

4.4 Elevations

proposed scheme

The building has been designed in a vernacular form but with a contemporary arts and crafts style which will be in-keeping with the area. The proposed design will not only preserve but greatly enhance the character and appearance of the conservation area.

Predominantly three storeys under a pitched roof with feature gables and partially free-standing chimneys, the building will blend in from afar and provide interest when viewed close up. The building presents a corner statement to the south-west with feature windows and decorative brick panels. A mixture of red multi stock brickwork and self-contained brick feature panels will create interesting facades to all four elevations. The windows will be deeply recessed into all reveals interspersed with highly detailed balconies and trellis garden areas to the rear. Certain groups of windows will have purpose made surrounds occasionally breaking through the eaves lines in order to create interest at roof level.

The elevations have been carefully considered and designed to promote a high-quality design whilst complimenting the proportions of the conservation area. The building has been designed to encourage outward views towards the rear. The majority of glazing is located on these elevations. Fenestration is limited on the boundary facing elevations to avoid overlooking. The use of materials and proportions are key factors in tying the two buildings together.

The rear northern gardens offers valuable secure, private external space which can be enjoyed by residents.



Proposed Elevation Hampstead Lane



Proposed Elevation Courtney Avenue

4.5 Materiality

The choice of materials is very important. The principal building material will be a traditional red multi stock brickwork in Flemish bond. The brick elevational panels form the majority of finishes to all elevations plus the addition of a brickwork plinth particularly in the lower ground floor areas.

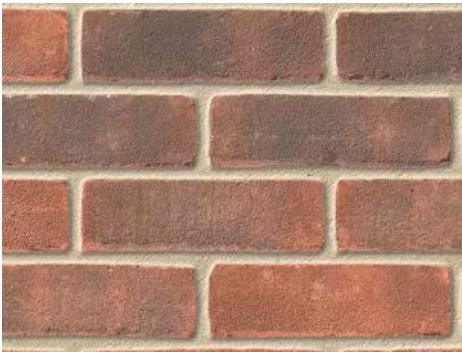
The windows will be bronzed coloured aluminium framed in colour giving the building a slightly more residential feel in keeping with the area and taking it away from an institutional composition. Further the windows and side panels will be mixed with contrasting brickwork panels in the elevations to provide an asymmetric composition typical of the Arts and Crafts style.

Simple eaves and gutter details will enhance the overall contemporary feel to the building as it sits under its more traditional profiled roof. The roof would be clad in Bronze standing seam panels which would give the impression of a small format tile. The central flat areas of roof (which cannot be seen from the outside) will be recessed to be able to conceal photovoltaic panels and airhandling units, rather than them being exposed and visible from the ground.



Bay Elevation

proposed scheme



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4.6 Precedents

proposed scheme

A careful review of the surrounding vernacular has been undertaken and will inform the design proposals.

The proposed southern elevation of the proposal facing Hampstead Lane will be designed in a contemporary Arts and Crafts style.

Marlborough College

Dancy House at Marlborough College is a new build hall of residence by Allies and Morrison. Collecting numerous awards and being shortlisted for both the RIBA 2019 architectural award and the AJ Architecture Awards, this contemporary Arts and Crafts building was design to complement the local vernacular in the same way that we are seeking to achieve for this site.



Marlborough College - Allies and Morrison

Pennycroft

Pennycroft House, by Napier Clarke, links the single storey to the main buildings using a single glass link, which has been the inspiration in this design for recessed link between the two proposed blocks in our design. Also influence of contemporary brick detailing, red brick and chimneys have influenced the design for this proposal.



Pennycroft - Napier Clarke

4.7 Scale and Massing

proposed scheme

The proposed building will be mainly three storeys above ground with plant within the roof space with access arrangements kept similar to the existing.

As the site descends to the north the scheme becomes four storeys. The massing of the building has been carefully considered to respect surrounding properties. The new proposed building is set back from the northern boundary to eliminate overlooking to the houses to the north. To the east there will be no windows looking towards the gardens of No. 42 Hampstead Lane and similarly to the north with No. 1 Courtney Avenue. The proposal aims to avoid having an overbearing impact towards 1 Courtenay Avenue. Therefore, the whole building is kept far away from the boundary with No.1.

At the last pre-app meeting the case for a feasibility of retaining the frontage and extending the existing building was raised. We looked at this option and found that it was not possible, especially as pointed out by the Heritage Report, that stylistically the buildings are of a poor design and have been extended several times. Furthermore, the height of the internal floor levels was more associated with residential rather than care home floor to ceiling heights required in new construction, thus retention is not possible.

The massing and articulation of the elevations provides interest to all aspects. The building will sit under a pitched roof which is considered appropriate to the area and sympathetic to the massing providing interest at the upper levels as opposed to a flat roof solution.

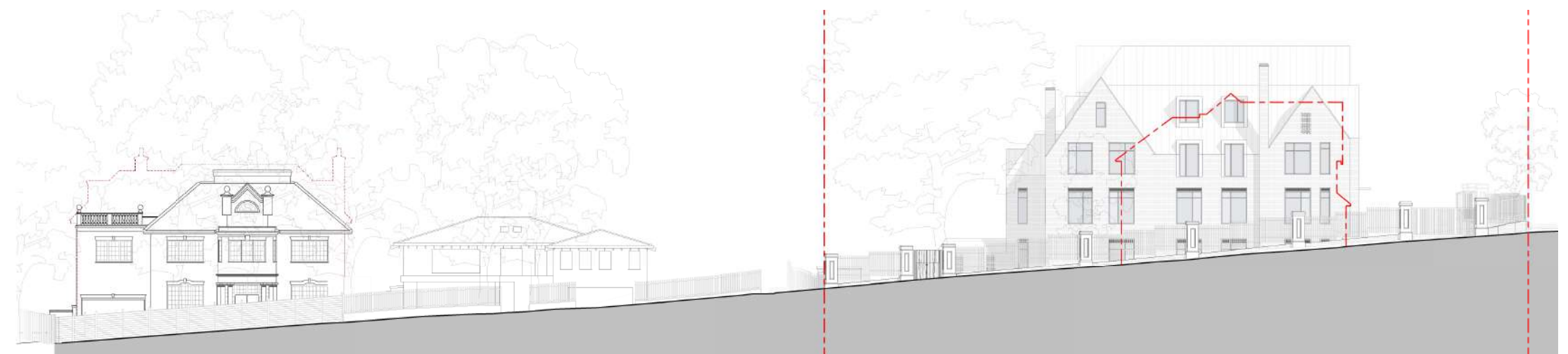
The scale and mass of the proposal has been designed to be unintrusive to neighbouring properties. The main building consists of three storeys above ground with a lower ground floor and a basement parking level to the rear.

Due to the site sloping towards the rear, the lower ground benefits from access to rear garden.

The trees and overall planting will be largely kept to preserve the original setting and mature planting.



Proposed Elevation Hampstead Lane



Proposed Elevation Courtney Avenue

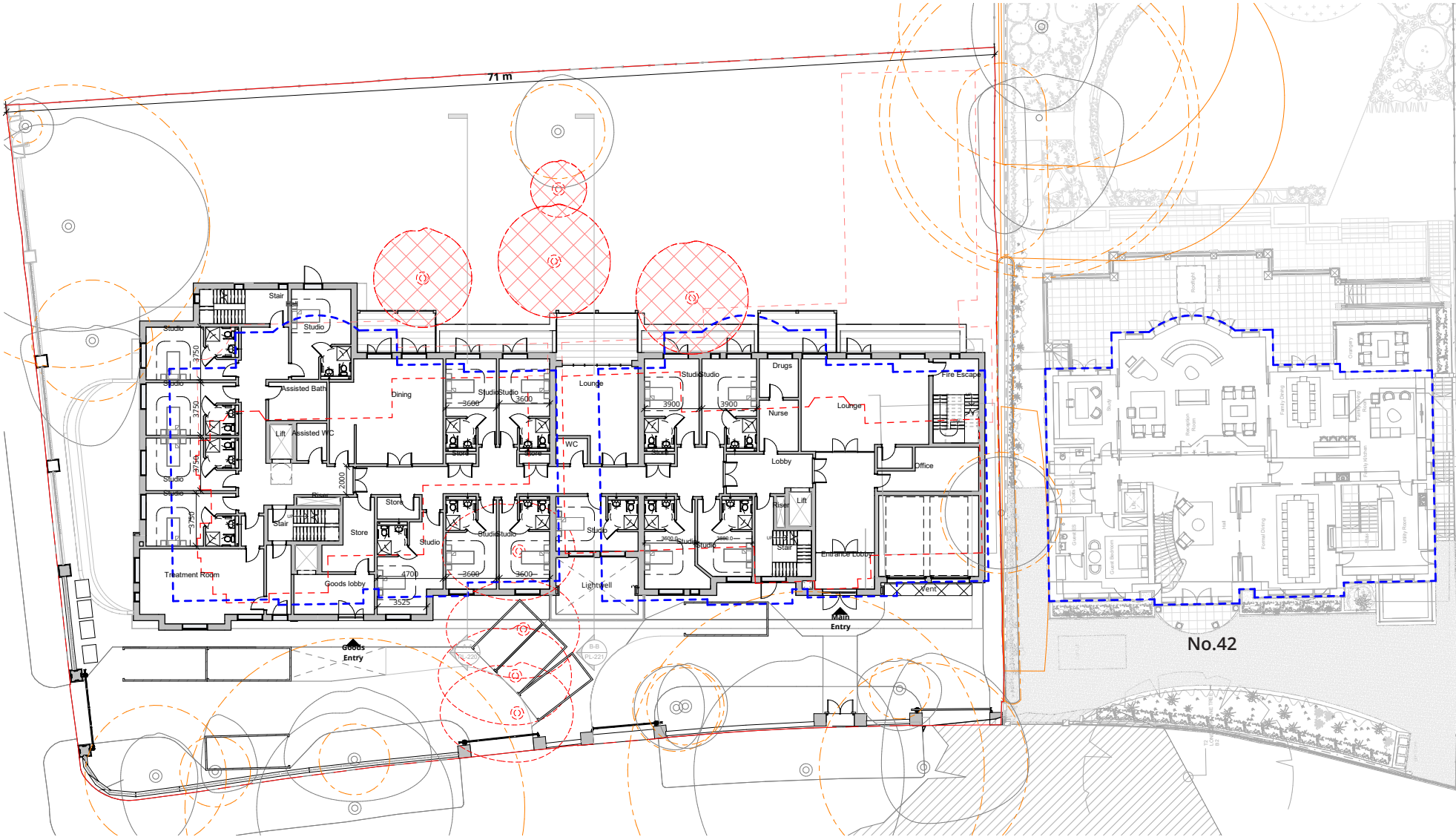
4.7 Scale and Massing

proposed scheme

Proposed scheme outline compared to the approved development of No.42 Hampstead Lane (ref 2019/2944)



Proposed Northern Elevation



Proposed Ground Floor Plan

4.8 Scheme Comparison

proposed scheme

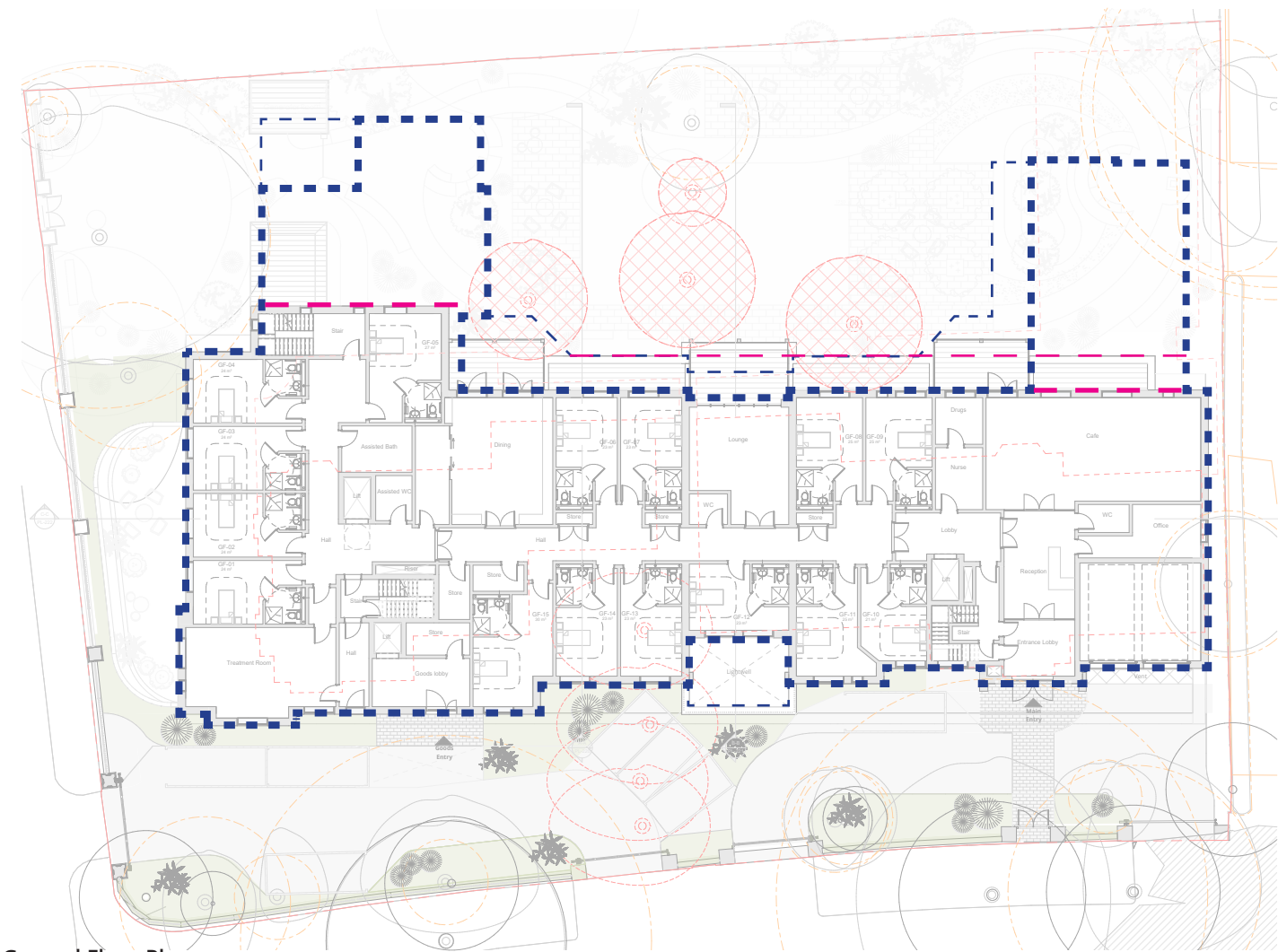
Scheme comparison - Previously submitted scheme vs. Current scheme

Key changes:

- Eastern and western wings reduced to minimise the impact on neighbouring properties. Approximate reduction - 11m.
- No accommodation within roofspace. Crown roofs used to hide plant at third floor
- Total height above ground reduced by approx. 1.2m up to 1.4m
- Treatment room introduced, available for haringey residents

Outline of submitted scheme

Outline of amended scheme following feedback



Ground Floor Plan



Western Elevation



Southern Elevation

4.9 Access Arrangement

proposed scheme

Following the pre-application process, the layouts and access strategy was amended to reflect officer feedback.

Whilst the overall access strategy remains largely the same as the earlier version, room locations have been modified to further ease circulation.

Corridor widths have been increased to a minimum of 1800mm (2m generally) within all areas of the proposal. Level thresholds and access will be provided to all areas of the proposal.

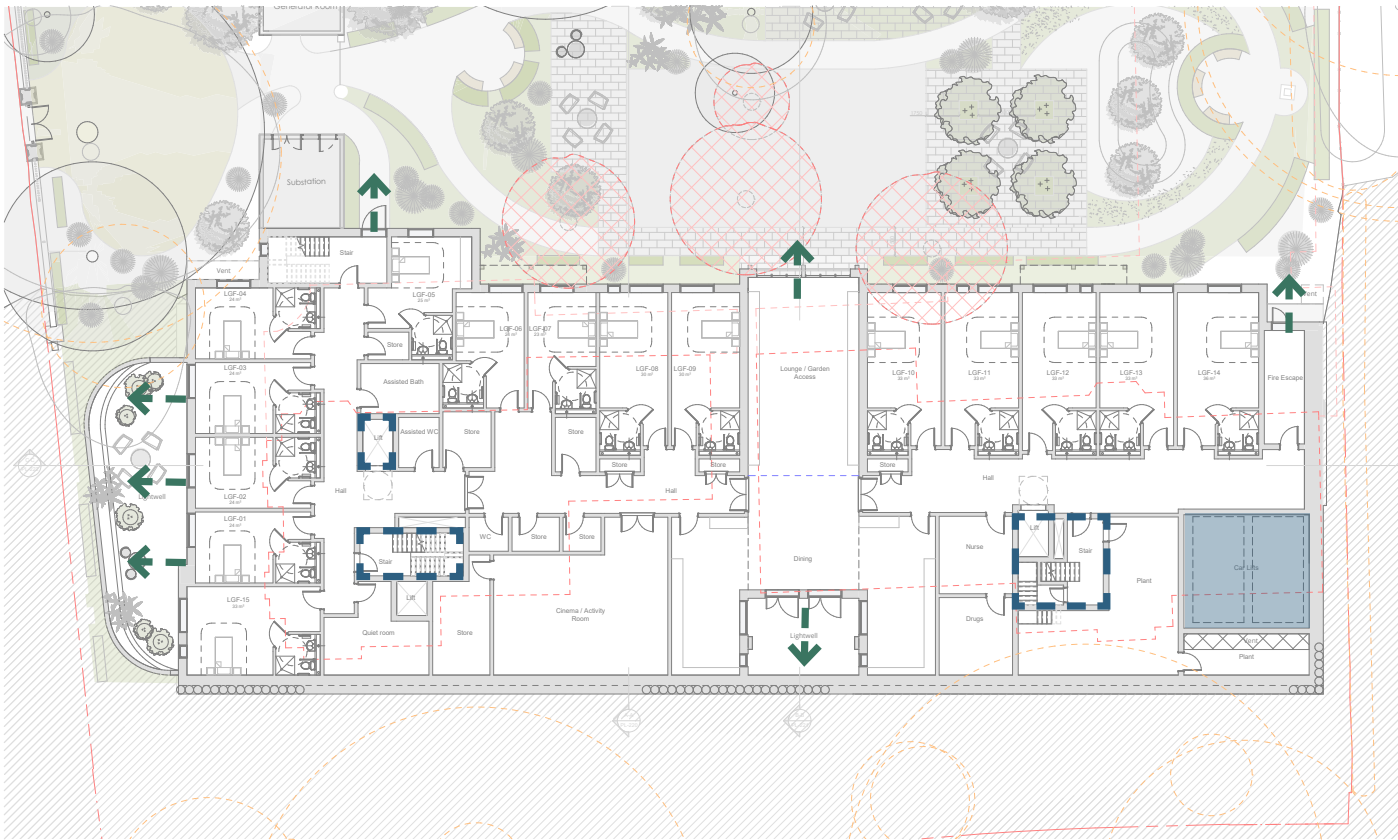
The main circulation cores will provide vertical circulation throughout the scheme with all passenger lifts being fully Part M compliant.

The sites principle access point remains from Hampstead Lane to the South and will be retained.

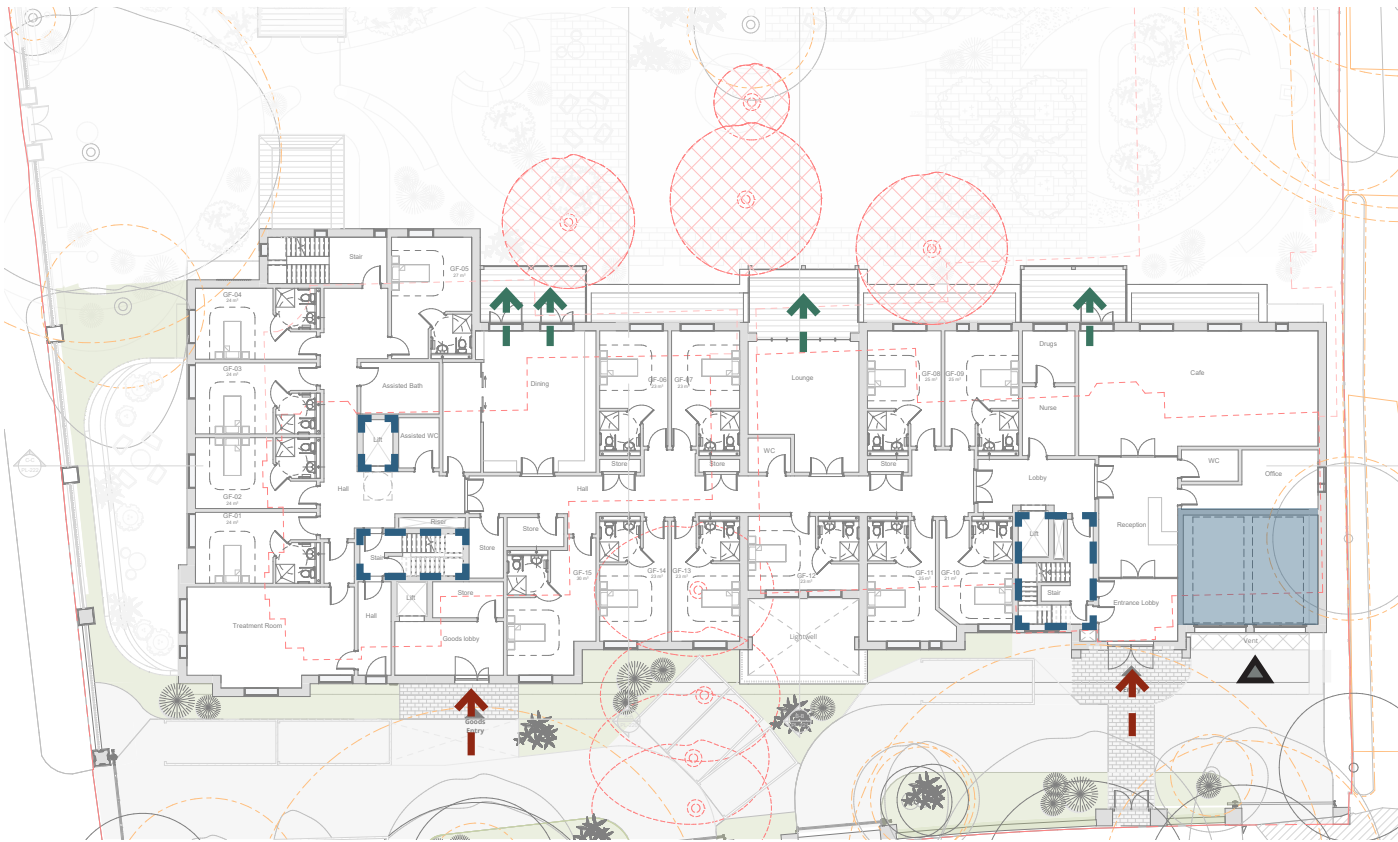
All cores will extend to basement level to ensure that full access is provided to all areas of the proposal.

Secure entry points will be provided to the front entrances of the proposal and these points will be carefully controlled to prevent any unauthorized access. Access points towards the rear of the proposal (indicated in green) will be provided for residents to safely and securely access the external areas.

All access arrangements will be designed to meet the relevant standards associated with this project type.



Proposed Lower Ground Floor



Proposed Ground Floor

- Entrances
- Garden access
- Vertical circulation
- Car lifts
- Vehicular access