

DESIGN AND ACCESS STATEMENT

P r e p a r e d B y . . .



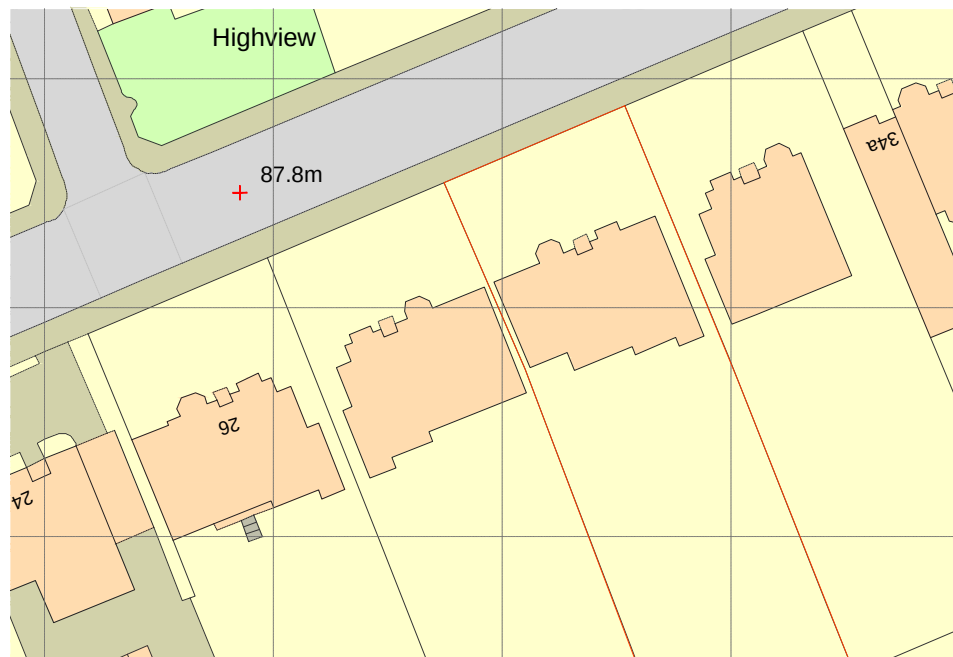
Colin Wilde
30a Shepherds Hill
London
N6 5AH

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INTRODUCTION



Current site



Site OS Map, Not to scale

This Design and Access Statement relates to a full planning application at 30a Shepherds Hill, London, N6 5AH. The site is located within the Highgate Conservation Area in the South-West of the London borough of Haringey.

Proposal:

1. This application is in support towards the development of inserting two new “light-wells” to the front elevation of the existing building, to enable the existing property to be increased by two number rooms. The site is positioned on the south side of Shepherds Hill.

2. New window configuration to rear elevation to enable access to a new proposed free standing balcony, accessed directly of the ground floor, living space.

Design Aims:

This design aims to develop the existing property with two extra rooms (complete with 2 new light-wells) in the style that is still in-keeping with the character and sensibility of its surrounding area.

This statement will set out the reasons why we believe this planning application meets the design and access requirements of the London Borough of Haringey council. With attention given to how the proposed works reflects consideration to its local context and environment, local policy and past developments in the surrounding area.

This property has had several small applications for a competent person, or building notice, predominantly for internal works in the building, across 30a, b & c.

Site Area:

1,433	sqm
15,428	sqft

SITE LOCATION



The site at 30a Shepherds Hill, London N6 5AH is a spacious four-storey detached house with red brick walls. The neighbourhood is mainly residential and quiet.

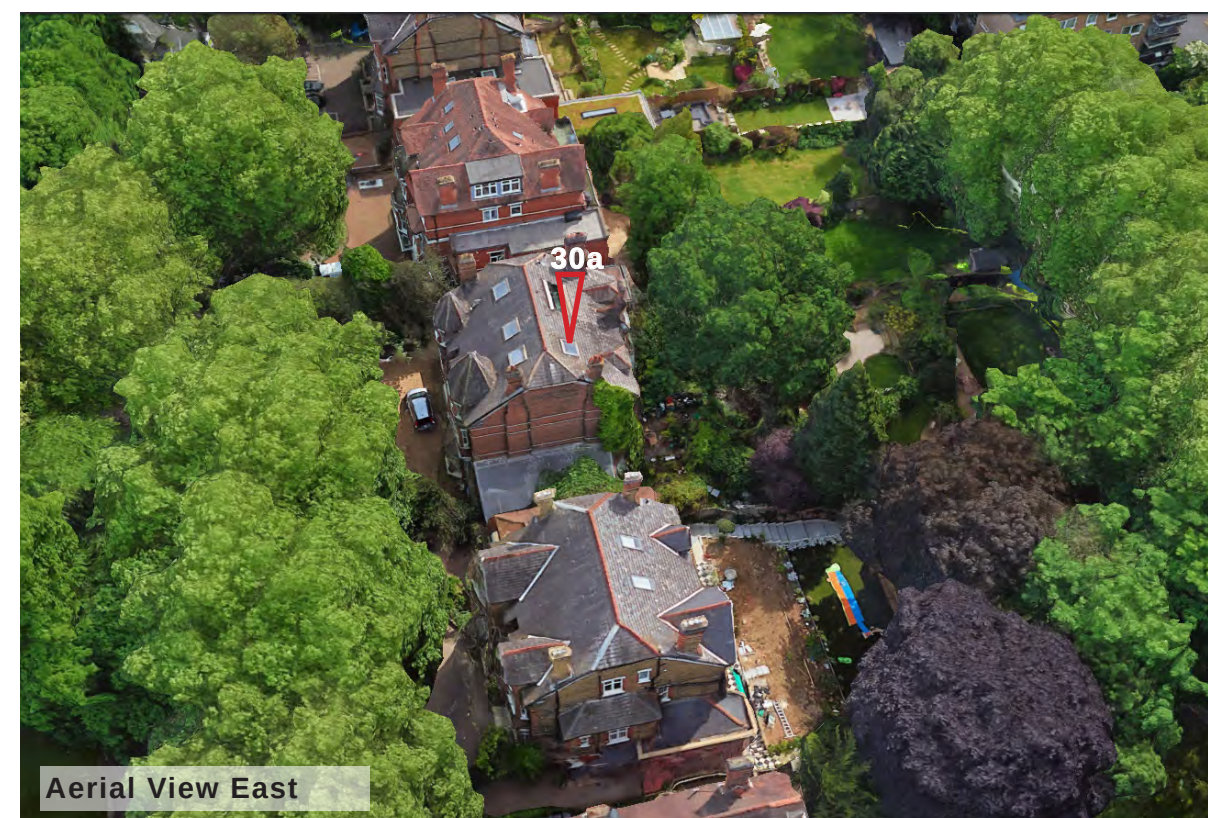
The house is divided into three separate units: 30a, 30b and 30c. The owner of the site is No. 30a.

The house faces north and has a setback from the sidewalk, creating a front yard that can be used for parking by the residents. There is also a brick garage with a sloping roof on the west side of the house, which has a different brick colour than the main house. The garage extends along the side wall of the house.

There is a passage on the west side of the house that leads from the front yard to the back garden, where there is a storage space for the upper floor units.

The back garden is large and sunny, facing south. It has two levels and a variety of landscaping elements, such as paving, plants and grass.





EXISTING PROPERTY

Site Photography



1 Street Facing / Front



2 Separate flat entrances (red 30b, green 30c)



3 Entrance to 30 a (Application Property)



4 South Elevation/ Rear facade



5 Rear Garden split level and Landscaping.



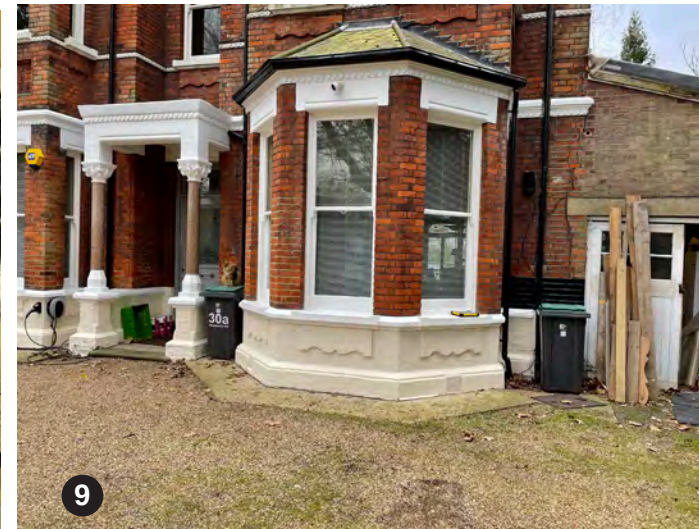
6 East facade path/ route



7 Garage Rear Elevation



8 Garage Internal View



9 Bay window facade feature



EXISTING PROPERTY

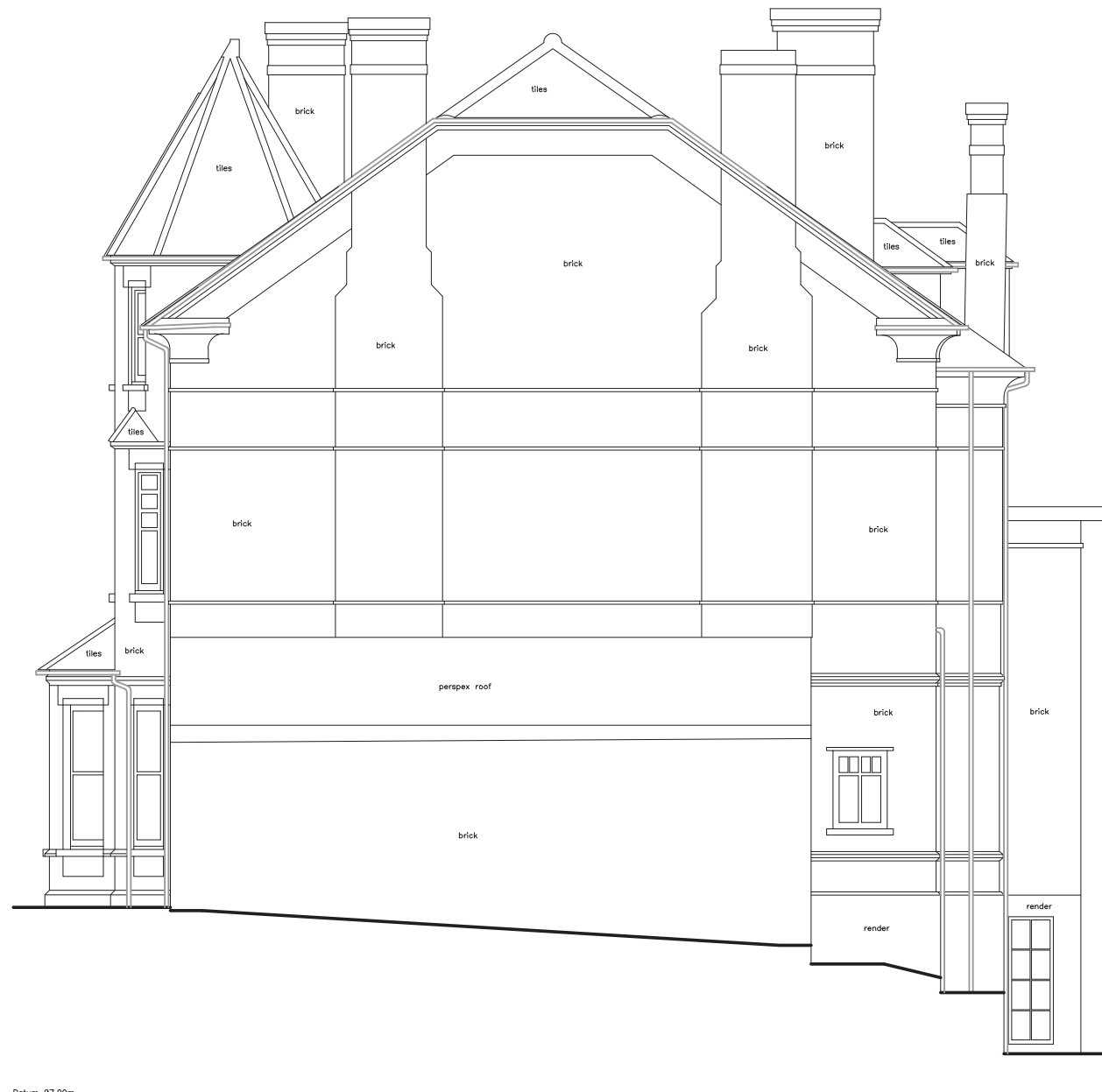
Survey Drawings Elevations



Existing Front elevation (not to scale)



Existing Rear Elevation (not to scale)



Datum 97.00m

Existing East Side elevation (not to scale)

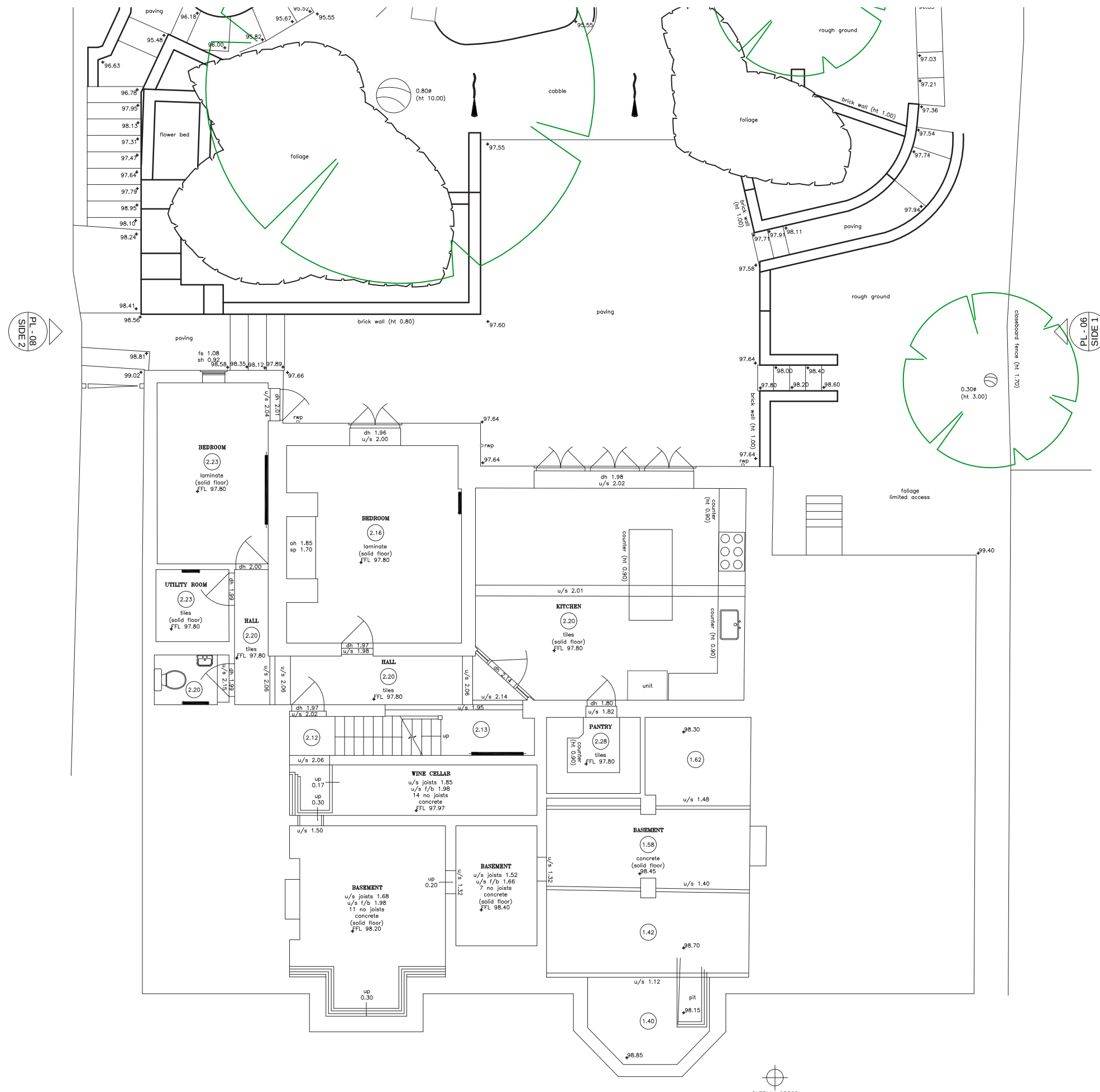


Datum 97.00m

Existing West Side elevation (not to scale)

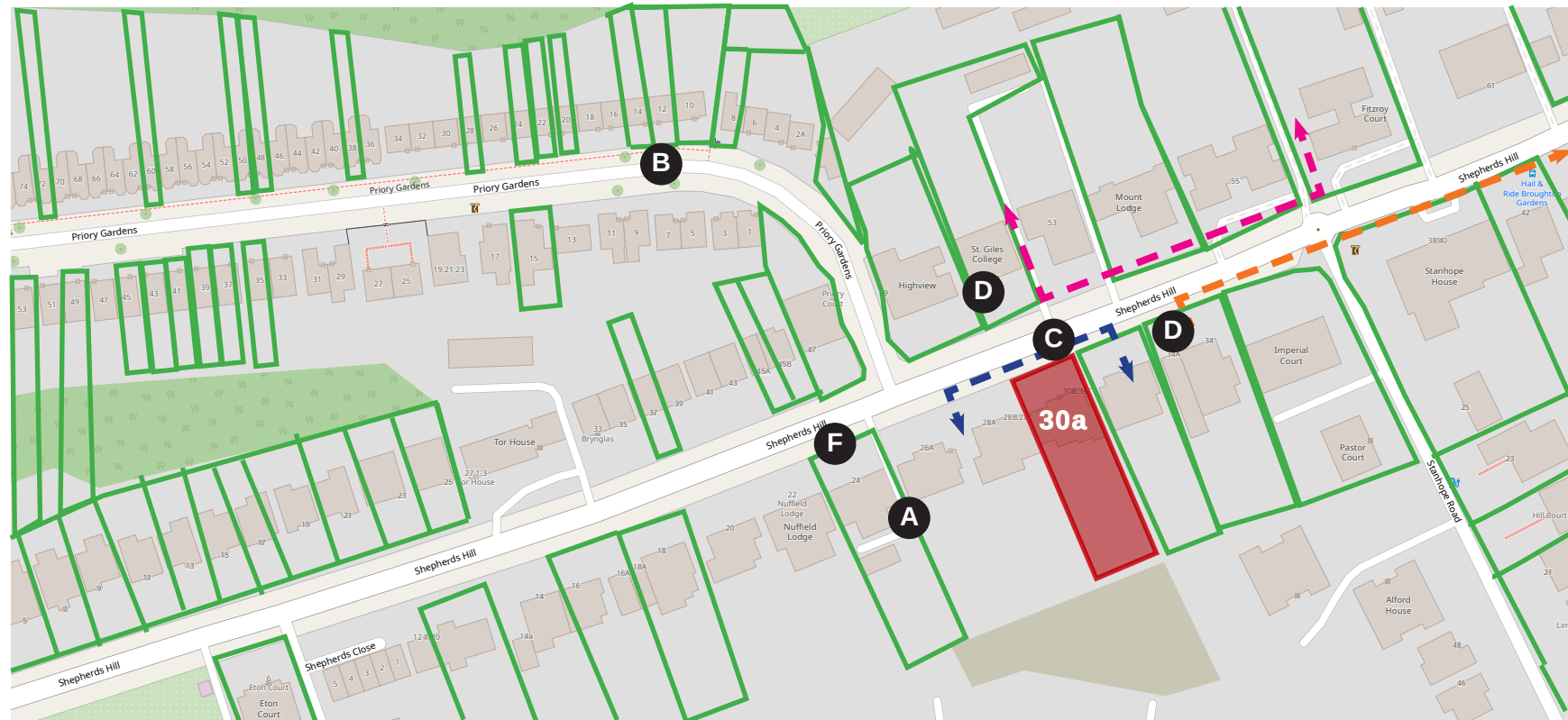
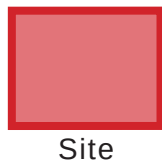
EXISTING PROPERTY

Survey Drawings Plans



Existing Basement Plan
n.t.s

Tree Preservation
Order Area



SITE CHARACTERISTICS

General Characteristics:

For the analysis of the characteristics of the surrounding neighbourhood we have referred to the "Highgate Conservation Area,' Character Appraisal and management plan 2013" report.

As an overview Shepherds Hill has a cohesive character, populated with predominately early 19th - 20th CE 3 - Storey detached houses. The area is also characterised by the leafy rear gardens and mature trees on both sides of the road.

Concerning the public realm, street lights are generally modern, sidewalks are tarmac with no significant street furniture.



No.1. Highgate Library

Highgate Library, located further west of the site on Shepherds road is a striking 1902 two storey red brick building with turrets and half timber walls. It is locally listed and a noteworthy feature of the neighbourhood, giving the identity and character to the features of the area.



Shepherds Close is 1960s development with 2 & 3 storey town houses



Priory Gardens has a cohesive mix of Victorian 3 storey terrace and early 20th CE2 storey detached and semi houses



No. 27-31

Tor House, a four storey modern block of flats in red brick, which is slightly below the level of the road and surrounded by tall trees

No. 33- 45

Smaller 2 Storey pre-war houses that sit below the street level. Some of the original features have been retained.

No.47 is a large Edwardian house converted into flats



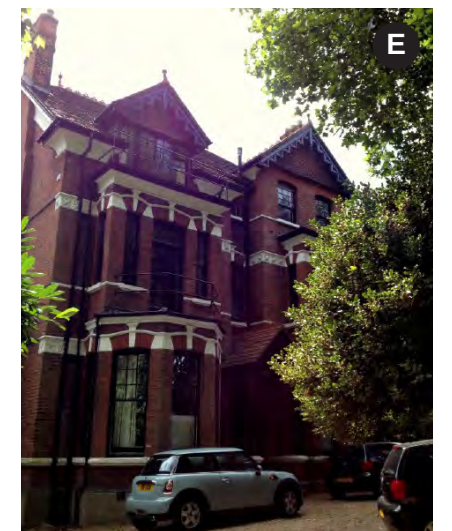
No. 51

English language school. This is a Victorian building that is detached and double fronted. Made of the same brick as the buildings on the opposite side. House has a large bay window and elaborate wooden porch.



No. 53, 53a & 55

All large modern developments of 3 & 5 storeys containing flats. They are all brick but no.53 has wooden panels and 55 has fibreglass



No.32 Shepherd's Hill



No.24 Shepherd's Hill

PLANNING HISTORY

14 Shepherds Hill , N6 5AQ

PERMISSION GRANTED FEB 2012

This application is made by Mr and Mrs D Charlton for the conversion and enlargement of the existing coach house, bed-sit, and one bed flat in to a four bedroom single family home.

It follows on from the recently approved application HG/Y/2011/1351 which established that the principle of change of use of the coach house to residential was acceptable.

The main focus of the design has been on the front elevation and the rear extension massing. It has been the intention from the start to preserve the character of the coach house, while increasing the standing and level of finish in comparison with its neighbour, so that it holds its own as a separate dwelling.



Proposed Elevation



Present day street view of property



Proposed render of the coach house form the NW



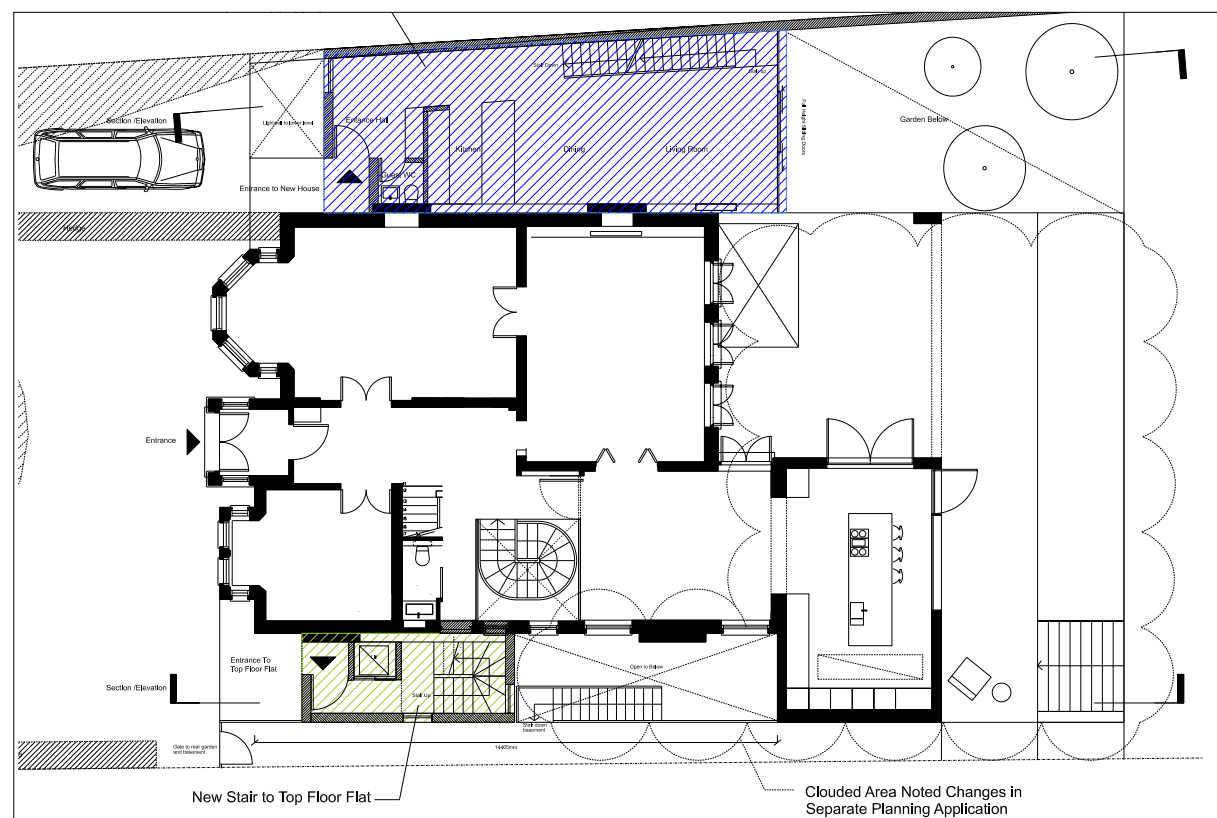
PLANNING HISTORY

42 Shepherds Hill , N6 5AQ

PERMISSION GRANTED MAY 2015

This proposal is for the construction of a new single family house attached to the east side of the main existing house. The house would be 2 floors above ground level and one floor below ground level. The house will be set back from the main house at the front and the roof will finish under the roof-line of the main house in order to remain subservient to the main house in scale and massing. This house will have a contained garden to the rear that would be separated from the main house garden.

The purpose of the new single family house is to optimise the current property's potential by providing a high quality living accommodation for a single family. It also proposes the construction of a new external stair to the west of the main house.



Ground Floor Plan of Proposed Development



Present day property street view



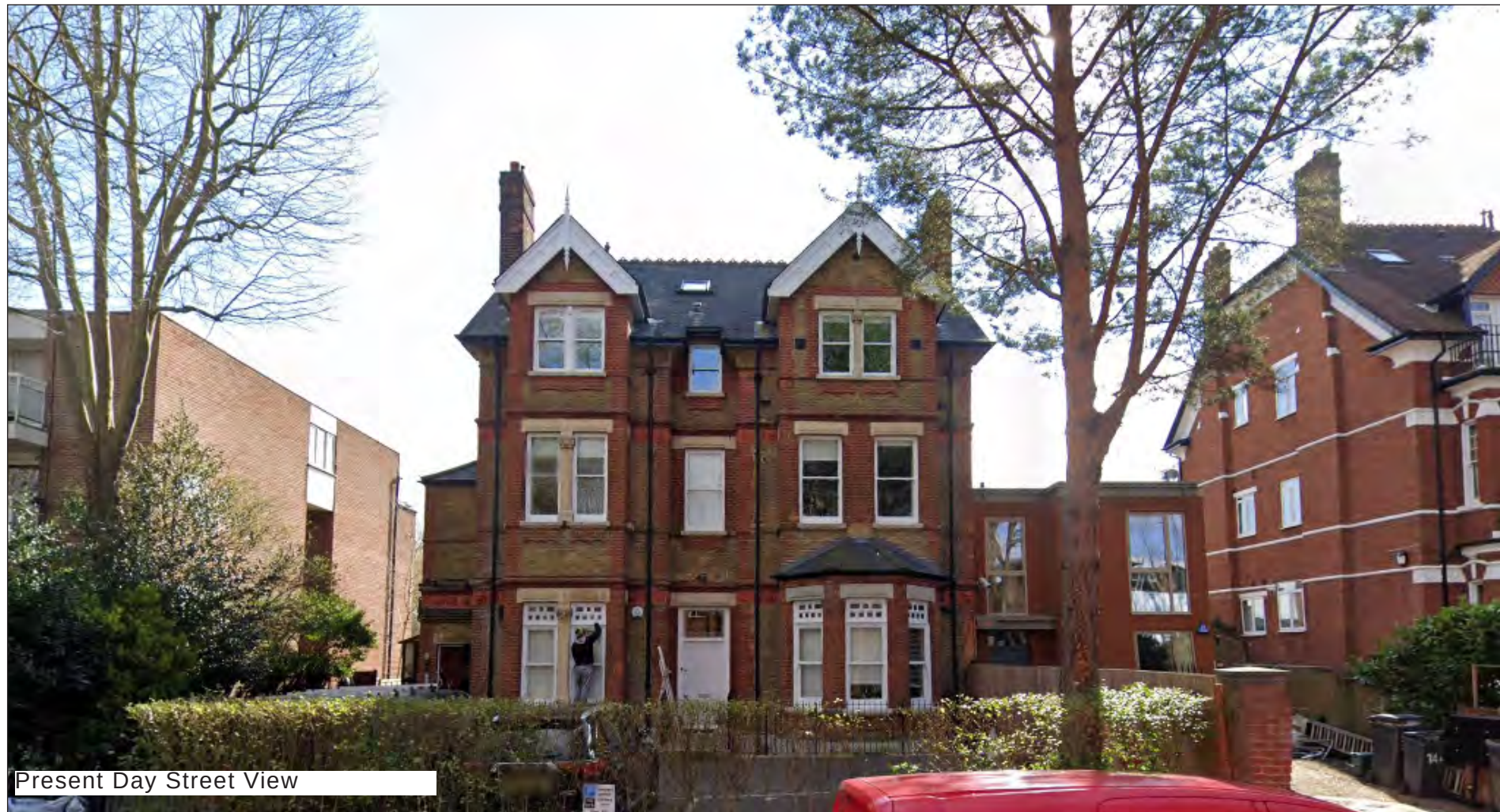
PLANNING HISTORY

34 Shepherds Hill , N6 5AQ

PERMISSION GRANTED MAY 2008

The proposal at this site was towards the demolition of the existing coach house at the west side of the residential main house at No.34 and in its place construct a new self contained 2 storey coach house, inclusive with a light well and independent access.

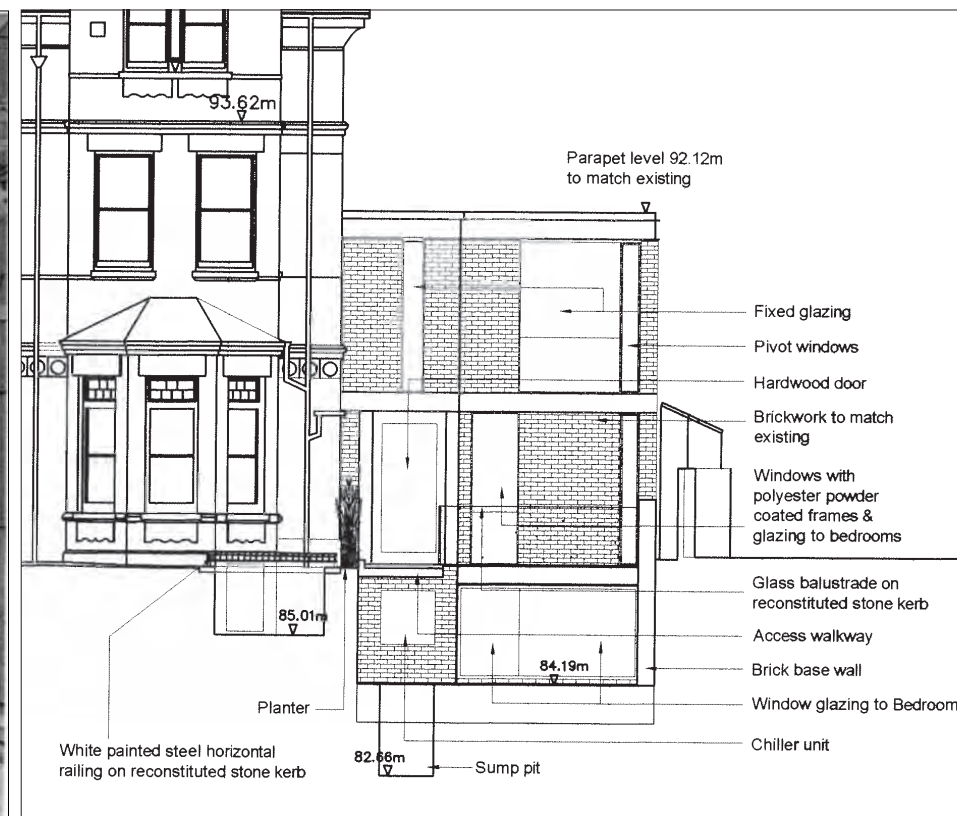
The proposal also involved the demolition the existing rear garages to the rear and the construction of the proposed Pavilion.



Present Day Street View



Proposed Elevation



Present day property street view



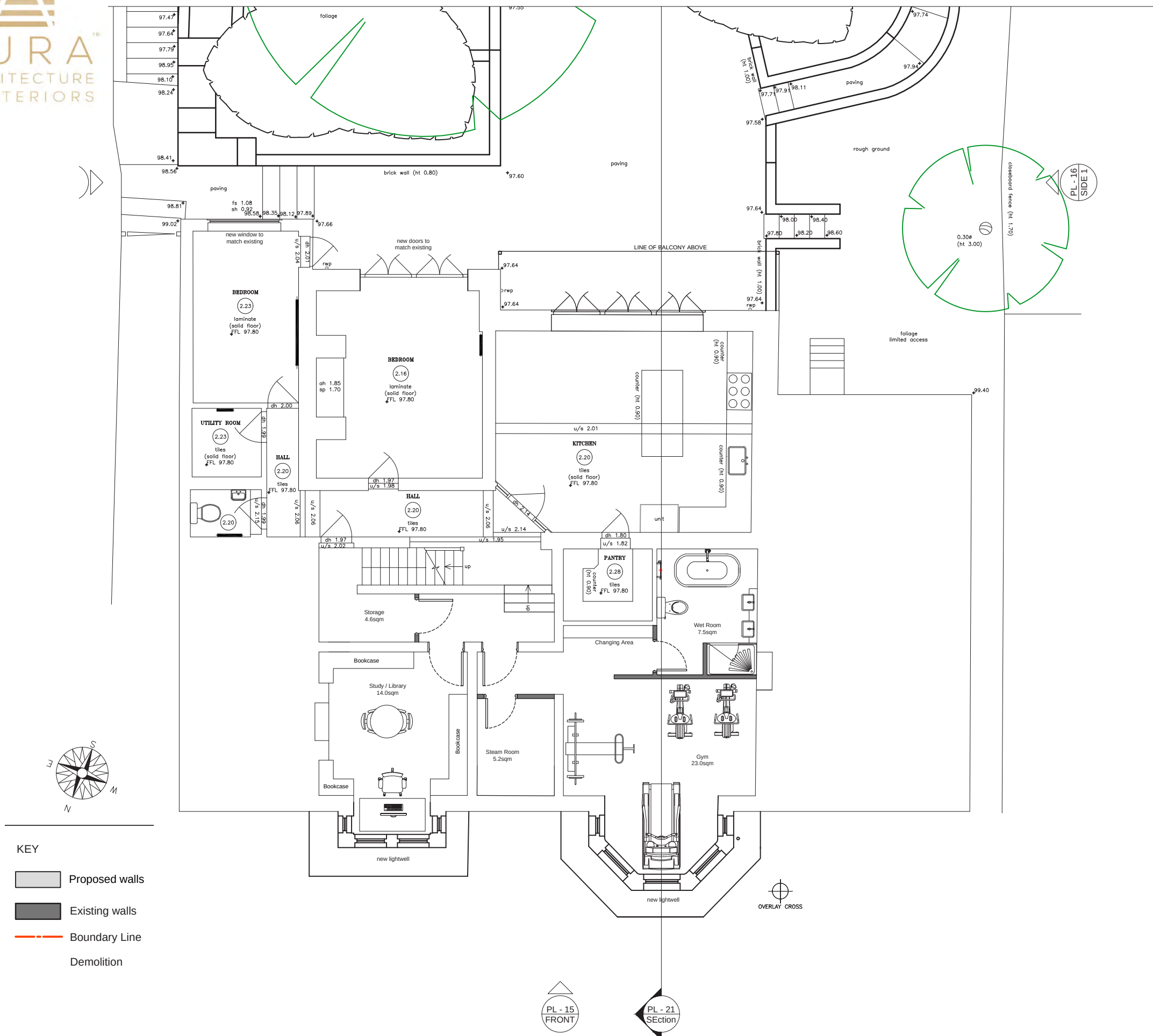
PROPOSAL

Proposed Floor Plans

Proposed Basement Floor Plan

The existing basement has a reduced floor to ceiling height to the front of the building (cellar space), the proposal looks to make full use of the existing footprint by reduce digging the existing level and introducing two new light-wells to the front elevation, to enable light into the newly formed bedrooms.

The ground floor and basement have both been developed with conscious consideration towards reusing / maximising the existing building within its current footprint.



Drawing not to scale

Refer to respective drawing sheet for full drawing

PROPOSAL

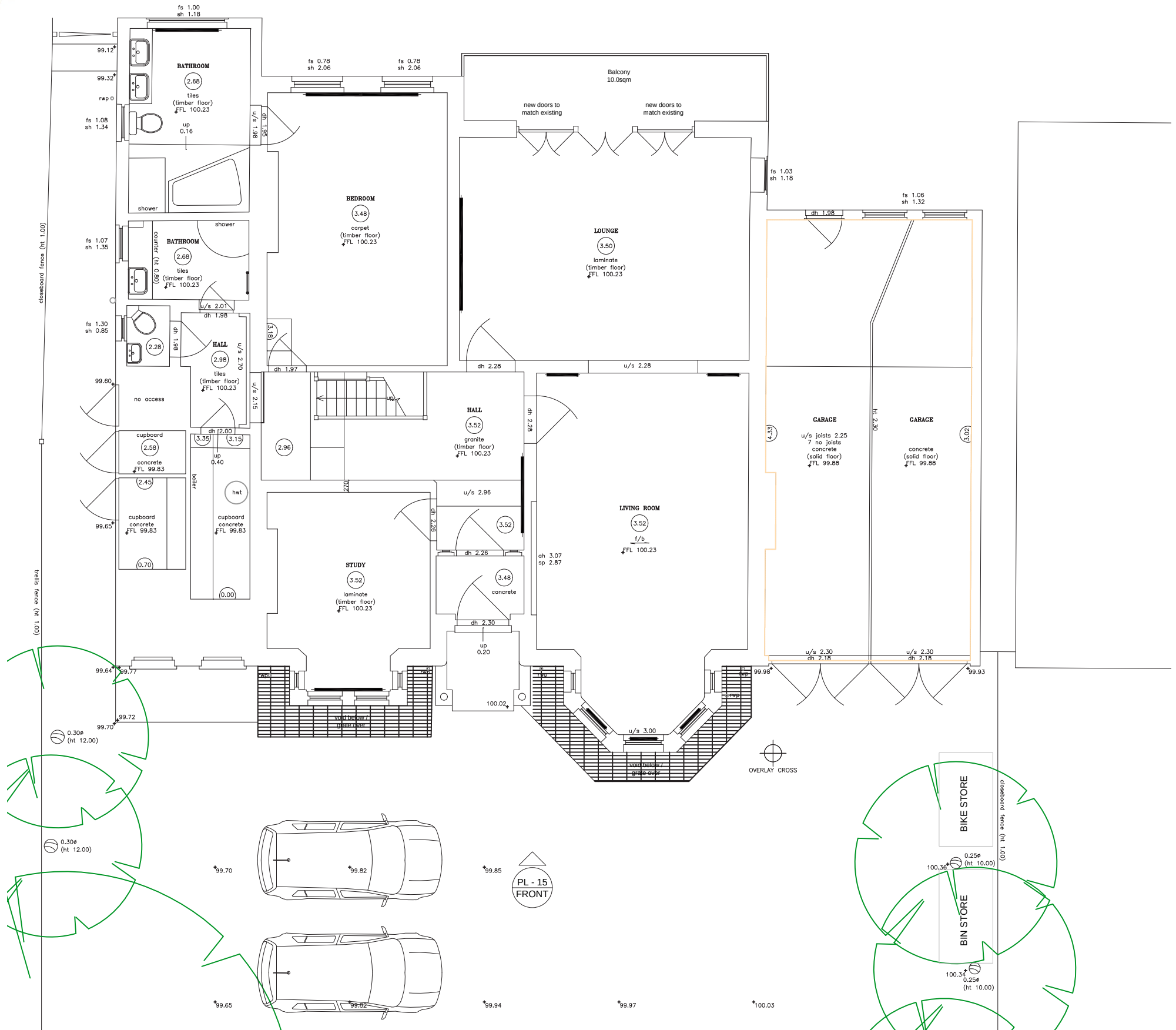
Proposed Floor Plans



Proposed Ground Floor Plan

The ground floor level features the primary access into the home from street level. This proposal looks to introduce a balcony accessed from the existing reception space, with a new glazing configuration to maximise the natural light into this space.

The light well on this level provides daylight to the basement, bedroom and level



Drawing not to scale
Refer to respective drawing sheet for full drawing

PROPOSAL

Proposed Elevations

Proposed Front Elevation (North)

The design proposal aims to create two new light-wells on the front facade by replicating the size and appearance of the existing bays. The proposed light-wells will maintain the architectural style and features of the main building to ensure consistency and harmony.

The dimensions and shapes of the openings in the proposed light-wells are carefully designed to match the proportions of the existing structure.



FRONT ELEVATION

Drawing not to scale

Refer to respective drawing sheet for full drawing

Proposed Side Elevation (East)

The proposed terrace on the ground floor will not alter the east elevation of the existing building, except for adding a metal structure and a glass balustrade. The choice of these materials is intended to reduce the visual impact of the new feature on the original architecture.

LEGEND

- ① Proposed metal balcony structure
- ② Proposed glass balustrade
- ③ Proposed metal balustrade
- ④ Proposed windows to match existing
- ⑤ Proposed windows metal (sliding)

Drawing not to scale
Refer to respective drawing sheet for full drawing

PROPOSAL

Proposed Elevations

Proposed Rear Elevation (South)

The design of the south elevation responds to the garden at the back, with wider openings to let light into the lower level.

The proposed openings on the elevation are harmonious with the existing openings on the main building. These will create good links between the ground level and the rear outdoor space / garden.



LEGEND

- ① Proposed metal balcony structure
- ② Proposed glass balustrade
- ③ Proposed metal balustrade
- ④ Proposed windows to match existing
- ⑤ Proposed windows metal (sliding)

Drawing not to scale

Refer to respective drawing sheet for full drawing

External Access into Proposal

Primary access into the property from the street through existing door on ground level.

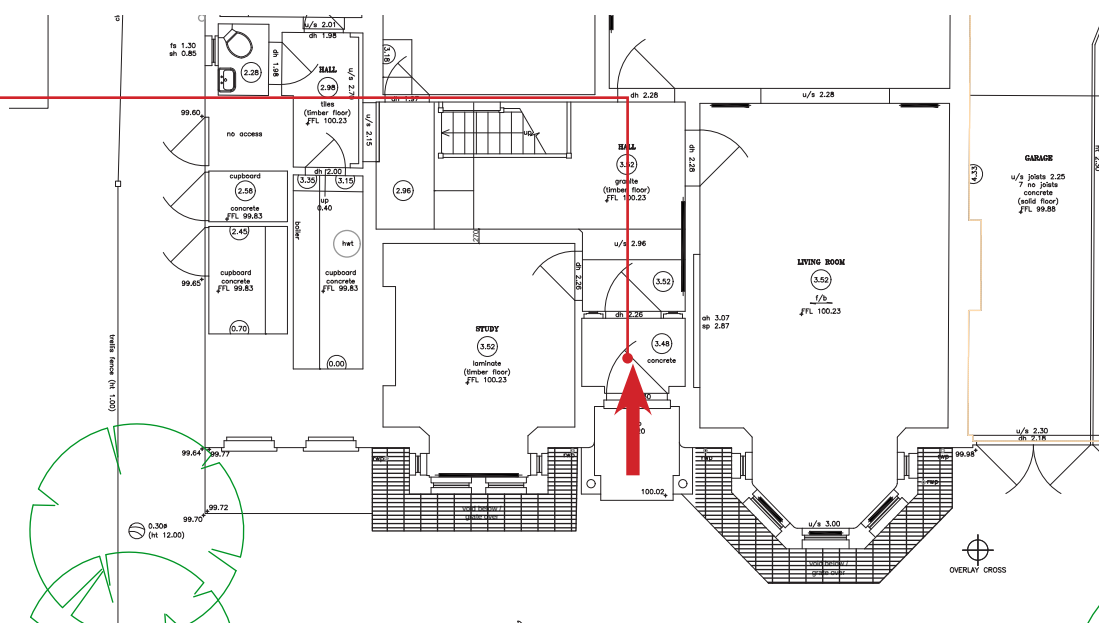


Access

The primary means of access will be through the front door on the north facing elevation, similar to the existing entrances for the other units, and access to the rear garden via the existing basement door. The rear garden can also be accessed via a timber gate and pathway on the eastern side/ elevation however this would primarily be used by the other units.

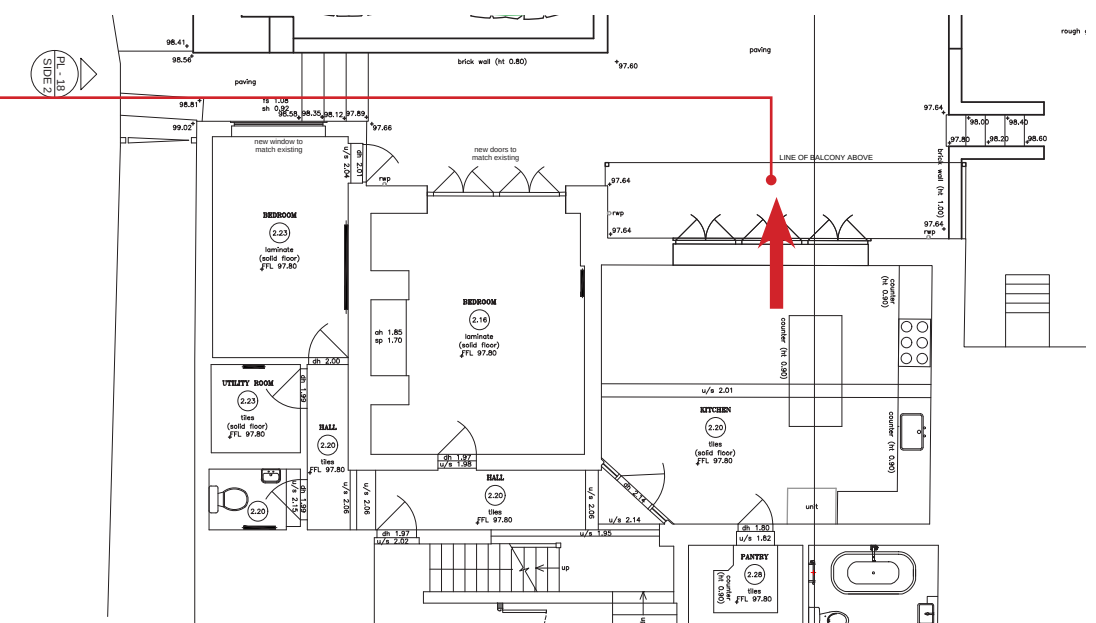
Principally all access points will remain as existing, proposed light-wells will have no available access.

Primary access into the building is via the front door, this will remain the same.



Proposed Ground Floor Plan
(Not to scale)

Primary access into rear garden through existing basement rear doors directly from the kitchen area, with additional secondary access via an existing bedroom and garage



Proposed Basement Plan
(Not to scale)

Landscaping

Existing landscaping to be retained, see photos below



Front Garden / Drive



Front Garden / Drive



Rear Garden



Rear Garden

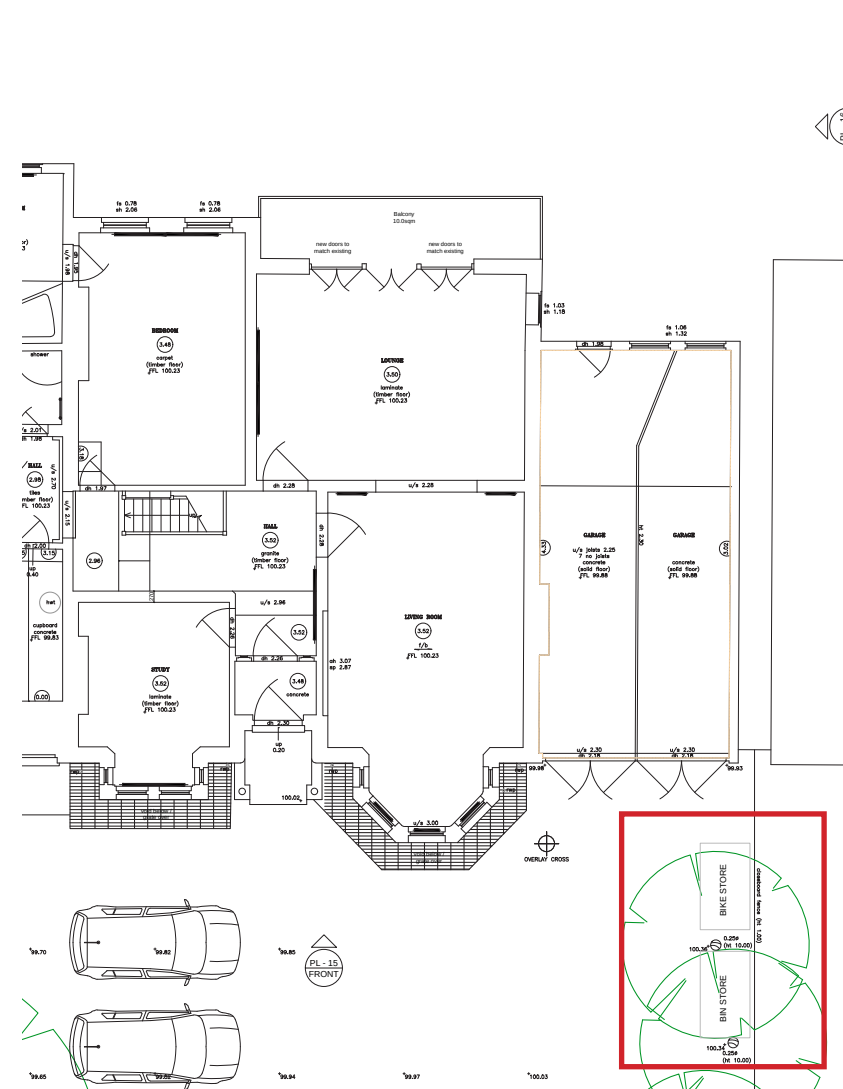


Rear Garden



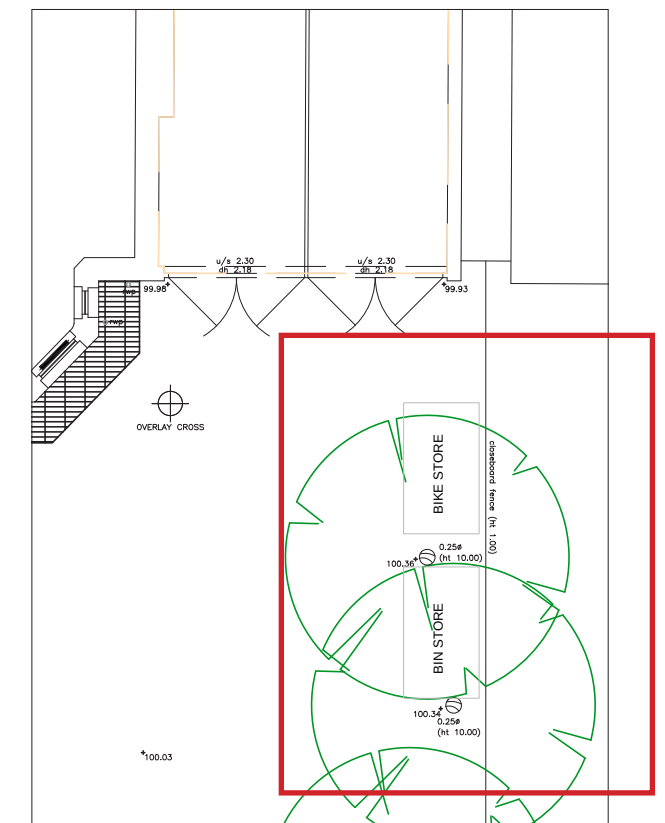
Rear Garden

LANDSCAPING, BINS & BIKES STORE



**Proposed Ground Floor Site Plan
(Bins & Bike Store Location)**

Drawing not to scale



(Bins & Bike Store Location)

Drawing not to scale

Bike and Bin Store

Bins and Bikes storage located in easy access close to the front entrance with minimal impact on front elevation.



Bike Storage



Bike Storage



For the consideration of the development of the design proposal, reference has been made to the Highgate neighbourhood plan.

Relevant policy in blue, Response in black

1.4.3 Maintaining a ‘real’ place to live

Highgate is characterised as a real place to live. It features a very traditional urban pattern associated with the self-contained ‘villages’ of London: large areas of residential properties; various small businesses centred around the area’s high streets; and a wide mix of local people both working in and attending the schools, healthcare facilities and other community services.

This property is 3 bedroom unit, designed to be compliant to disabled access and needs. This serves to the needs of contemporary family living. Providing a high quality residential space, with generous bedrooms, open floor plans for ease of use and access for multiple users. This house is well proportioned to the variation of unit sizes within the immediate and wider area of the site and in consideration to the main property.

1.4.4 Protecting Highgate’s special character

The overall number of listed buildings in the Plan area is considerable. Most of the area is also covered by three conservation areas which lend further protection to non-listed buildings and the general character of the area. The Plan area as a whole has a long and distinguished history and its heritage is clearly an asset

Towards the development of our proposal, we have taken careful consideration towards the study of the surround area, architecture and character of the local area. From our study and reference to other approved applications, there is a good variation of building typologies. Our design scheme works to be in alignment with the existing character through the use of cohesive material colour palettes and massing/ opening proportions, whilst gently applying a contemporary touch. The new unit does not encroach or jeopardise the integrity of the existing main building on site in any way, but adds to the appearance and use of the building as a whole.

CONSIDERATION OF PLANNING POLICY & SCHEDULE OF AREAS

Policy SC1: Highgate’s Housing Needs

I. Optimise the use of land and buildings on individual sites to create communities that are inclusive to everyone and appropriately mixed in terms of demographics, household types and tenures;
III. Inclusion of smaller units to provide for a mix of house sizes and to allow older residents to downsize from family housing to smaller units and supported housing, as well as to provide affordable housing products aimed at first time buyers

Our scheme seeks to demolish an existing garage to develop a self contained 3 bedroom home. This proposal will add a new additional housing unit to this street and make better use/ re purpose an existing under utilised space. This unit also provides the opportunity for a small sized home in comparison to the larger homes available in the neighbouring builds.

Floor	Existing	GIA (sqm)
Basement		151.8
Ground		159.2
Total:		311.0
Floor	Proposed	GIA (sqm)
Basement		151.8
Ground		159.2
Total:		311.0



To sum up, the planned creation of two lightwells and a back terrace / balcony to the existing house will be a well-designed and carefully crafted addition to the Highgate Conservation Area in the South-West of the London borough of Haringey.

Our Design and Access statement shows a comprehensive knowledge of the local context, conservation principles, and accessibility needs.

We think that this project achieves a harmonious balance between modern living requirements and the preservation of the area's historical character.

We hope that this proposal, with its considerate design and dedication to the integrity of the original building, will get approval and make a positive impact on the community while respecting the heritage of the Highgate Conservation Area.

[END]