

RUSSIAN FOR FISH



Proposed Rear Elevation

Introduction

Priory Gardens runs east to west, connecting Shepherds Hill to Highgate Station. Access is from the eastern end only and Queen's Wood lies to the north. 66 Priory Gardens is situated within the Highgate Conservation Area, sub area 5 Shepherds Hill, in the borough of Haringey.

66 Priory Gardens is a Victorian mid-terrace property, to the north side of the street. It's garden borders Queen's Wood to the north. It is a three storey property, with existing part basement.

The front elevation is faced in red brick with stucco detailing to the ground and first floor canted bays, and to the porch. The facade at third floor is pebbled dashed and painted white. There is distinct glazed green tiling to the front porch area, below dado height.

The rear elevation is faced in yellow London Stock brick, with red brick detailing to the window arches. The timber windows to the ground and first floor are painted anthracite. There is an old metal balustrade to the existing terrace at second floor, which is damage and not longer compliant with Building Regulations.

66 Priory Gardens is not a listed building.
There is no Article 4 Direction within the Conservation Area

Existing and Proposed Uses

The building is currently a single-family house [C3- Dwelling Houses].
The proposed building remains a single-family house [C3- Dwelling Houses].

Planning History

No previous planning history on Haringey Planning Portal.

Relevant neighbouring planning history

HGY/2017/1651 | Permission Granted 10th July 2017
76 Priory Gardens, London, N6 5QS
Replacement side extension, new garden terrace, railings to existing roof terrace and new chimney stack to rear extension.

HGY/2016/2484 | Permission Granted 17th October 2017
38 Priory Gardens, London, N6 5QS
Erection of a rear extension replace existing balustrade with a balustrade of 1100mm to allow access to roof terrace and two small windows to front elevation at lower ground level to provide ventilation to existing lower ground utility room.

HGY/2005/02781 | Permission Granted 6th April 2005
64 Priory Gardens, London, N6 5QS
Removal and replacement of existing rear extension, creation of new terrace with balustrade at rear second floor level and timber decking at rear ground floor level.

HGY/2009/1086 | Permission Granted 11th August 2009
70 Priory Gardens, London, N6 5QS
Creation of new lightwell to front of property

HGY/2008/2083 | Permission Granted 27th January 2009
70 Priory Gardens, London, N6 5QS
Demolition of existing side extension and existing balcony, erection of a replacement side extension and balcony, enlargement of existing partial basement to full basement floor to include covered lightwell to front / rear, and replacement of existing single glazed sash windows with double glazed sash windows.



Aerial Photograph [red line defines site]



66 Priory Gardens | Front Elevation



66 Priory Gardens | Rear Elevation



66 Priory Gardens | Existing Terrace And Balustrade

Proposed Alterations

The proposed alterations that constitute this application are:

1. Basement extended across the full width of the property.
2. New larger roof lantern to existing side return extension
3. Alterations to rear of property, including:
 - New rooflight to rear roof pitch.
 - Replacement railings to existing terrace, with new timber privacy screen
 - New full width patio to ground floor, with new timber privacy screen
 - New double glazed sash windows and doors to rear elevation.

1.

As existing the property benefits from a slim cellar, assumed original coal store, and a deep void [1.1m] between the ground floor structure and soil under the footprint of the main house [not the outrigger]. Currently 1.8m in height it is used as storage, but is awkward to access and use.

In September 2023 severe dry rot was discovered in the front reception room at ground floor. Much of the existing timber floor construction must be removed and the area treated to ensure the dry rot does not spread. This work will be undertaken by specialists. Given the extent of the treatment and remedial work, this application seeks permission to lower the existing basement and the void under the front reception room to allow for a plant room, wc and cloakroom, as well as a larger storage area.

To provide natural light to this area, a lightwell to the front of the property is proposed. The lightwell is in keeping with several properties in the area, but draws specific guidance from the lightwell permitted to 70 Priory Gardens. In relation to the lowering of the basement and formation of the lightwell, we include supporting documents PRIORY GARDENS_ basement structural method statement and PRIORY GARDENS_ basement structural method statement drawings.

2.

The existing side return extension has a lower ceiling than the kitchen and dining room to which it adjoins. This proposal seeks to raise the ceiling in this space, and thus height of the roof and roof lantern. The existing parapet walls to the extension remain as existing.

The proposed rooflight will retain the pitched form of the existing, but will be longer and wider.

3.

- New rooflight to rear roof pitch.

A conservation area rooflight is proposed to the rear slope of the roof, providing light and a view of the sky from the staircase.

- Replacement railings to existing terrace and full width patio

66 Priory Gardens, and its neighbours, were built with flat-roofed outriggers, accessed via French doors at a half-landing level between the first and second floor. This is an original feature and most of the houses enjoy use of this roof area as an additional amenity space.

As existing the metal balustrade to the roof terrace is in poor repair, missing in part and does not comply with current building regulations. The proposed balustrade will be metal to a height of 1.1m, as required by building control. They will follow the perimeter of the existing terrace/ outrigger footprint. They will be powder coated in a TIGER Drylac finish, providing a super durable powder coating that reflects the high standards imposed by the architectural and facade industry on the performance of building envelopes.

The balustrade is based on the balustrade installed at the Hermes store in Amsterdam, please see image overleaf. The spacing has been adjusted to further reduce the solid to open ratio, which, together with the slim profile of the metal work ensures the balustrade does not detract from the view of the property, when viewed from the garden, or from views towards Queen's Wood when the terrace is in use. Nor does it create reflections that inhibit the enjoyment of the rear elevation.

The same balustrade will be used at ground floor, to the edge of the extended patio.

- New timber privacy screen to existing terrace and full width patio

To the shared boundary with 64 Priory Gardens, at both ground and second floor, a horizontally slatted timber privacy screen is proposed. 1.8m at its highest, adjacent to the rear elevation, it steps down to 1.1m at its lowest.

The proposed full width patio at ground floor matches the height of the existing patio, but allows for outdoor dining and wider access steps to the garden. There will be storage below the patio, for garden equipment.

- New double glazed sash windows and doors to rear elevation

The existing windows to the rear of the property are timber sashes, painted anthracite. The proposed french doors to the second floor terrace and ground floor will also be timber and painted anthracite. Local planning permission have been granted for similarly dark painted, or metal, windows. Case officer and conservation officers dealing with these applications noted there would be no direct lines of sight from Priory Gardens, as such these works would have a negligible impact on the conservation area. The doors are to be fabricated by B Murphy & Co., who specialise in restoring and fabricating traditional wooden windows and doors for Listed Building and properties within Conservation Areas. They will match the existing mouldings.

Pre- Planning

Proposals at 66 Priory Gardens were submitted for pre-planning advice on the 23rd August 2023.

The case officer was Nathan Keyte. A virtual meeting took place on the 12th September 2023 and was also attended by Ruth Mitchell - Conservation Officer.

The submitted scheme sought advice on the following:

1.

Erection of a full width dormer extension to the rear with mansard façade, with a depth of 4.0m, height of 2.12m, and width of 5.3m. Materials to match the host building.

2.

Replacement of railings around the property's existing roof terrace. The proposed balustrade will be metal to a height of 1.1m, as required by building control. They will follow the perimeter of the existing second floor roof terrace. They will be powder coated in a TIGER Drylac finish.

Following the meeting and advice provided as set out in document ref: PRE/2023/0149 it was clear that alterations to the roof form would be considered unacceptable due to the impacts upon the Conservation Area and host terrace. In light of this we have removed any form of roof extension.

The brief description of advice provided below and the response [*in italic*], where necessary, refers only to elements retained for formal submission.

Design

With regard to the proposed terrace railings, these are acceptable in principle however the design would be required to be light weight. Drawings and examples of the railing materials/ design to be proposed are to be submitted with any application for consideration.

- *The design of the balustrade remains as per the pre-planning submission. They are to be fabricated in a slender, powdercoated metal. They are based on the railings installed at the Hermes store in Amsterdam. An image of these railing can be seen opposite.*

Impact on neighbouring amenity

The proposal will result in the replacement of the existing simple terrace balustrade with a building control compliant metal balustrade. Considering the existing degree of overlook that exists within the terrace due to terraces, the proposed modification to the existing terrace will not result in an a reduction on the amenity of surrounding properties.

Conclusion

The proposal for changes to the terrace railings are acceptable.



Balustrade At Hermes Store
Amsterdam

Policy Considerations and Application to Design

The proposal has been considered in reference to the National Planning Policy Framework (NPPF), the London Plan 2021, Highgate Neighbourhood Plan (2017), Haringey's Development Management Policies Development Plan Document and various SPDs

Specifically, the following policies and guidelines have been considered:

- London Plan HC1
- London Plan Policy D3
- DPD Policy DM1
- DPD Policy DM12
- Highgate Neighbourhood Plan DH2
- Highgate Neighbourhood Plan DH3
- Highgate Neighbourhood Plan DH10

The following sets out how the proposal meets the aforementioned planning policies and guidelines.

London Plan HC1 Heritage

The proposed alterations:

- conserve the significance of the building, by being sympathetic to their form, scale, materials and architectural detail

London Plan Policy D3

The proposed alterations:

- are not detrimental to the amenity of the surrounding properties
- allow for sufficient daylight and sunlight to the surrounding housing and minimising overshadowing

DPD Policy DM1 Delivery High Quality Design

The proposed alterations:

- relate positively to their locality

DPD Policy DM12

The proposed alterations:

- are of a high, site specific, and sensitive design quality, and respect the form, setting, period, architectural characteristics, detailing of the original building.

Highgate Neighbourhood Plan (2017)

Policy DH2

The proposed alterations:

- seeks to preserve or enhance the character and appearance of the Highgate Conservation Area.

Policy DH3

The proposed alterations:

- is subordinate in scale to the original dwelling, whilst complimenting the character in terms of design, proportion, materials and detail.

Policy DH10

The proposed alterations:

- will be constructed in materials that deliver high quality design.

National Planning Policy Framework [NPPF]

NPPF offers guidance on design issues, paragraph 60 stating that:

'planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to confirm to certain development forms or styles'

Chapter 16 of the NPPF relates to 'conserving and enhancing the historic environment'. With regard to applications affecting heritage assets, paragraph 189 notes that the Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

With respect to conservation areas, paragraph 200 sets out that proposals that preserve those elements of the setting of a conservation area that make a positive contribution, or which better reveal its significance, should be treated favourably.

In line with the NPPF the scheme seeks:

- to take the opportunities available for improving the character and quality of the area
- to adopt relevant sustainable measures to create an efficient building, which has less impact of the environment and in turn climate change
- enhances the existing green infrastructure to encourage biodiversity

Conclusion

Under these plans and guidelines, extensions to residential properties are supported. In terms of conservation and design the scheme has been designed to be subordinate to the existing building fabric, using materials that complement and enhance the architectural character of the host dwelling.

Heritage

Conservation Area Appraisal

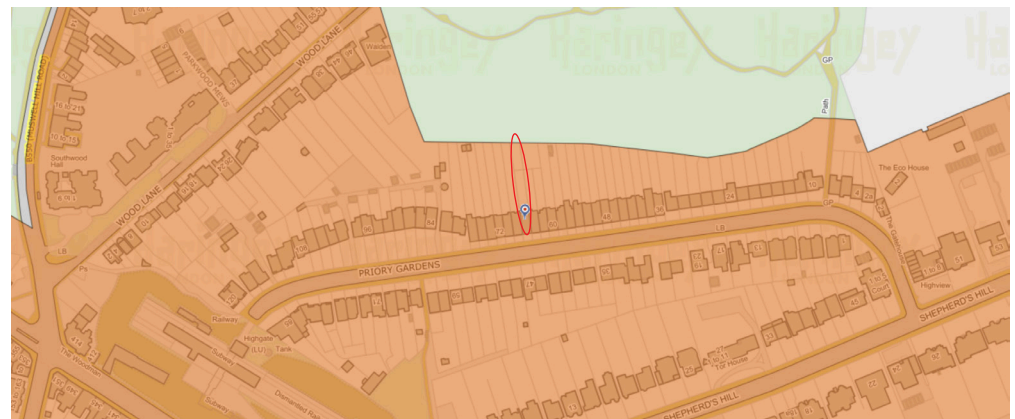
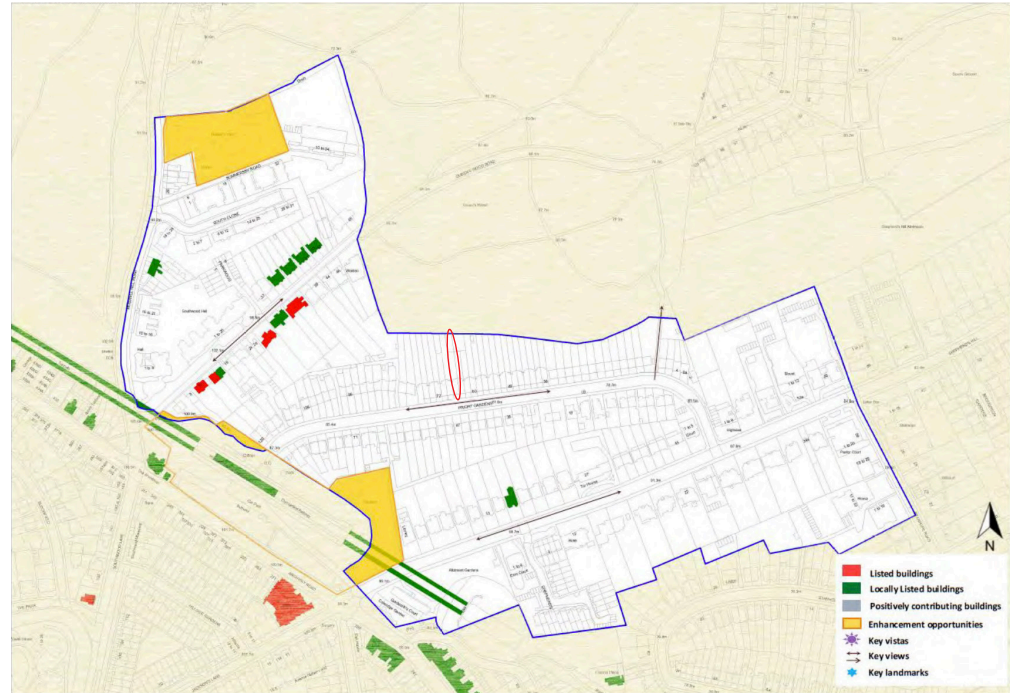
Designated on 21 December 1967, Highgate Conservation Area is overseen by both Haringey and Camden Borough Councils. On the Haringey side, the area boundaries were extended in September 1990 to include the upper and lower parts of the Archway, the Miltons and the Shepherds Hill sub-areas.

The application site, 66 Priory Gardens, falls within the Highgate Conservation Area, Sub-Area 5: Shepherds Hill. Predominantly residential, Shepherds Hill Sub-Area lies to the east and north of Archway Road. On the north side of the street Priory Gardens borders onto Queen's Wood. The houses here, between nos. 36 to 78 [even], were the earliest to be built. They form an attractive three storey Victorian terrace that has been well preserved.

The proposed materials match those found on the host building and are in keeping with the surrounding Conservation Area.

DPD Policy DH5: LOCALLY SIGNIFICANT VIEWS AND VISTAS requires the protection of strategic views, and that proposals should have regard to views identified in Conservation Area Appraisals and Management Plans. The proposals to 66 Priory Gardens do not alter the height or mass of the host building when viewed from the public realm and thus have not impact on views within the Conservation Area.

DPD Policy DH12: HOUSING DESIGN AND QUALITY requires extensions or alterations to residential buildings to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. The proposed alterations at 66 Priory Garden are a series of bespoke and well considered design elements that seeks to enhance the host building, build on existing forms and taking reference from the existing materials.



Highgate Conservation Area [red line defines site]

Land Use & Massing

Total site area: approximately 340 sq. m.

Existing footprint of the building: 78 sq. m.

Existing GIA of house [excluding basement with head height of less than 1.5m]: 173 sq. m.

Total footprint of the building with the new extension: 78 sq. m.

Proposed GIA of house: 205.5 sq. m.

Sustainability

The design seeks to take advantage of natural ventilation and natural lighting where possible. Basic design principles have been carefully considered with the aim to reduce the environmental impact and requirement of the development.

The materials proposed will be of high quality and sustainably responsible. Where possible materials will be sourced from local or UK based producers and suppliers.

Refuse and Recycling

Residential waste collection will remain as existing.

Access

The proposal has been designed in accordance with Part M and Part K of the Building Regulations

Emergency escape from the property will remain as existing and is compliant with the requirements of building regulations.

Conclusion

The proposals seek to compliment the host building and enhance the character of the terrace.

The well considered and sensitive approach to the alterations ultimately adds value to the character of the property and further enhances the surrounding conservation area.

It is our view that the alterations proposed do not adversely impact on the building setting and appearance, nor that of the surrounding conservation area but instead respect and enhance it's character.