streetscape. Particular consideration has been given to the height, massing, set-backs and visibility of the roof extension, while maintaining appropriate levels of residential amenity, privacy and outlook for existing and neighbouring occupiers.

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01 Aerial View

Site

The site location plan shows the Jameson Lodge within the context of the wider site, including the substantial rear garden and surrounding pattern of development, including multi-storey residential developments.

The site benefits from a substantial rear garden and a spacious, landscaped setting, which contributes positively to the character and setting of Jameson Lodge.

The surrounding area is characterised by a varied mix of building forms, heights and architectural styles. The proposed roof extension has therefore been carefully designed to respond to this context, with particular attention given to its scale, massing, set-backs and visibility within the Shepherds Hill street scene and the wider Conservation Area.



01 Site Location Plan

Site

The property was photographed on 03 September 2026.

The images show the rear elevation with the penthouse extension (Ref: HGY/2011/2016) in context of the neighbouring properties and communal garden. This includes metal cladding to create a subservient addition that is clearly subordinate to the original brick and render block.

The images captured from various angles along Shepherds Hill show significant coverage from large mature trees along the footpath and within the planters on the site itself. The set back nature of the property due to the existing driveway means that the property is not highly visible.

In addition, it is clear that the scale of Panoramo Court is taller and that there is a relatively large space separating No. 60 Shepherds Hill created by the side road leading to the garages at the rear of the site.

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01 Site photos from 03 September 2026

Site

Further images captured on 03 September 2026 show the existing refuse storage provision housing 5 x 1100 litre bins covered discreetly with timber panelling.

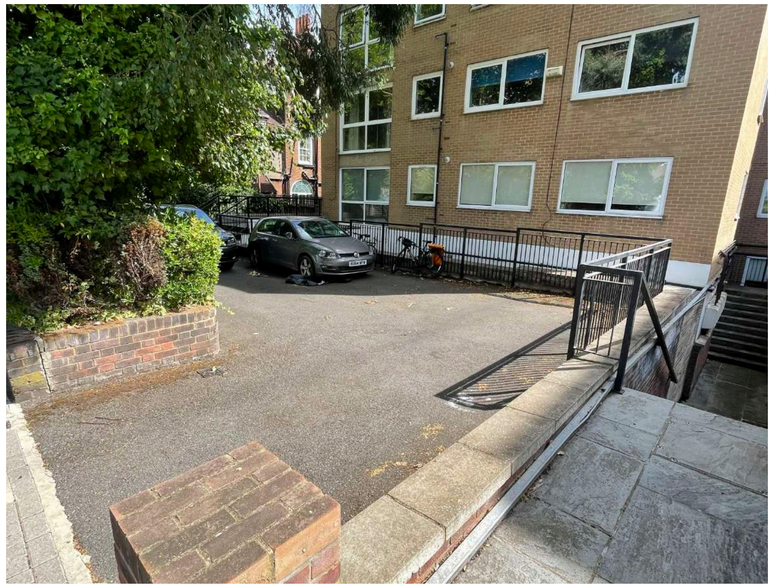
The front driveway includes a low level wall containing a planter and large mature trees that provide a level of coverage on site.

Finally, the metal balustrading is visible that provides protection from falling into the lightwells/amenity space of the lower ground floor apartments which were updated as part of the approved planning application HGY/2016/1404.

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01 Site photos from 03 September 2026

Character Appraisal

The original development along Shepherds Hill was predominantly characterised by large Victorian dwellings.

A number of these appear to have been replaced during the mid-20th century, resulting in the current mix of 1950s and 1960s apartment blocks, generally ranging between four and six storeys in height.

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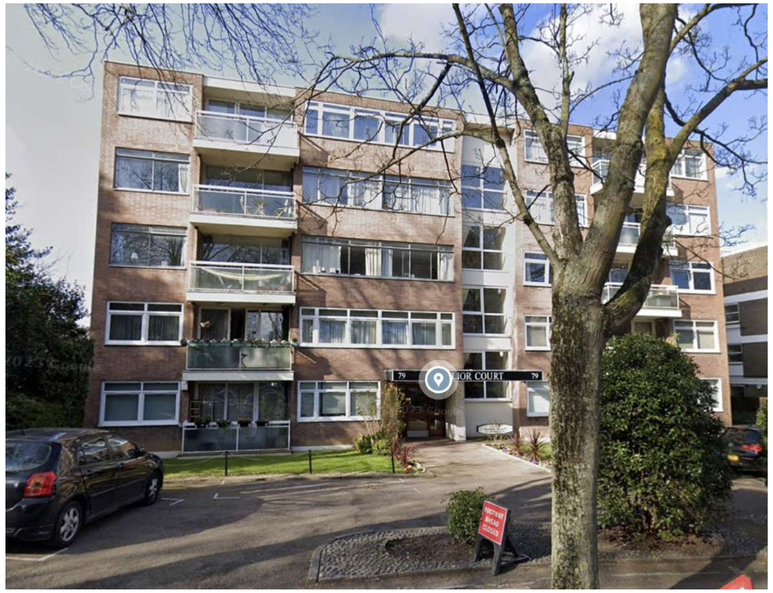
Character Appraisal

The buildings are generally rectangular in form, with flat roofs and a regular, symmetrical pattern of fenestration. Brick is the predominant material, often complemented by areas of white render.

Many of the apartment buildings incorporate private terraces or balconies to both the front and rear elevations. Communal parking is typically located to the front, with landscaped private or communal amenity space provided to the rear.

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Character Appraisal

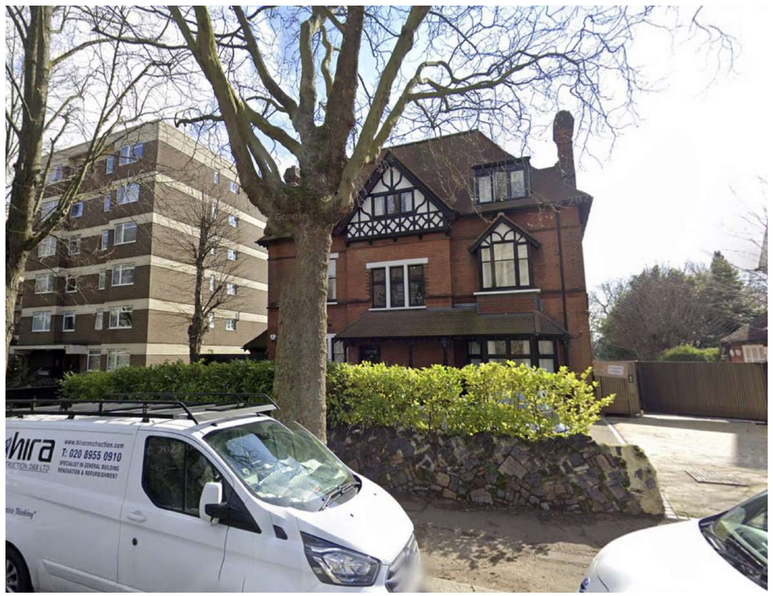
Several examples can be found along Shepherds Hill where larger four- to six-storey apartment blocks sit alongside lower three-storey Victorian properties, creating an established variation in building height and scale within the streetscape.

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Context

Policies

The following policies are considered particularly relevant in determining the acceptability of the proposed roof extension and additional two-bedroom apartment at Jameson Lodge.

Haringey Development Management DPD

Policy DM1 – Delivering High Quality Design:

Development should achieve a high standard of design and contribute positively to the character and amenity of the local area.

Proposals should relate positively to neighbouring buildings and respond appropriately to prevailing building heights, scale and massing.

Development should have regard to established architectural styles, detailing and materials.

The proposed roof extension has been significantly reduced following pre-application advice, from three apartments to a single two-bedroom dwelling. The smaller footprint and increased set-backs reduce its overall massing and visibility, allowing it to read as a more subordinate addition to Jameson Lodge.

Policy DM9 – Management of the Historic Environment

Development affecting heritage assets and their settings should conserve and, where appropriate, enhance their significance.

Extensions within Conservation Areas should complement the architectural style, scale, proportions, materials and detailing of the host building.

Additions should not appear overbearing or intrusive within the Conservation Area.

Jameson Lodge lies within the Crouch End Conservation Area. Particular consideration has therefore been given to the scale, massing and visibility of the proposed roof extension.

The current scheme directly responds to the pre-application concerns by reducing the footprint, increasing set-backs and providing only one additional apartment, significantly reducing its prominence and top-heavy appearance within the Shepherds Hill street scene.

Policy DM12 – Housing Design and Quality

New residential accommodation should provide a high standard of living environment.

Development should protect the privacy and amenity of neighbouring occupiers.

New dwellings should meet the relevant minimum internal space and housing quality standards.

The proposed two-bedroom apartment makes efficient use of the existing building while providing high-quality accommodation without unacceptable impacts on neighbouring privacy, outlook or amenity.

London Plan 2021

Policy D6 – Housing Quality and Standards:

Housing should be of a high-quality design with comfortable and functional internal layouts.

Built form, massing and height should respond appropriately to the surrounding context.

Development should provide appropriate levels of daylight, sunlight, privacy and amenity for existing and future occupiers.

Policy HC1 – Heritage Conservation and Growth:

Development affecting heritage assets should conserve their significance and respond sympathetically to their setting.

Heritage considerations should be incorporated into the design process at an early stage, with development avoiding or minimising harm wherever possible.

The revised proposal has followed a design-led approach, using the previous pre-application feedback to reduce the scale and prominence of the extension and provide a more sensitive relationship with Jameson Lodge and the wider Conservation Area.

National Planning Policy Framework – Section 12

Development should function well and contribute positively to the overall quality of an area.

Development should be visually attractive and sympathetic to local character and history.

Proposals should optimise the potential of sites while maintaining a high standard of amenity for existing and future users.

The proposal makes efficient use of the existing building to provide an additional home without increasing its footprint or reducing the landscaped setting. The revised scale, set-backs and massing ensure the roof extension responds sensitively to Jameson Lodge and the surrounding Shepherds Hill streetscape.

Pre-Application Summary

Pre-application advice (PRE/2024/0165) was received from the London Borough of Haringey in relation to an earlier proposal for an additional roof storey at Jameson Lodge. The previous scheme sought to provide three additional apartments at roof level. Officers raised concerns regarding the scale, massing and visual prominence of the proposed addition, particularly when viewed within the Shepherds Hill streetscape and the Crouch End Conservation Area.

Scale, Massing and Heritage Concerns :

The Council noted that Jameson Lodge, in its existing form, provides a transition in scale between the lower Victorian building to one side and the taller apartment building to the other. The additional storey as previously proposed was considered likely to result in a building that appeared overly top-heavy and disproportionate in relation to the scale and architectural composition of the original building. Officers also considered that the resulting form could appear prominent and incongruous within the street scene, resulting in less than substantial harm to the character and appearance of the Conservation Area.

Potential for a Reduced Roof-Level Addition :

The Council did, however, specifically discuss the potential for a more modest roof-level addition. The pre-application advice identified increased set-backs from the front and side elevations, together with a smaller overall floor plan, as measures which could reduce the apparent scale and visibility of an additional roof storey. Officers acknowledged that a generous front set-back would diminish the scale and open visibility of the additional floor, although careful consideration of oblique views along Shepherds Hill would remain necessary.

Revised Scale and Accommodation:

The current application has been substantially revised in direct response to these comments. Rather than seeking to accommodate three separate apartments at roof level, the proposal has been reduced to provide a single two-bedroom apartment. This represents a significant reduction in the intensity, footprint and overall massing of the roof-level development.

Increased Set-Backs and Subordinate:

Design The design has also been developed with greater emphasis on recessing the additional accommodation from the principal elevations of the building. The increased set-backs reduce the perceived bulk of the extension and allow the existing building to remain visually dominant when viewed from street level. Particular attention has been given to the relationship between the proposed addition and the existing proportions of Jameson Lodge so that the roof extension reads as a subordinate addition rather than as a continuation of the main façade.

Visibility and Oblique Views:

The revised approach also responds to the Council's concerns regarding visibility within longer and oblique views along Shepherds Hill. By reducing the extent of development at roof level and concentrating the accommodation within a more contained form, the proposal seeks to limit the visibility of the additional storey and reduce its impact upon the established silhouette of the building.

Townscape Context:

The surrounding context is characterised by considerable variation in building height and scale, with four- to six-storey apartment buildings situated alongside lower Victorian properties. The revised roof extension has been considered within this broader townscape context while recognising the importance of maintaining Jameson Lodge's role within the transition in scale identified by the Council.

Response to Officer Comments:

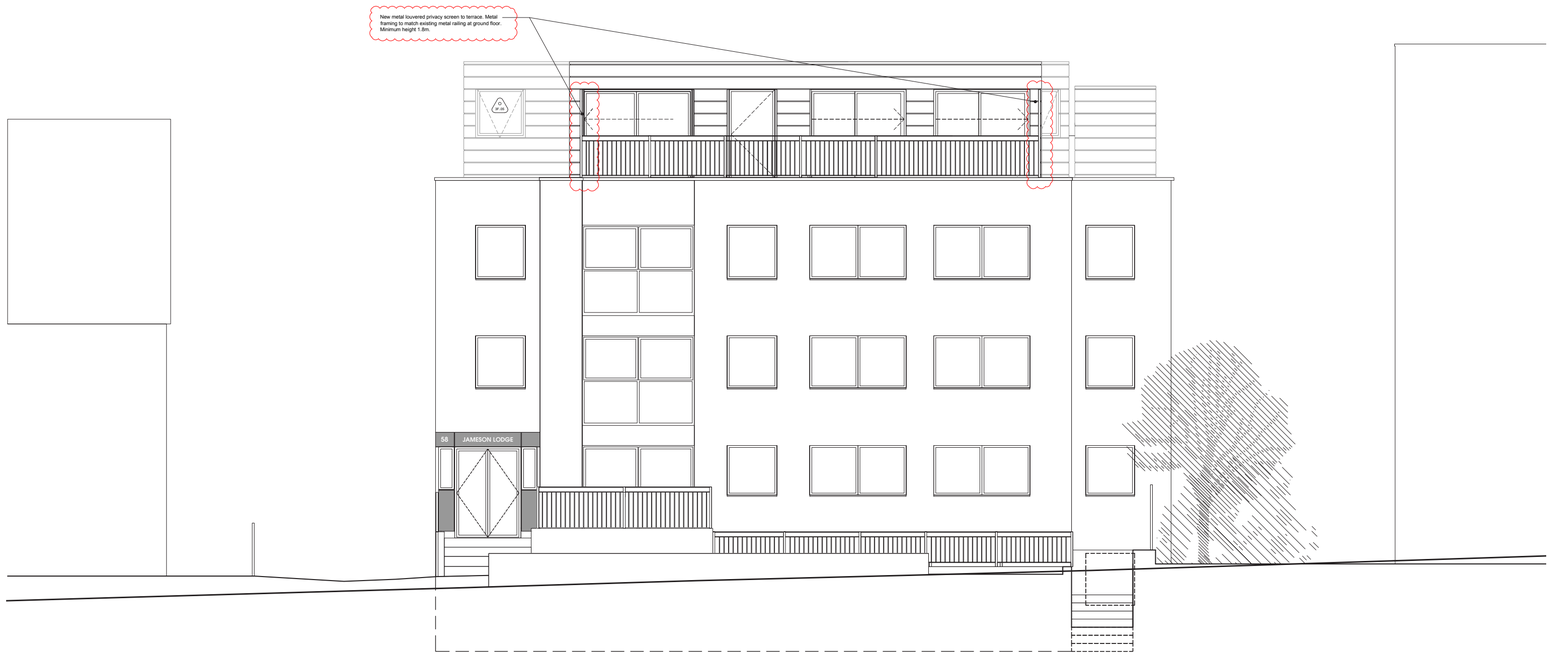
Overall, the current proposal represents a materially reduced and more restrained form of roof development compared with the scheme considered at pre-application stage. The reduction from three apartments to a single two-bedroom dwelling, together with the reduced massing, increased set-backs and greater attention to visibility and proportion, directly responds to the principal design and heritage concerns raised by officers.

Penthouse

Planning reference:
HGY/2011/2016

Additional 3rd storey comprising 3 x one bedroom units and formation of additional 2 x one bedroom units at lower ground floor.

Approved and completed.



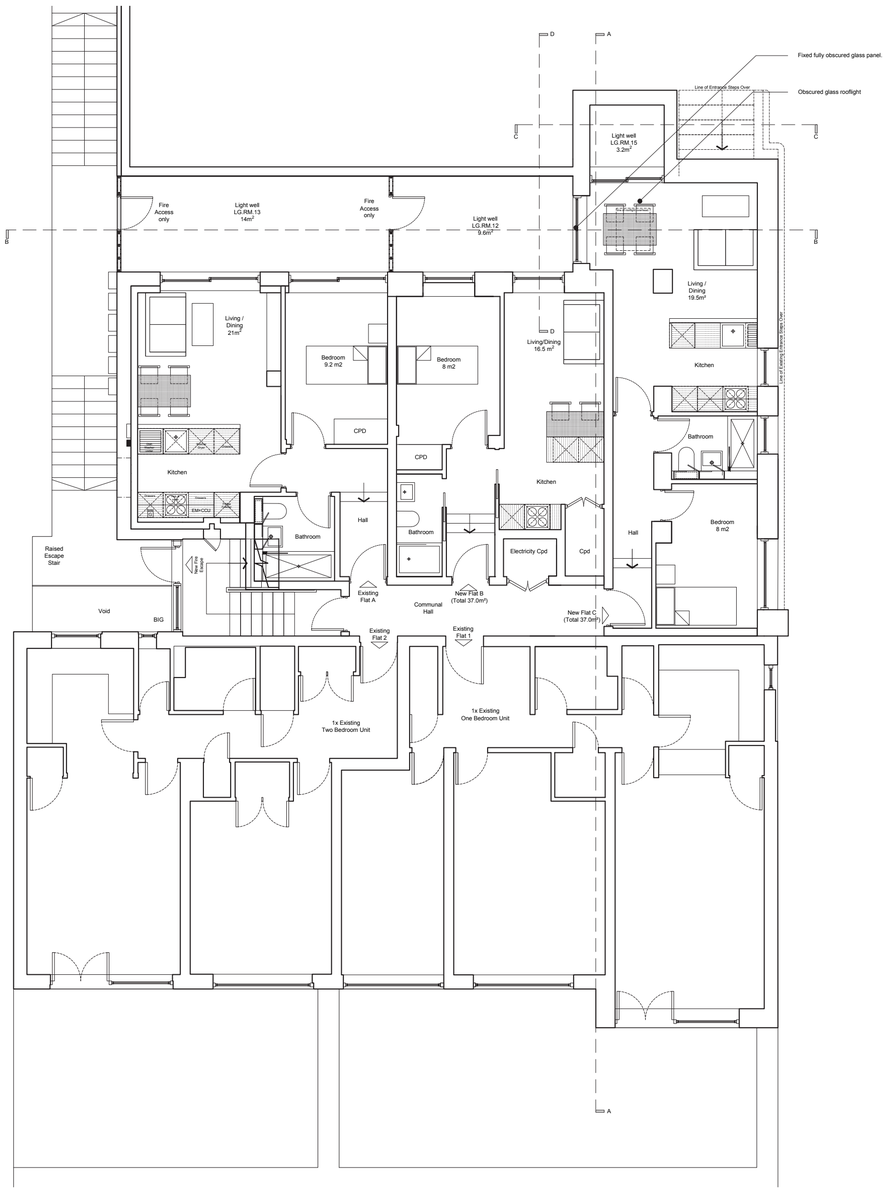
01 Approved Penthouse Extension Elevation

Lower Ground Floor

Planning reference:
HGY/2016/1404

Subdivision of existing lower ground floor two bedroom unit to form 2no. one bedroom studio units and the formation on an additional lightwell to the north-west elevation of the building.

Approved and completed.



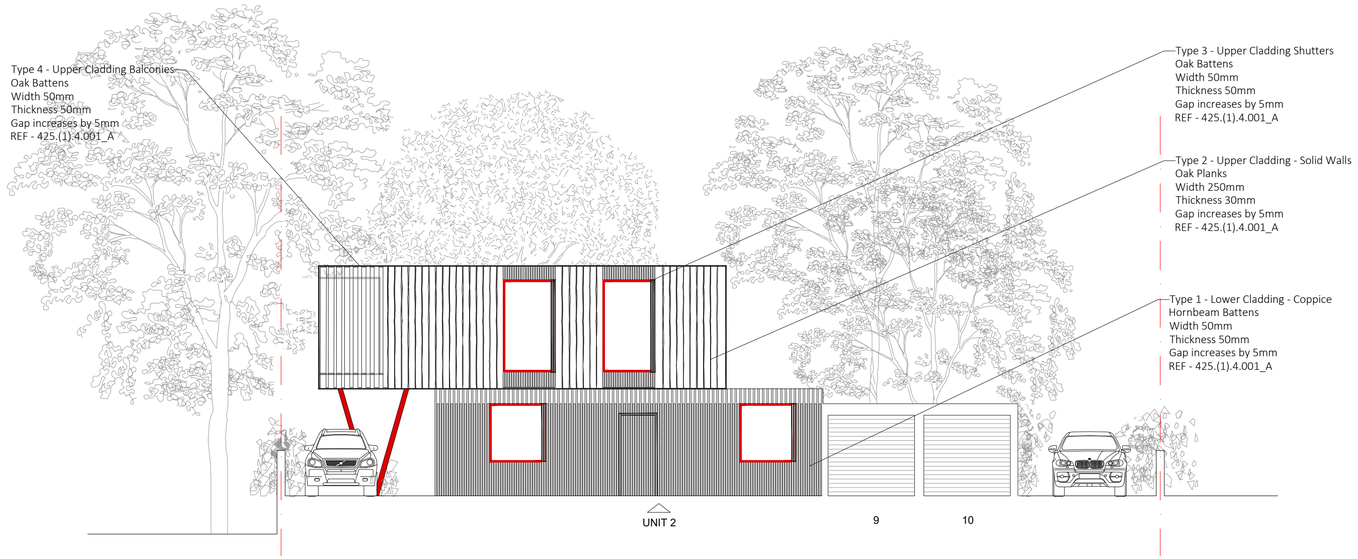
01 Approved Lower Ground Floor Extension/ Reconfiguration

Coppice Mews

Planning reference:
HGY/2019/1139

Partial demolition of existing garages and erection of 2 x 2-bedroom and 1 x 3-bedroom Class C3 dwellings, and associated landscaping works

Approved on appeal.
Construction commenced.



01 Approved Coppice Mews Elevation

Proposed

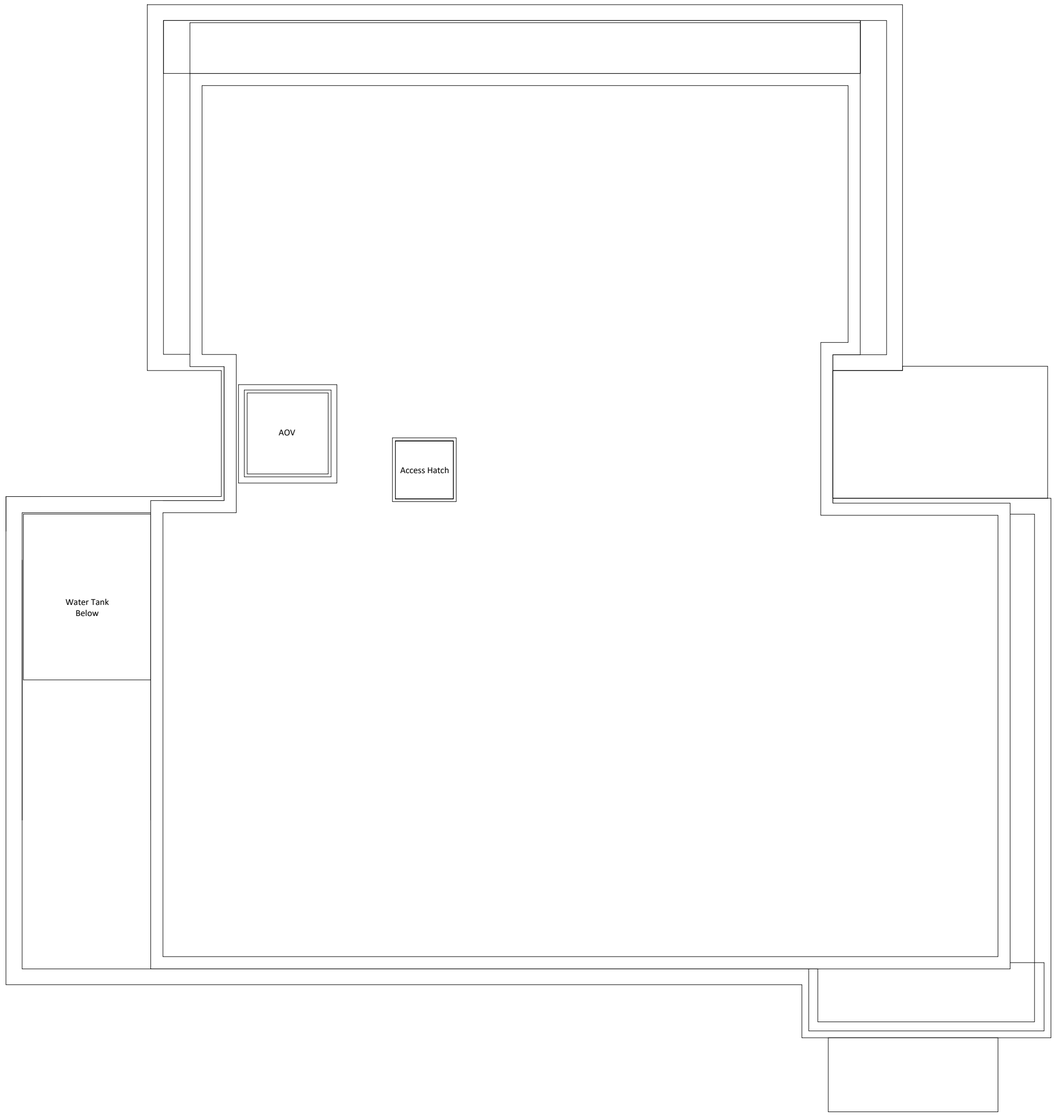
Existing Level 03

The existing third floor (Level 03) comprises three residential units: 2 x two-bedroom apartments and 1 x one-bedroom apartment.



Existing Roof

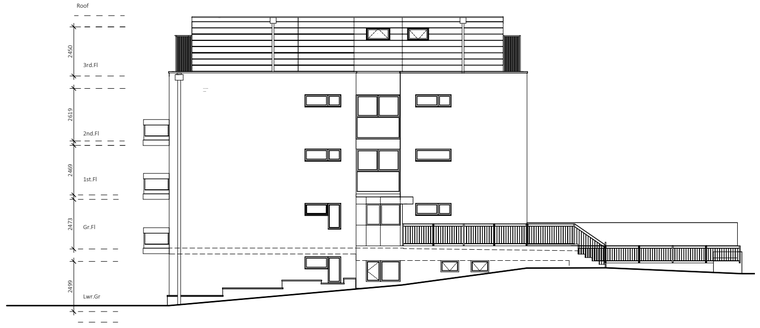
The existing roof is currently free from any plant or equipment. The proposed roof-level addition has therefore been carefully set back from the existing parapet to reduce its visual prominence and respond to the concerns regarding massing and scale raised through the pre-application process.



Existing Elevations

The existing building includes a previously constructed airspace development at roof level, finished in anthracite grey cladding.

Consideration of the building's established fenestration pattern and materiality will form an integral part of the design development process.



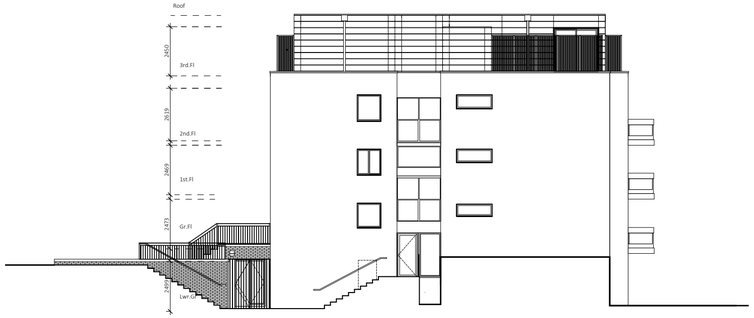
1 East Elevation - Existing
1 : 100



1 North Elevation - Existing
1 : 100



2 South Elevation - Existing
1 : 100



2 West Elevation - Existing
1 : 100

Proposed Level 03

The proposed design above would aim to stack services where possible and consider any potential overlooking into the private amenity.

The proposed Level 03 will remain unchanged, other than the communal stair continuing up to Level 04 in the same location.



Proposed Level 04

The proposed additional level will provide a single two-bedroom apartment, arranged around a generous open-plan living, dining and kitchen space with a strong connection to private external amenity and views to the south across the communal garden.

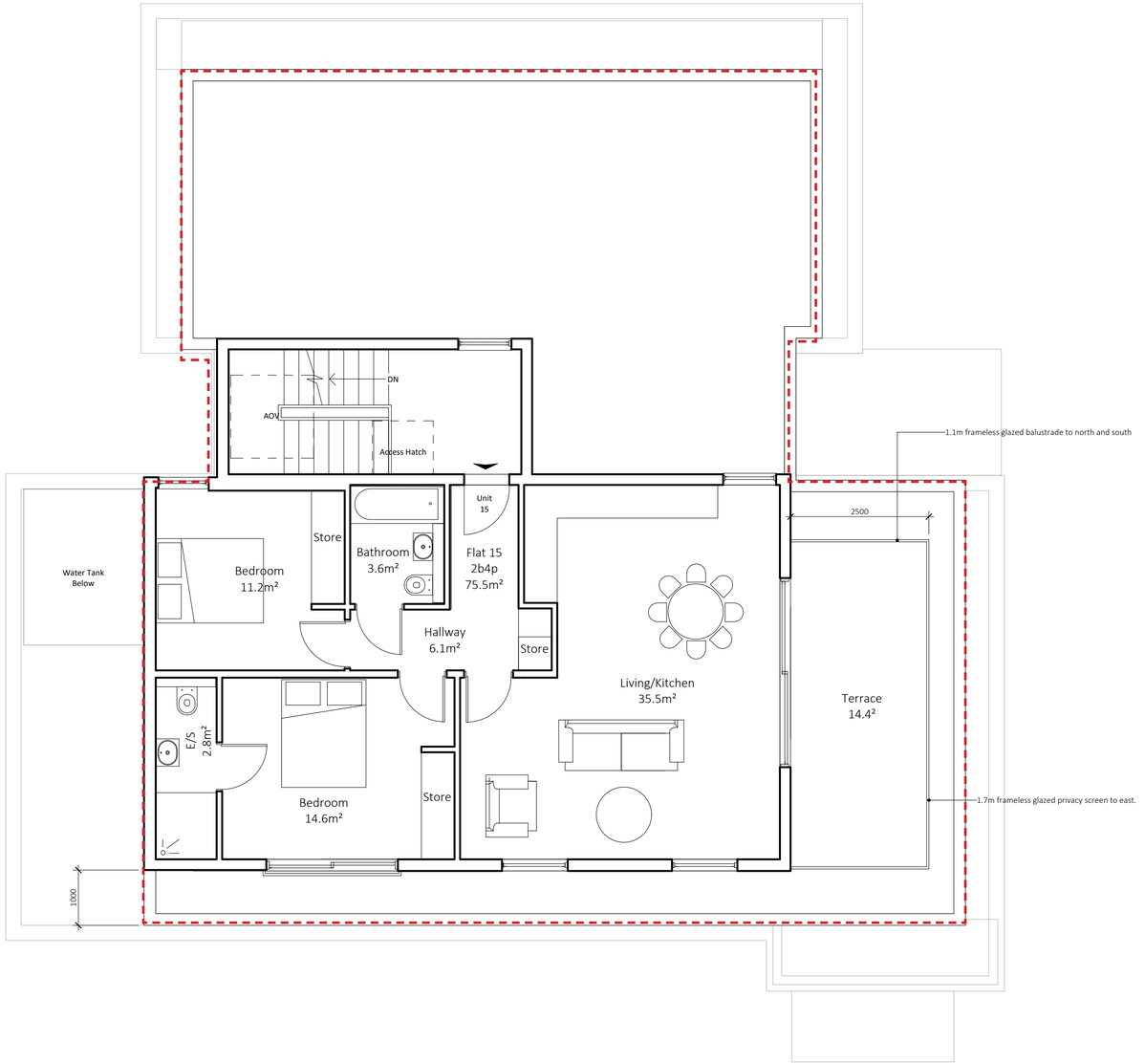
The proposed floor plan has been deliberately set back from all elevations in direct response to the comments raised at pre-application stage. This reduced footprint helps to limit the perceived scale and massing of the roof-level addition and ensures that it remains subordinate to the existing building.

Internally, the layout broadly follows the arrangement of the floor below, allowing the existing structural strategy and service routes to be retained as far as practicable while accommodating the reduced form of development.

A private external balcony is also provided, offering dedicated amenity space directly connected to the principal living area and benefiting from the southerly outlook over the communal garden.

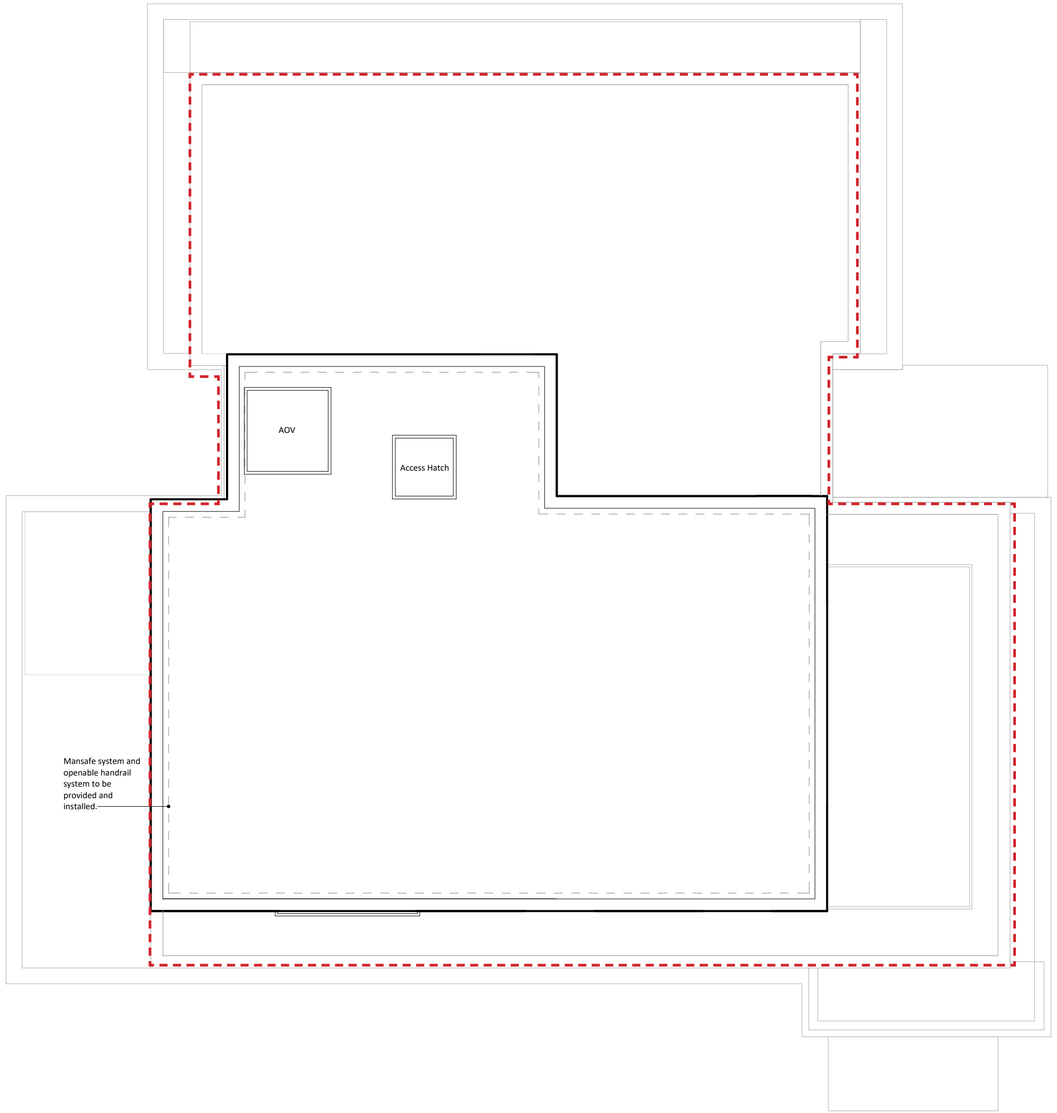
The GIA of the proposed apartment is 76sqm, with a 14.6sqm terrace exceeding minimum requirements. Ceilings throughout will be minimum 2.5m.

The dashed red line indicates the extent of the extension proposed under Pre-Application reference PRE/2024/0165.



Proposed Roof

The proposed roof will maintain an AOV and access hatch as per the existing. There is allowance for fall protection to be installed around the perimeter.

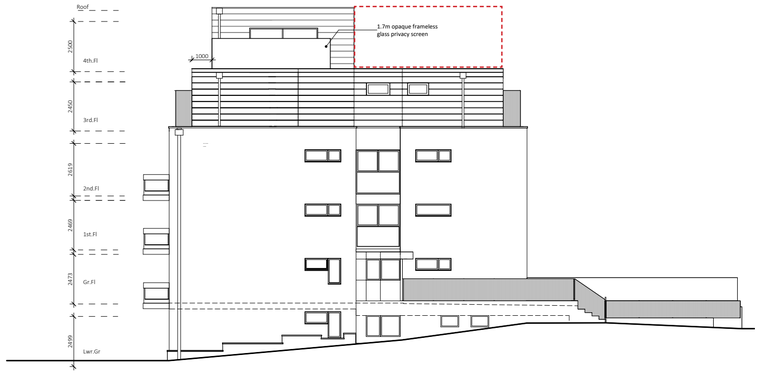


Proposed Elevations

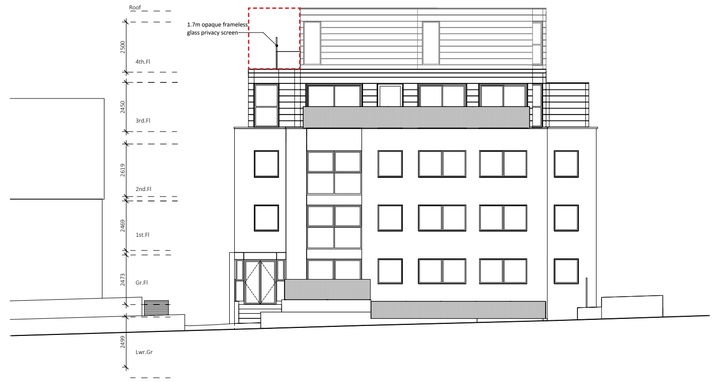
The proposed roof extension to Jameson Lodge has been designed to reflect the existing material palette and fenestration where possible, including the use of anthracite grey cladding to relate to the existing roof-level development.

The increased set-backs from the main elevations help reduce the perceived scale and visibility of the additional storey, allowing it to read as a more subordinate roof-level addition while maintaining a consistent architectural relationship with the existing building.

The dashed red line indicates the extent of the extension proposed under Pre-Application reference PRE/2024/0165.



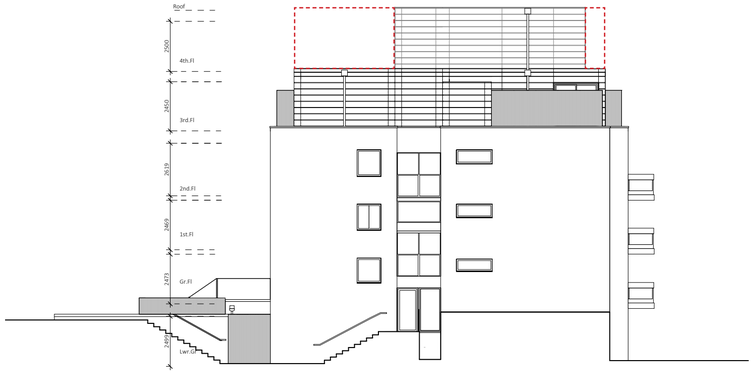
1 East Elevation - Proposed
1 : 100



1 North Elevation - Proposed
1 : 100



2 South Elevation - Proposed
1 : 100



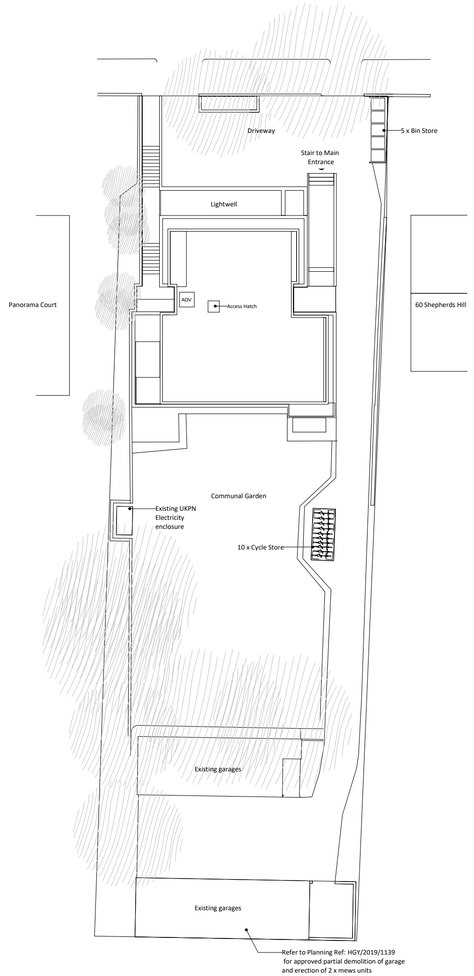
2 West Elevation - Proposed
1 : 100

Proposed Site Plan

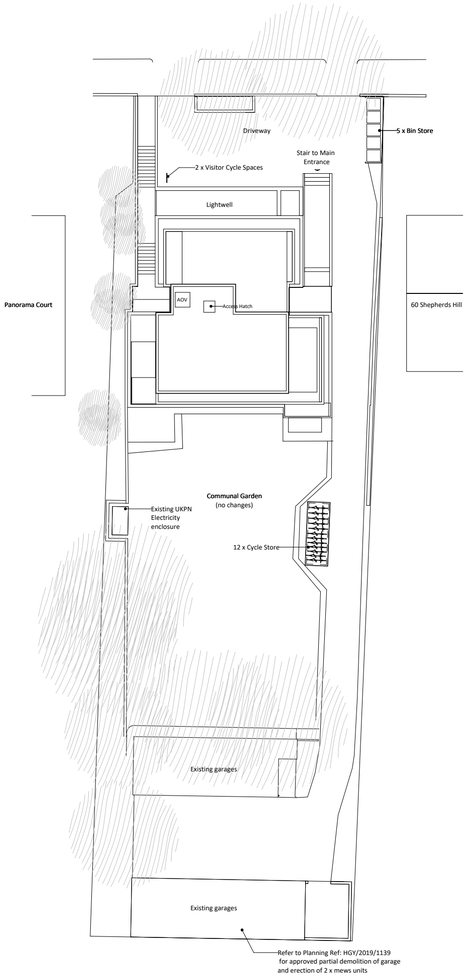
The proposed site plan remains unchanged from the existing arrangement, with the exception of the updated cycle parking provision required to support the additional two-bedroom apartment.

Two additional resident cycle spaces and two visitor cycle spaces are proposed. The existing 5 no. 1,100 litre refuse and recycling bins are retained.

No other changes are proposed to the wider site layout, access, parking, landscaping or communal amenity areas.



1 Site Plan - Existing
1 : 200



2 Site Plan - Proposed
1 : 200

Parking, Refuse and Cycle Storage

The proposed apartment intends to be a car-free development with parking permits available for on-street parking in the area. The property has a PTAL score of 2, with bus stops and Highgate station within 12 mins walk.

The existing development comprises 17 residential units. The current application proposes one additional two-bedroom apartment, increasing the total number of dwellings to 18.

In relation to cycle parking, the additional dwelling generates a requirement for 1.3 long-stay cycle spaces. The proposal therefore provides 2 additional resident cycle spaces. In addition, 2 visitor cycle spaces are to be provided on the front courtyard with 1 x Sheffield bike stand installed.

The existing refuse provision comprises 5 no. 1,100 litre bins. This remains sufficient to serve the development and no further large refuse or recycling bins are required.

The proposed arrangements therefore provide appropriate cycle and waste storage for the additional dwelling while making efficient use of the existing facilities serving Jameson Lodge.









Street Scene

The accompanying visual demonstrates how the proposed roof-level addition would be experienced from Shepherds Hill.

Owing to its reduced footprint and generous set-backs from the existing elevations, the addition reads as a clearly subordinate element within the overall composition of Jameson Lodge.



Street Scene

The design adopts a sensitive and restrained approach, maintaining the prominence of the existing building and limiting the visibility of the new accommodation from street level.

As a result, the proposal would not materially alter the established character of views along Shepherds Hill, with the overall scale and silhouette of the building remaining largely consistent with the existing streetscape.



Street Scene

The proposed additional level is set back from the rear and side elevations - taking on feedback from planning officers at the pre-application enquiry stage.

Given the gradual slope of the site to the south, the resultant views from the rear of the communal garden mean that the proposed additional level is only partially visible from ground level.

The sensitive design approach means that there is limited impact on the neighbouring properties or existing private amenity space.



Materiality

The design approach for the proposed additional penthouse level is to largely match the existing. Anthracite grey metal cladding will continue with the same setting out, with floor to ceiling metal framed windows and doors.

Frameless glazed balustrading will provide private amenity from the living areas of the apartment, in line with Technical Space Standards and The London Plan. Juliet balconies will be provided to the master bedroom window with all metalwork to be black to match the existing.

Where necessary, privacy screening will be provided to prevent overlooking using opaque glazing at the required 1.7m from floor level.

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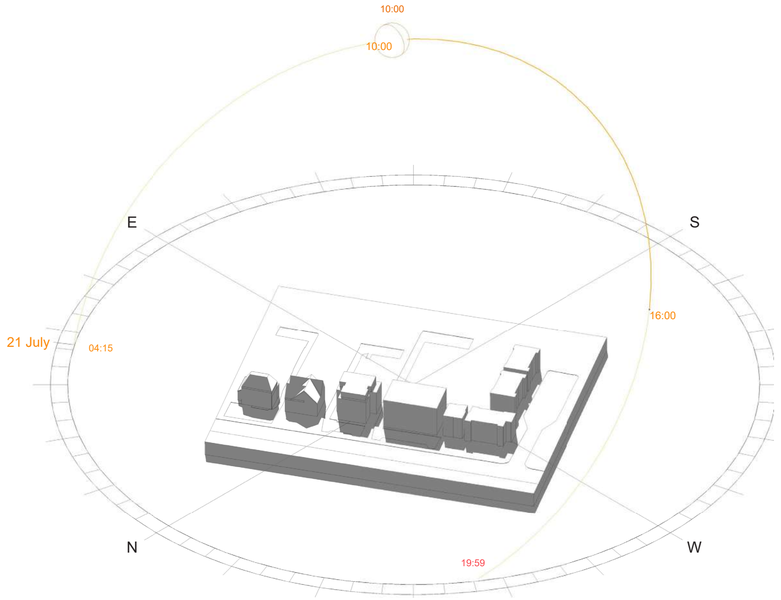
03

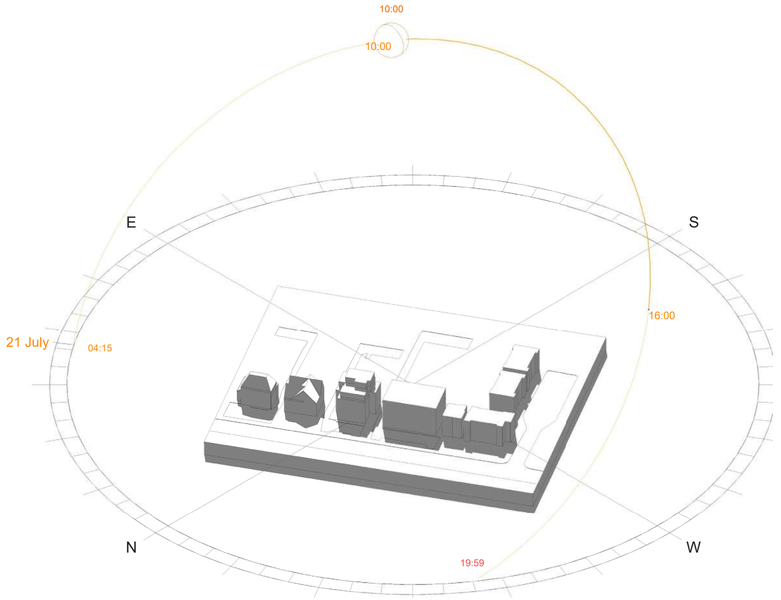
01 Frameless glazed balustrading
02 Anthracite Grey metal cladding
03 Existing materials

Daylight and Shadow Impact

The proposed additional level, which accommodates a single residential unit, has been carefully assessed in terms of its potential impact on daylight and overshadowing. Comparative shadow studies have been prepared for both the existing and proposed conditions during the summer and winter periods.

These demonstrate that the additional storey does not result in any material increase in overshadowing to surrounding properties or amenity spaces, with the proposed shadow patterns remaining broadly consistent with the existing situation.





Conclusion

In conclusion, the proposed roof extension has been carefully designed to provide an additional high-quality two-bedroom apartment while responding directly to the design and heritage concerns raised through the previous pre-application process.

The revised scheme has been significantly reduced from the earlier proposal, with a smaller footprint and increased set-backs from the existing elevations. This reduces the overall scale, massing and visibility of the extension and allows it to read as a more subordinate addition to Jameson Lodge.

The proposal has been developed with particular regard to the varied scale and character of Shepherds Hill, the relationship with neighbouring buildings and the setting of the Crouch End Conservation Area. It is not considered to result in unacceptable harm to neighbouring amenity, privacy or outlook.

The development is therefore considered to represent an appropriate and sensitive form of residential development that makes efficient use of the existing building while preserving the character and appearance of the surrounding area.

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