

M Scott / Architectural Design

Design Statement

For

Reinstatement of house as 2 flats, new dormer to rear of property and conversion of garage to enlarge existing residential unit.

At

63 Shepherds Hill, London, N6 5RE



Introduction

This Design Statement is written in support of the reinstatement of the house as 2 self-contained flats, the addition of a dormer to the rear of the property and the conversion of the garage to extend the living area of the existing residential unit above the garage.

Site

The application site is occupied by a two storey, detached dwellinghouse of early to mid-20th century age. This property sits in a long, sloping plot, which drops away to the north-west. The dwellinghouse is located on the northern side of Shepherd's Hill, in a line of similar properties. The setting is residential in character, being made up of a mixture of detached properties and blocks of flats. To the rear of the site are the Shepherd's Hill allotments, which are designated as Metropolitan Open Land (MOL). The site is situated in the Crouch End Conservation Area (CA) and to the north-western side of this designated

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heritage asset. The CA Appraisal covering this area identifies this line of properties (63 – 75 Shepherd's Hill), including the host dwelling, as buildings that contribute positively to the character of the CA. The Appraisal notes the red brick & render construction of the buildings and the steeply hipped clay tiled roofs, with prominent brick chimney stacks.

Heritage

Shepherd's Hill is situated at the north western corner of the Crouch End Conservation Area and incorporates Shepherd's Hill, Broughton Gardens and Shepherd's Hill Heights. The area is primarily characterised by its elevated topography and the associated views north to Muswell Hill and south towards Crouch End Hill. Shepherd's Hill is a wide street lined with mature deciduous trees. A large proportion of the properties flanking it are apartment blocks that have replaced earlier Victorian villas. These large blocks are interspersed with mostly detached properties of varying origins. Accordingly, the area is relatively consistent in terms of the large scale of buildings, though is mixed in relation to their ages and architectural design. In addition, large gaps separate the apartment blocks and houses on Shepherd's Hill and afford views north towards Muswell Hill and Alexandra Palace. Several of the properties within this Sub Area are of limited architectural merit, but the views between them and their settings amongst mature London Plane trees and well maintained gardens form the dominant traits that contribute to the character of the area.

The proposed alterations do not effect the character of the area. The only addition to the property is the dormer window to the rear. This can not be seen from the street view. The other change to the property that can be viewed from the street is the addition of windows where the garage door was. The conversion of the garage could be undertaken under permitted development and as such this minor change would not effect the heritage setting in the area.

Reinstatement of house to residential flats.

The house is currently 3 residential properties consisting of the main house, number 63, The Garden flat, located in the basement of the house. This is under a separate title. The flat over the garage, this was approved on 05/11/2003 reference HGY/2003/1651. The property was purchased by my client in 2003, at the time of purchase the house was 3 separate flats. My client altered the house back to a single unit whilst maintaining the garden flat as a separate unit. Confirmation can still be seen for this on both Promap search and the councils own planning policy map search, see image below.

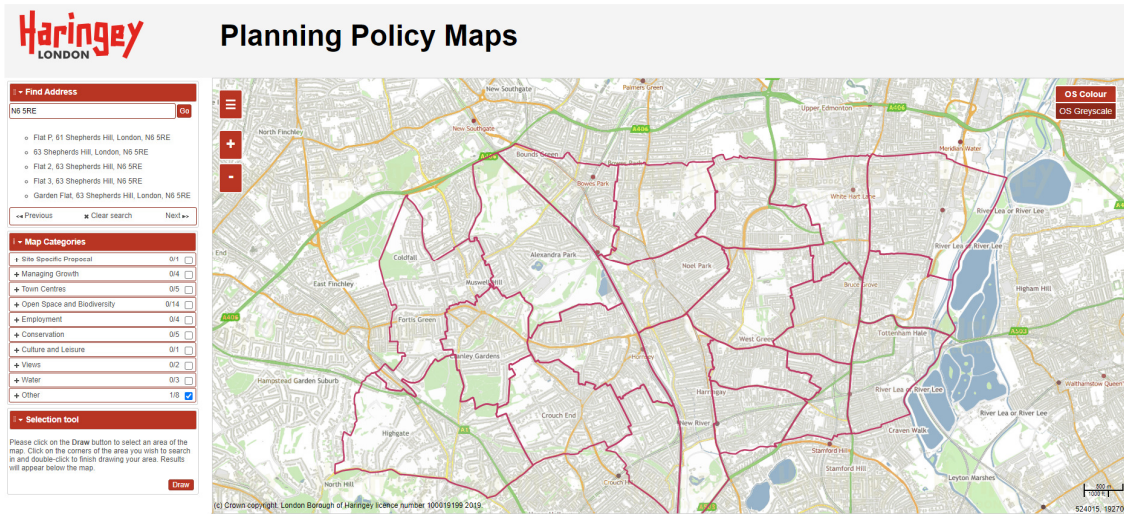
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The proposal is to reinstate the main house to 2 separate residential units as per the proposed plans. Given that the property was registered as 3 units at one point there is no perceived impact on local amenities. The existing gated access is maintained and there is no alterations to the front with existing parking retained.

The proposed dormer to the rear of the roof, will provide additional space to the first floor flat. The dormer faces rear and can be deemed as permitted development, the highest part of the dormer does not exceed the highest part of the existing roof. The additional roof space created must not increase the volume of the original roof space of the house by more than 40 cubic metres for terraced houses and 50 cubic metres for semi-detached and detached houses the increase is 10.8 cubic meters.

Garage Conversion to extend residential unit over.

The existing garage comprises of 3 floors. The lower level, not visible from the road, is used for residential purpose as a gym. The ground floor as seen from the street is currently used as a garage and storage with the upper floor, roof space as a separate residential unit. The proposal is to convert the garage into additional living accommodation associated with the approved unit in the roof. There is a new stair proposed that will connect the 3 floors providing access for this unit to the rear garden. The only physical alteration to the exterior is new fenestration to the front elevation. The proposed new windows will match the existing house windows.

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Conclusion

The proposed extensions and alteration are minimum and could be deemed permitted. The alterations do not effect the conservation area or impact on any of the neighbouring properties. The splitting the existing house into 2 residential units is a reinstatement of the property as it was when brought in 2003. Given the simple nature of the works, the limited impact and the reintroduction of a residential unit on the site, the council should support the application in full.

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