

44-46 HAMPSTEAD LANE

DESIGN AND ACCESS STATEMENT

FULL PLANNING APPLICATION

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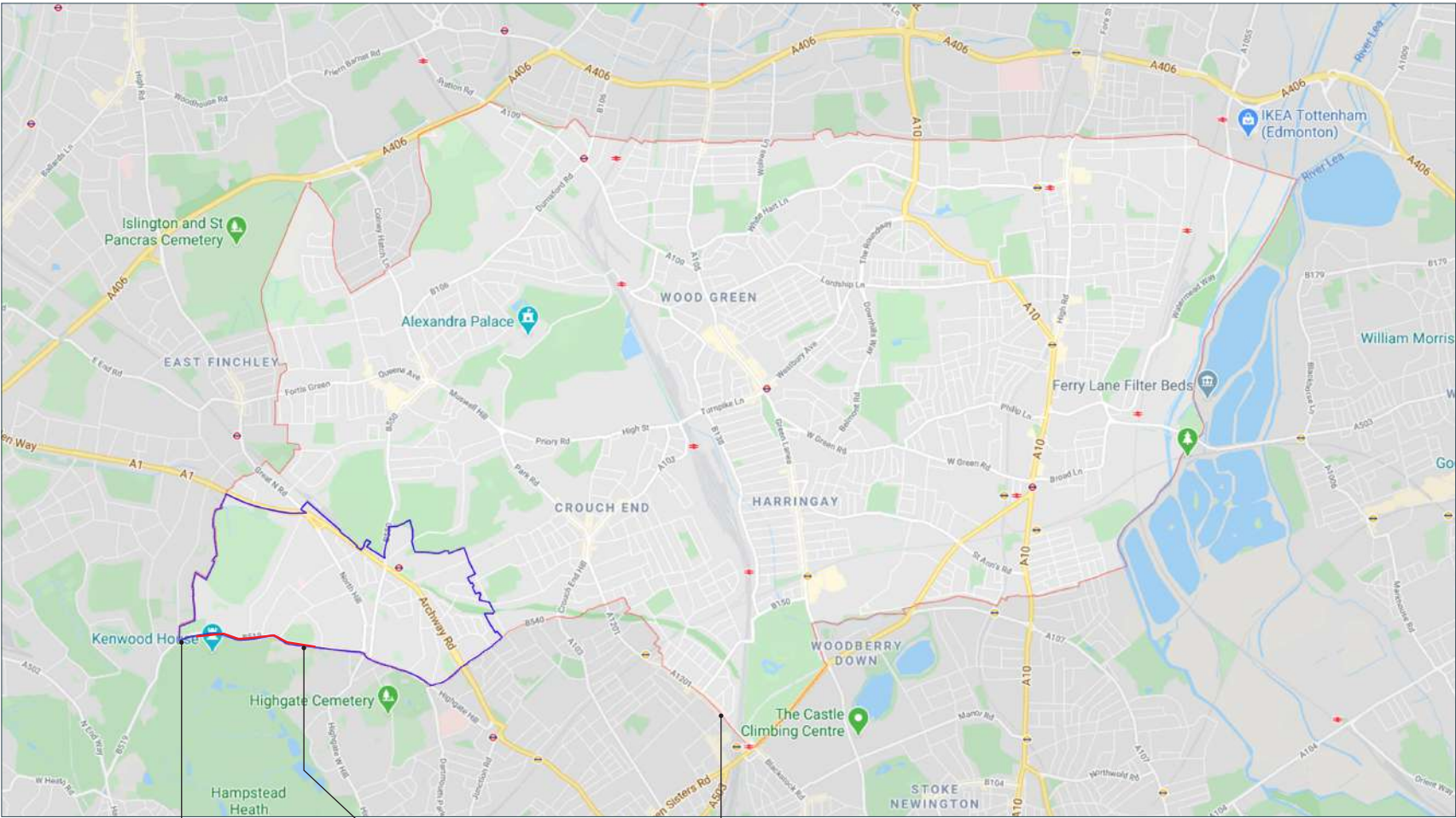
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Conlusion



— Highgate Conservation Area — Hampstead Lane — London Borough of Haringey boundary

Wolff Architects have prepared this Design & Access Statement on behalf of our client. The statement has been prepared in accordance with Section 62 of the Town & Country Planning Act 1990 (as amended) in support of a Application for the demolition of the two existing houses and the erection of a 66-bed care home with associated facilities and car parking including change of use to C2 use.

This report should be read in conjunction with existing and proposed development drawings submitted by Wolff Architects. Reference has been made to the latest relevant Wolff Architects issue sheet for a full schedule of these drawings.

Revision	Date	Status	Description	Author	Checked
0	03/09/2021	PL	Planning Issue	KB	AG
A	22/04/2022	PL	Planning updates	MM	AG
B	02/08/2022	PL	Planning Issue	MM	AG
C	04/10/2022	PL	Planning amendments	MM	AG

1.0

INTRODUCTION

1.0 Introduction

This Design and Access Statement document, prepared by Wolff Architects, is provided in support of a detailed Planning Application to redevelop 44-46 Hampstead Lane, London N6 4LL. NW3 7UN into a new nursing care home.

The proposal seeks to demolish the existing 44-46 Hampstead Lane houses and construction of a new three-storey (plus lower ground floor and basement) building for use as a care home (Class C2) comprising living accommodation and ancillary communal space.

The proposed high-end care home scheme will provide 66 bedrooms with associated facilities, car parking and landscaping.

Residents will be offered a range of quality designed, modern accommodation. They will have access to a wide range of communal facilities, including leisure and communal landscaped garden spaces.

The site represents a fantastic opportunity to create a high-quality new nursing care home, the design of which has been carefully considered to create a facility that fits seamlessly within the surrounding context, replacing the existing buildings with state of the art accommodation.

The redevelopment will provide long-term improvement to the site and make a positive contribution to the local community.



2.0

SITE ANALYSIS

2.1 Site Location

Site analysis

The proposed site is located at the junction between Hampstead Lane and Courtney Avenue on the outskirts of Hampstead and Highgate Villages.

The site was, until recently, used as two separate residences. It is located adjacent to the East Lodge of Kenwood House, Grade I listed 17th century country estate house within the Park and Gardens, which are grade II* listed within Hampstead Heath. Details of the site can be seen from the existing site location plan and within the site photographs which have been submitted with this application.

To the south of the site, is located Hampstead Heath across Hampstead Lane, B 519 which is a main arterial route defining the northern edge of Hampstead Heath. Hampstead Lane is thought to date back to the Middle Ages and is believed to have run through the Bishop of London's Park connecting Highgate (0.8 miles away) with Hampstead (1.3 miles away). It retains its country lane feel as it winds along the rolling topography. Today, it forms the boundary of LB Haringey and Camden.

To the west is located the Highgate School, Far-Field playing fields, which is used regularly by many pupils for sports. The school is currently undertaking a series of engineering works that will improve drainage and reduce the risk of flooding, as well as covering the main playing field area with a permeable green artificial surface. In addition, the on-site amenity building will be replaced.

To the south-west are Kenwood House and Prospect Hill, which are part of a larger series of complex parts of Hampstead Heath. To the east is located the village of Highgate with an underground station. To the west is located Golders Green tube station, both served by the north/south Northern Line. Furthermore bus routes 210 and 603 stop adjacent to the property providing links with Highgate with Golders Green.



2.2 Local Character of the Conservation Area

Site analysis

In *Modern Buildings in London* (1964), Ian Nairn describes areas of Highgate as, 'A leafy sequence of streets where there are enough modern buildings to act as happy inflections to a connected walk.'

'Here half a dozen people have contributed separately, and the total effect transforms what might elsewhere have been quite modest designs.'

Hampstead Lane runs west from the High Street in Highgate towards Kenwood House and Hampstead. The road slopes downhill towards the west and forms the borough boundary with Haringey. As such, only the south side of the road is in the Conservation Area.

There is a range of mid to late 19th century houses, and some 20th century infill. Although there is variety in the detail and materials, the overall character is determined by the scale and relationship of the buildings to each other and to the road.

LOCAL DETAILS AND MATERIALS

The predominant building material within the area is brickwork, predominantly red bricks with some examples of yellow and dark London stock bricks as well. Stone or stucco is found in places for architectural dressings and porches. The detailing is mainly classical in terms of porches and porticos, but there are examples of Regency, Georgian, Italianate and Arts and Crafts details such as timber framing and tile hanging.

The windows are equally varied. The majority consist of painted timber double sashes, though not exclusively with glazing bars; many are set within canted bays or even Italianesque windows. Most buildings possess dormer windows at attic storeys. Hipped and gabled roofs are finished in clay tile roofing, some in slate and frequently feature tall brickwork chimneys.



BISHOPSWOOD ROAD



DENEWOOD ROAD



HAMPSTEAD SEMI-DETACHED HOUSES BY QUENNEL



HAMPSTEAD LANE



SHELDON AVENUE



HAMPSTEAD LANE

2.3 Existing Site

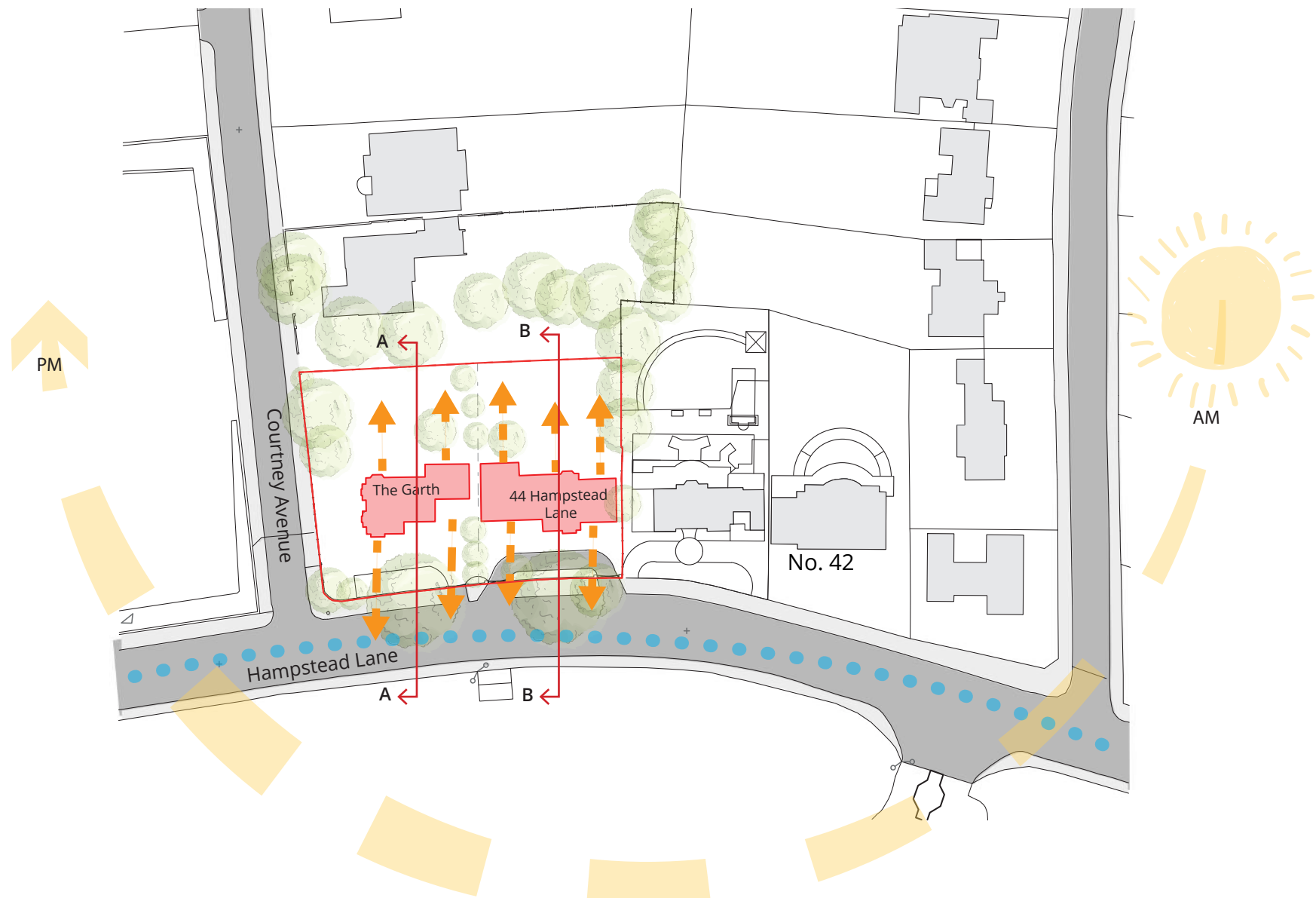
The site is currently occupied by two detached vacant houses, numbers 44 and 46 Hampstead Lane which are located in the Bishop’s sub-area of the Highgate Conservation Area in the London Borough of Haringey (LB Haringey). Neither 44 (Lydbrook) , nor 46 (The Garth) Hampstead Lane are statutory nor locally listed and are marked as making neutral contribution to the Area. The site comprises front and large back gardens, with a pool and tennis courts. There is car parking for up to 8 cars on the site. The buildings are mirrored to one another and should be considered as a pair. However, with the recent extensions, No.44 has extended on each side of the original floor plate, whereas 46 has only extended eastwards.

Both houses have half-timbered stud work to the front facing gable, in a mock-Tudor style. Whilst this is a feature found on Arts and Crafts houses, it is not something that appears elsewhere in the Bishop’s sub-area and is therefore somewhat a-typical.

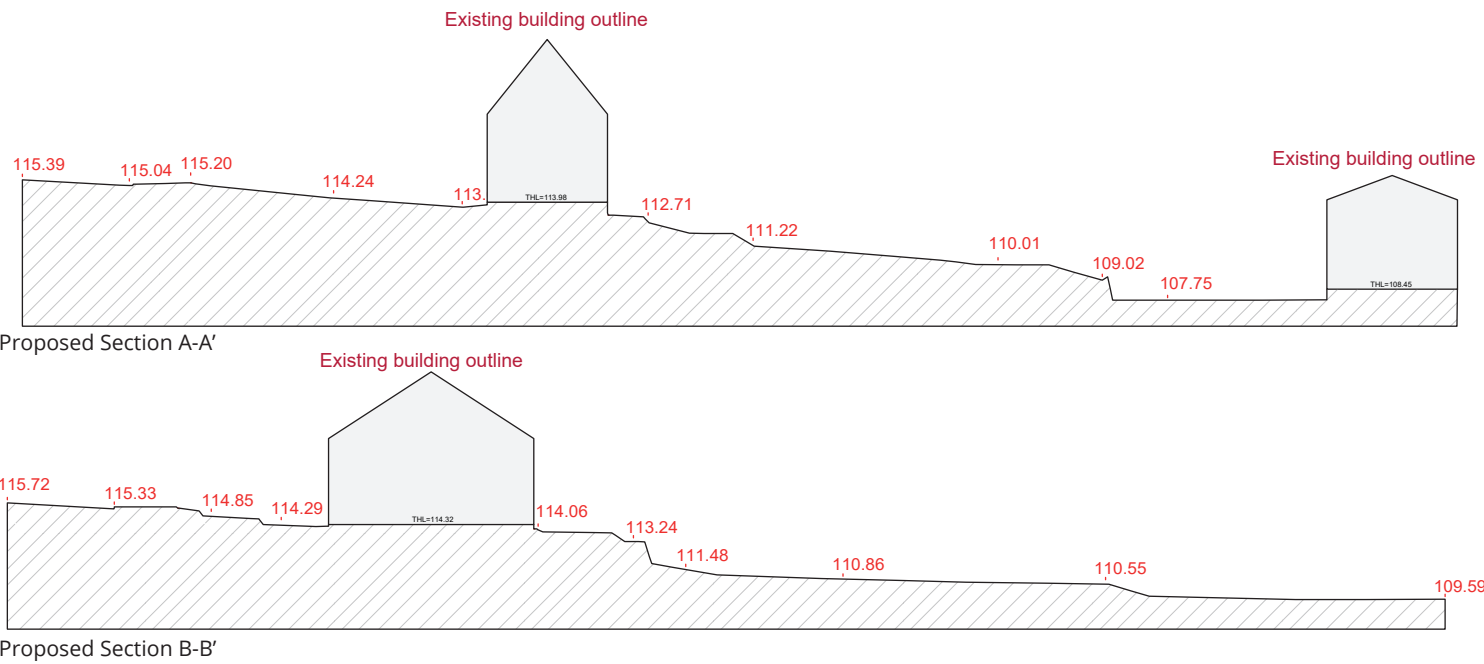
Both houses have hipped roofs with clay tiles and small overhanging canopies above the front door and front bay. The buildings are rather sparsely detailed. The only notable featured being a protruding cornice of coursed bricks running between the ground and first floor. Both appear to have been constructed in c.1930-1938 on two separate sites and as stated earlier appear to be influenced by the Arts and Crafts style houses already in the area but have little or no architectural merit (Please see attached Heritage Statement, attached to this application).

Large parts of the two buildings are two storeys with a section of three storeys providing accommodation within the roofspace. The existing site is approximately 71m wide and 59m deep. It provides many opportunities for development with limited arboricultural impact, allowing much of the plot to be utilised. The size of the plot also offers many opportunities for future development with more limited impacts on neighbouring properties.

Site analysis



Site Analysis Plan



- Key
- Site outlined in red.
 - Existing vehicular access.
 - Direction of view from dwelling.
 - Existing property extent.

2.3 Existing Site

The site currently has access from Hampstead Lane with private driveways for each property providing pedestrian and vehicle access through secure metal gates. Pedestrian access to the site is from the B519 or via the access road to the side of the site. The site boundaries mainly consist of hedges, brick, and metal security fences between 900-1800mm high.

The site slopes down from South to North with a total difference in levels of three metres from the entrance off the B 519 to the rear corner of the site backing onto number 2 Courtney Avenue. In the proposed design this feature is efficiently used to provide a subterranean basement level to both properties. There is some existing soft landscaping but that is of little significance within the site.

To the east the neighbouring property is 42 Hampstead Lane 'Oakleigh', built in a style that is more faithful to the Arts and Crafts style, with overhanging eaves and bay windows, and articulated detailing in different coloured brick. Permission was granted for its demolition in 2017 (ref, HGY/2017/1710) and there is another extant permission sought for demolition with a new scheme (Ref, 2019/2944).



North-East Aerial View of (left to right) Hampstead Lane, with number 42 (Oakleigh) 44 (Lydbrook) and 46 (Garth) and junction with Courtney Avenue and Highgate School, Far Field playing fields.



3.0

DESIGN DEVELOPMENT

Pre-Planning History - A narrative on design development and comment on scale, bulk and mass in relation to the required quantum of development:

Background:

- The site is currently occupied by 2 large single-family houses.
- Previous owners have tried to extend these properties in various ways since the 1980's with limited success. The properties no longer meet the requirements of the desired scale and type of accommodation sought in this location and as such are no longer fit for purpose.
- The current owner has been seeking to develop the properties for the past 15+ years exploring a range of options including residential options and currently for care home use.
- A number of care home operators have approached the owner identifying a substantial need for care homes locally to fulfil the current under provision within the borough.
- Given the location and land value of the site only certain types of operators are interested in acquiring the site.
- For a care home to work commercially a number of minimum criteria need to be met:
- Minimum number of rooms equates to 70-80 studios/suites ideally circa 100 rooms
- Large lateral floor plates are required, not vertical, due to nursing and other staffing requirements.
- Dual access point to the site, one for residents/visitors and one for servicing.

Pre-App 1 - PRP Architects for Signature - 13th April 2018

- PRP Architects proposed a scheme for Signature Senior Life to replace Nos. 44 and 46 Hampstead Lane and No. 1 Courtenay Avenue.
- The scheme would have provided 90-100 care home studios/ suites + communal spaces.
- The existing buildings were confirmed to be neutral contributors to the conservation area but combined had added relevance due to the cumulative impact from the proposed demolition and amalgamation of the three sites.
- The scheme was not supported by LBH

Pre-App 2 - PRP Architects for Signature – 6th July 2018 (Revised 11th July 18 & 10th Aug 18)

- PRP Architects proposed 3 further schemes for Signature Senior Life to replace Nos. 44 and 46 Hampstead Lane and No. 1 Courtenay Avenue.
- Reduced schemes would have provided 80-90 care home studios/ suites + communal areas.
- Despite significant design changes, the pre-application advice received for the further schemes meeting was almost identical to that given to scheme 1. LBH's written feedback continued to state that the scheme presented was still not acceptable as the loss of the buildings would harm the conservation area.
- The 'significant' benefit (not just 'some' benefit) of a care home would need to be demonstrated and buildings of 'architectural merit' need to be incorporated into the design of the scheme to outweigh the loss of the existing neutral contributing buildings.
- At this stage Signature Senior Living decided not to pursue the development further.

Pre-App 3 -EPR Architects for Amazon - 19th June 2019

- EPR Architects developed a scheme for Amazon Care Homes which looked to combine just Nos. 44 & 46 Hampstead Lane.
- The scheme would have provided circa 50 care home studios/ suites + communal spaces.
- Principle of demolishing and replacing 2 properties was considered acceptable subject to demonstrating the 'significant' benefit.
- QRP and LBH unconvinced on the scale and massing and 'architectural merit' of the proposed buildings.
- Amazon Care Homes decided not to pursue the development further as scheme was becoming commercially unviable for them.



3.1 Summary of Previous Pre-Applications

design development

- Wolff Architects were appointed in 2020 by the landowner, Harrison Varma, to re-evaluate the site based on the previous rounds of pre-application advice received from London Borough of Haringey.
- Principles encompassed with the design development included:
- Just the Hampstead Lane sites should be considered jointly for development, without the Courtney Avenue Property (established by EPR)
- Quantum of development needs to be considered to ensure the project is commercially viable. Circa 80-100 units to ensure it appeals to a number of operators.
- 'Significant' benefit must be demonstrated – To achieve 'significant' benefit the scheme must achieve a minimum quantum of development (see above) to enable a percentage of rooms to be offered to local residents at affordable levels.
- Design to be of 'architectural merit' – Wolff Architects were appointed to draw on their significant local experience and expertise in designing buildings of merit within the local context. It was decided that a contemporary arts and crafts approach would be best suited for the site.

Pre-App 4 -Wolff Architect for Harrison Varma - 24th June 2020

- Wolff Architects presented a scheme for the demolition of Nos. 44 & 46 Hampstead Lane which encompassed the above principles and would provide circa 75 units.
- The scheme was broadly well received by LBH. The architectural language proposed was considered could provide a building(s) of architectural merit subject to some minor design changes and development.
- The bulk and scale of the proposed building was discussed at length and it was considered that the Courtney Avenue elevation could be increased in height (additional drawings supplied post meeting) but that the depth of the central rear wing should be reduced to provide improved garden space/ amenity to the development.

Pre-App 5 -Wolff Architect for Harrison Varma - 28th January 2021

- Wolff Architects have taken on board the feedback from the previous pre-application advice (Pre-app 4) and adapted their proposals to suit the comments whilst ensuring the scheme will still be commercially viable.

