

PLANS & PROPOSALS

Proposed works



The proposal is a detached, part single, part two storey residential dwelling – a modernist house built in brick and infill panels to match its neighbours.

The building steps down the hill and is informed by the surrounding topography. It is no taller than the adjacent garage blocks.

The house is set back from the street, with space out front for a garden and other soft and hard landscape features.

It is setback from the south-west, with a sun filled, private garden and courtyard orientated towards Parkland Walk.

Planted, sedum roofs connect and integrate these green spaces, providing substantial landscape gains across the site.

The design celebrates the distinctive modernist architecture of Shepherds Close, matching the detailing and style of its neighbours. The building's form, bulk, scale, mass and height appropriately relates to similar style dwellings in the Shepherds Close, and responds sympathetically to the streetscape and the character of the Conservation Area.

The proposal provides a number of public benefits that improve Shepherds Close and Parkland Walk, and enhance the character and appearance of the Highgate Conservation Area and designated heritage asset.

Existing site layout

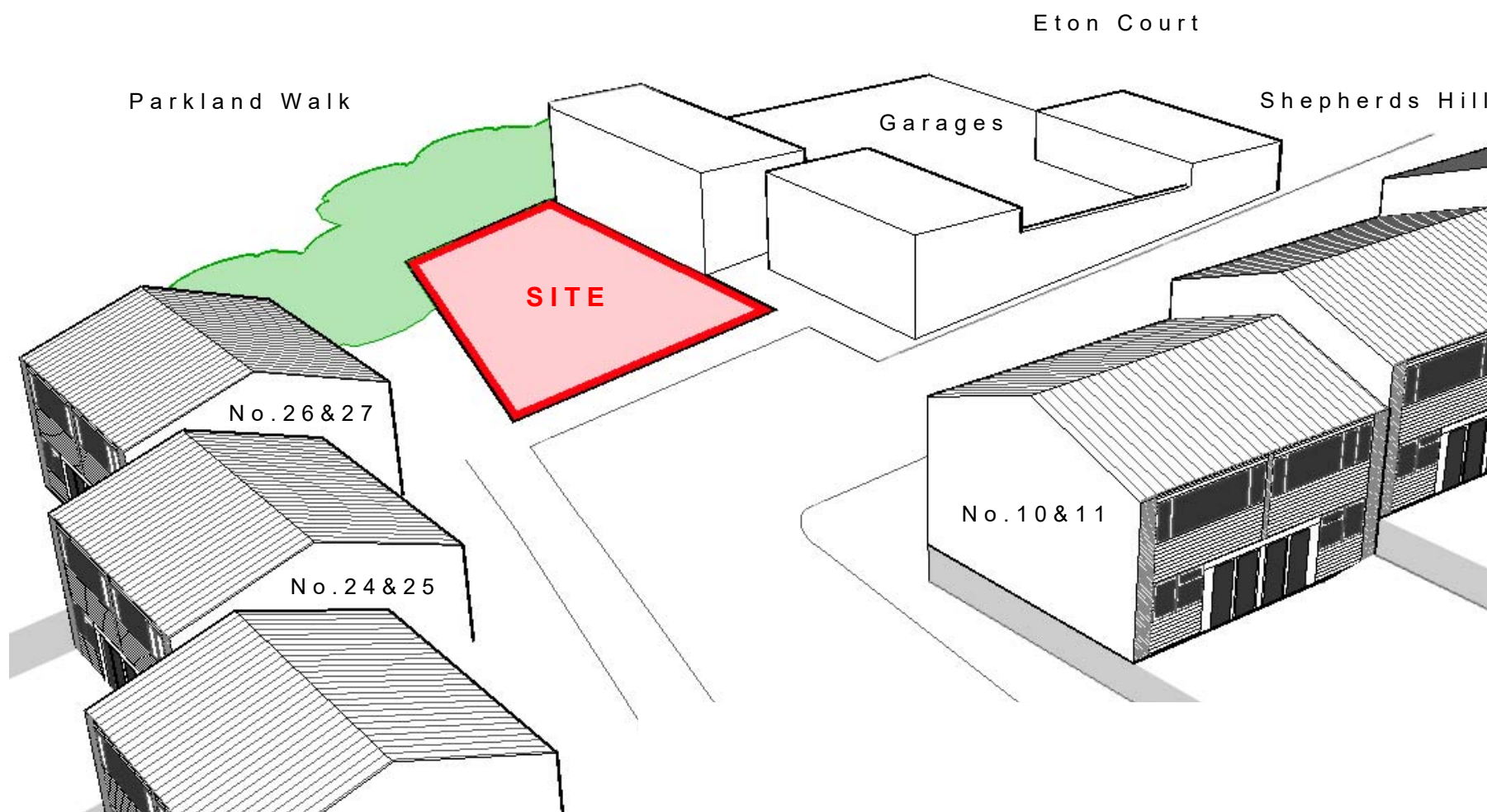
DESIGN & ACCESS STATEMENT

Eton Court



Proposed massing and layout

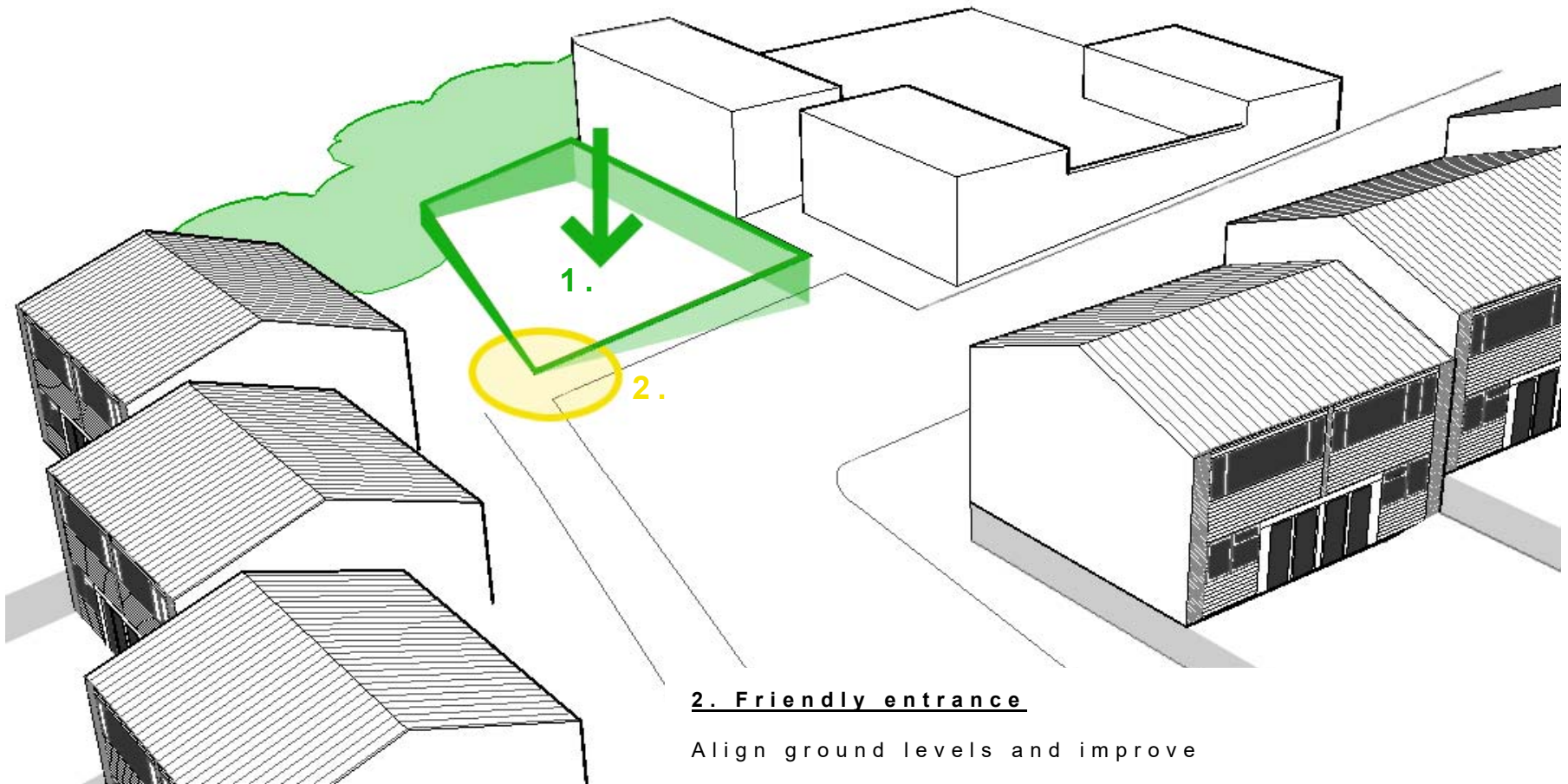
DESIGN & ACCESS STATEMENT



Proposed massing and layout

1. Set down

Sink the building to
the lowest corner



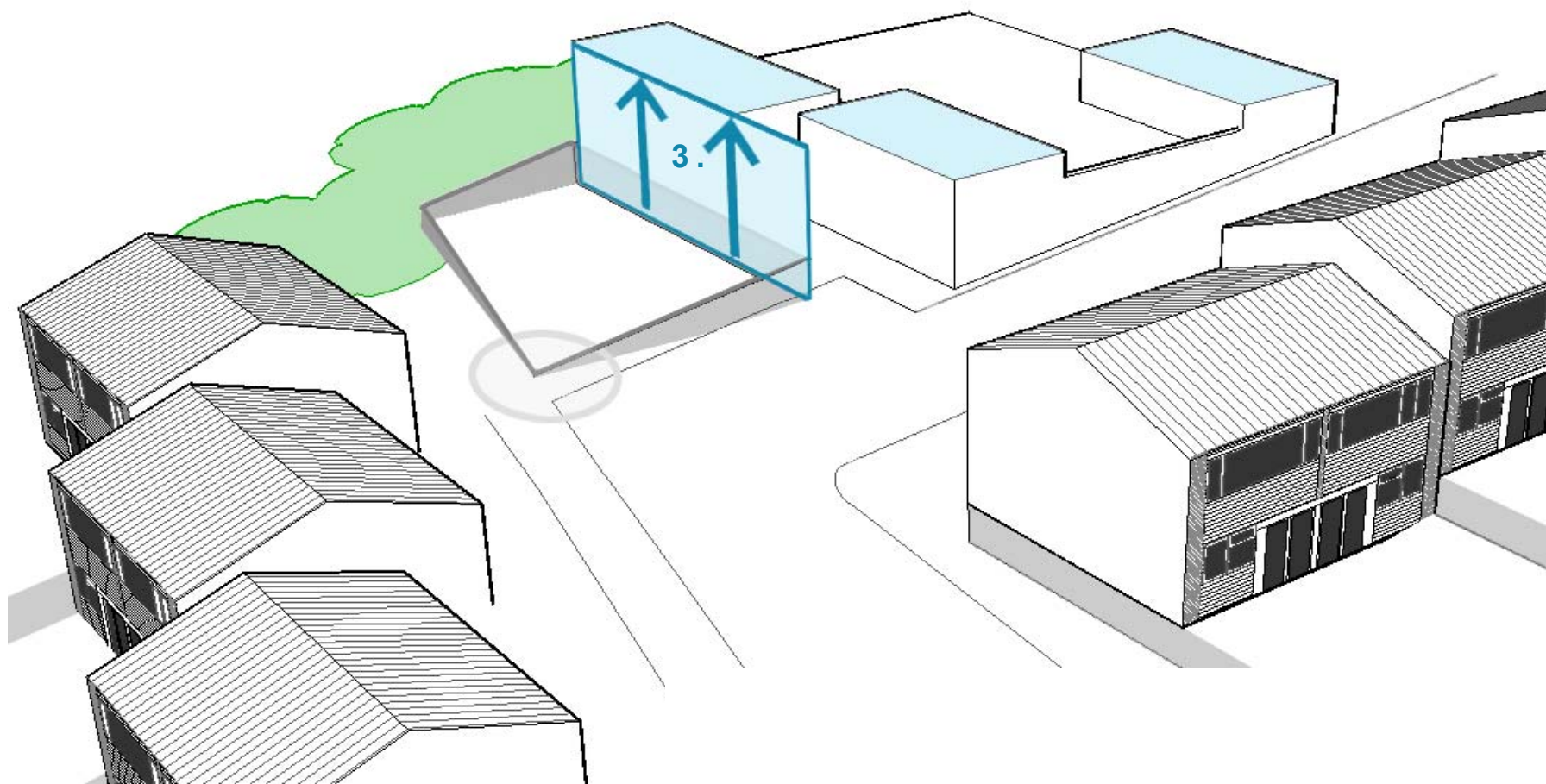
2. Friendly entrance

Align ground levels and improve
interface with neighbours

Proposed massing and layout

3. Height match

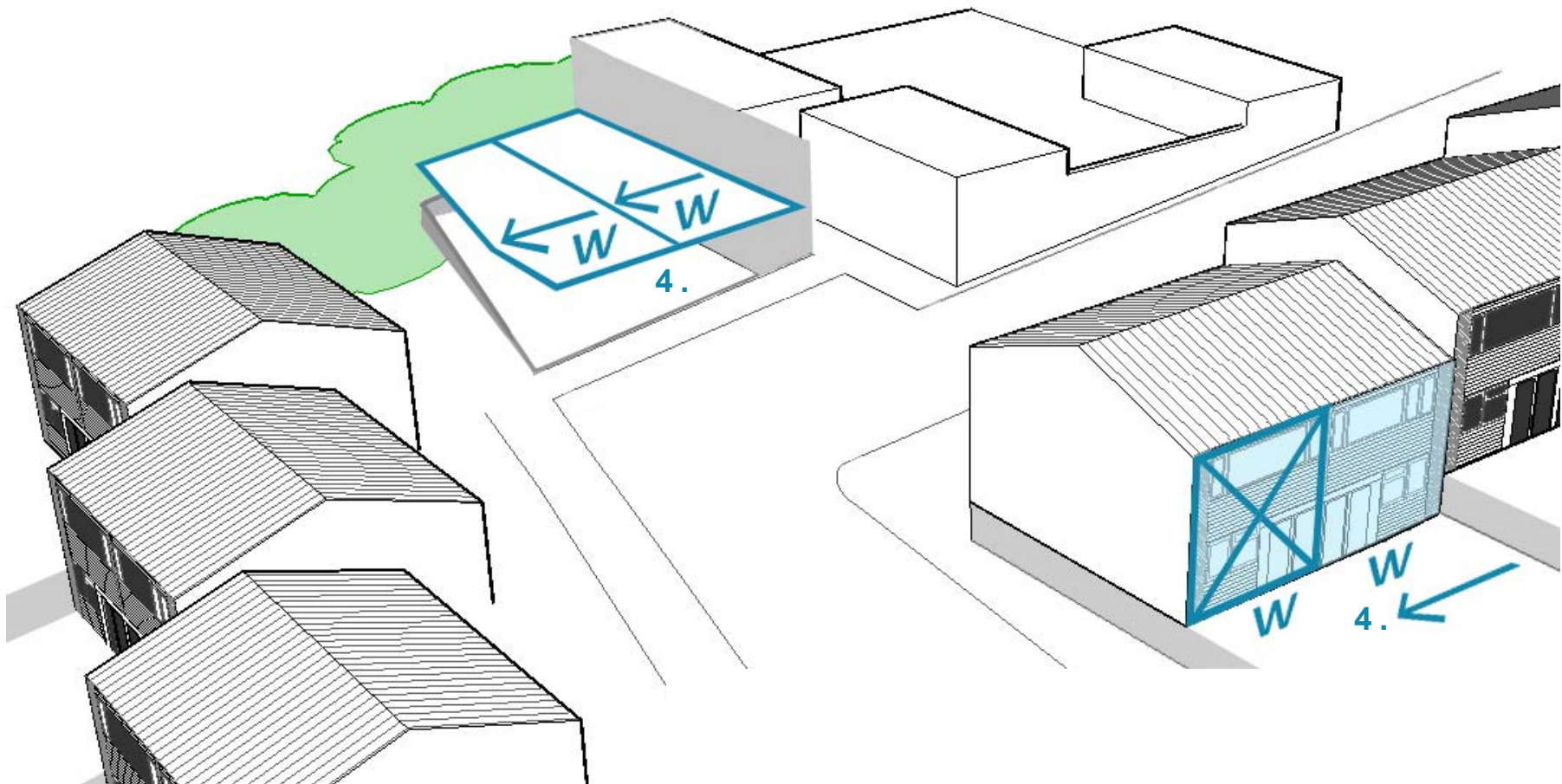
Building to be no taller
than the existing garages



Proposed massing and layout

4. Width match

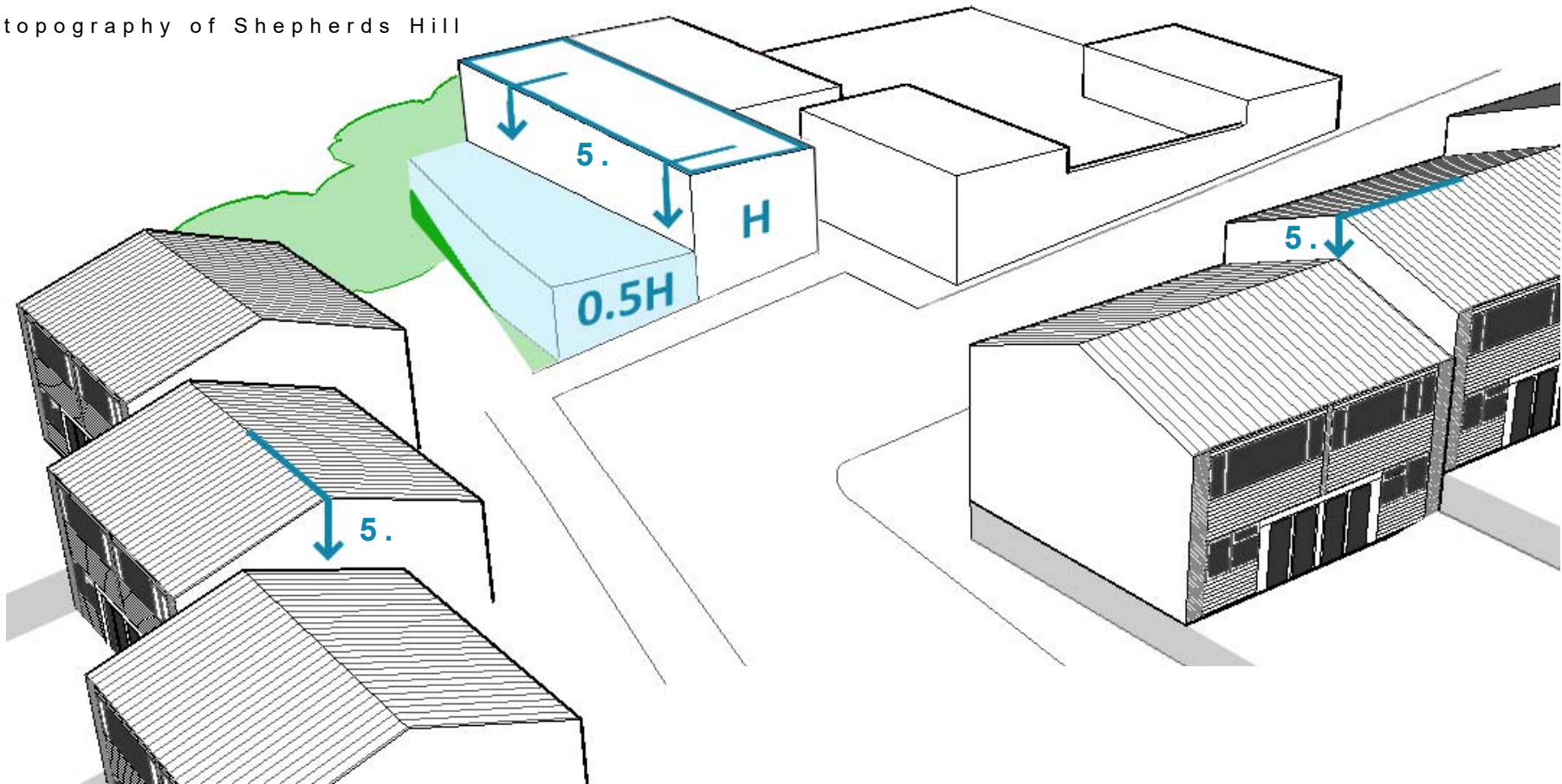
Building to mirror the width of
of neighbour's houses



Proposed massing and layout

5. Stepped profile

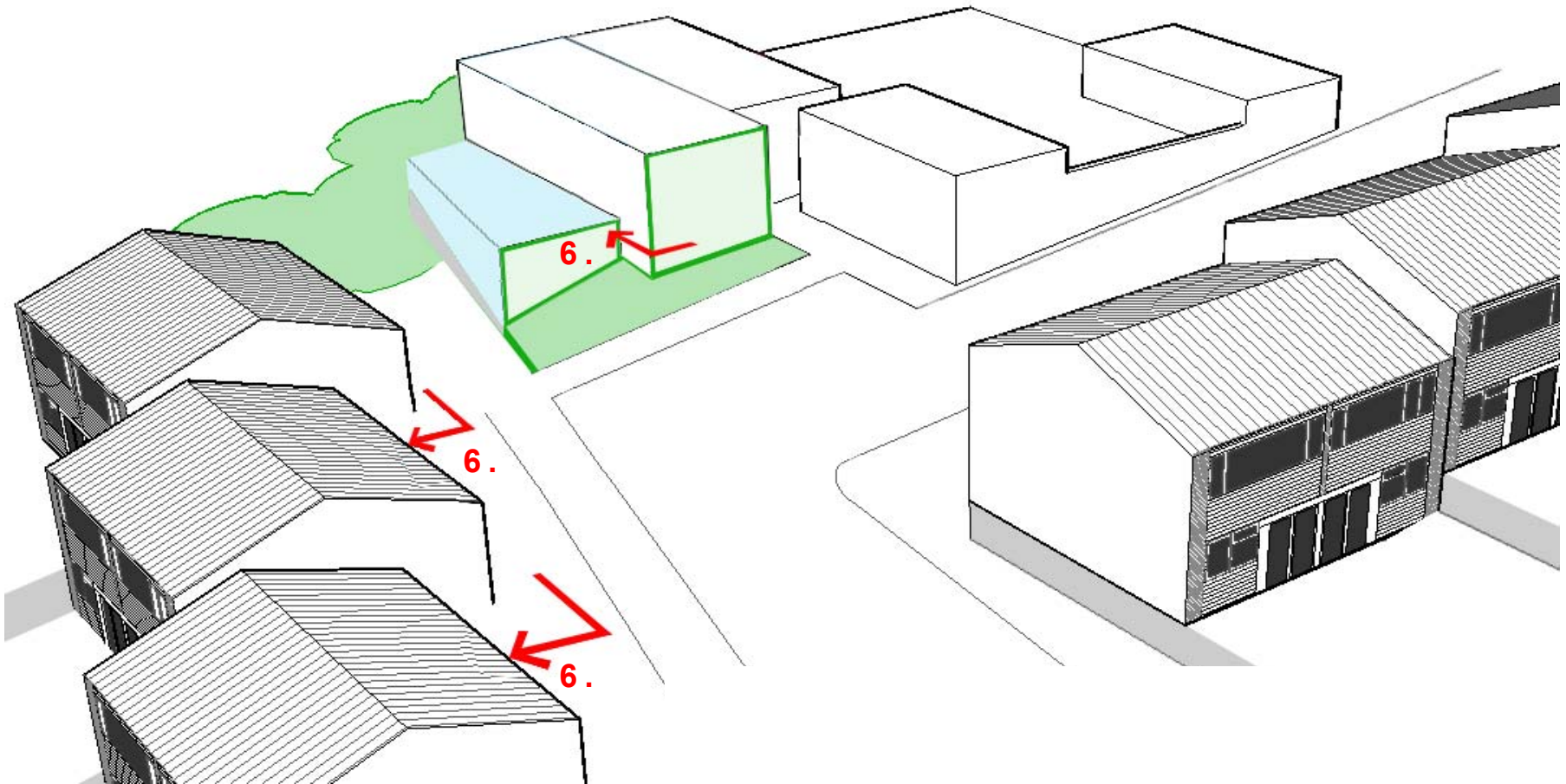
Roofline mirrors the stepped roofs of Shepherds Close & adjusts to the topography of Shepherds Hill



Proposed massing and layout

6. Street setback

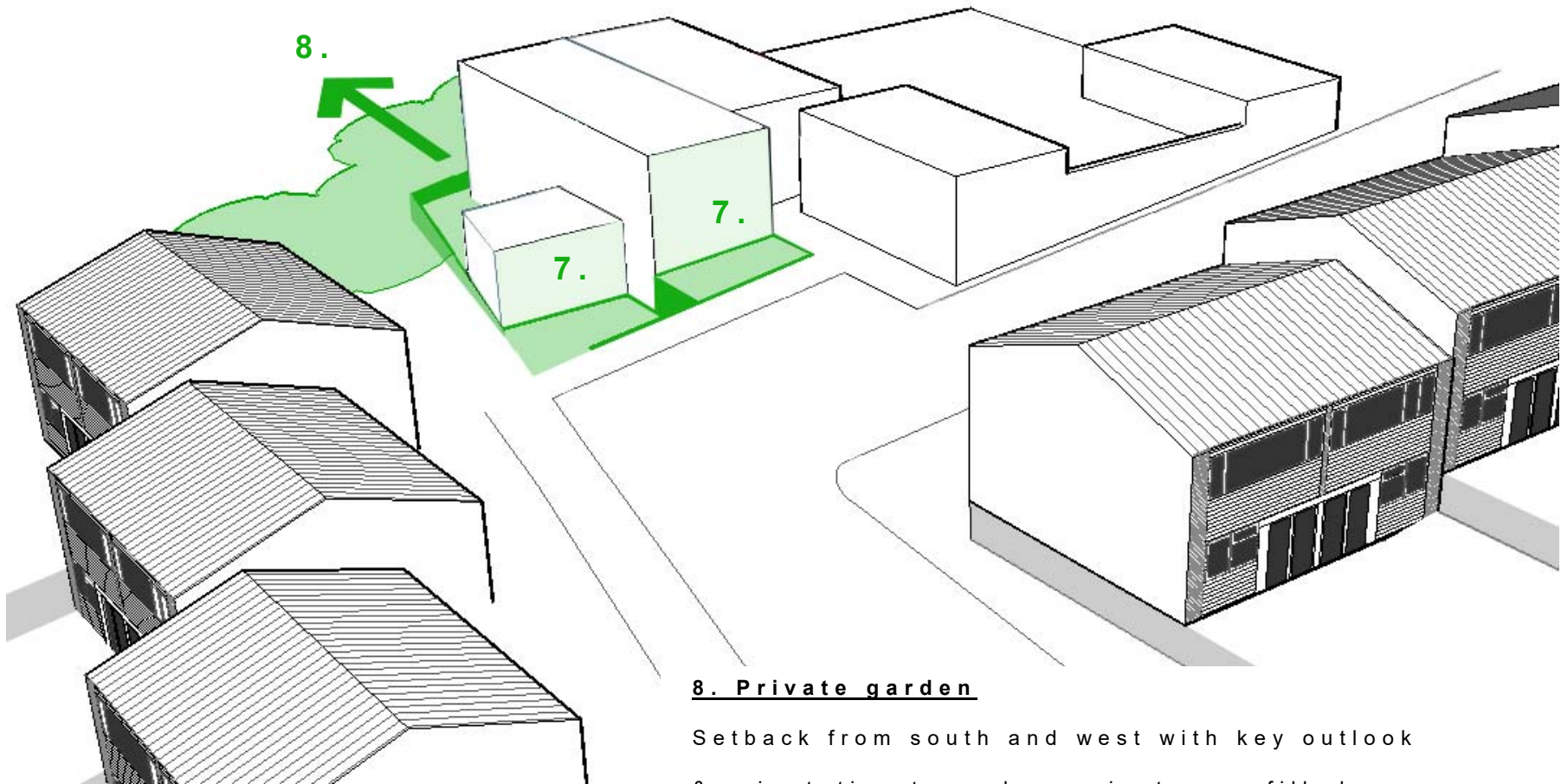
Building line setback from street
and stepped like its neighbours



Proposed massing and layout

7. Streetscape garden

Setback forms front garden, entry courtyard, & place for social exchange



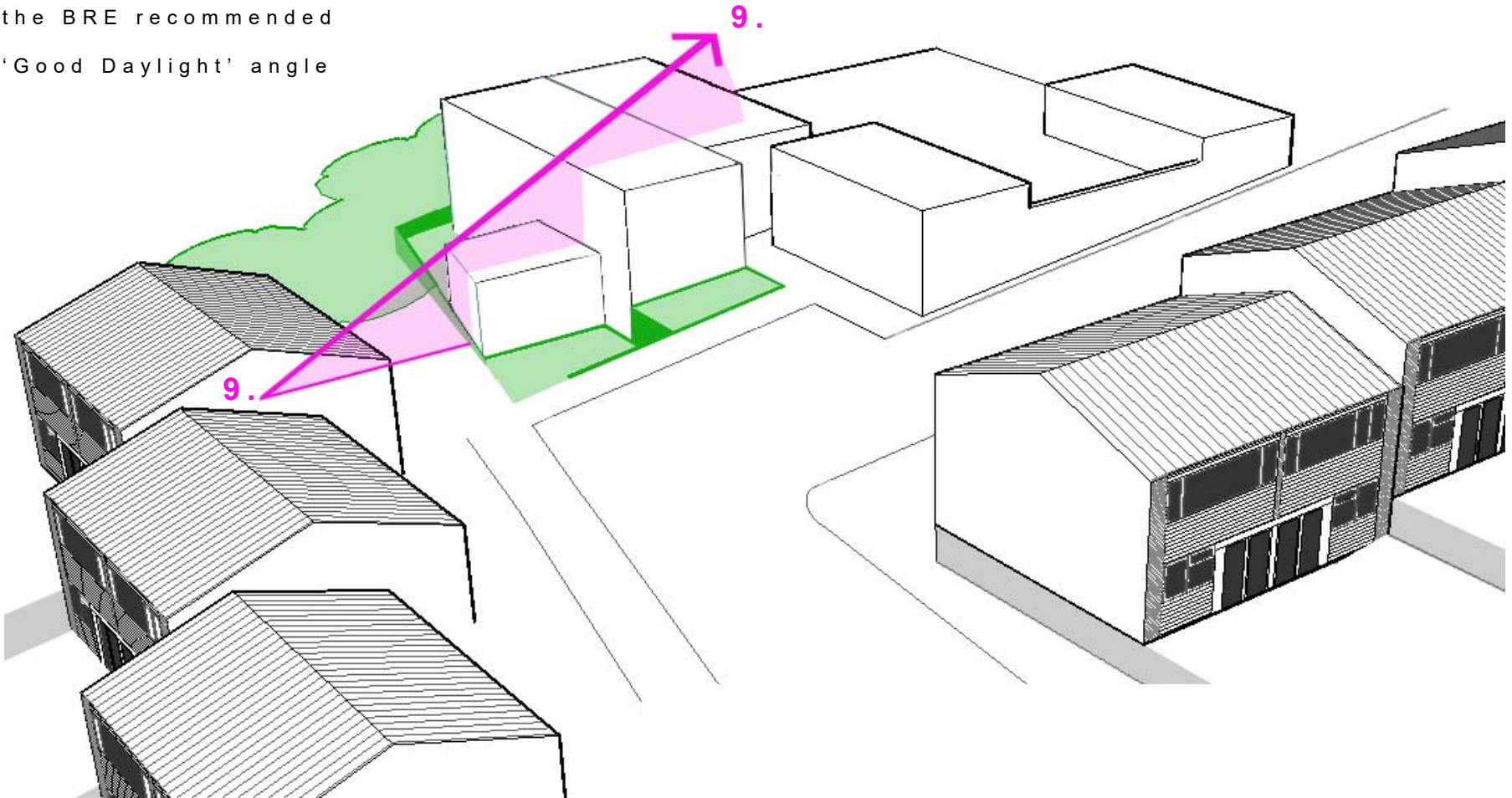
8. Private garden

Setback from south and west with key outlook & orientation towards a private, sunfilled garden adjoining Parkland Walk

Proposed massing and layout

9. Neighbour's daylight

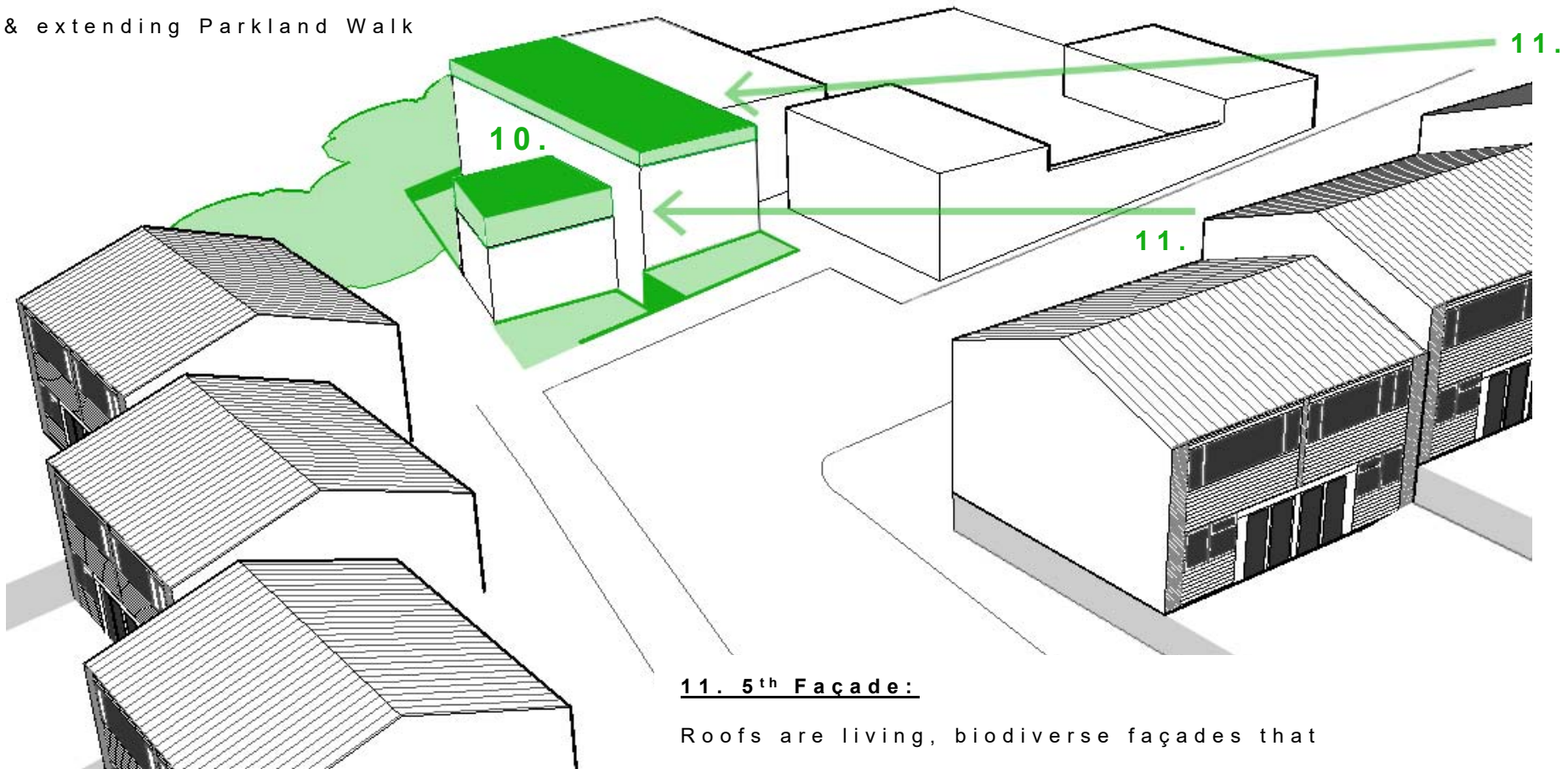
Building height is brought below
the BRE recommended
'Good Daylight' angle



Proposed massing and layout

10. Green roof

Sedum and deep soil green roofs
connect front & rear gardens, enhancing
& extending Parkland Walk

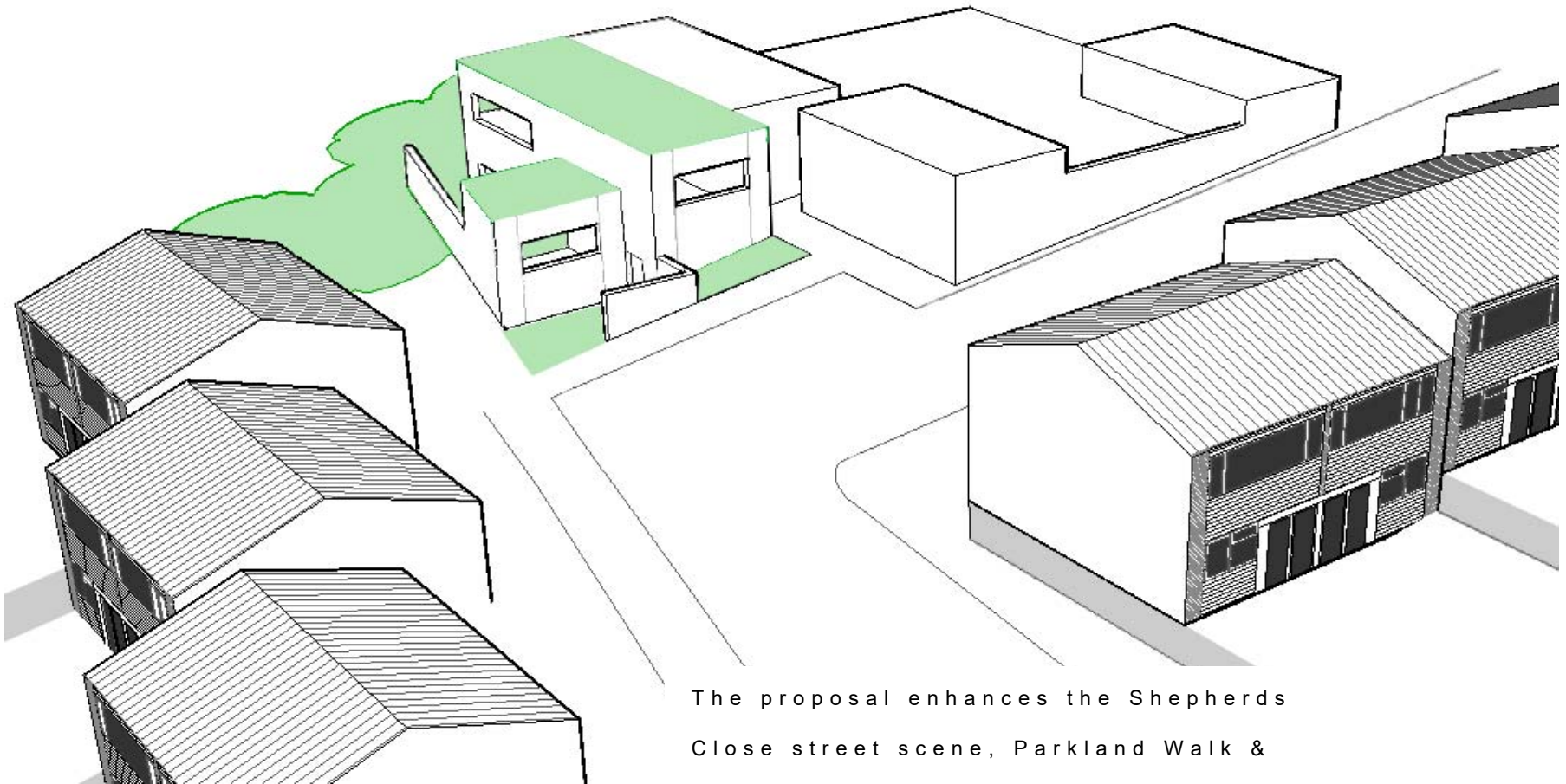


11. 5th Façade:

Roofs are living, biodiverse façades that
enhance the view from the Close and Hill

Proposed massing and layout

The building is a highly contextual & sensitive design that thoughtfully addresses immediate neighbours.



The proposal enhances the Shepherd's Close street scene, Parkland Walk & the Highgate Conservation Area

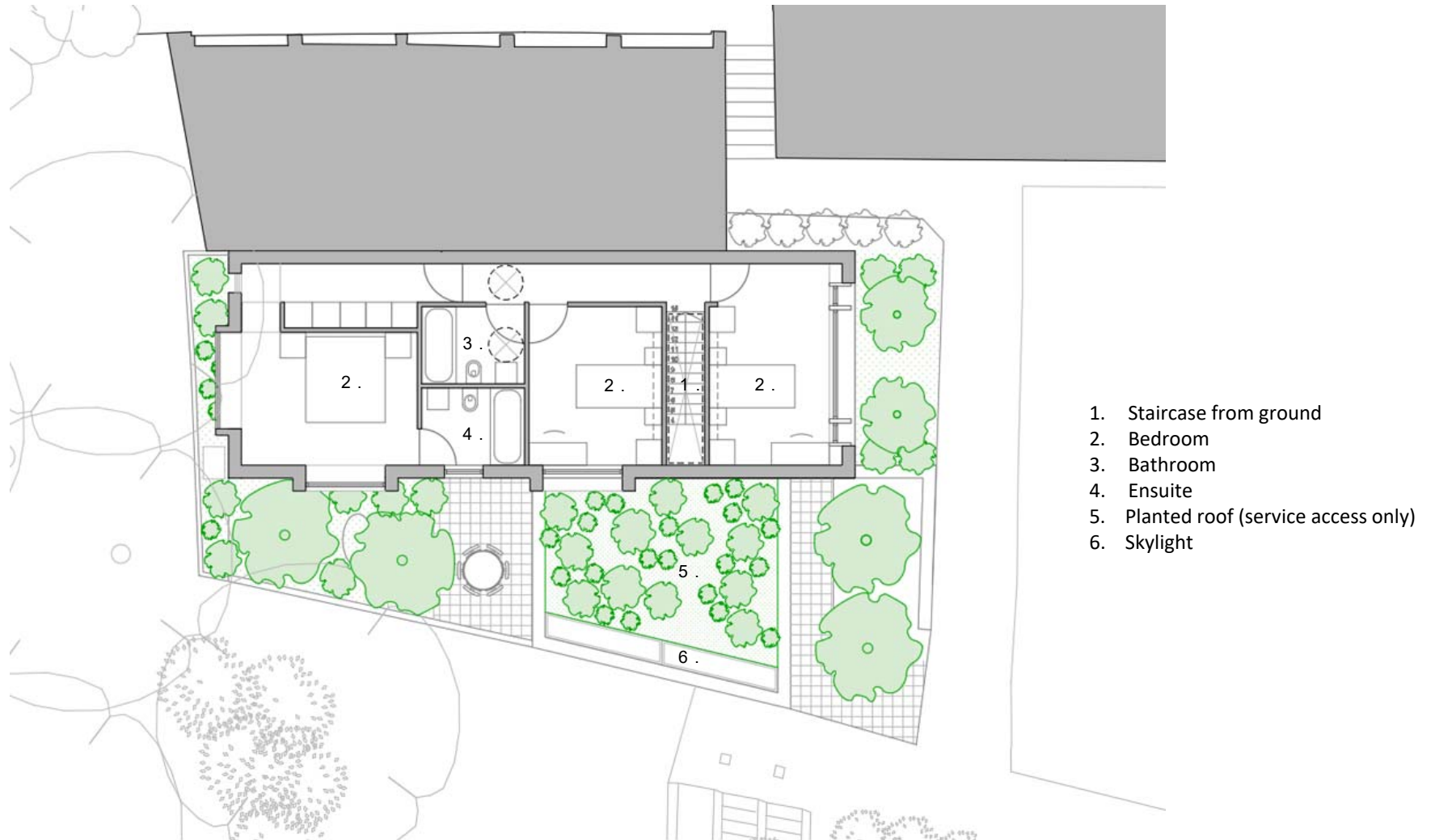
Proposed floor plans - Ground

DESIGN & ACCESS STATEMENT



Proposed floor plan – First floor

DESIGN & ACCESS STATEMENT



Proposed floor plan - Roof

DESIGN & ACCESS STATEMENT



1. Sedum roof (service access only)
2. Skylight

Proposed Eastern elevation – Shepherds Close

DESIGN & ACCESS STATEMENT



1. Matching brickwork
2. Matching infill wall
3. Existing garage walls
4. Height of No. 10 & No. 11 Shepherds Close
5. Height of No. 8 & No. 9 Shepherds Close

Proposed Western elevation – Parkland Walk

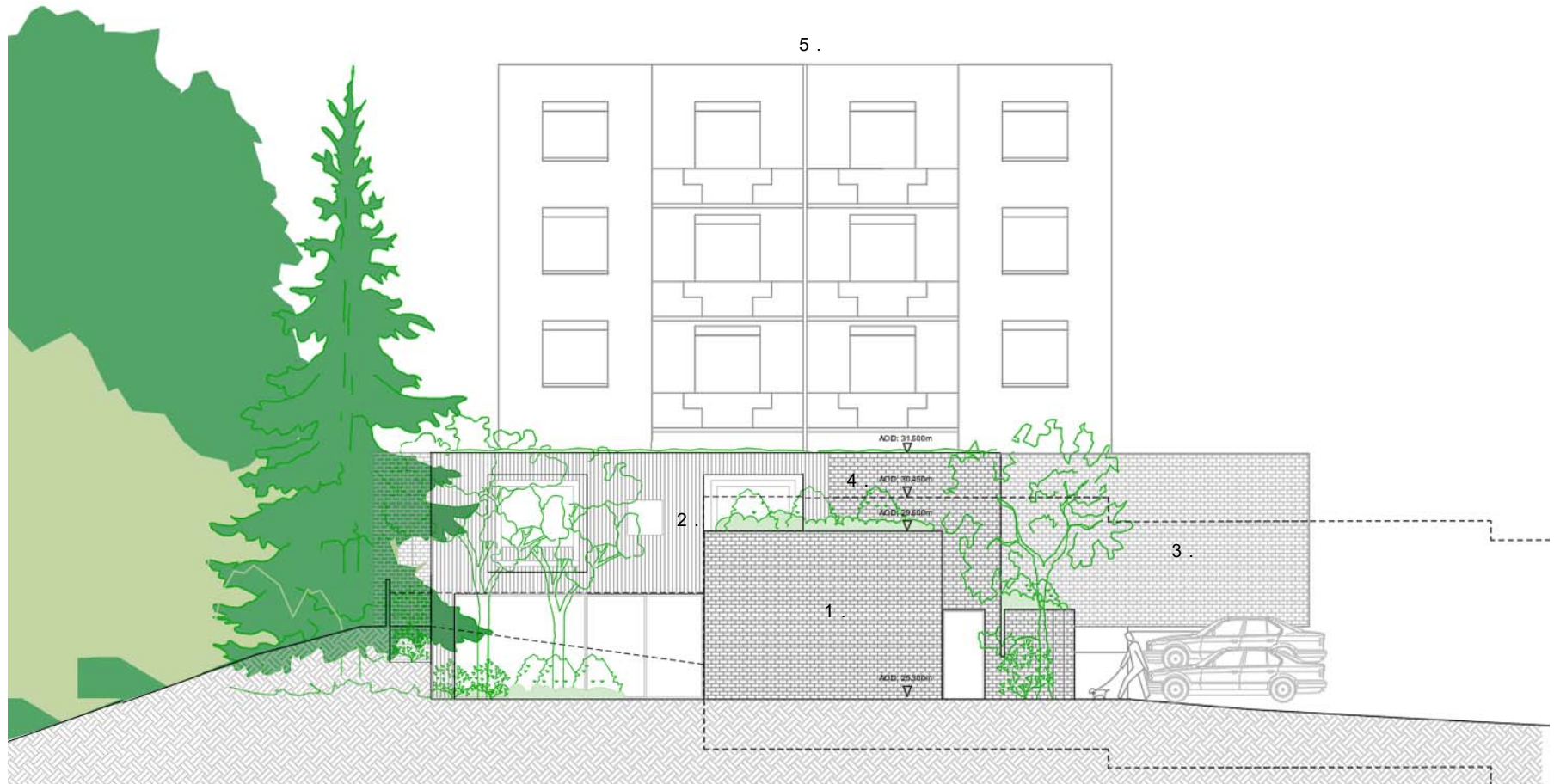
DESIGN & ACCESS STATEMENT



1. Matching brickwork
2. Wood cladding
3. Existing garage walls
4. Height of No. 10 & No. 11 Shepherd's Close
5. Height of No. 8 & No. 9 Shepherd's Close

Proposed Southern elevation – No. 26 & No. 27

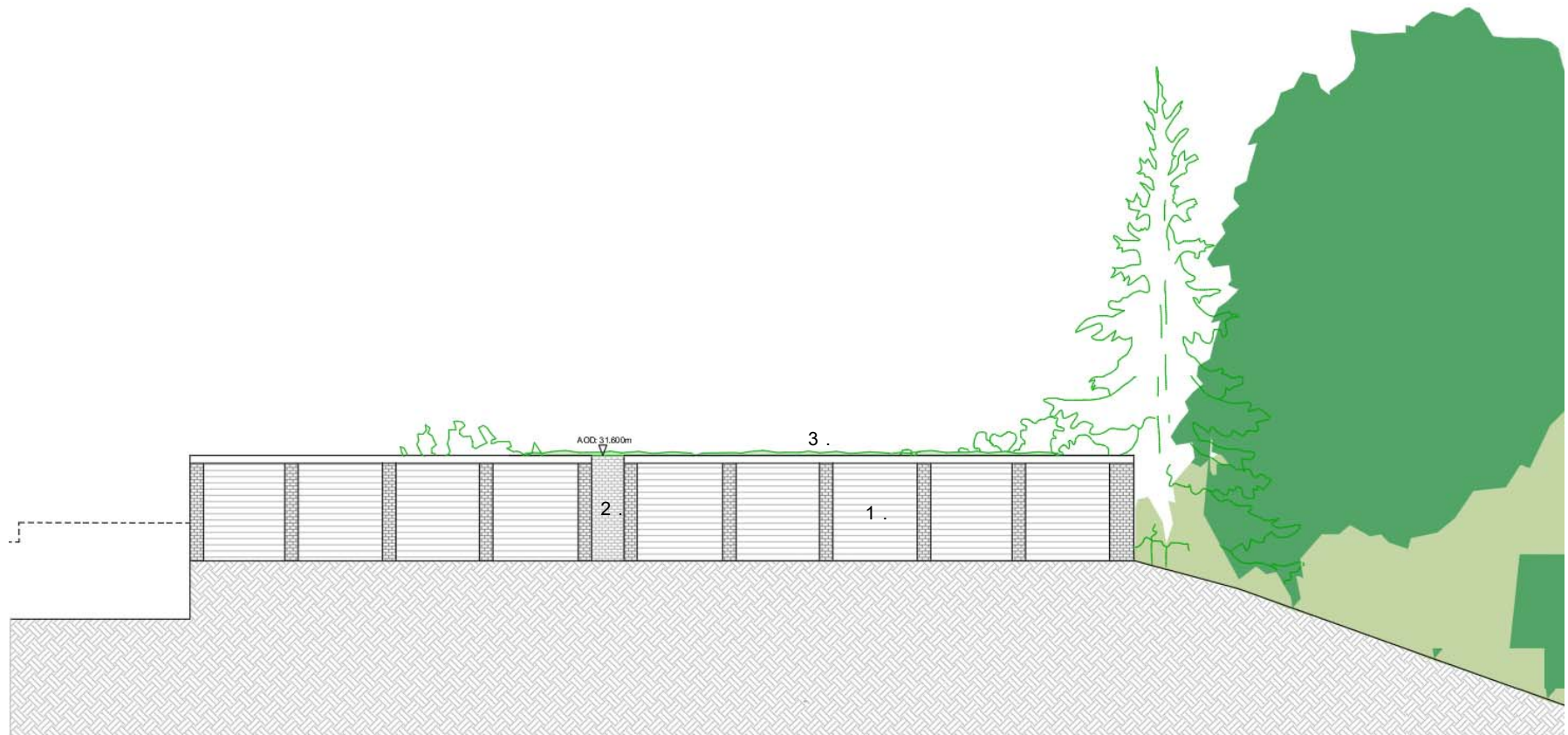
DESIGN & ACCESS STATEMENT



1. Matching brickwork
2. Wood cladding
3. Existing garage walls
4. Height of No. 26 & No. 27 Shepherd's Close
5. Height of Eton Court

Proposed Northern elevation – Garages

DESIGN & ACCESS STATEMENT

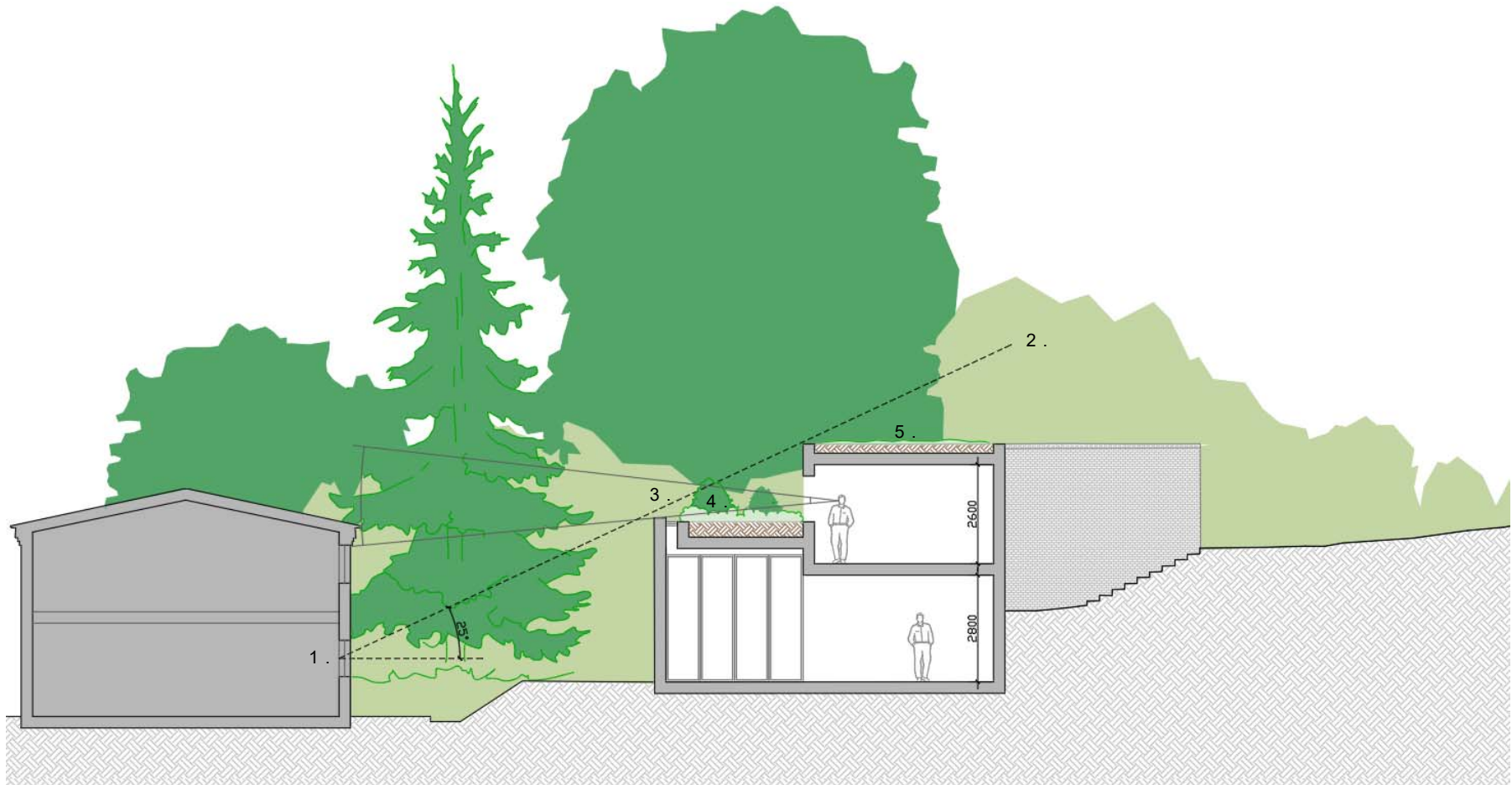


1. Existing garage walls
2. Matching brickwork
3. No change to existing height

The application site sits immediately behind/beyond these garages and will not be capable of being appreciated from this elevation

Proposed Section – BRE ‘Good Daylight’

DESIGN & ACCESS STATEMENT



1. Mid point of window at lower ground floor
2. Daylight angle complies with BRE 'Site layout planning for daylight and sunlight: a guide to good practice'
3. Roof parapet prevents overlooking. Deep soil planting provides additional screening
4. 400mm deep planting medium (Perennials, small shrubs to 1.5m)
5. 250mm deep planting medium (Wild grassland)

PROPOSED MATERIALS

06 PROPOSED MATERIALS

Walls

NO. 28 SHEPHERDS CLOSE

DESIGN & ACCESS STATEMENT



Matching dark brick
for walls facing towards
Shepherds Close

Image:
Flank wall of No. 11 Shepherds Close



White mosaic infill panels

Image:
No.s 6, 8, 10 Denewood Road, Highgate



Larch cladding
for wall facing towards
Parkland Walk

Image:
Hackney House, Undercurrent Architects



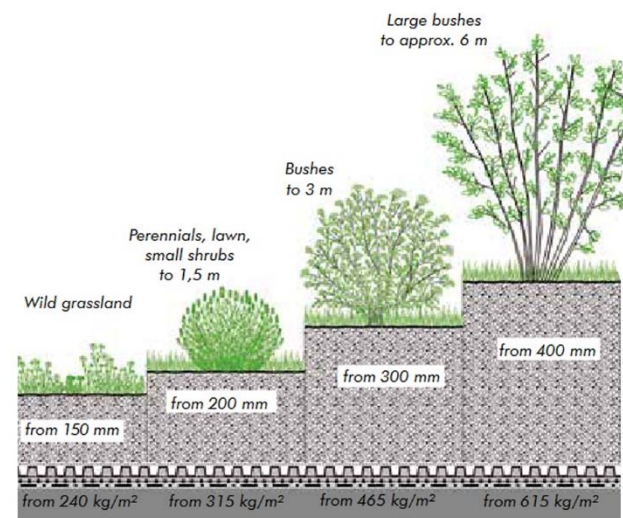
Roof for 2 storey part of building

Image:
Substrate 150mm:
Wild grassland, Islington



Roof for single storey part of building

Image:
Substrate 200-300mm
Bushes to 3m
Intensive Green roof, Islington



Substrate 150mm:
Wild grassland
Sedum roof for 2 storey component

Substrate 200-300mm:
Perennials, small shrubs, bushes to 3m
Deep planting for single storey component

Shepherds Close proposed elevation

DESIGN & ACCESS STATEMENT



LANDSCAPE PROPOSALS



The application site is a gravelled, brownfield site, with no greenery or landscaping.

The proposal includes significant restoration of biodiversity and greenery, reinstating over 80% of the site surfaces to soft landscaped areas.

Landscaping along the street frontage will enhance the quality of the public realm in Shepherds Close. It also reinforces the attractive green vista of Parkland Walk.

The proposed canopy and understorey species increase biodiversity and habitat, assisting bats and other protected species commute across the landscape.

Proposed green roofs and landscaped areas provide considerable sustainability benefits, acting to slow the flow of water after heavy rain events and reducing demand on the drainage system.

Mature, native trees are proposed (in keeping with the species of Parkland Walk) so that established greenery can be returned as soon as possible after building works complete.

Trees of Parkland Walk

Ash leaf



As you stroll along the Parkland Walk you will notice that there are few veteran trees, this is the result of the railway companies mowing the grassy slopes of the embankments and cuttings, and from regular grass fires caused by passing steam trains. Both had the same effect - to prevent the growth of woodland shrubs and trees. As the line was set for closure in 1970 the management of these slopes was reduced, enabling trees to colonise freely.

The vegetation pattern of the Walk is mainly that of a young, deciduous woodland comparable to the edge of a mature wood. Woodland edges are rich wildlife habitats because this is the point where different communities join and overlap producing a mixture of the plants and animals from both. In addition some areas are still deliberately kept clear of trees to provide a grassland habitat.

Hawthorn



The tree canopy comprises mainly of sycamore, oak and ash with strands of self established cherry, silver birch and the occasional fruit tree. However some of the areas are more species rich containing hawthorn, holly, elder, english elm and several non-native species such as laurel. The ground flora is mainly dominated by ivy, bramble and wood avens with outcrops of cow parsley, violet, crow garlic, wood sedge and even the locally rare lady fern.

Ash



This woodland is an important part of the overall management plan for the Walk whose main aims are to maintain the Walk's open woodland character whilst encouraging a wide diversity of native tree species and to favour the growth of those species which support the most diverse wildlife.

To achieve this a number of woodland habitat works take place annually including the removal of 'weed trees' such as sycamore. These would otherwise dominate and prevent the growth of favoured species. Through coppicing of native species, more light is able to reach the woodland floor stimulating the growth of under-storey habitats. The grassy embankments are mowed so they are not over-colonised by trees and the Walk turned into continuous woodland. Felled trees and fallen branches are not wasted but stacked within the woodlands to create deadwood habitats for stag beetles and other invertebrates.

Silver Birch



What to look out for:

Silver Birch "*Betula pendula*"

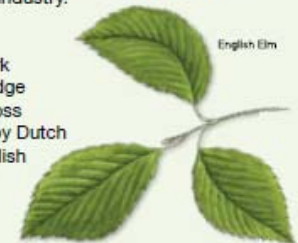
The bark is a whitish colour and sheds layers like tissue paper. The smooth twigs have little dark warts and the leaves are small, roughly triangular and pointed with a toothed edge. In the summer female flowers called "catkins" are bright green then becoming dark crimson. Before seeds are dropped they hang like "lamb tails".

Did you know? The name "birch" is a very ancient one, derived from the Sanskrit *bhurga* meaning "a tree whose bark is used for writing upon" and it was a holy tree, revered by pagan Celtic & Germanic tribes. It was also once used in large quantities to make hard wearing bobbins, spools and reels for the cotton industry.

English Elm "*Ulmus procera*"

Elms have characteristically asymmetrical bases. The dark green leaves are oval and toothed/serrated around the edge and are often puckered or crumpled. Once common across England, this elm was ravaged in the late 20th century by Dutch elm disease. There is still debate over whether the English elm is truly a native species or was brought here by Bronze Age farmers.

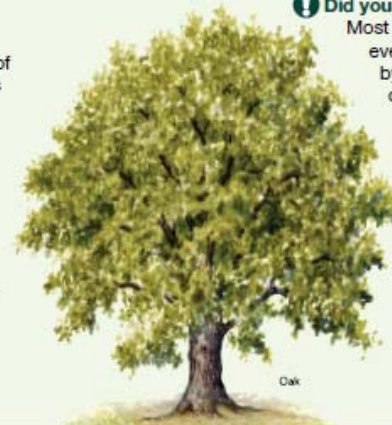
English Elm



Did you know?

Most elm seeds are sterile, and a good crop is only produced every 2 or 3 years. So new trees are usually produced by suckers sent out from a parent plant. This method of reproduction means that most elms are identical clones of one parent, so if one succumbs to a particular disease it is likely the rest will too.

Oak



Hard and soft Landscape - example



Silver birch
focal tree
Acer decorative
borders
Brick pavers

Planted courtyard by Undercurrent Architects, Battersea, London



Integrated bat box
Wienerberger Habitat



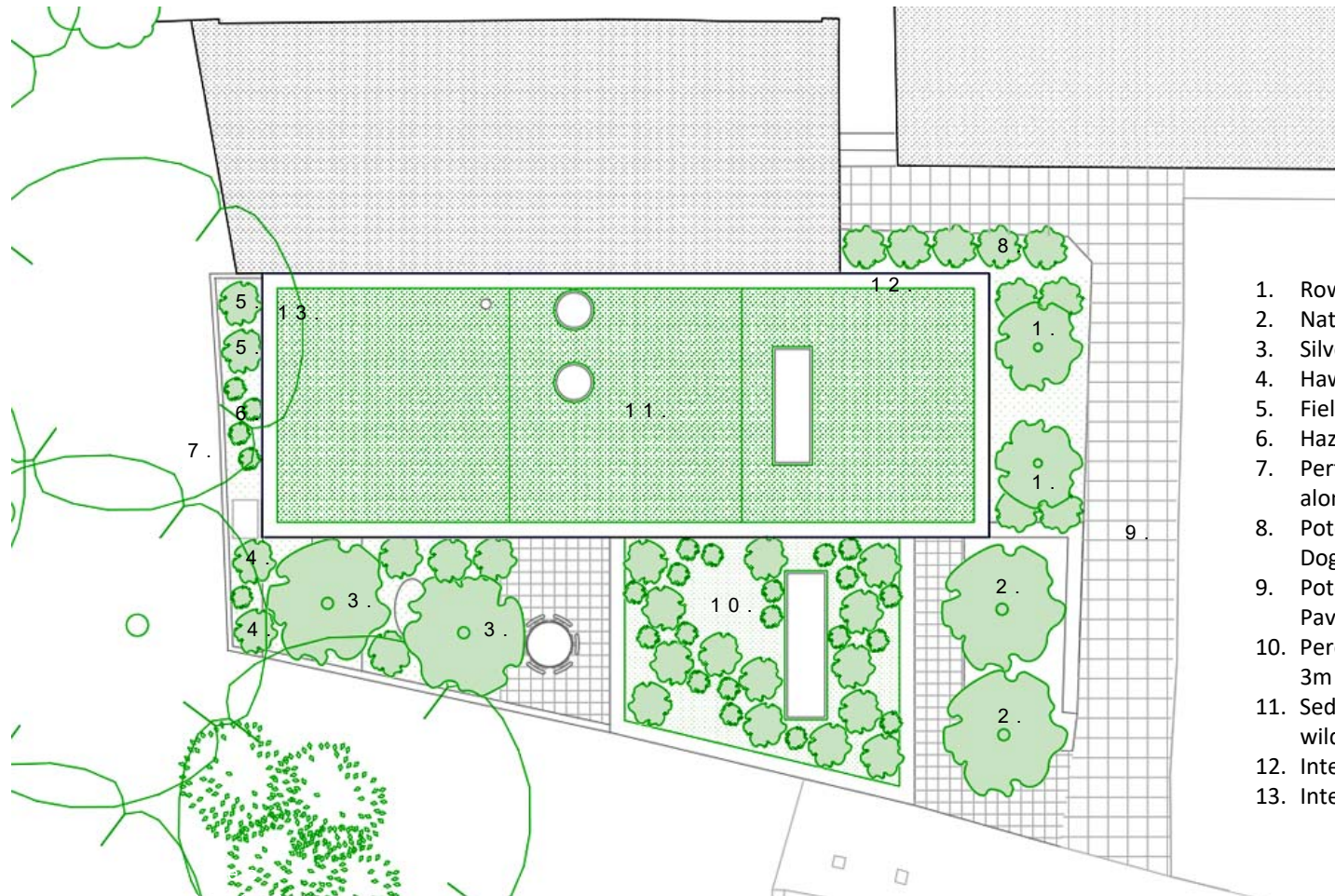
Integrated swift box
Wienerberger Habitat



Green roof
www.bauder.co.uk

Landscape plan

DESIGN & ACCESS STATEMENT



1. Rowan (*Sorbus aucuparia*)
2. Native Cherry (*Prunus avium*)
3. Silver Birch (*Betula pendula*)
4. Hawthorn (*Crataegus monogyna*)
5. Field Maple (*Acer campestre*)
6. Hazel (*Corylus avellana*)
7. Perforated weathered steel fence along Parkland Walk
8. Potential public space enhancement Dogwood hedge
9. Potential public space enhancement Paved footpath
10. Perennials and shrubs, bushes up to 3m (400mm medium)
11. Sedum, wild grass & native wildflower roof (250mm medium)
12. Integrated bat box
13. Integrated swift box



Rowan (*Sorbus aucuparia*)

Mature tree proposed:
25cm girth standards in air-pot



Native Cherry (*Prunus avium Plena*)

Mature tree proposed:
30cm girth standards in air-pot



Silver Birch (*Betula pendula*)

Mature tree proposed:
25cm girth standards in air-pot

Proposed hedge species & fence to Parkland Walk

DESIGN & ACCESS STATEMENT

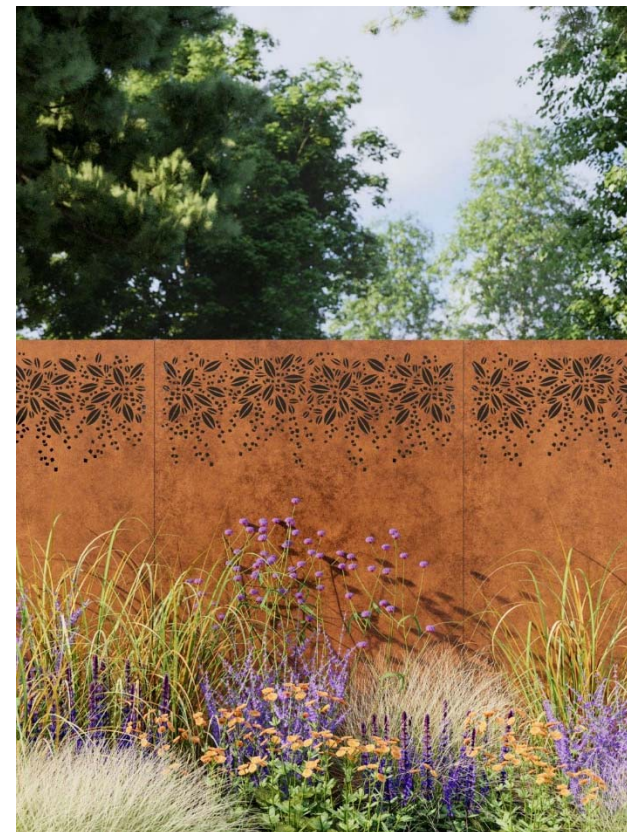


Native hedging including:
Hawthorn (*Crataegus monogyna*)
Field Maple (*Acer campestre*)
Hazel (*Corylus avellana*)
Min 1m height in air-pot



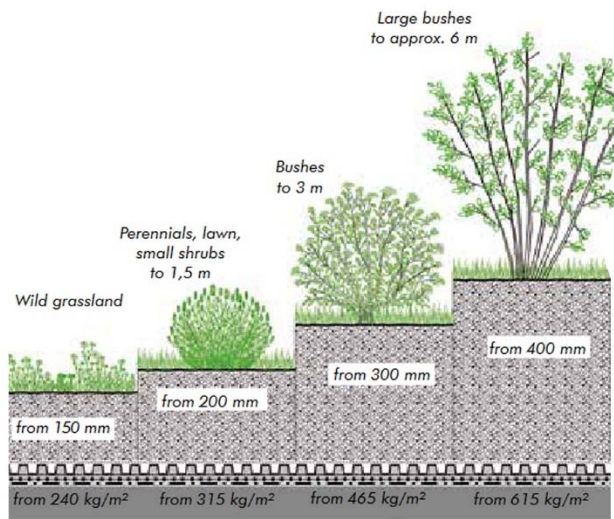
Seasonal colour and foliage change
Nuts berries, flowers
Biodiverse habitat that provides
visual and physical barrier

Top: Hawthorn (*Crataegus monogyna*)
Mid: Field Maple (*Acer campestre*)
Bottom: Hazel (*Corylus avellana*)



Perforated weathered steel fence
along Parkland Walk

Proposed green roofs

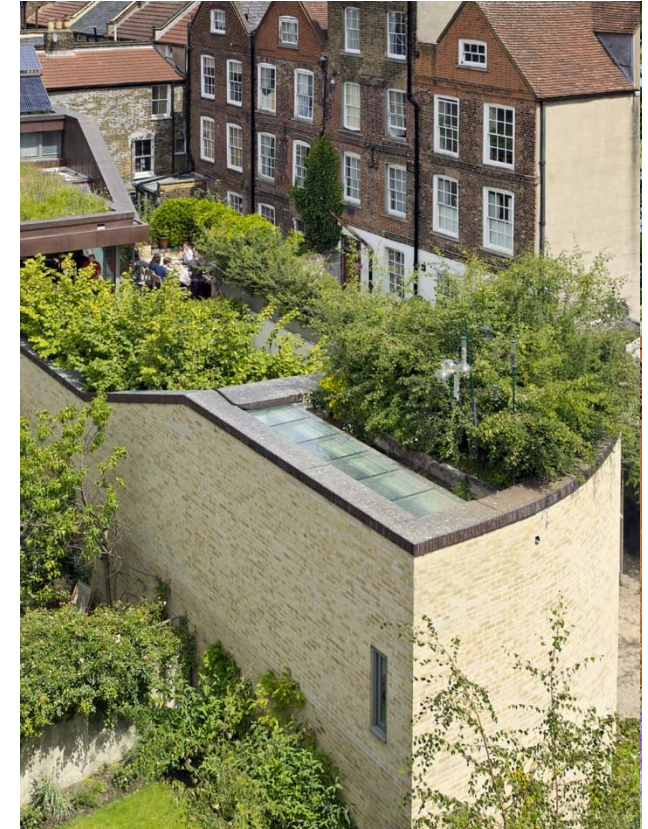


Substrate 150mm:
Wild grassland
Sedum roof for 2 storey component

Substrate 200-300mm:
Perennials, small shrubs, bushes to 3m
Deep planting for single storey component



Substrate 150mm:
Wild grassland
Sedum roof for 2 storey



Substrate 200-300mm
Bushes to 3m
Intensive Green roof for single storey component

ECOLOGY & PROTECTED SPECIES

Application site:

There are no existing buildings or structures on the site.

Nature conservation Desk study:

The following nature conservation designations relating to the site are listed on the magic.defra.gov.uk database:

- The site is within an SSSI impact risk zone. However, the nature of the proposal does not fall into one or more of the categories for which local planning authority consultation with Natural England is suggested. The woodland area to the west of the site attracts the following designations:
- The area is identified as a Local Nature Reserve – Parkland Walk.
- The area is within an SSSI impact risk zone.
- The area is identified as a deciduous woodland priority habitat.
- The area is identified as broadleaved woodland in the National Forestry Inventory.

Protected Species Checklist:**Bats:**

Given the adjacent woodland, the design of any external lighting should be mindful of the potential for foraging bats.

Protecting biodiversity:

Bats: Bats can be affected by light levels which can affect both their roosting and foraging behaviour. No external lighting is proposed within the west facing garden. Light levels on the eastern, Shepherds Close elevation is to be kept low, with the use of low- or high-pressure sodium lamps with uv filtration. There is no lighting near the treeline & or hedgerow, to encourage bats to commute across the landscape. Lights are to be focused to reduce light spill pollution both within the site and beyond its boundaries.

Mammals: During the construction phase, gaps should be left beneath any perimeter fencing to allow free access for foraging mammals, and any trenches left open overnight should incorporate a ramp – such as a scaffolding plank – to allow any trapped wildlife to escape.

Reptiles: All vegetation should continue to be maintained at a short height – or removed - to prevent the development of habitat which is favourable to reptiles.

- Piles of debris, including logs, tiles, rubbish and vegetation all have the potential to be colonised by reptiles; such material should not be allowed to accumulate. If such debris does appear it should be removed off site by dismantling it carefully by hand, which will then allow any reptiles that may be present to escape.
- Site clearance of vegetation should be done with care, and in such a way as to enable any reptiles that might be present to be safely driven towards adjacent habitat.

Increasing biodiversity:

The proposal provides an opportunity to enhance and increase biodiversity. These enhancements include:

- The provision of bird and bat boxes, and integrated swift bricks
- The introduction of a variety of vegetation habitats wherever possible, including unkempt 'wild' areas.
- Landscaping / boundary treatment along the woodland edge by using hedging to reduce potential light pollution and reinforce wildlife corridors.

Mitigation measures to increase biodiversity

DESIGN & ACCESS STATEMENT

Mitigation measures to increase biodiversity:

- The provision of bird (2) and bat (1) boxes and the introduction of a variety of vegetation habitats, including unkempt 'wild' areas.
- A screening hedgerow along the western boundary to prevent light spillage and provide a linear feature to assist commuting across the landscape for protected species, especially bats (3)
- No external lighting proposed in the western half of the site (4)
- Internal shutters & lighting controls in the bedroom at the western end of the building. Levels are to be kept low through the use of UV filtering low or high pressure sodium lights. Light positions and spread will be directed internally to avoid external spillage and light trespass. Fully shielded luminaires are to be used, with no illumination at or above horizontal. Front door entry to use bat friendly lighting (PIR) LED downlight, in accordance with the Bat Conservation Trust and Institute of Lighting Professionals' "Guidance Note 08/18: Bats and Artificial Lighting in the UK"(2018)



Ecology & Protected Species Planning Conditions:

- The proposed native species landscaping scheme and green roofs will aid in enhancing the biodiversity of Parkland Walk, along with conditions imposing the implementation of highlighted mitigating measures.
- Whilst the proposal may result in an increase in levels of lighting in an area where there currently isn't, the luminance levels of any lighting directed toward the Parkland Walk could be controlled by way of condition and thus the impact on trees and ecology overall, would not be material.



Integrated bat box
Wienerberger Habitat



Integrated swift box
Wienerberger Habitat



Bat friendly lighting
(PIR) LED downlight

SUSTAINABILITY MEASURES

Land Use: The proposal is a gravelled, infill site, and in land use terms is a highly sustainable brownfield development.

Passive Design Principles:

- i) **Solar:** The building maximises solar heat gain in the winter months, with a large south facing courtyard. Stone floors adjacent to the courtyard act as thermal stores, bringing natural warmth and daylight deep into the floor plan.
- ii) **Air flow:** The design is dual aspect and cross ventilated, enhancing air flow and stack ventilation.
- iii) **Thermal mass:** The thermally massive brick envelope maintains comfort efficiently and remains relatively cool in Summer. The use of stone surfaces and slab floors absorb heat and re radiate to reduce the diurnal temperature range.

Bio sustainability: The proposal includes a bio sustainable landscape, with biodiverse green roofs to all flat roof areas, integrated swift bricks, and a range of green spaces offering both groundcover and tree canopies.

Space Heating: The proposal includes provision for an air source heat pump.

Overheating: Proposed green roofs provide significant insulative effects, reducing unwanted heat, combined with a cross ventilated plan to purge any heat build up. The lower part of the building is sunk into the hill and connected to the earth. This thermally massive design helps to maintain comfort efficiently and remain relatively cool in Summer. The internal use of stone surfaces & slab floors also absorbs heat and re radiates it to reduce the diurnal temperature range.

Materials: The proposed materials are highly sustainable and reusable, and consist of 2nd hand and reclaimed bricks and wood cladding.

Transport: The proposal is car free and includes provision for secure bike storage.

Rubbish and recycling: The proposal includes separate provision for rubbish and recycling in line with Haringey Standards.

Water use: The proposal complies with Haringey's requirements for internal water use of 105 litres per person/day and an additional 5 litres person/day for external water use.

Solar PV Panels: There is no provision of solar panels. The environmental benefits of living, green roofs are preferred in terms of their biodiversity, thermal mass insulation and green outlook from the surrounding area.

Flooding and Water retention: There is no history of localised or general flooding of this location, however the proposed green roofs and landscaped areas act to slow the flow of water after heavy rain events. The green roof areas will retain water in the substrate, drainage /reservoir board and plants. This water is then used by the vegetation or evaporates back into the atmosphere. The FLL (Landscape Research, Development and Construction Society) reports that, over the course of a calendar year, a green roof can frequently retain 40% of the average rainfall on an extensive green roof with 20-40mm substrate and sedum vegetation, and 90% of average rainfall on an intensive green roof with over 500mm of substrate.

CONCLUSION

The proposal is a detached, part single, part two storey, 3 bed family home and is highly compatible with the family orientated community at Shepherds Close.

The home has been designed by Undercurrent Architects - specialists in sensitive urban sites, and winners of New London Architecture's House of the Year and Wandsworth's Design Award for a house in a Conservation Area.

The application is supported by a comprehensive and detailed Planning Report by Howard Sharp & Partners, demonstrating policy compliance, and considerable material improvements and public benefits.

This work is underpinned by Daylight and Tree Reports which inform the proposed design and layout.

The design was developed in consultation with the residents and neighbours of Shepherds Close, and responds to historical objections, and Officer & Inspector Reports.

Site conditions are materially different and have evolved since a 2019 planning refusal. The application addresses the reasons for past refusal, with a new design and approach, under a new Policy regime and London Plan.

Despite historical objections, there is an awareness of the need to secure a mutually acceptable development for this vacant, brownfield site. It is in nobody's interest for the site to remain as it currently stands - boarded up and visually unattractive, and is only right that it is put into effective use, with a high quality house and landscaping.

The building integrates with the modernist design and layout of Shepherds Close. It matches the size, materials, scale and aesthetic of its neighbours, and celebrates their distinctive architectural style.

The building is informed by the surrounding topography. It steps down the hill, and is no taller than the adjacent garage blocks. The house is set back from the street, with space out front for a garden and other soft and hard landscape features. It is also setback from the south and west, providing a sunfilled private garden and outlook.

The design offers significant landscape improvements, rehabilitating a boarded up, brownfield site, restoring biodiversity and greenery, and reinstating over 80% of the site surfaces to soft landscaped areas.

Proposed landscaping along the street frontage enhances the quality of the public realm in Shepherds Close and reinforces the attractive green vista of Parkland Walk.

The proposed canopy and understorey species increase biodiversity, habitat and ecology, assisting bats and other protected species commute across the landscape and along Parkland Walk.

Proposed green roofs & landscaped areas provide considerable sustainability benefits, acting to slow the flow of water after heavy rain events, reducing demand on the drainage system.

Proposed sustainability measures employ passive design principles, and ensure a low and carbon energy rating.

Mature, native trees are proposed (in keeping with the species of Parkland Walk) so that established greenery can be returned as soon as possible after building works complete.

The proposed development complements the neighbourhood and locality. It has been considered in great detail and been designed to the highest standards, respecting privacy, overlooking, daylight and outlook, ensuring it integrates well within the streetscene, and Highgate Conservation Area.

A Visual Appraisal shows the new dwelling will be principally concealed from all key views in the Conservation Area and wider surrounding.

The dwelling will only be appreciated from the public realm from very limited views within Shepherd's Close itself, and within these more intimate views within the Close itself, the dwelling is seen to sit very comfortably within its plot, providing significant relief from existing adverse views of the prominent brick wall to its north and ensuring an appreciation of open space and green vistas both within and beyond the site are secured.

The proposed home has been designed to the highest standards and will make an important contribution to this locality and the Highgate Conservation Area.

On these extensive merits, the application should be granted planning consent.