

Design & Access Statement

**Proposed works: Front and rear single storey extension to
16 Shepherds Close**

Prepared by

D a y t r i p . s t u d i o

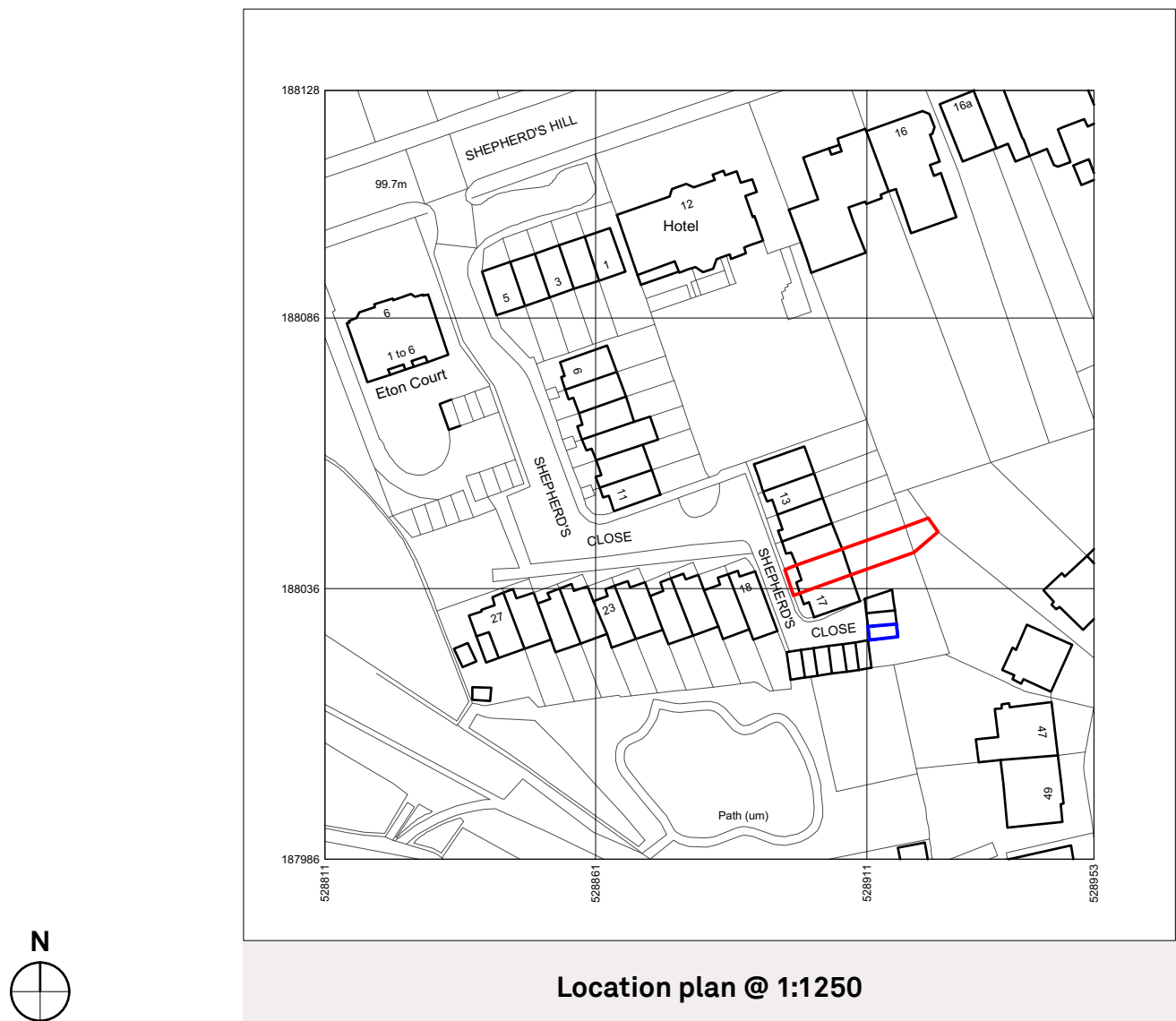
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1.0 Property & Heritage Statement

1.1 SITE

The application site is at 16 Shepherds Close, Haringey, N6 5AG. It is a part of the Highgate conservation area.



1.2 CONTEXT

16 Shepherds Close is a modernist terraced house built in the early 1970's within a cul-de-sac of similar style and period houses. The Highgate conservation area, in which its located, was designated in 1967, however, at the time of construction, Shepherds Close wasn't within the boundary of the Highgate conservation area, only being included when the conservation area was extended for the first time in 1990.

The character and appearance of the houses on Shepherds Close can be defined by their low pitched standing seam roofs, horizontal first floor windows with a repetitive rhythmic fenestration pattern, party wall piers constructed in blue/black brick with weatherboard infill in between, protruding ground floor entrance porches and symmetry as pairs with their neighbours as well as symmetry along the street. There are 6 houses at the lower end of Shepherds Close, 16 being the second from last and is paired, elevationally, with 17. Shepherds Close is a steeply sloping road; the properties follow the topography and step down in pairs, resulting in a further defined visual symmetry between properties.

Both No.12 and No.17 on this road have been extended to the front and the rear previous to this application, whilst many more have replaced the white UPVC windows.





Image: Front elevation No. 16 & 17 showing asymmetry

1.3 PROPERTY

16 Shepherds Close has not been altered since its initial construction leaving it in a tired state of repair. The front elevation is in particularly obvious need of attention since the work on No.17 was completed. The extension at No.17 has created an in-balance between the two properties and accentuates the tired weatherboarding, vertical timber cladding and windows. The initial application (HGY/2022/2219) for No.17 was rejected in 2022, however, it was later approved upon appeal. It was initially rejected for due to the inbalance it created with No.16, in the decision letter one of the reasons was stated as:

'The proposed development by reason of the loss of symmetry with No 16 and the resulting imbalance of the terrace as a whole'.

The existing layout allows only for a small and cramped kitchen, unsuitable for a family whilst also leaving little space on the floor plate for a living and dining area. The buildings plan is narrow and due to it location at the bottom of the Shepherds Close, the interiors feel dark and unwelcoming.

The rear of the property is again in poor repair, the garden is overgrown, the weatherboarding is tired and the addition of the awning on the rear reduces the light into the kitchen and living spaces whilst also feeling alien to the heritage of the street.

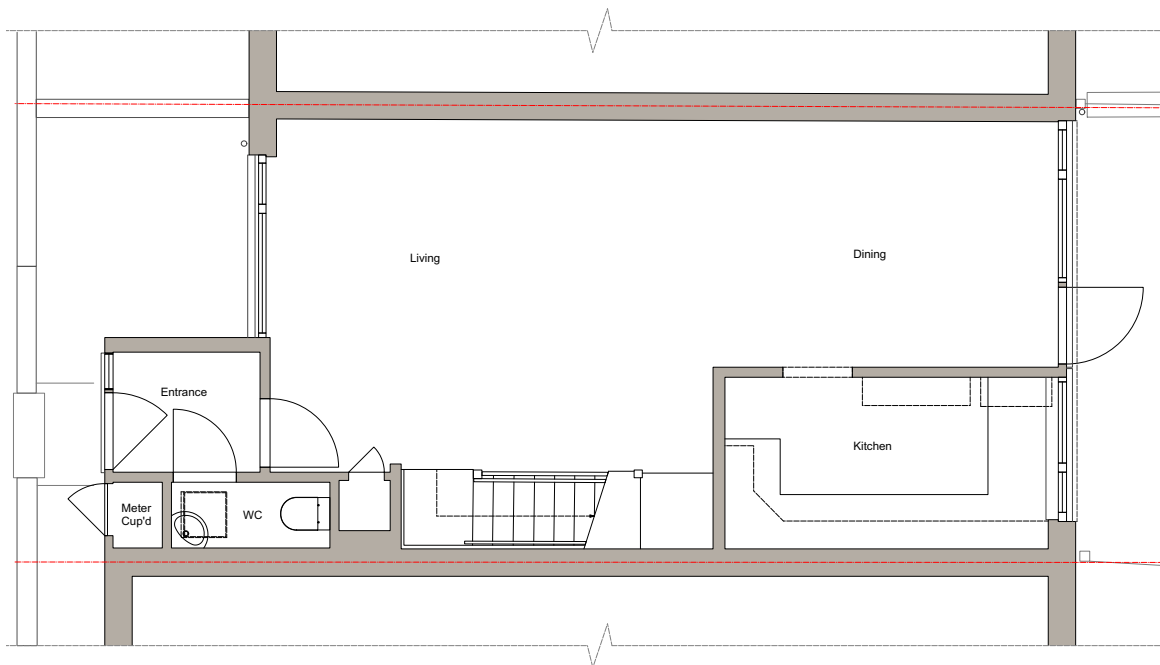


Image: Existing Ground Floor Plan



Image: Rear elevation No.16

2.0 Proposal

The application seeks approval for a single storey front and rear extension to No.16 Shepherds Close, 2no. conservation rooflights within the existing roof fabric and to replace all of the existing UPVC windows with higher efficiency metal windows. The main aims are to improve the presence of No.16 within its context on Shepherds Close and re-instate the symmetry with No.17 whilst improving the properties suitability as a family home.

2.1 USE

The house is currently a single family dwelling and the proposal does not seek to change this use.

2.2 AMOUNT

The application seeks approval for:

- Single storey front extension (GEA: 3.7sqm addition) with 2no. additional rooflights.
- Single storey rear extension (GEA: 21.3sqm addition) with 1no. rooflight and metal framed glazed doors.
- Approval of 2no. new conservation skylights to the south facing side of roof to main house.
- Replacing existing UPVC glazing with more efficient metal frame windows.
- Addition of flue for wood burner

The total proposed additional area (GEA) : 25sqm

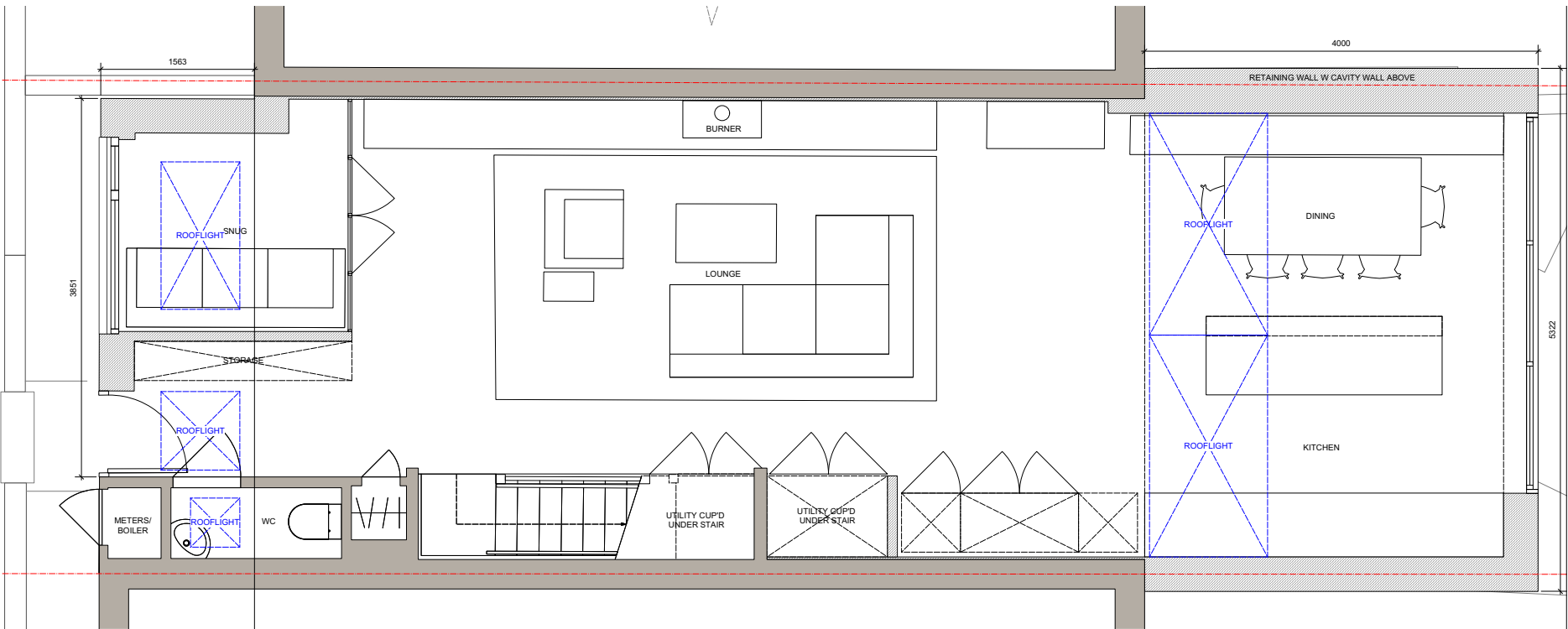


Image: Proposed Ground Floor Plan

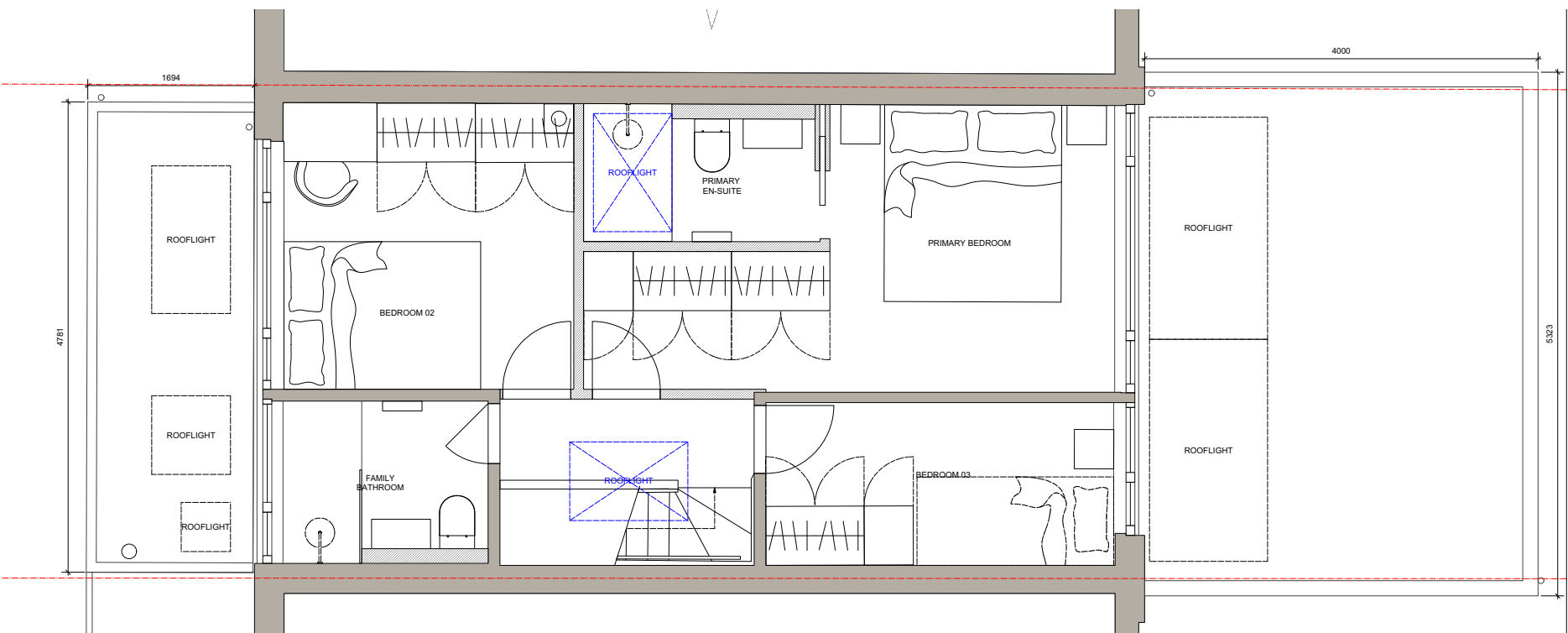


Image: Proposed First Floor Plan

2.3 LAYOUT & SCALE

The layout and scale of the front extension has been carefully considered to be sympathetic to the scale of the street frontage. The front extension seeks to infill the space between the existing porch and the boundary with No.15. It's frontage will align with the existing porch and thus align with the front of the porch/extension at No.17. It will mirror the scale of the front extension at No.17, reinstating the original symmetry. The height of the front porches at No.17 and No. 12 were increased in order to achieve better U-values and to align with building regulations. Our proposal also increases the porch roof height, not only to conform to building regulations but also to reinstate the symmetry with No.17.

The layout and scale of the rear extension has been designed to improve the internal flow whilst allowing adequate space for a more useful family kitchen. The proposal seeks to extend out by 4m and will be 3.1m in height. The rear extension is sympathetic to the scale of the rest of the house. A rooflight is added to the rear extension to bring natural lighting deeper into the interior spaces. Furthermore, the floor level at No.16 is considerably lower (circa 1.4m) than No.15 which sits to its North/West, so the scale of the proposal will have minimal impact on No.15's access to light.

2.4 APPEARANCE & CONTEXT

Both the front and rear extensions have been designed to align with the vernacular style of Shepherds Close. The front extension will be clad half in brick and half in timber weatherboard to match the existing conditions. The front door will also be in timber finish to match the timber cladding, all in an arrangement that mirrors the pairing with No.17.

The rear extension will also be built of brick to match the existing. One of the characteristics of these houses is the vertical blue/black brick piers that separate the neighbouring properties. The proposal has been informed by this feature and extends the brick piers at ground floor level, broken centrally by the glazing band that runs through the middle. This approach builds upon the original character of the building whilst also being respectful to the existing.

All the proposed windows, whether in the extension or replacement for UPVC windows, will be in a powder coated metal finish. Often, buildings of this era would utilise metal windows and we feel that this will add to the character and heritage of the building whilst also being an improvement on the buildings performance as well as aesthetically on the existing UPVC windows. The rear extensions slim profile, metal frame, sliding glazing system will also be in a powder coated finish to match the windows, this will help unite the property stylistically.

The rooflights on the front slope will be conservation style rooflights and sit as low as possible within the standing seam cladding, in a finish to match the roof. The further rooflights will be standard flat rooflights, also in a finish to match the roof.

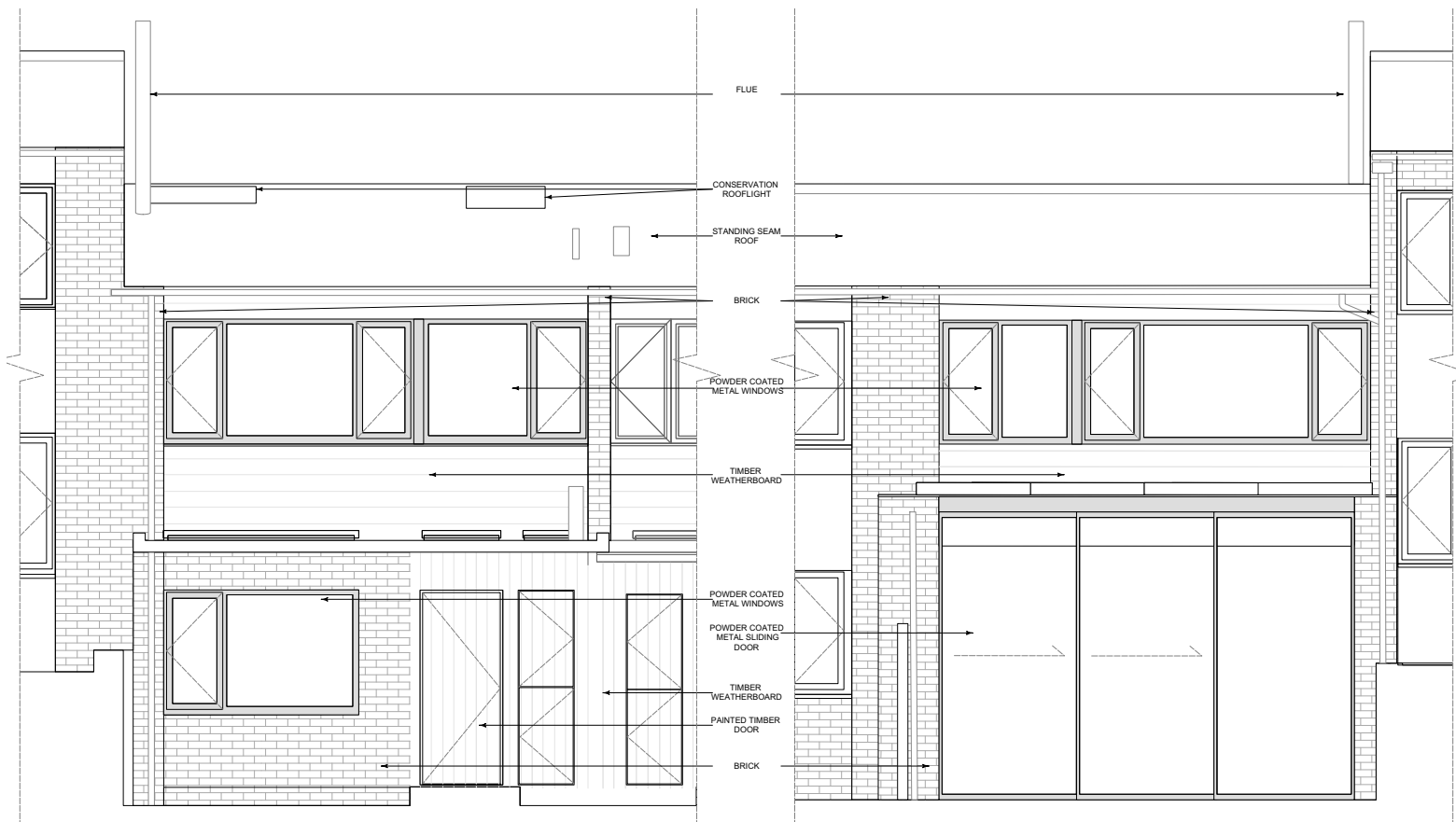


Image: Proposed Elevations

2.5 LANDSCAPING & ACCESS

The proposal does not seek to change the access to the property. The landscaping to the front is currently hard landscaped, the proposal does not seek to change this area either, however, it will be reduced in size by the front extension. The landscaping to the rear will be adjusted to a level access threshold between the internal and external areas. The garden is currently between 0.3m and 0.6m higher than the current existing floor level of the property, so there will be a step in the landscaping midway through the garden in order to access the higher level of garden at the rear.

Outside of this planning application, there is a proposal for a garden room which will be completed under permitted development. The total developed land (rear extension and garden room) will equate to less than 50% of the total garden area.

3.0 Supporting Documents

EXISTING DRAWINGS:

- 2332_00_001 LOCATION PLAN
- 2332_00_002 BLOCK PLAN
- 2332_01_001 GROUND FLOOR PLAN : EXISTING
- 2332_01_002 FIRST FLOOR PLAN : EXISTING
- 2332_01_003 ROOF PLAN : EXISTING
- 2332_02_001 ELEVATIONS : EXISTING

PROPOSED DRAWINGS:

- 2332_00_202 PROPOSED BLOCK PLAN
- 2332_01_201 GROUND FLOOR PLAN : GA
- 2332_01_202 FIRST FLOOR PLAN : GA
- 2332_01_203 ROOF PLAN : GA
- 2332_02_201 ELEVATIONS : PROPOSED

Thank you