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Introduction



This Design and Access Statement has been prepared by DWA Architects on behalf of Highgate Care Ltd in support of a new build 70 bed care home and well-being and physiotherapy centre, at 107 North Hill, London N6 4DP.

The applicant believes that the site represents a fantastic opportunity to create a much needed high quality modern care home facility on the site.

The design of the facility has been carefully considered within its surrounding context and seeks to replace the former building with state of the art accommodation.

The site lies in the Highgate conservation area and the proposal represents an important opportunity to enhance the character and visual contribution that the site makes to its locality.

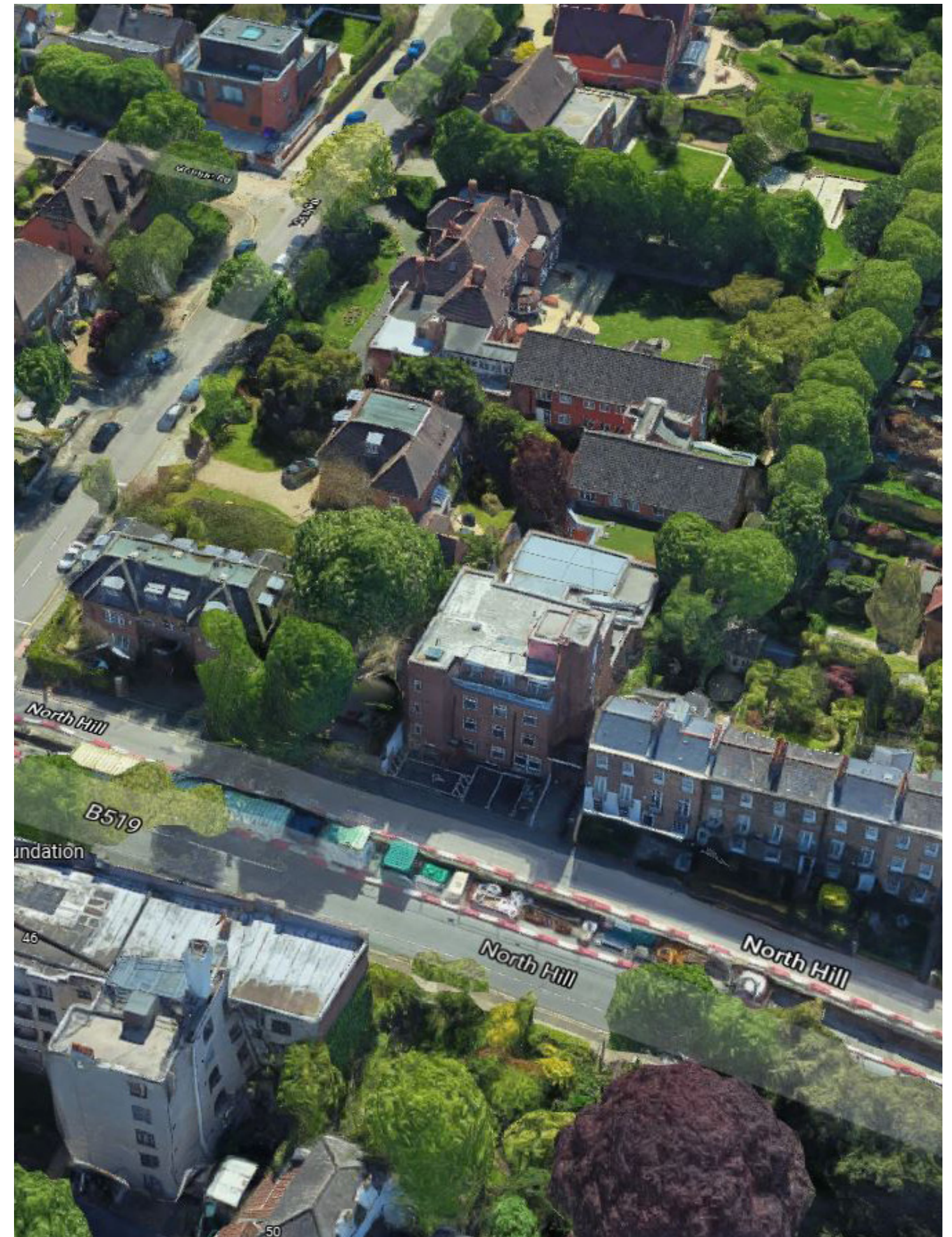
The application determines the scale and massing of the proposed new build development, and details the access to the building, layout, appearance and landscaping of the proposal.

The former care home operated at a 37% occupancy rate for over a year prior to being sold to the applicant. The home could not meet modern standards of care, nor provide facility to meet market expectation.

The proposed redevelopment will enable a continued C2 use on the site, and will deliver the highest level of care.

The design of the development serves to integrate the site with the surrounding area and has been drawn up in accordance with the latest good practice urban design principles, sustainability objectives and planning policies DM1 and DM9. It is intended that this development will be exemplar in its design and objectives.

This statement has been prepared in support of a Full Application for Planning Consent.



THE APPLICANT

The applicant, Mitesh Dhanak, of Highgate Care Ltd has been involved in the care sector for over 25 years, operating a number of successful and award-winning care homes and supported living services around the UK.

The largest of these services, Precious Homes, (www.precious-homes.co.uk) operates 45 residential and supported living services, providing person-centred support for autistic people and people with learning disabilities. The company has a focus on quality, with newer services designed to a very high specification, with a programme of improvements in place for older services. Precious Homes has won and also been a finalist of Pinders Healthcare Design Awards which reflect the design and architectural merit of the homes themselves. As well as these awards, Precious Homes have been the proud winners and finalists of British Care Awards, Laing Buisson Awards, Learning Disabilities Awards, and Investors In People Awards relating to both the quality of care and management excellence.

The applicant operates Wentworth Court in Cheltenham, an elderly care home known locally for providing high-quality dementia care, and is the joint owner of Priscilla Wakefield House a purpose-built 117-bed nursing-home in Haringey, specialising in providing a caring and compassionate environment for elderly people.

THE ARCHITECT

DWA Architects (London) Limited was formed in 1988 and is an award winning, multi-disciplinary practice specialising in care home design.

DWA Architects have worked on over 450 care homes both in the UK and internationally, provide a fully integrated professional service and are highly respected in the care sector.

The practice is built on the experience and passion of the team, whose design integrity and creative flair ensures that every job is completed to the highest standards.

The practice has gained a well-deserved reputation and is highly respected within the care sector, where their projects are regularly short-listed for design awards.

THE PROPOSED DEVELOPMENT

“Demolition of existing buildings and redevelopment to provide a new care home (Class C2 - Residential Institution), together with a well-being and physiotherapy centre. The proposed care home includes up to 70 bedrooms, a hydrotherapy pool, steam room, sauna, gym, treatment/medical rooms, hairdressing and beauty salon, restaurant, cafe, lounge, bar, well-being shop, general shop, car and cycle parking, refuse/recycling storage, mechanical and electrical plant, landscaping and associated works.”

The frontage of the proposal at View Road will provide primary access to a care home, which will provide convalescent, nursing & dementia care, vehicle drop off and access to the basement car park and physiotherapy centre.

North Hill will provide pedestrian access the well-being and physiotherapy centre.

The home will focus on providing a high quality aesthetic with round the clock nursing care, which will enable guests to: recover quicker; be supported by nursing staff; and rehabilitate using latest physiotherapy facilities.

Guests at View Road will typically stay at the home for around ten days and will use the home and facilities to rest and recover from surgical procedures and short illnesses.

A typical guest might recently have had a knee or hip operation and have been discharged from hospital. They may be unable to care for themselves at home initially or may require rehabilitation and or physiotherapy.

The well-being centre at North Hill will be used by both guests staying in the care home and the wider public.

The building form will be developed to sit harmoniously within its immediate context. The building will take design cues from the rhythm, proportions, detailing and architectural styling of its neighbours, albeit in a contemporary fashion.

A high quality, fit for purpose care and well being facility is proposed.

Site Analysis



The site has an established C2 use class and is located in an attractive, residential area within the north of Highgate, under Haringey Council, and comprises of 0.36 hectares / 0.9 acres of land.

The site has operated as a care home since The Mary Feilding Guild Care Home was originally established in 1877.

The site is occupied by a series of five inter-connected buildings on a broadly L-shaped plot and has frontages facing both View Road and North Hill. The site benefits from good links to inner London and the surrounding area.

The original building, Kekewich House, facing View Road, is believed to have been a large family home. It is of traditional construction, comprising of red brick, timber frame windows, and traditional detailing over 3 storeys, with the top floor providing dormer accommodation in the roof space.

The main pedestrian entrance to the property is sited at Truscott House on North Hill. This red brick modern extension comprises of four storeys and limited traditional detailing. The top floor of this element of the building is set back in an attempt to reduce overall massing.

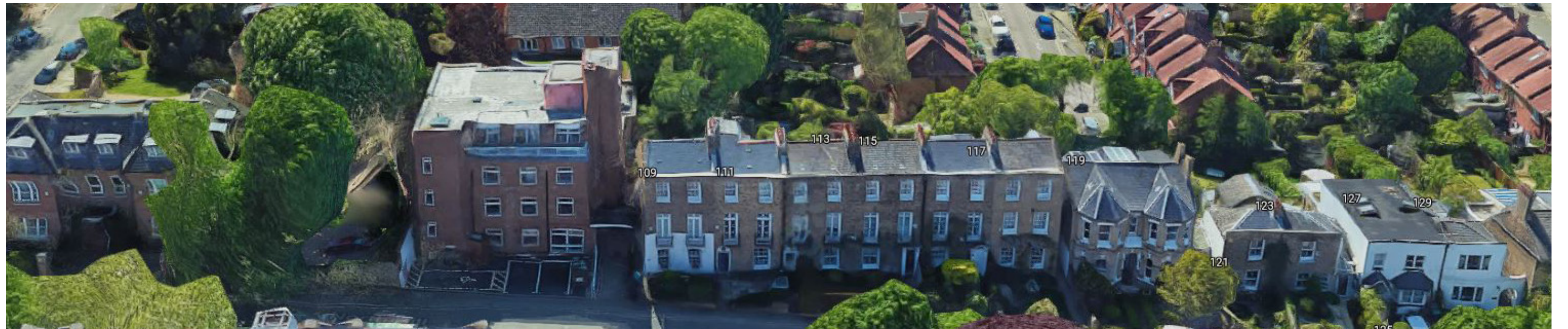
The main entrance has limited kerb appeal, and does not serve well as a focal point. The existing building lines along North Hill tend to maintain equal frontages to the road, whereas the frontage of the Mary Guild Care Home is slightly set back. This is a feature that we wish to retain through the proposed design in order to show the new building's subservience to the listed building adjacent, 109 North Hill.

The site is generally level and includes a number of trees to the perimeter, just outside of the properties boundaries. The front lawn slopes steeply from the boundary at View Road.

There are no TPOs specified on the site, though the site lies within a conservation area. It is to note that the existing trees provide a good level of screening, and this is intended to be retained as far as is practicable.

The property has a large, manicured lawn.







Existing pedestrian access, View Road.



Original building, Kekewich House as seen from front garden.



Unsympathetic extension to Kekewich House.



Unsympathetic extension to Kekewich House.



View across existing garden towards 3 View Road.



Existing front garden, View Road.



Rear of Kekewich House and linked extension building.



Rear of Kekewich House.



View across rear garden towards 3 View Road.



Contemporary extension building at rear garden.



Unsympathetic extension to Kekewich House.



Existing ramped access to extension building.



Ramped access approaching Truscott House.



Truscott House Facing North Hill.



Existing main entrance at Truscott House.



Existing main entrance at Truscott House.