Nice Place, Compton Avenue / Highgate
Design and Access Statement

August, 2022

GMA ARCHITECTURE

Prepared by

UK House
82 Heath Road
Twickenham
TW1 4BA

Contents

1.0 Introduction
1.1 Purpose of this document

2.0 Professional Team
2.1 Planning Statement – UPP Planning
2.2 Design and Access Statement – GMA Architecture
2.3 Structural Statement – Constructure
2.4 Arboricultural Survey & Statement – DPA
2.5 Ground Investigation – GEA (Geotechnical and Environmental Associates)

3.0 Site Analysis
3.1 Site Location
3.2 Physical Context
3.3 Aerial Photographs
3.4 Existing Site Uses & Condition
3.5 Surrounding Area History & Conservation
3.6 Trees on Site
3.7 Tree Protection

4.0 Implemented Approval
4.1 Implementation/Certificate of Lawful Development

5.0 Planning Approval
5.1 Planning Consent reference HGY/2020/1104 dated 31.07.20

6.0 Design Response
6.1 Design Philosophy & Architectural Concept
6.2 Design Evolution
6.3 Form, Scale, Massing & Site Layout
6.4 Response to Pre-Application Planning Feedback
6.5 Relationship to Context
6.6 Relationship to Conservation Area
6.7 Materials & Construction
6.8 Design Summary

7.0 Area Schedule
7.1 Proposed Area Schedule

8.0 Drawings
228-16 P-02 Site Plan
228-16 P-03 Basement -2 Plan
228-16 P-04 Basement -1 Plan
228-16 P-05 Ground Floor Plan
228-16 P-06 First Floor Plan
228-16 P-07 Second Floor Plan
228-16 P-08 Roof Plan
228-16 P-09 Front Elevation
228-16 P-10 Flank Elevation (Far End)
228-16 P-11 Rear Elevation
228-16 P-12 Flank Elevation (Highgate)
228-16 P-13 Section A-A
228-16 P-14 Street Ridge Line Section
228-16 P-15 Massing Comparison Plan
228-16 P-16 Section B-B
128-16 P-18 Street Elevation
228-16 P-20 Massing Comparison Elevation

1.0 Introduction

1.1 Purpose of this Document

This Design and Access Statement and other supporting documentation has been prepared to renew the currently approved redevelopment scheme for Nice Place, Compton Avenue, N6, planning reference HGY/2020/1104.

This Design & Access Statement has been prepared by GMA Architecture as part of a like for like previously approved Planning Application to Haringey Borough Council in respect of main building alterations to the previously approved and implemented scheme at the 0.36 hectare site at Nice Place on Compton Avenue in Highgate.

This Design Statement continues to demonstrates that the previously approved proposed design amendments to the main building represents a carefully considered proposal which incorporates a sound design approach to the development, its setting as well as to the preservation and protection of the existing major trees on the site, and enhancement of the Highgate Conservation Area.

2.0 Professional Team

2.1 Planning Statement – UPP Planning

UPP have extensive experience in planning negotiations within the district of Haringey Council with particular reference to projects in The Bishops Avenue, Courtenay Avenue and Compton Avenue.

Tel: 0208 2029996
Email: Emily@upp-planning.co.uk
Add: The Stables Market
Chalk Farm Road
London
NW1 8AH

2.2 Design and Access Statement – GMA Architecture

GMA Architecture has been advising clients on architectural, development and design matters since establishment in 1982 when the architectural consultancy was formed out of the original planning and environmental consultancy established in 1978.

GMA Architecture is a medium sized chartered architectural practice working on a wide range of projects throughout the United Kingdom and overseas.

Since 1982, GMA Architecture have followed its ambition to pursue a diversity in projects and building types, and ensuring that resulting development is appropriate in context, functionality, and provides a stimulating environment.

Talented staff have come from varied cultural backgrounds, enriching the experience in the office and the approach to projects through this broad cultural and overseas experience.

GMA Architecture attach great importance in ensuring all key personnel are involved directly with all projects, with clients having direct access to key members of staff at all times.

GMA Architecture have extensive experience in developments within Conservation Areas and Listed Buildings, creating sensitive designs, enhancing and protecting the immediate environment.

Tel: 020 8891 5959
Email: laverick@gmaarchitecture.co.uk
Add: UK House
82 Heath Road
Twickenham
Middlesex
TW1 4BA

2.3 Structural Strategy - Constructure

Constructure is a vibrant and progressive consultancy practice of structural design engineers, based in London SE1. Founded in early 2011, with the aim to excel in delivering high quality, thoughtful, and efficient structural designs.

They have a highly- considered approach to the way the company is structured, and how they organise their resources. This ensures that they can produce exceptional quality work, delivered on time and on budget.

Early-stage structural engineering advice to determine a structure's existing condition, and to provide a necessary clear direction to any complex project. Extensive experience is applied to identify key areas where structural engineering can expand upon the project aspirations.

Studies are fully documented and detailed studies, to help to determine construction feasibility to a sufficiently developed degree, such to enable a project to proceed confidently towards its goal. Incorporating hydrogeological, geotechnical and ground investigation elements, and materials testing, optimal and maximised solutions can be identified.

Engineering schemes and documentation support of Planning Applications are developed on an individual project basis. In – depth experience and knowledge of coordinating and engineering and geotechnical information, for planning applications particularly in the major London Boroughs for ambitious subteranean schemes, to historic, listed and sensitive buildings in complex urban settings.

Tel: 020 7403 7989
Email: Office@Constructure.co.uk
Add: Unit D
15 Bell Yard Mews
London
SE1 3TY

2.4 Arboricultural Survey & Statement – DPA

DPA is a leading independent company specialising in aboricultural management and its related disciplines, providing intelligent, effective services tailored to suit the specific requirements or clients.

DPA operate across the UK, and overseas providing services to private and public sector clients principally, but not solely, within the construction and property industries. DPA have the capability to manage every aboricultural aspect of a project from initial concept right design and planning to completion and handover. DPA also provide selected advice and assistance on strategy, for example to check the viability of certain project elements or to resolve particular problems such as legal prosecutions and disputes in connection with protected trees.

Managing & Technical Director, David Partridge, has over 20 years experience in both the private and public sectors of the arboricultural industry, having been the Tree and Landscape Manager for a number of local authorities. Chairman of the London Tree Officers Association and Technical Director for the largest Tree, Landscape and Ecology Consultancy Practice in Europe. During this time, for the health and safety of all Highways, Parks, Housing & Education trees, and all tree related planning matters. Including Tree Preservation Orders and trees on development sites.

DPA clients include national and local developers and builders, architects, planning consultants, UK Airports, local administrative authorities, housing associations, schools, religous organisations and various corporate and private landowners.

Tel: 0174 250238

Email: mail@dpa-uk.com

Add: DPA Arboricultural Consultants
Park House
73 Park Road
Staines Upon Thames
TW19 7NT

2.5 Geotechnical – GEA

Geotechnical and Environmental Associates (GEA) was established by Steve Branch in 2003. GEA has grown steadily over the past 15 years and we now have around 25 staff in our three offices, and a turnover of £3.5M. We have a policy of mainly recruiting graduates and promoting staff internally, and as a result have very low staff turnover.

GEA's sound technical ability and judgement, is supported by a wide range of experience, underpins all of the advice that given, providing their ability to take technical problems and turn them into real practical and commercial solutions for the benefit of their clients.

GEA's extensive experience and database of previous investigations allow them to property design and scope each investigation, taking account of the anticipated ground conditions, and targeted at the important issues associated with the development proposals and forms the basis of the expected outcomes.

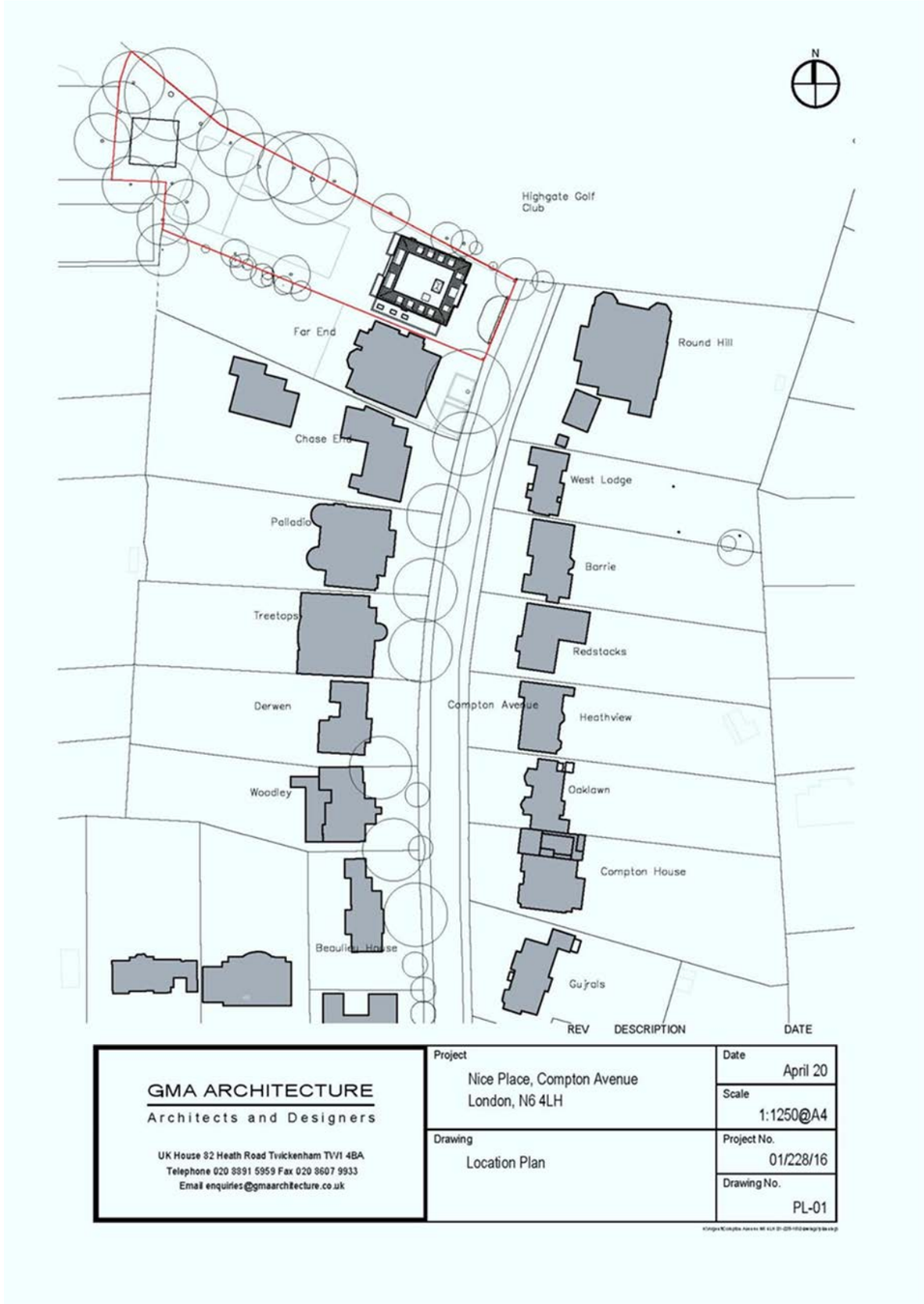
Ground investigation however is an exploratory process, which can yield unexpected findings from time to time; each of our qualified engineers has the knowledge and experience to review and revise the investigation as work proceeds to ensure that the right amount of information is always obtained. This review process is absolutely crucial to the success of any investigation, as by comparing the findings to the ground model as work proceeds GEA are able to ensure that the investigation provides all of the required information.

Tel: 01727 824660
Email: Mail@GEA-Ltd.co.uk
Add: Widbury Barn
Widbury Hill
Ware
Herts

SG12 7QE

3.0 Site Analysis

3.1 Site Location Plan



3.2 Physical Context

The application site for Nice Place is 0.36 hectares and comprises of a current large two storey house with roof accommodation, and several detached properties within the rear part of the grounds.

Nice Place is situated at the north end of Compton Avenue and are otherwise bounded by the gardens of Chase End and houses on Courtney Avenue to the rear and by the Highgate Golf Course, which is members' only facility. Compton Avenue is a private road which slopes from south to north and which is accessed from Hampstead Lane. Access is controlled by a barrier.

Compton Avenue, which drops down some 11 metres, curves slightly as it goes north from Hampstead Lane, and Nice Place is therefore just visible from junction with Hampstead Lane. In this position, Nice Place attracts the eye with its white colouration. It is visibly at odds with the character of the street described above – it is bland and unattractive, and has no relationship with its surroundings.

The proposal sites with Round Hill opposite, forms a termination to the cul-de-sac. Beyond is the open landscape of Highgate Golf Club, though this only becomes apparent on moving north towards the end of the street. The Bishops area lies to the west of the Highgate village core to the Haringey borough boundary, and to the south of Aylmer Road to Hampstead Lane. Compton Avenue has a mixture of architectural styles, consisting of some traditional house types, which are predominantly large brick built with pitched roofs with rooms in the roof space. Nice Place lies within Highgate Conservation Area (the Bishops Sub Area).

The form of development along the avenues typically feature large 2 storey detached houses on wide fronted plots, each with substantial gardens, with planting and trees contributing to the sylvan character of the street scene. Typically large hipped roof forms predominate, occasionally with gable features to the frontage, with plain clay tile roofing and frequently featuring tall brickwork chimneys. Typically each property sits centrally on their plot with feature hedges and mature trees which provide visual amenity, screening and privacy. Off street parking is provided on generous drive ways and within single storey garages.

Compton Avenue is, like many streets in the area, made up of individual houses that have often highly individual characters. Though the houses erected in the early part of the 20th Century were in a large Arts and Crafts style, with a certain level of classical detail, they were not identical, even when designed by the same architect. Some houses in Compton Avenue – such as 'Palladio' (formerly 'Bryn' and 'Tazma') have been replaced, and most have followed a more classical theme with brick stone detailing, with central entrance features. The relative age of the various houses is evident in the way that they have been designed, and in how they have responded to the general architectural character of the street. (see attached images)

Nice Place and benefit from close proximity to bus stops located along Hampstead Lane, which Compton Avenue joints onto, providing direct links to the rest of London. Highgate tube station is also within 10 minutes walking distance.

3.2 Physical Context

3.3 Aerial Photographs

3.4 Existing Site Uses and Condition

3.5 Surrounding Area History and Conservation

The history of the Bishops area goes back to the medieval period when it was part of Hornsey Great Park, the well-stocked hunting ground of the Bishops of London. Much of the area was wooded, part of the Middlesex Forest, and the trees belonging to the primeval oak forest survive in various avenues and gardens.

Central to the development of this area, which mostly occurred between 1914 and 1930, when a series of land leases were granted by the Ecclesiastical Commissioners, was the developer Walter H Quennell. Walter was the younger brother of Arts & Crafts architect Charles Henry Bourne Quennell, who designed several of the houses in the area in a free English domestic style influenced by the vernacular and late Arts and Crafts, which was also used by other architects and developer builders in the area.

Within the Bishops Sub-Area the house styles also includes neo-Georgian Free Style prevalent in the Edwardian period. There are a variety of individual treatments and materials, however variegated red facing brickwork is the predominant facing material, occasionally with render or stone detailing with white painted casement or sash windows.

Nice Place

Nice Place is an unlisted building in the Highgate Conservation Area. As such, it is an undesignated heritage asset in the overall heritage asset that is the conservation area.

Nice Place has completely lost whatever architectural qualities 'Bishops Lodge' originally possessed. It is an example of where a building has been so repeatedly and insensitively altered that its original architectural character appearance, massing specific architectural features, etc – has been entirely erased. Nothing in the alteration of the house over the years has been positive or of any particular quality, and the building now harms the character and appearance of the Highgate Conservation Area by virtue of its crude appearance.

In addition, the grounds of Nice Place have been filled with unsuitable structures, notably a very large and ugly single storey pool building placed in the centre of the garden. Immediately to the north of this building, along the northern boundary of the site, is a series of equally ugly sheds.

3.6 Trees on Site

Nice Place is largely characterised by trees, varying in size, quality and health. It is important that development is respectful of the identified good quality and healthy existing trees, removal of poor examples and proposals for new trees where appropriate to enhance the character of the setting. This revised proposal does not affect the previous approved and implemented scheme proposal.

A full tree survey and arboricultural report has been prepared by DPA as part of this project and its findings have been thoroughly considered in the design process of the proposals. In consultation with Haringey's Tree Officers. The information forms part of this planning application.

3.7 Tree Protection

4.0 Implemented Approval

4.1 Certificate of Lawful Development

Haringey LONDON

Planning Service
Emma Williamson Assistant Director Planning Service

Mrs Emma McBurney
Michael Burroughs Associates
93 Hampton Road
Hampton Hill
TW12 1JQ

On behalf of
Mr Alexander Popivker
Trust Company Complex
Ajeltake Road
Ajeltake Island
Majuro
Marshall Islands
MH96960

Planning Application Reference No. HGY/2017/2442

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 192
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

Location: Nice Place Compton Avenue, N6

Proposal: Certificate of lawfulness to confirm that the works as part of application reference HGY/2014/1901 have commenced.

In pursuance of their powers under the above Act and Order, the London Borough of Haringey as Local Planning Authority hereby CERTIFY that the above proposal, described in the application received on 09/08/2017, is **LAWFUL**, as the proposal **DOES NOT CONSTITUTE DEVELOPMENT** within the meaning of Section 55 of the Town and Country Planning Act 1990.

Applicants drawing numbers: 001 Rev P3, Covering Letter dated 7th of August 2017.

Reason: The Council hereby certify that the operations as described in the evidence submitted to the Local Planning Authority attached to this certificate, have been carried out within the relevant timescale, which constituted a "material operation" to begin the development permitted by planning permission HGY/2014/1901, within the meaning of the section 191(2) of the Town and Country Planning Act 1990.

29/08/2017

Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service

NOTES: 1. You can find advice in regard to your rights of appeal at: www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

5.0 Planning Approval

5.1 Planning Consent – Reference HGY/2020/1104

Haringey LONDON

Planning Service
Rob Krzyszowski Interim Assistant Director Planning, Building Standards & Sustainability

Mrs Emma McBurney
Michael Burroughs Associates
93 Hampton Road
Hampton Hill
TW12 1JQ

On behalf of
Yuhong Tang
Nice Place
Compton Avenue
London
N6 4LH

Planning Application Reference No. HGY/2020/1104

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

NOTICE OF PLANNING PERMISSION

Location: **Nice Place, Compton Avenue, N6**

Proposal: **Demolition of existing dwelling and erection of a replacement dwelling with rooms in the roof and basement.**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development in accordance with the application dated 01/05/2020 and drawing numbers: 228-16 P-02 Site Plan, 228-16 PL-03 Basement -2 Plan, 228-16 PL-04 Basement -1 Plan, 228-16 PL-05 Ground Floor Plan, 228-16 PL-06 First Floor Plan, 228-16 PL-07 Second Floor Plan, 228-16 PL-08 Roof Plan, 228-16 PL-09 Front Elevation, 228-16 PL-10 Flank Elevation (Far End), 228-16 PL-11 Rear Elevation, 228-16 PL-12 Flank Elevation (Highgate), 228-16 PL-13 Section A-A, 228-16 PL-14 Street Ridge Line Section, 228-16 PL-15 Massing Comparison Plan, 228-16 PL-16 Section B-B, 128-16 PL-18 Street Elevation, 228-16 PL-20 Massing Comparison Elevation, Design and Access Statement 2020, Arboricultural Report to Accompany Planning Application at Nice Place Compton Avenue (June 2020).

SEE SCHEDULE OF CONDITIONS ATTACHED

31/07/2020

Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service

NOTE:
1. You can find advice in regard to your rights of appeal at: www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Haringey LONDON

Planning Service
Emma Williamson Assistant Director Planning Service

HGY/2020/1104

The following conditions have been applied to this consent and these conditions must be complied with:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

Reason: In order to avoid doubt and in the interests of good planning.

Conservation

3. Notwithstanding the submitted details, the development hereby permitted shall not be commenced until precise details of the external facing materials to be used in it have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried in accordance with the approved details.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

Landscaping

4. Before the relevant part of the development shall commence, a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs, together with lawns and appropriate hard landscaping including boundary treatments has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details and within 3 months of the approved scheme.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Permitted Development Rights

5. Notwithstanding the provisions of Part 1, Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within that Class shall take place except in accordance with a specific planning permission which has been granted beforehand.

Reason: In the interests of residential amenity.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Construction Management Plan

6. No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of :

a) parking and management of vehicles of site personnel, operatives and visitors
b) loading and unloading of plant and materials
c) storage of plant and materials
d) programme of works (including measures for traffic management)
e) provision of boundary hoarding behind any visibility zones
f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Considerate Constructor Scheme

7. No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: In the interests of residential amenity.

Cycle Parking

8. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 2 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2016 and Policy SP7 of the Haringey Local Plan 2017.

Electric Vehicle Charging Point

9. Prior to occupation of development (except demolition), an electric vehicle charging plan must be submitted and approved by the Local Planning Authority. The agreed infrastructure must then be retained thereafter

Reasons: To provide residential charging facilities for Electric Vehicles and to encourage the uptake of electric vehicles consistent with Policy 6.13 of the London Plan 2016 and Policies SP0 and SP4 of the Haringey Local Plan 2017.

Planning Service
Emma Williamson Assistant Director Planning Service

Refuse

10. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2016.

Tree Protection

11. No development shall start until all those trees to be retained, as indicated on the approved drawings, have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and wellbeing of the trees on the site during constructional works that are to remain after building works are completed.

SuDs

12. No construction shall take place (other than site set up works) until a detailed surface water drainage scheme for the site, which is based on sustainable drainage principals and has been submitted to and approved in writing by the LPA.

The strategy should demonstrate there will be no increase in run-off from the proposed development, calculations are required for the pre-development Greenfield run-off rates potential increase of impermeable area and attenuation volumes required to reduce run-off from the developed site to Greenfield rates.

Reason: To promote a detailed sustainable drainage system

Reuse of Materials

13. Prior to the demolition of development, a list of materials identified to be recycled and how these will be reused on site shall be submitted and approved to the Local Planning Authority.

Reason: To enable the identification of materials for reuse in the pre-demolition audit and to ensure these materials can be reused without damaging these in the demolition process, in line with promoting a more circular economy that reduces waste and improves resource efficiency on site in draft New London Plan Policy SI7 and to demonstrate the development has implemented sustainable design and construction techniques in line with Local Plan Policy DM21.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Energy Plan/Strategy

14. Prior to the commencement of development, an Energy Strategy will be submitted to and approved in writing by the Local Planning Authority. This strategy shall target to deliver 100% reduction of on-site regulated CO2 emissions in comparison a building compliant with 2013 Building Regulations Part L. This should include a minimum fabric efficiency improvement of 10% under the Be Lean requirements. It needs to demonstrate that the overheating risk is managed through passive measures and that there is no need for air conditioning to be fitted. Should the 100% target not be able to be achieved on site through energy measures (a mixture of lean, clean and green measures), then any shortfall should be offset at the cost of £2,850 per tonne of carbon.

The final agreed energy strategy shall be installed and operation prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter.

Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2016 Policy 5.2, draft New London Plan (Intend to Publish) Policy SI2 and Local Plan Policy SP4.

Obscure Glazing

15. Before the first occupation of the development hereby permitted, the first and second floor, south facing windows serving bathrooms and dressing rooms shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Basement Impact Assessment

16. An independent assessment of the basement impact assessment (submitted with the planning application, hereby approved) shall be undertaken by a suitably qualified structural engineer / surveyor. The independent assessment will need to conclude that the BIA is acceptable and sound for the approved works to commence and written confirmation from the structural engineer / surveyor that the BIA is acceptable to enable the construction of the development shall be submitted to the council prior to the commencement of any groundworks / excavation (excluding any demolition works). The approved scheme shall thereafter be implemented in accordance with the approved details and retained thereafter.

Reason: In the interests of residential amenity and safety, and policy DM18 of the Haringey DM DPD 2017

INFORMATIVE :

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

Planning Service
Emma Williamson Assistant Director Planning Service

INFORMATIVE : CIL

Based on the information given on the plans, the Mayoral CIL charge will be £108,580.58 (1820.60sqm x £59.64) and the Haringey CIL charge will be £674,222.80 (1820.60sqm x £370.33). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE :

Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

INFORMATIVE : Party Wall Act:

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE :

The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. .

INFORMATIVE :

With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Haringey LONDON

Planning Service

Emma Williamson Assistant Director Planning Service

INFORMATIVE :

Thames Water will aim to provide customers with a minum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

31/07/2020

Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

6.0 Design Response

6.1 Design Philosophy & Architectural Concept

The following sections focus on the design response to issues raised by the site analysis, client brief and planning feedback.

The overriding principles on which the design process has been based on the design proposals responding to the surrounding context to create an individual building that enhances and preserves the characters of this area of Highgate.

Proposals for Nice Place are for the replacement of the poor quality existing buildings with an exemplary new house more befitting of the area, and contemporary artist studio within the rear gardens.

The design respect the existing grain, the development patterns, density and local road layout, taking reference from the areas makeup. The proposals pays homage to the concept of the 'Rural Villa' in respect of those that define the surrounding area and the Highgate Conservation Area.

Nice Place sites has inherent fundamental characteristics which present a rare opportunity to create a special building, of the highest standards that fittingly terminate the Avenue and about Highgate Golf Course.

The overriding architectural ambition to make the building sophisticated, dignified, calm and confident, appropriate to their context, taking cues from the surroundings, without being pastiche. Whilst responding to the context responsibility in its principles. The building must of its time. What is proposed is a form of contextual informed simplicity, giving an architectural richness and avoiding over design.

The building is complimented by the retention of existing mature healthy trees, planting of new trees, all set within a comprehensive new landscape design of the highest standard as previously approved.

6.2 Design Evolution

The design response has been carefully developed with the input of a number of specialist consultants and pre planning application consultation with Haringey's Design and Conservation Officers.

A number of sketch concept design proposals have been carefully considered and discussed during the pre-application stage. Through a process of constant review and testing, resulting in the refinement of the concept, which meets the aspirations of many coordinated parties.

Exploration through a series of sketches, computer generated models and developed drawings have allowed for a considered evolution of the design to be refined and generate the most appropriate massing and fenestration.

Pre-planning discussions were held with Haringey Planning Department at various stages of the design development. Feedback and comments on the proposals tabled at these discussions have been used to develop and refine the designs for the final submission.

The following sections summarise the design development at is various stages and evolution leading up to this planning submission, in order to address all of the appropriate opportunities and constraints presented by the site.

The revised scheme for Nice Place has evolved as a respectful and considered reinterpretation of the aesthetic that Walter Quennell developed for this part of Hampstead. It is clearly modern, but draws on the character of the area to provide it with its architectural 'grammar'.

The building respects the proportions and massing of Compton Avenue, and the bulk of the house is comparable with others along the street. This permits the grain of the street to be recovered, which is clear when the scheme is examined at the scale of the location map. The footprint of the proposed house is closer to the general plan size of the houses in Compton Avenue and the area generally than that which exists at present.

The proposal draws on the architectural language and materiality of the street and the area to inform its design. It is a symmetrical building in a contemporary classical style, echoing the Arts and Crafts and Queen Anne stylistic influences in its context.

It uses particular features such as tall chimneys, to further link itself in terms of architectural expression to the older houses around it. The chimneys will be fully functional serving internal fireplace and/or ventilation shaft required.

6.3 Form, Scale, Missing & Site Layout

The principle objective of the proposed form, scale and massing is for an appropriately sized and located building that sits cleanly in its built context and landscaped surroundings.

The careful setting and volumetric organisation of the proposed building maintains the street and garden enclosures, respects the building lines along the Compton Avenue frontage and follow the form, rhythm and massing of the street frontage.

The height and scale of the building is in keeping with the scale of existing houses along the street.

Nice Place being the very last house in the street is seen against the huge mound and parkland of the Highgate Golf Course. With a drop along the frontage of Far End and Nice Place, falling towards the golf course, the plot is the lowest in the street, and are thereby substantially lower and out of view from the street scene along Compton Avenue. This approach greatly reduces the perceived scale and massing of the building form.

Where the house gains massing over the existing, it will be to the rear so not to have a visual impact on Compton Avenue, while actually improving the proportion of the building facing the Golf Course, with a proper elevation instead of the existing gesture of turning a side to the course.

To further reduce bulk and massing above ground, the swimming pool and other functions, including plant, will be relocated within the basement of each property.

In order to avoid the visual clutter and additional massing of a separate garage or the potential array of cars at Nice Place that might sit afore the proposed houses, car parking will be provided at basement level via a discreet platform car lift within an attached garage style side extension with appropriate separation from Far End boundary. This allows this house to be stand alone and cleanly sit within the site amongst the landscape fronting Compton Avenue.

Nice Place

The proposal for the replacement of the dilapidated Nice Place will sympathetically share the existing two storey plus accommodation within the roof space, maintaining the existing building lines on the Compton Avenue and golf course aspects.

The new roof height of Nice Place will be set back behind a parapet wall on all sides to give a reduced perception of bulk and massing.

The elevations have been designed with traditional proportions with ordered fenestration to compliment the formal nature of houses on the street. The proposed elevations have strong clear proportions with well formed windows, scaled in a traditional manner by floor levels.

The object of the inset portico to Nice Place is to emphasise the symmetry of the house, give form and clearly definite a sheltered entrance. It also emphasises the vertical scale of the building and reduces the apparent width. It also offers the opportunity to stylistic feature in the two storey glazed wall in an art form, providing a modern interpretation of the basis of the Arts and Craft movement.

Together these points will ensure that the street frontage, feel and rhythm of Compton Avenue are maintained, and therefore not have an adverse affect on neighbouring properties.

The footprint is in line with other recently permitted houses on Compton Avenue. The rear of the building is extended over the existing at ground floor level over an existing hard landscaped patio to allow for a better proportioned house in plan and in relation to the grounds/garden to the rear. The first floor rear elevation is setback to match the adjoining properties and create terraces with views over the garden. The additional mass is in the location that is befitting of the last and largest plot on Compton Avenue and helps to balance the termination of the road with Round Hill.

The garden will be linked to the lower ground floor area and swimming pool via landscaped steps, also allowing natural light and passive ventilation to the lower ground area. These openings face away from the houses to prevent light spill affecting nearby houses. The pool area is covered by landscaped

amenity terraces to minimise the impact of the accommodation, which will not be seen from the Compton Avenue or the golf course.

6.4 Response to Pre-Application Planning Feedback

Extensive pre-application consultation covering Nice Place has been undertaken with the Council from the outset. The consultation comprises of meetings, as well as verbal and electronic communication:

Prior to this submission the Planning and Conservation Officers were presented with site analysis information, development sketches, drawings and visualisations. The feedback is summarised below;

Response to Pre-Application Planning Advice Note dated December 2019 Ref: PRE/2019/0207.

Further to the receipt of the Pre–Application Planning Advice Note following the meeting held on the 14th November, the report refers to;

'The excessive number of large and small openings weakens the materiality and prominence of the central bay which loses its key role within the classically tripartite front elevation with its double order of symmetric windows per each floor, plinth, string course cornices and crowning cornices.

To successfully complete the design of the front elevation it would be useful to explore how such a coherently classic, serene elevations can be refined and enhanced by a single, key centre piece such as a double height, perhaps arched opening whose geometry, proportions and details can compliment the prevailing character of the façade.

Officers conclude that the façade should be simplified including the removal of the proposed, narrow windows. The roof to façade proportion is successful as is the reduction in the scale and volume of the proposed dormer windows.'

Design Review

A design review has been carried out in response to the Advice Note with particular reference to the suggested enhancement of a single key centre piece such as a double height, perhaps arched opening as geometry, proportions and details can compliment the prevailing character of the façade.

Within the overall design review of the central facade feature, consideration was also given to the impact of removing the windows to the front façade. This window removal was considered as the first exercise to establish proportions that resulted.

Windows

With reference to the extent of windows that were contained in the submitted scheme for the Pre- Application submission, these have been removed from the front elevation of the projecting central bay.

As these windows do service internal rooms within the proposed development, new subservient windows have been inserted in the return façade of the projecting bay. The projecting bay has been brought forward to align

with the light well areas to provide dominance to the central feature reinforcing its key role within the classically tripartite front elevation.

As a result of the window removal, the double height glazed entrance screed within the central project bay now becomes a single feature within the overall projecting bay providing a cleaner line to the façade in general.

The Central Bay

Several design reviews have been carried out on the detailing of the projecting bay based on the Advice Note with the design emphasis on creating a key central piece above the two storey recessed glazed entrance.

An initial review was carried out on alternative features at the top of the two storey glazed entrance. An 'arched' opening was reviewed initially but this demonstrated that any curved heading to the entrance area would have to be a horizontal feature rather than a vertical feature to keep in style with the main building facades. The use of a "vertical" arch form is inconsistent with the horizontal emphasis of the remaining facades with their string courses/cornices ("Curved Arch Review" scheme attached for reference). By projecting horizontally, these lines can be maintained. Therefore further design development was carried out to explore horizontal treatment of a centre piece feature.

Final Design Development

Through further reviewing the projecting surrounds to the entrance area and carrying the head piece up to the previously proposed string course that is a feature to all façades of the building, this creates a headstone effect to the top of the recessed opening, reflecting a traditional detail of a larger key stone type lintel in classical terms. Option 1 – Flat Arch.

The alternative design is a projecting curved pediment to the top of the framed entrance opening which provides emphasis to the recessed entrance as well as a significant termination to the entry area allowing the string courses previously designed to the main façade to continue across this curved 'crown' to the central feature. Option 2 – Bowed Arch.

We believed that the design review carried out in relation to this central feature addresses the Advice Note concerns raised relating to the treatment of the projecting bay to the front elevation. We were of the strong opinion that Option 2 addresses the issues raised in the most positive manner, being of the style and complimentary to the remaining facades in a simplified manner, without over dominating the main façade. This provides emphasis to the recessed entrance, being a significant termination to the recessed entry area, by creating this curved crown with integrated string coursing. Option 2 was the approved design under planning approval HGY/2020/1104

Pre-Application submission

Front Elevation Perspective

Nice Place
Compton Avenue, London, N6 4LH

GMA ARCHITECTURE

Pre-Application submission

Front Elevation Perspective - Bowed Arch
Option 2

Nice Place
Compton Avenue, London, N6 4LH

GMA ARCHITECTURE

6.5 Relationship with Context

The design for Nice Place aims to create a sympathetic and complimentary relationship with their neighbours, context and Conservation Area. The positive relationship to these will be formed through a response derived from architectural principles, style, massing orientation and materials.

In terms of height and massing, the proposed Nice Place will be sympathetic to its neighbours at two storeys plus roof, and in turn not compete with its context when seen in near and distant views from Hampstead Lane and Highgate Golf Course.

Compton Avenue has evolved a wide design spectrum, by approval of the Council for the demolition and replacement of properties, as well as substantial extensions and alterations to many of the original houses. There is now a variety of architectural styles and general character with the context (None of the houses on Compton Avenue are listed). Each design proposal has been informed by an analysis of the changing face of the Conservation Area.

The quality of the design proposal reflects the neighbouring houses and the area as a whole in principle and where merit is due. Aesthetic quality is enhanced by the presence of well-judged counterpoint. The proposed house is a standalone/detached building, family home and therefore need not respond as faithfully to its immediate context as a terraced house or semi-detached property.

The character of the Conservation Area had undoubtedly evolved with house designs differing from the style of those originally built. It can be argued that the Vernacular Style has given way to a well to a predominantly 'Classical Style' and the later contribution defining the present character of the road. The principles of development have been established on other sites.
However, there are certain remaining and defining common themes to the houses on Compton Avenue, which the proposals respects, adheres to and seeks to accentuate, as set out below;

- Residential
- Detached
- Two storeys, with accommodation in the roof
- Footprint size and stature
- Set back from tree lined street
- Building lines and ridge heights
- Primary elevations/orientation is East/West
- Front driveways
- Symmetrical
- Three bays/elements to elevations
- Tall chimney stacks
- Accentuated entrances
- Tall windows
- Dormers

- Red Brick
- Tile Roofs
- Stone detailing

On the basis of the inclusion of all of the above architectural elements, the design proposals are considered appropriate and acceptable within their context.

6.6 Relationship to Conservation Area

The design proposal will cause no harm to the character and appearance of the Highgate Conservation Area or the setting of individual buildings in the conservation area. Replacing the existing Nice Place that detracts from the conservation area and replaces it with something far more appropriate.

By virtue of the well-considered contextual design of the new house, the scheme successfully achieves the planning balance sought by national and local policy guidance for the historic built environment.

The approach to the design of Nice Place has been to create a building that is unmistakably of its time, and – equally unmistakably – is of its place. Firstly, the building respects the proportions and massing of Compton Avenue, and the bulk of the house is comparable with others along the street.

The scheme draws on the architectural language of the street and the area to inform its design.
It is a symmetrical building in a contemporary classical style, echoing the Arts and Crafts and Queen Anne stylistic influences in its context. It is made of the characteristic materials of the area – brick and stone masonry, timber windows and clay roof tiles with lead dormers. It uses particular features, such as tall chimneys, to further link itself in terms of architectural expression to the older houses around it. Nice Place will have a simple, modern portico with a cornice, and the roof is placed behind a parapet.

The scheme at Nice Place, the proposed basement will have no visual impact . The proposed basement contains some of the accoutrements that come with large houses in this part of London such as swimming pools and the proposed basement accommodated car parking.

The net effect of the proposed development on the conservation area and other buildings in it will be highly positive. The scheme will involve change to the site, and that change will be noticeable. It will nonetheless be well designed will enhance the conservation area and will be in keeping with the architectural character of the area.

6.7 Materials & Construction

The proposed material palette and finishes are designed to work succinctly with the surrounding buildings and will be of the highest quality, befitting of a house of this type, reflecting the integrity of the design solution and architectural language. The materials and finishes will be complimented by the highest quality of construction methods, detailing and tolerances.

It is envisaged that the demolition of the existing house will produce recyclable, salvaged reusable materials some of which will be used on site.

Nice Plate Materials

The materials for the construction of Nice Place will be traditional in keeping with the style of the building and the street palette.

The proposed materials are as follows;

- Handmade red stock brick in Flemish bond, lime mortar
- Clay roof tiles
- Lead dormers and flashings
- Timber sash windows painted white
- Bronze feature entrance vertical glazing wall

New structure will be designed and built to high standard and specification to ensure high performance.

Boundary walling will be brick walling with stone capping and wrought iron railings and gates, painted black gate mechanism will be sliding with automatic remote control.

All boundary wall materials will match the main building.

Natural limestone chimney crown with bronze capping design
Bronze powder coated metal interlocking cladding to dormer windows
Heritage range red/brown plain clay roof, bonnet hip and ridge tiles
Natural limestone cornice detail
Large format claret 'Roman' facing brick
Natural limestone window surround and cill detail
Natural limestone intermediate banding course
Thermally broken bronze casement windows
Painted hardwood sectional garage door
Bronze balustrade with natural limestone lightwell uptand

7.0 Area Schedule

7.1 Proposed Area Schedule

GMA ARCHITECTURE

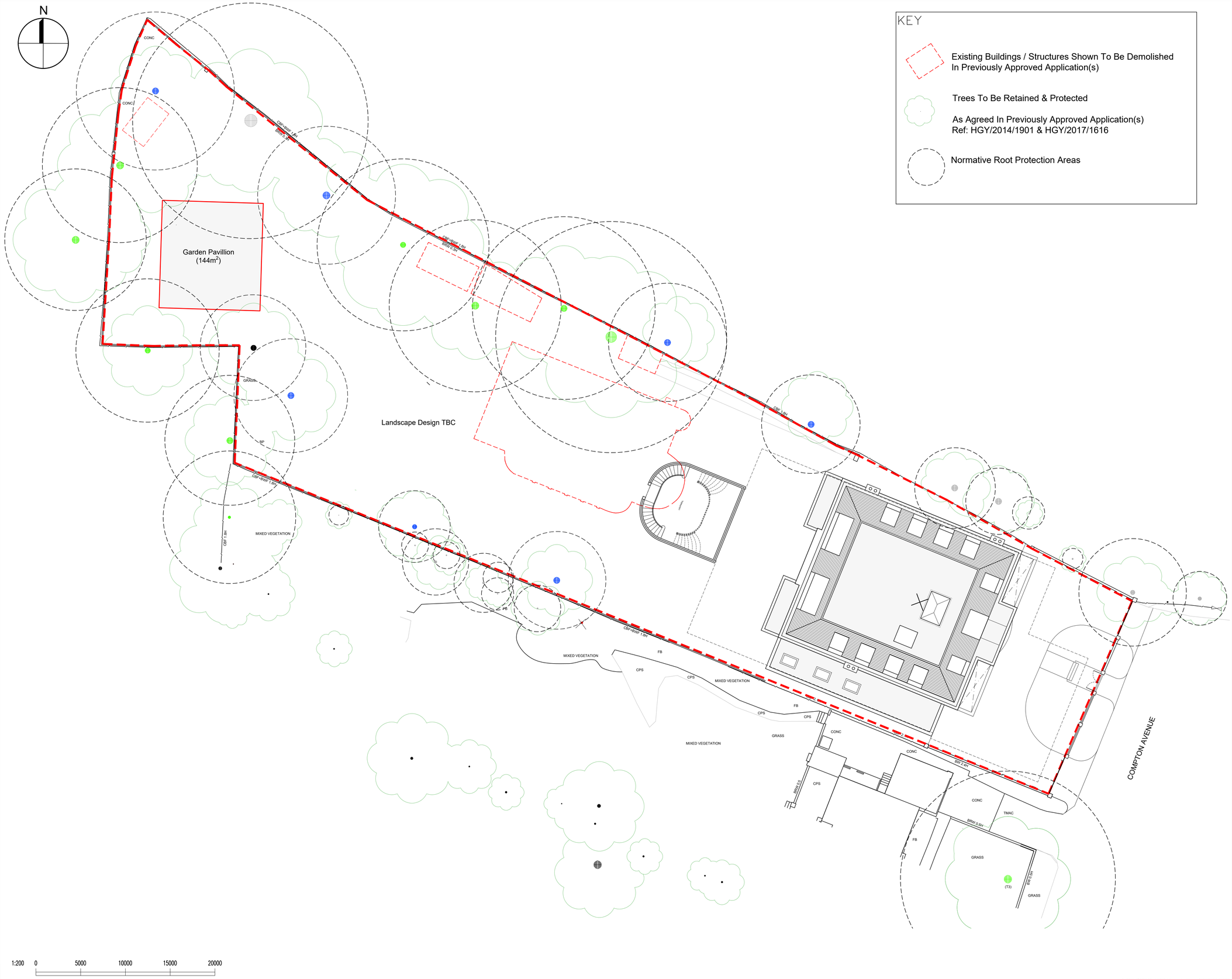
UK House, 82 Heath Road, Twickenham. TW1 4BW
Tel: 0208 891 5959
www.gmaarchitecture.co.uk

Gross Internal Area

228-16 Nice Place, Compton Avenue
Planning Application – August 2022

	Proposed GIA
Basement -2	970.5
Basement -1	895.5
Ground Floor	493.9
First Floor	349.8
Second Floor	274.4
	2984.1m^2

7.0 Drawings



Notes :

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architects
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
- Copyright reserved by GMA

DESCRIPTION	DATE

DRAWING ISSUE STATUS

planning

GMA ARCHITECTURE
Architects and Designers
UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9933
Email enquiries@gmaarchitecture.co.uk

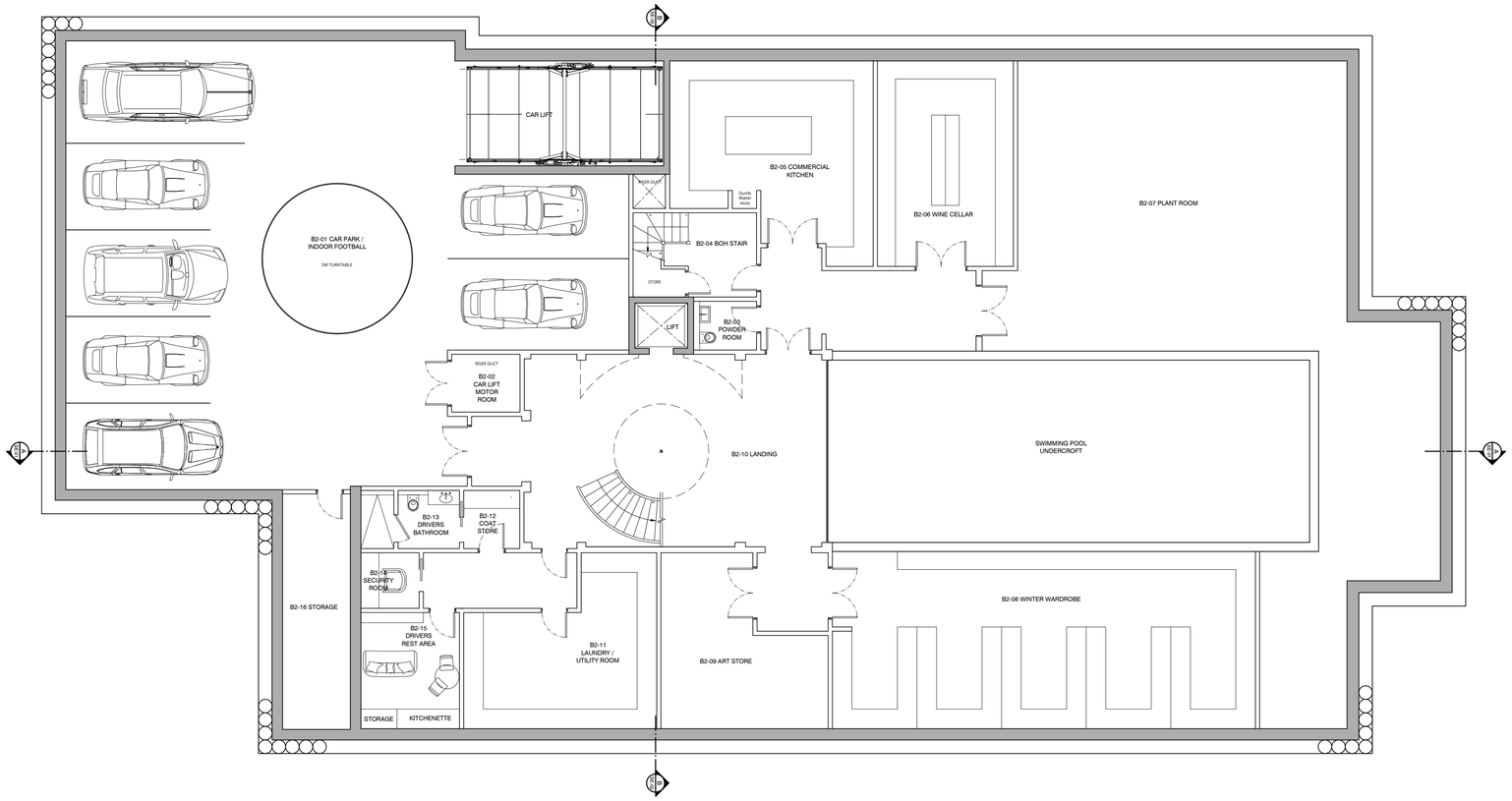
Client
UWH Developments Ltd

Project COMPTON AVENUE
LONDON
N6 4LH

Drawing
Site Plan

Scale	Date	Drawn	
1:200	August '22	SJS	IL
Type	Client		
01	228-16	PL-02	-

K:\Argent\Compton Avenue N6 4LH 01-228-16\Drawings\planning\



Proposed Basement -2 Plan

Scale 1:100

1:100 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

K:\Argent\Compton Avenue N6 4LH 01-228-16\Drawings\planning\

Notes :

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architects
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
- Copyright reserved by GMA

Gross Internal Area - 922.2m^2

Basement plans rotated 90 degrees on layout

DESCRIPTION	DATE

DRAWING ISSUE STATUS

planning

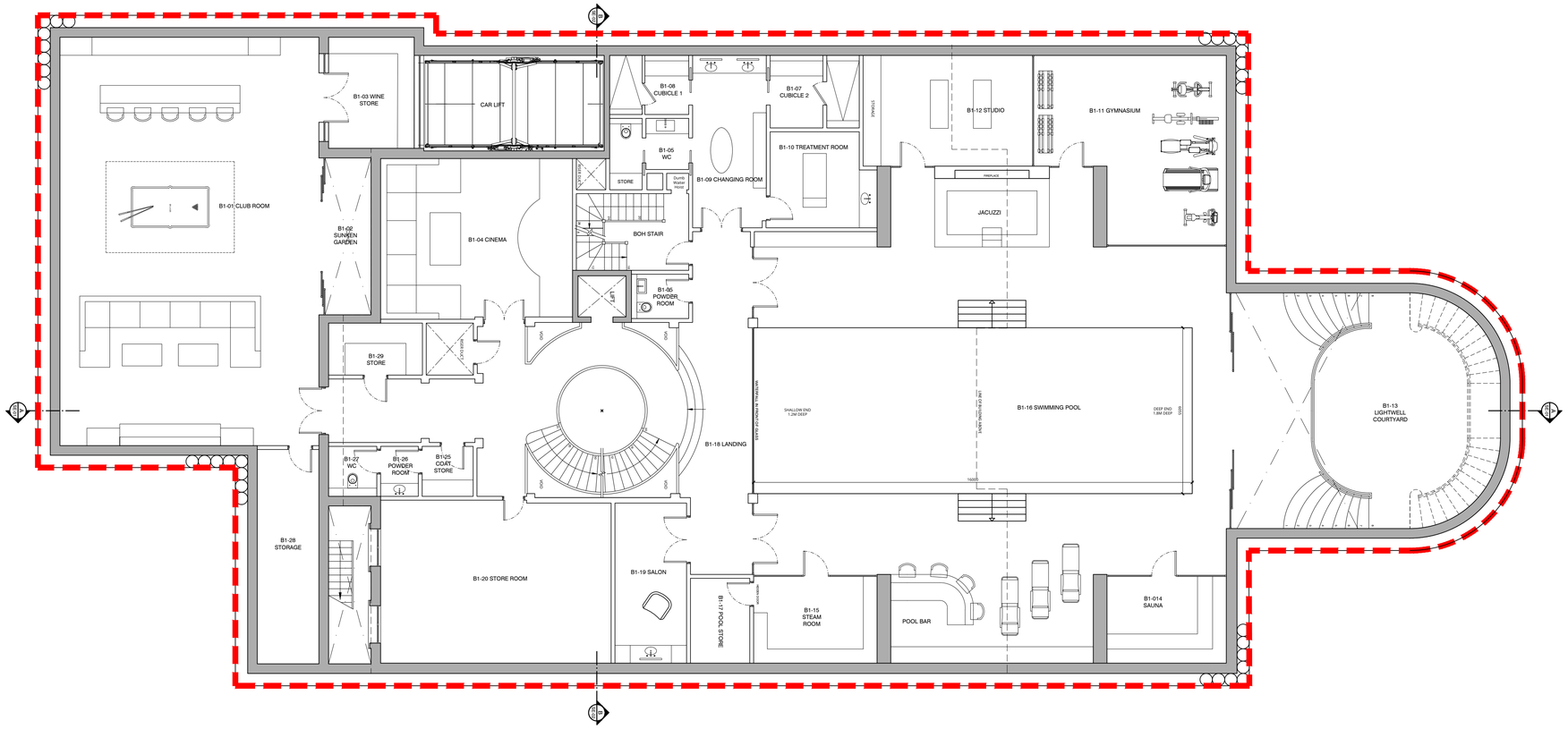
GMA ARCHITECTURE
Architects and Designers
UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9933
Email enquiries@gmaarchitecture.co.uk

Client
UWH Developments

Project
Nice Place
Compton Avenue
London
N6 4LH

Drawing
Basement Plan -2

Scale	Date	Drawn	
1:100 @A1	August '22	SJS	IL
Type	Client		
01	228-16	PL-03	-



Proposed Basement -1 Plan
Scale 1:100

1:100 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

K:\Argent\Compton Avenue N6 4LH 01-228-16\Drawings\planning\

Notes :

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architects
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
- Copyright reserved by GMA

Gross Internal Area - 881.4m^2

Basement plans rotated 90 degrees on layout

DESCRIPTION	DATE

DRAWING ISSUE STATUS

planning

GMA ARCHITECTURE
Architects and Designers

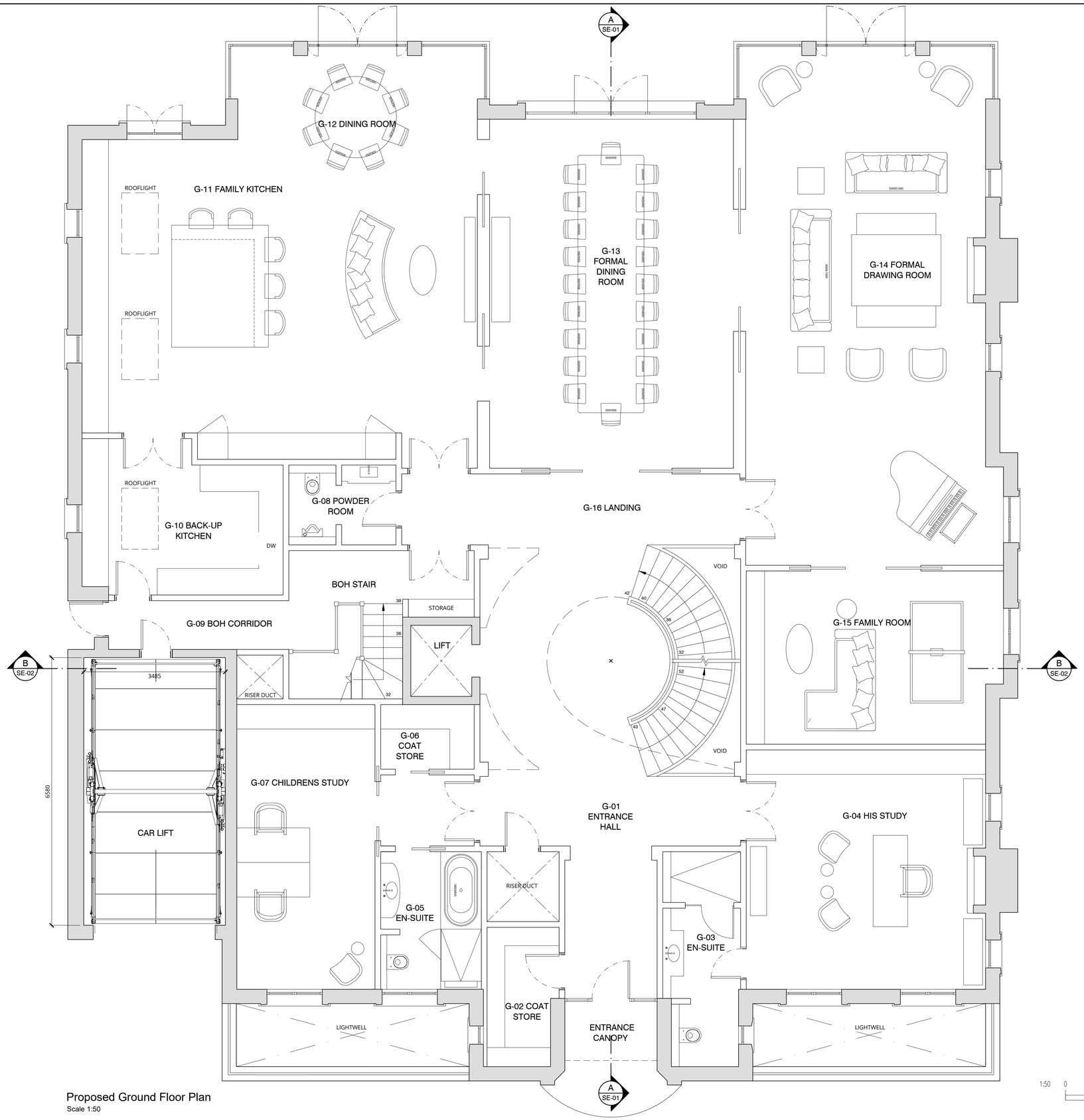
UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9933
Email enquiries@gmaarchitecture.co.uk

Client
UWH Developments

Project Nice Place
Compton Avenue
London
N6 4LH

Drawing
Basement Plan -1

Scale	Date	Drawn	
1:100 @A1	August '22	SJS	IL
Type	Client		
01	228-16	PL-04	-



Proposed Ground Floor Plan
Scale 1:50

1:50 0 1000 2000 3000 4000 5000

K:\Argent\Compton Avenue N6 4LH 01-228-16\Drawings\planning\

Notes :

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architects
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
- Copyright reserved by GMA

Gross Internal Area - 496.9m^2

DESCRIPTION	DATE

DRAWING ISSUE STATUS

planning

GMA ARCHITECTURE
Architects and Designers
UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9933
Email enquiries@gmaarchitecture.co.uk

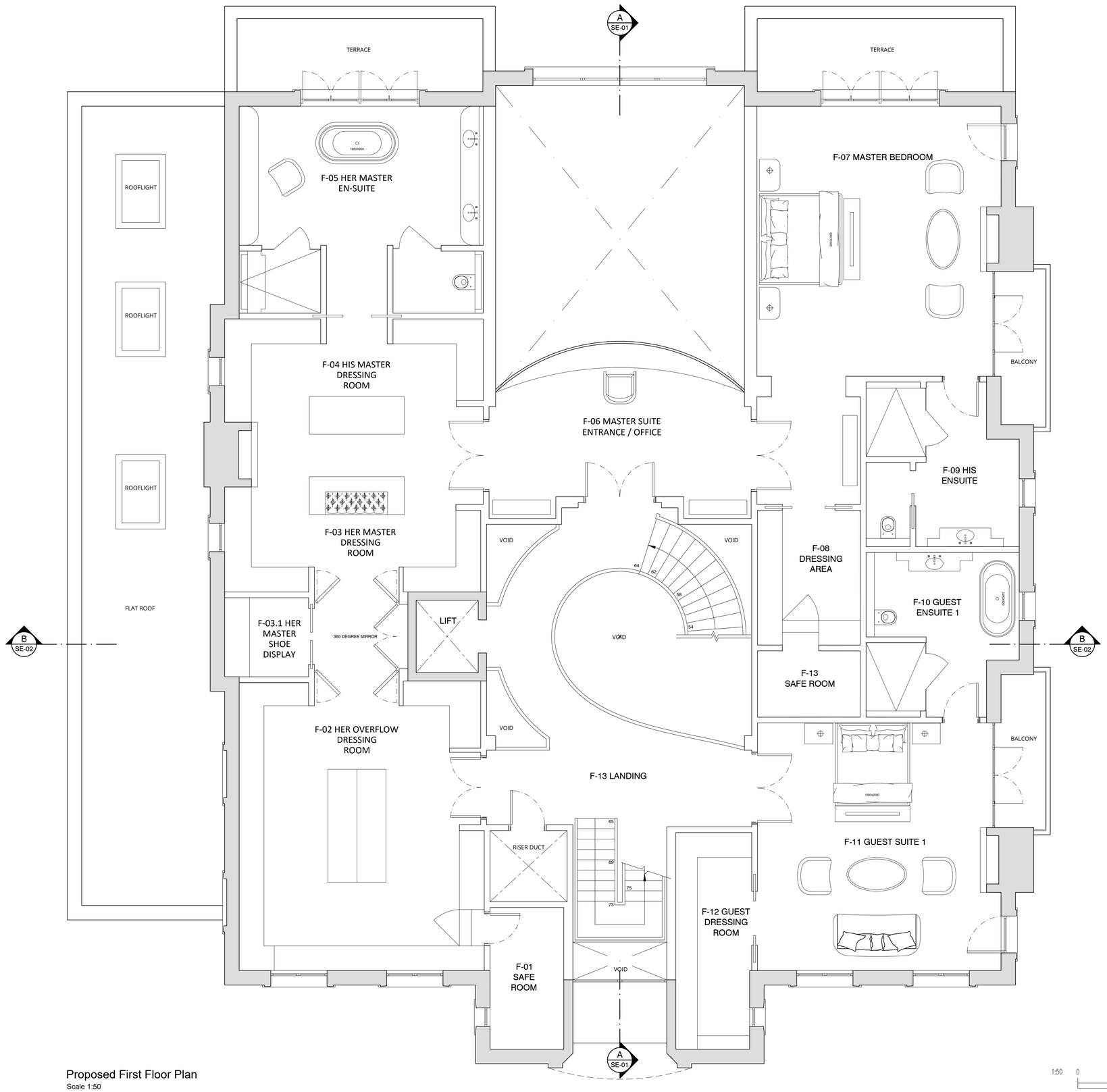
Client
UWH Developments

Project
Nice Place
Compton Avenue
London
N6 4LH

Drawing
Proposed Ground Floor Plan

Scale	Date	Drawn	
1:50 @A1	August '22	SJS	IL
Type	Client		
01	228-16	PL-05	-

planning



Proposed First Floor Plan
Scale 1:50

1:50 0 1000 2000 3000 4000 5000

K:\Argent\Compton Avenue N6 4LH 01-228-16\Drawings\planning\

Notes :

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architects
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
- Copyright reserved by GMA

Gross Internal Area - 350.3m^2

DESCRIPTION	DATE

DRAWING ISSUE STATUS

planning

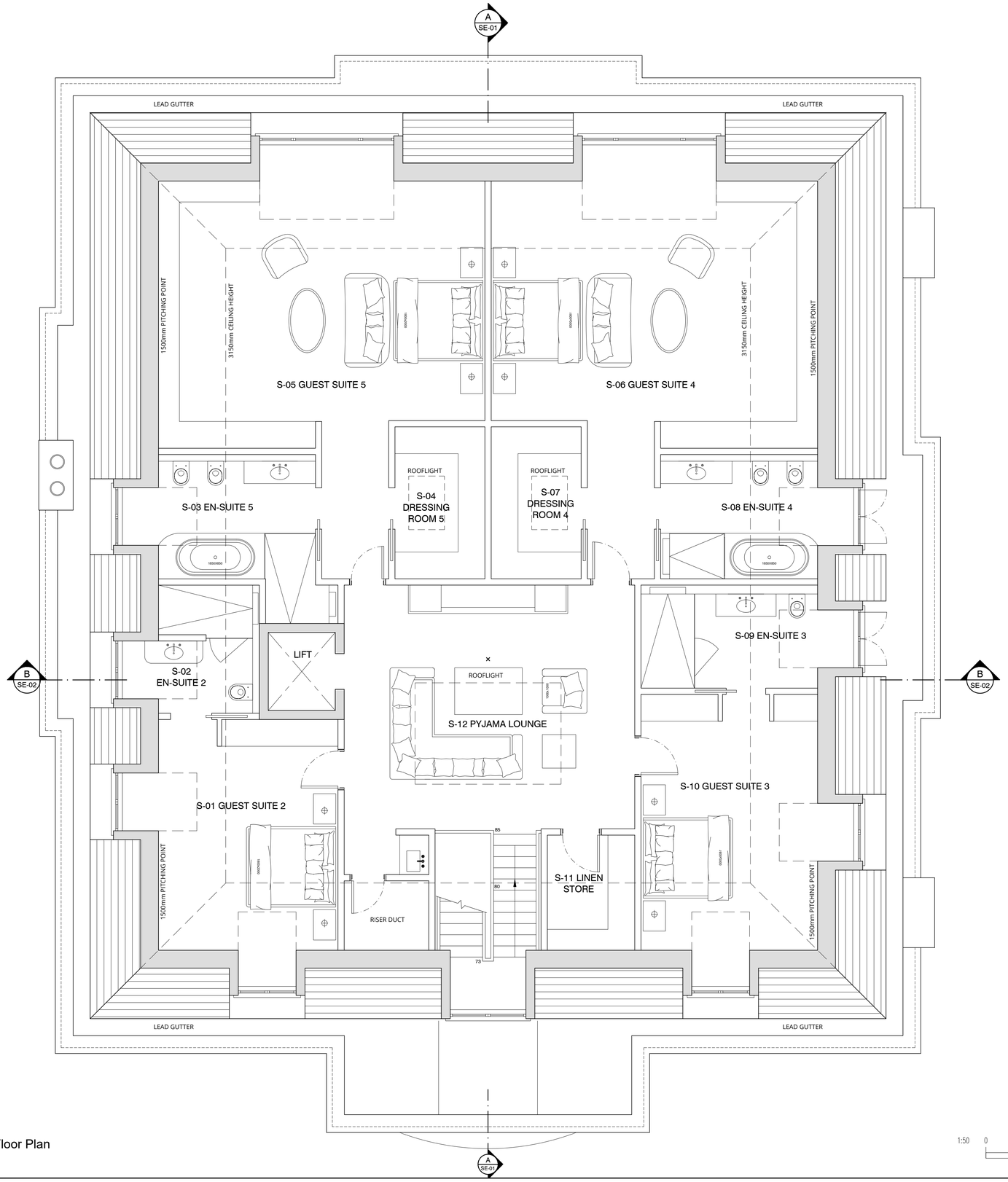
GMA ARCHITECTURE
Architects and Designers
UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9933
Email enquiries@gmaarchitecture.co.uk

Client
UWH Developments

Project Nice Place
Compton Avenue
London
N6 4LH

Drawing
Proposed First Floor Plan

Scale	Date	Drawn	
1:50 @A1	August '22	SJS	IL
Type	Client		
01	228-16	PL-06	-



Proposed Second Floor Plan
Scale 1:50

1:50 0 1000 2000 3000 4000 5000

K:\Argent\Compton Avenue N6 4LH 01-228-16\Drawings\planning\

Notes :

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architects
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
- Copyright reserved by GMA

Gross Internal Area - 269.8m^2

DESCRIPTION	DATE

DRAWING ISSUE STATUS

planning

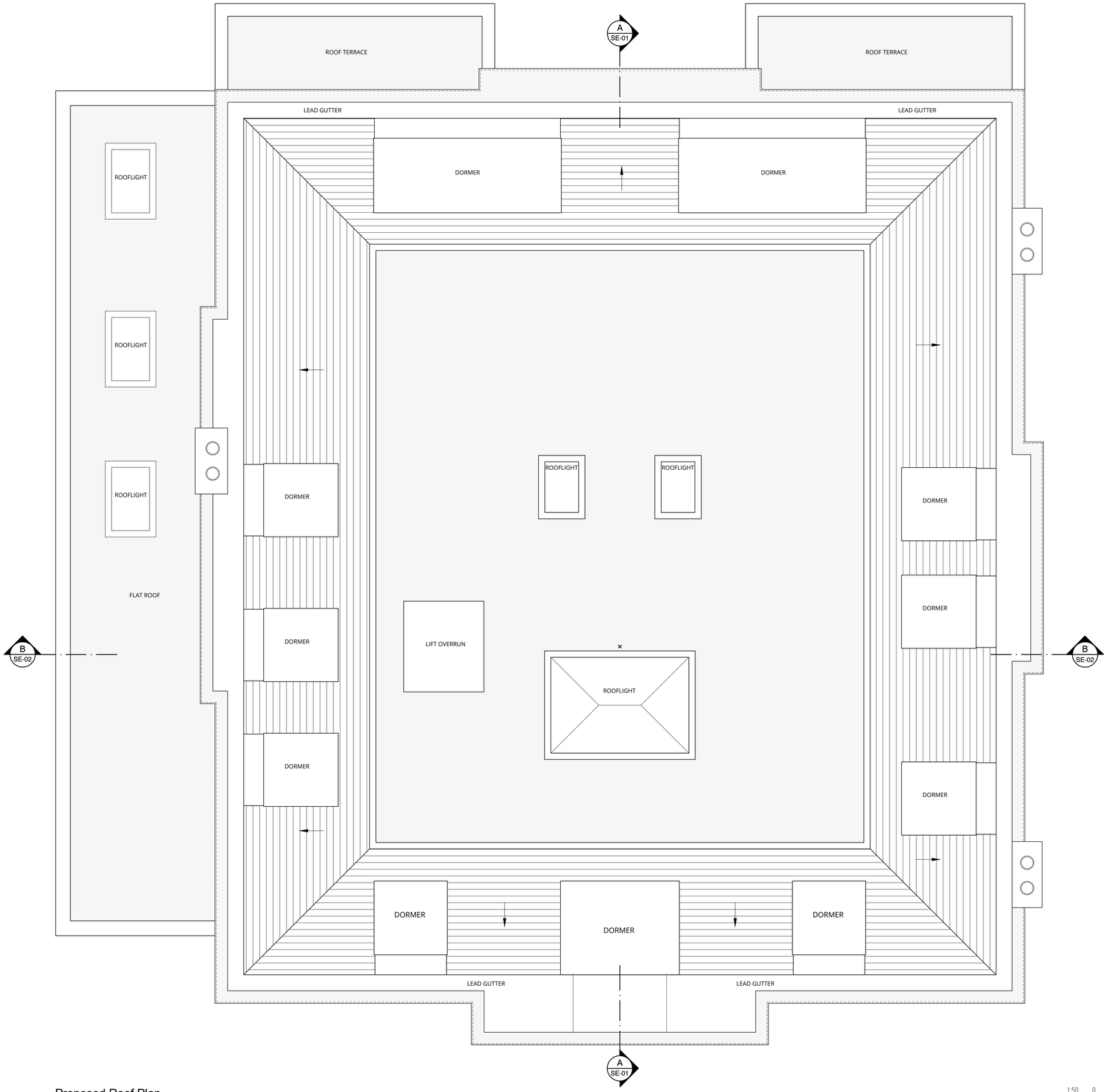
GMA ARCHITECTURE
Architects and Designers
UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9933
Email enquiries@gmaarchitecture.co.uk

Client
UWH Developments

Project
Nice Place
Compton Avenue
London
N6 4LH

Drawing
Proposed Second Floor Plan

Scale	Date	Drawn	
1:50 @A1	August '22	SJS	IL
Type	Client		
01	228-16	PL-07	-



Proposed Roof Plan
Scale 1:50

1:50 0 1000 2000 3000 4000 5000

K:\Argent\Compton Avenue N6 4LH 01-228-16\Drawings\planning\

Notes :

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architects
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
- Copyright reserved by GMA

DESCRIPTION	DATE

DRAWING ISSUE STATUS

planning

GMA ARCHITECTURE
Architects and Designers

UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9933
Email enquiries@gmaarchitecture.co.uk

Client
UWH Developments

Project Nice Place
Compton Avenue
London
N6 4LH

Drawing
Proposed Roof Plan

Scale	Date	Drawn	
1:50 @A1	August '22	SJS	IL
Type	Client		
01	228-16	PL-08	-

Front Elevation Proposal

Scale 1:50

1:50 0 1000 2000 3000 4000 5000

K:\Argent\Compton Avenue N6 4LH 01-228-16\Drawings\planning\

Notes :

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architects
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
- Copyright reserved by GMA

DESCRIPTION	DATE

DRAWING ISSUE STATUS

planning

GMA ARCHITECTURE
Architects and Designers
UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9933
Email enquiries@gmaarchitecture.co.uk

Client
UWH Developments

Project Nice Place
Compton Avenue
London
N6 4LH

Drawing
Proposed Front Elevation

Scale	Date	Drawn	
1:50 @A1	August '22	SJS	IL
Type	Client		
01	228-16	PL-09	

Flank Elevation Proposal (Far End)

Scale 1:50

1:50 0 1000 2000 3000 4000 5000

K:\Argent\Compton Avenue N6 4LH 01-228-16\Drawings\planning\

Notes :

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architects
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
- Copyright reserved by GMA

DESCRIPTION	DATE

DRAWING ISSUE STATUS

planning

GMA ARCHITECTURE
Architects and Designers
UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9933
Email enquiries@gmaarchitecture.co.uk

Client
UWH Developments

Project
Nice Place
Compton Avenue
London
N6 4LH

Drawing
Proposed Flank Elevation
Far End Boundary

Scale	Date	Drawn	
1:50 @A1	August '22	SJS	IL
Type	Client		
01	228-16	PL-10	-

Rear Elevation Proposal

Scale 1:50

1:50 0 1000 2000 3000 4000 5000

K:\Argent\Compton Avenue N6 4LH 01-228-16\Drawings\(planning)

Notes :

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architects
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
- Copyright reserved by GMA

DESCRIPTION	DATE

DRAWING ISSUE STATUS

planning

GMA ARCHITECTURE
Architects and Designers

UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9933
Email enquiries@gmaarchitecture.co.uk

Client
UWH Developments

Project
Nice Place
Compton Avenue
London
N6 4LH

Drawing
Proposed Rear Elevation

Scale	Date	Drawn	
1:50 @A1	August '22	SJS	IL
Type	Client		
01	228-16	PL-11	-

Flank Elevation Proposal (Highgate)
Scale 1:50

1:50 0 1000 2000 3000 4000 5000

K:\Argent\Compton Avenue N6 4LH 01-228-16\Drawings\planning\

Notes :

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architects
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
- Copyright reserved by GMA

DESCRIPTION	DATE

DRAWING ISSUE STATUS

planning

GMA ARCHITECTURE
Architects and Designers

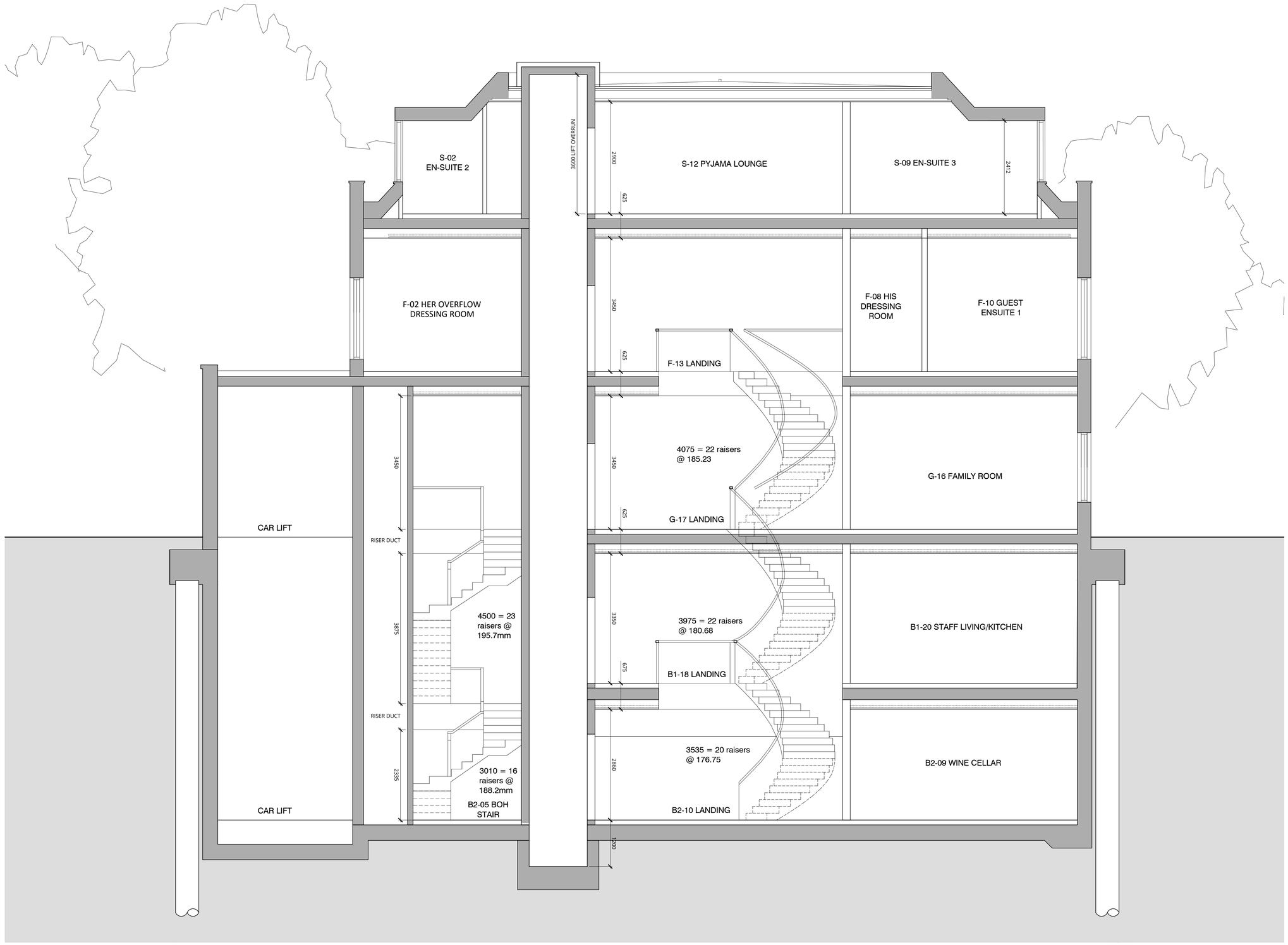
UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9933
Email enquiries@gmaarchitecture.co.uk

Client
UWH Developments

Project
Nice Place
Compton Avenue
London
N6 4LH

Drawing
Proposed Flank Elevation
Highgate Golf Course Boundary

Scale	Date	Drawn	
1:50 @A1	August '22	SJS	IL
Type	Client		
01	228-16	PL-12	-



Proposed Section AA
Scale 1:50

1:50 0 1000 2000 3000 4000 5000

K:\Argent\Compton Avenue N6 4LH 01-228-16\Drawings\planning\

Notes :

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architects
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
- Copyright reserved by GMA

DESCRIPTION	DATE

DRAWING ISSUE STATUS
planning

GMA ARCHITECTURE
Architects and Designers
UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9933
Email enquiries@gmaarchitecture.co.uk

Client
UWH Developments Ltd

Project Nice Place
Compton Avenue
London
N6 4LH

Drawing
Section AA

Scale	Date	Drawn	
1:50 @A1	August '22	SJS	IL
Type	Client		
01	228-16	PL-13	-

1:500 0 10000 20000 30000 40000 50000

REV	DESCRIPTION	DATE

Notes :

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architects
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
- Copyright reserved by GMA

DRAWING ISSUE STATUS

planning

GMA ARCHITECTURE
Architects and Designers
UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9933
www.gmaarchitecture.co.uk

Client
UWH Developments

Project
Nice Place, Compton Avenue
London
N6 4LH

Drawing
Street Section - Ridge/Eaves Comparison

Scale	Date	Drawn	Checked
1:500@A3	August '22	SJS	-
Type	Client		
01	228-16	PL-14	-

K:\Argent\Compton Avenue N6 4LH 01-228-16\Drawings\sections\

REV	DESCRIPTION	DATE

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the Architects
- Structural measurements are to be taken from Structural Engineers drawings
- Copyright reserved by GMA Architecture
- Do not scale from plans

GMA ARCHITECTURE
Architects and Designers
UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9933
Email enquiries@gmaarchitecture.co.uk

DRAWING ISSUE STATUS
planning

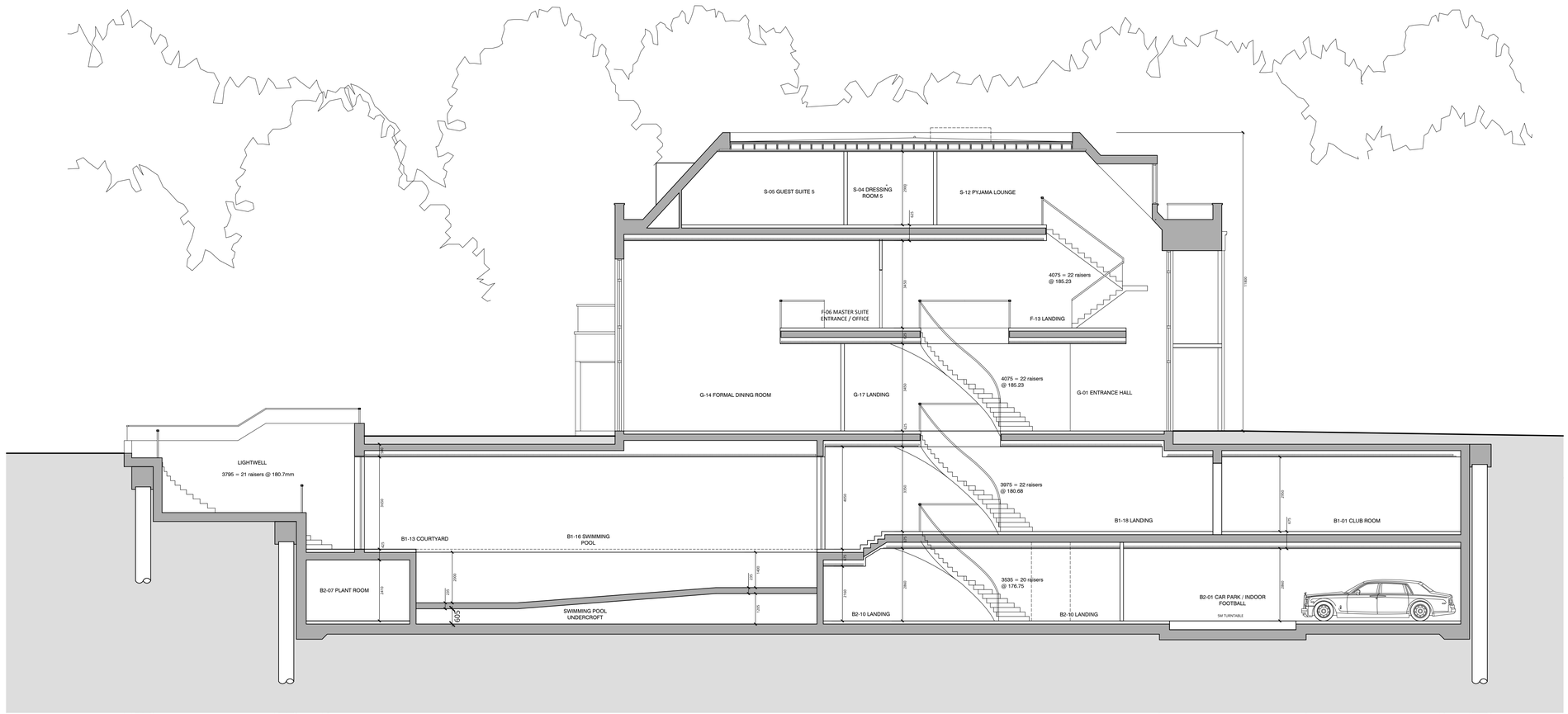
Client: UWH Developments

Project: Nice Place, Compton Avenue
London, N6 4LH

Drawing: Massing Comparison
Building Extent Plan

Scale	Date	Drawn	Checked
1:500 @ A2	August '22	SJS	-
Type	**Client**		
01	228-16	PL-15	-

K:\Argent\Compton Avenue N6 4LH 01-228-16\Drawings\planning\



Proposed Section BB
Scale 1:100

1:100 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

K:\Argent\Compton Avenue N6 4LH 01-228-16\Drawings\planning\

Notes :

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architects
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
- Copyright reserved by GMA

DESCRIPTION	DATE

DRAWING ISSUE STATUS

planning

GMA ARCHITECTURE
Architects and Designers

UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9933
Email enquiries@gmaarchitecture.co.uk

Client
UWH Developments Ltd

Project Nice Place
Compton Avenue
London
N6 4LH

Drawing
Section BB

Scale	Date	Drawn	
1:100 @A1	August '22	SJS	IL
Type	Client		
01	228-16	PL-16	-

Street Elevation
Scale 1:50

1:50 0 1000 2000 3000 4000 5000

K:\Argent\Compton Avenue N6 4LH 01-228-16\Drawings\planning\

Notes :

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architects
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
- Copyright reserved by GMA

DESCRIPTION	DATE

DRAWING ISSUE STATUS

planning

GMA ARCHITECTURE
Architects and Designers

UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9933
Email enquiries@gmaarchitecture.co.uk

Client
UWH Developments Ltd

Project
Nice Place
Compton Avenue
London
N6 4LH

Drawing
Street Elevation

Scale	Date	Drawn	
1:100 @A1	August '22	SJS	IL
Type	Client		
01	228-16	PL-18	-

Proposed Front Elevation Comparison

Scale 1:50

1:50 0 1000 2000 3000 4000 5000

K:\Argent\Compton Avenue N6 4LH 01-228-16\Drawings\planning\

Notes :

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architects
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
- Copyright reserved by GMA

Nice Place - Consented Front elevation. Application HGY/2014/1901

Far End - Front elevation. Application HGY/2014/1900

Round House - Front elevation. Application HGY/2008/0503

DESCRIPTION	DATE

DRAWING ISSUE STATUS

planning

GMA ARCHITECTURE
Architects and Designers

UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9933
Email enquiries@gmaarchitecture.co.uk

Client
UWH Developments Ltd

Project
Nice Place
Compton Avenue
London
N6 4LH

Drawing
Proposed Front Elevation
Massing comparison with adjacent properties

Scale	Date	Drawn	
1:50 @A1	August '22	SJS	IL
Type	Client		
01	228-16	PL-20	-