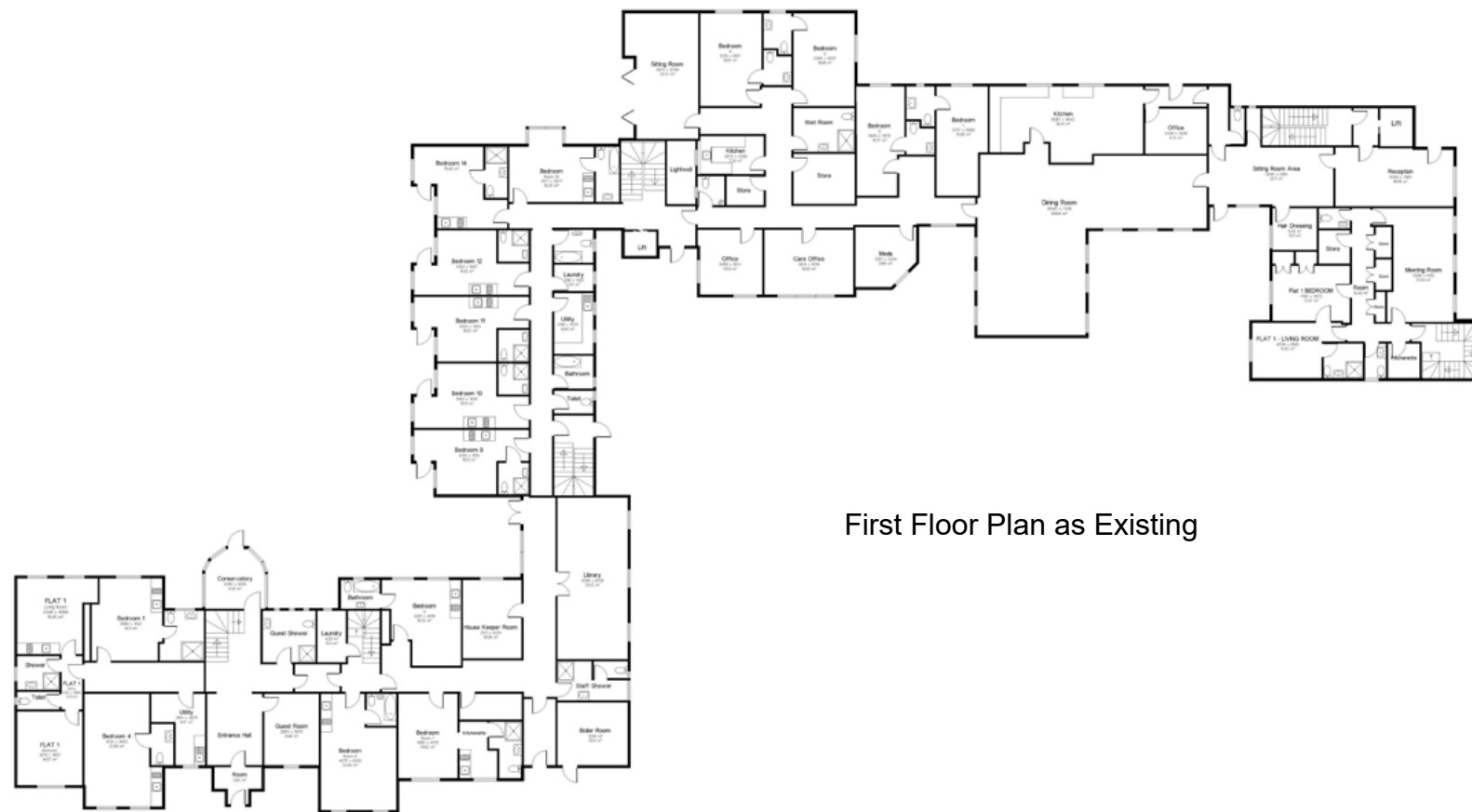






First Floor Plan as Existing



Second Floor Plan as Existing



Third Floor Plan as Existing



Ground Floor Plan as Existing



Basement Floor Plan as Existing

EXISTING BUILDING SCHEDULE OF AREAS:

Basement: 151.5m²

Ground Floor: 1,087.3m²

First Floor: 842.6m²

Second Floor: 142.6m²

Third Floor: 142.6m²

TOTAL GIA: 2,366.5m²



1A View Road.



3 View Road.



4 View Road.



7 View Road.



8 View Road.



9 View Road.



10 View Road.



Highcroft, North Hill.



109 North Hill.



135 & 139 North Hill.



159 North Hill.



80 North Hill.



88 North Hill.



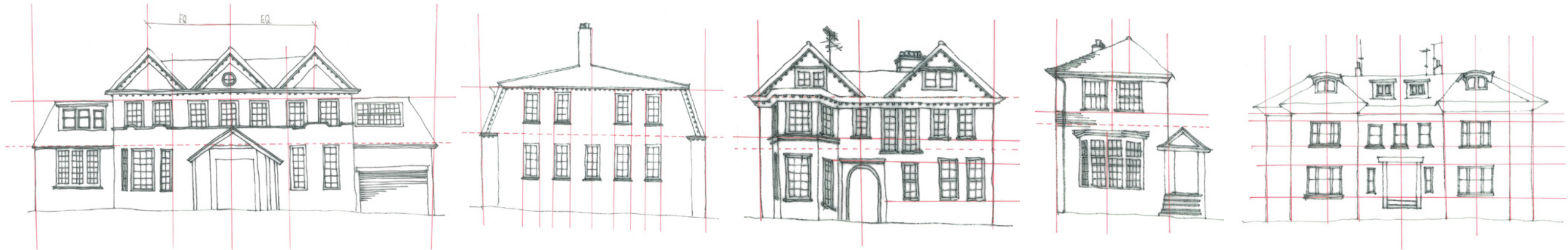
Yeatman Road Terraces.



Yeatman Road Terraces.



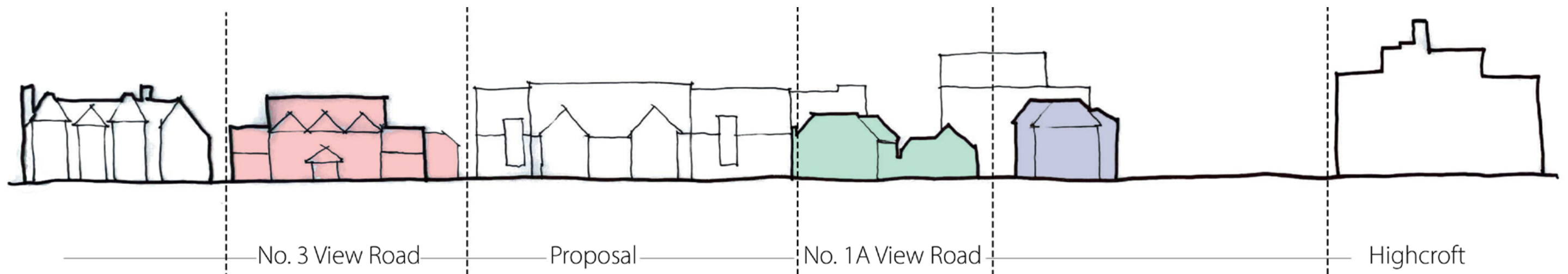
Yeatman Road Terraces.



The locality along View Road comprises of a mix of classical & traditional architectural styles, of differing ages and quality.

Proportion and rhythm are central to architecture and design; it is the visual relationships of objects and spaces that make up a structure. Symmetry is often associated with mathematical harmony and measurable proportions, often modules. Rhythm indicates the presence of a strong, regular, repeated pattern. Proportion creates rhythm and a sense of harmony & unity in a composition or design. When scale is in harmony, it is in proportion.

Although there is a variance of architectural styles along View Road, it can be said that Georgian architecture and Queen Anne Styles are heavily alluded to throughout the design of many of the properties. These architectural styles are characterised by symmetry, balance and proportion where origins can be traced back to 18th century in England. A classic Georgian home is square, or rectangular, made of brick, and features symmetrical and often diminishing windows with shutters and columns.







The dormer window and the lintel stretching above the bay window are also typical 1950s features.

Three section metal windows are typical of this period.

At this time architects are happy to use bricks of random colours.

Horizontality is the theme of the design.

The design of this 1950s house reflects the austerity of the immediate post war period – there is little ornamentation even around the front door.



Parapet roof detailing.

The windows on the main part of the house and in the left wing are vertically symmetrical.

The semi-circular tops to the windows on the ground floor distinguish Morven House from Georgian houses in North Hill.

Doric capitals to the front door pillars, reflect an enthusiasm for Greek culture.

The incisions to the stucco plasterwork on the lower storey visually distinguishes it from the "pediment" of the first and second floors and illustrates typical Palladian features.



This building is a good example of what is often referred to as "Provincial Georgian" architecture. The term "provincial" is not pejorative. It is used to describe houses built in a place which did not require buildings to comply with building regulations that were introduced specifically for London houses.

The house was probably built by a speculative developer without the assistance of an architect but using a standard pattern book. The design is well thought through, not over elaborate and incorporates a standard 1 : 1 ratio between the width of the windows and the intervening walls.



According to the plaque on this house it is the oldest surviving building on North Hill, dating from the 16th century.

Its appearance is distinctively Tudor by the use of black painted diagonal timbers, white plasterwork and windows with small panes of leaded glass.



The penthouses have exceptional views over London.

Highpoint I (1935), on the right, in particular remains a symbol of the energy and hope that spread throughout Europe between the wars.

Designed by Lubetkin and Tecton Highpoint is an internationally celebrated example of the architectural philosophy known as International Modernism. It is listed Grade 1.

NORTH HILL

NORTH HILL

BROADLANDS ROAD



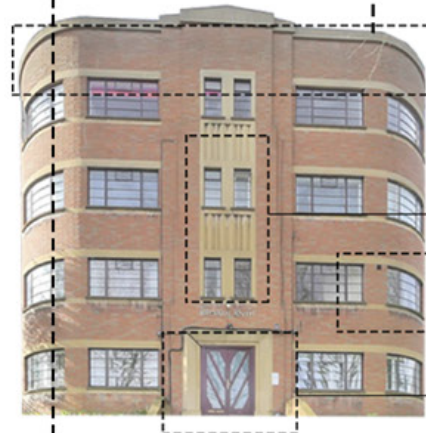
The pitch of the roof is very low, as was now possible with the use of slate. Unlike earlier Georgian designs the roof overhangs the front facade.

There are fewer but larger windows than in North Hill's earlier houses.

The inclusion of a veranda in the front elevation is a particular feature of this period. Like the "bungalow" it is an architectural concept imported from British India.

This house is a classical example of a suburban Regency villa, thought to date from 1813.

It is set further back from the road than earlier houses on North Hill is faced with stucco.



By contrast with the asymmetry of many Victorian designs, this block is self consciously symmetrical.

As is the case with Rowlands Close and North Hill Court the design incorporates horizontal banding but this is delicately counter-balanced by the very strong vertical element above the entrance door.

Examples are the diagonal glazing on the entrance doors and the curved metal windows, both fashions peculiar to the 1930s.

This block of flats dates from around 1930. Its design introduces to North Hill a number of features characteristic of the Art Deco movement.



This house exhibits features from many different periods and styles of domestic architecture.

Although Georgian in origin, the dimensions of the glass panes on the first floor window show that the window is unlikely to be the original Georgian one – its panes would have been much smaller.

The protruding oriel window on the first floor is both too heavy in design and too ornate in detail than the Georgian upper floor window would have been suggesting later modifications.



A medieval roof would have been constructed of thatch, and a Georgian roof of tiles, the arrival of the railways now made North Wales slate a viable alternative as roofing material.

The sills protrude beyond the brickwork and the roof projects beyond the front wall of the house which are more modern elements of design that the Georgian type it first seems.

This small house shares similarities with Suburban Georgian but there are a number of features which indicate it is likely to be of later construction.



The mansard roof is also a key design feature – a roof incorporating a shallow and then a steeper gradient. This device enables the space under the eaves of the roof to be used for accommodation.

The exterior reflects design features possibly resulting from the imposition by the government of a window tax to fund the cost of the Napoleonic wars. This incentivised builders to incorporate fewer but larger windows in order to maximise the light whilst minimising tax liability.

The windows have lead flashing. Lead had been used as a roof material even in medieval times principally for churches. But it was expensive and could be afforded only for use in the more prestigious buildings, as for instance in the grand "leaden hall" from which Leadenhall Street in the city of London derives its name.

View Road is primarily made up of large residential properties, of differing ages and quality. The original building (Kekewich House) is believed to have been built as 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.

The main entrance to the property is sited on North Hill, as Truscott House. 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 against the adjacent listed terrace. There are 4 no. parking spaces only, sat tight to the building face.

The defining character of North Hill is the mixture of styles that represent moments through history. Various styles of British architecture over many periods are represented, from grand Georgian town houses and large Victorian homes to renowned Modernist buildings. The Holly Lodge Estate is a prime example of inter-war planning, complete with mock-Tudor façades. The mansion blocks on the estate were originally designed as bedsits to house single working women but have since been converted into self-contained flats.

There are a few listed buildings within the vicinity of the site. The nearest is 109-119, North Hill adjacent to Truscott House. Although the development does not have any direct relationship with the listed buildings, they are viewed in the context of the development, and in particular Truscott House, which is identified in the Highgate Conservation Area Character Appraisal as being a negative contribution to the conservation area. It is considered that the existing building in its current state could be argued as harmful to the listed buildings' character and thus a replacement building in keeping with the character of the area would be positive.

The existing buildings extended from the original Kekewich House, collectively do not serve as any reminder of the gradual development of this settlement, and instead have been developed in a piecemeal fashion over many years, which subsequently diminishes the value of the original building. The buildings take little cue from the surrounding properties and it is not considered that they offer any significant association with established historical features of the locality. The complicated interlinking of these extensions – with further extensions – has meant the original building has lost much of its integrity and contribution to the townscape.

In summary, the majority of the buildings on the site are modern and either unseen from the public realm or identified as making a negative contribution to the character and appearance of the conservation area. Whilst Kekewich House dates from the 1920s, it has limited visibility from the road, and has been extended to such an extent that any contribution it might have made has been largely subsumed by these additions.



Above: Kekewich House, Below: Truscott House





Diagram indicating main access points and street facing frontages.

TOP LEFT: Existing building access points at View Road and North Hill. View Road provides vehicular access with space for 3 - 4 vehicles. The entrance is obscured by the existing brick boundary wall and trellis. North Hill provides the existing main entrance, but has a limited frontage sufficient to site 2 visitor parking bays and a disabled bay. We propose retaining these access points, but with View Road providing the main entrance and access to vehicle parking. North Hill will provide pedestrian access to the well being centre.

TOP RIGHT: Denotes existing site lines, set back distances and relationship to be neighbouring properties from street facing elevations. We propose retaining setback distances and relationship to neighbouring properties as we believe these to be appropriate and successful.

BOTTOM RIGHT: Denotes potential overlooking between the existing building and neighbouring properties. We propose maintaining existing set back distances and following existing building lines as far as is practicable. In particularly sensitive areas, we are looking to increase these distances as the site may allow.

BOTTOM LEFT: Existing tree screening shown indicatively. Note trees to the North and West boundaries are outside of the application site. We support tree screening retention and propose supplementary planting as deemed appropriate by the Landscape Architect.



Diagram indicating site lines.



Diagram indicating natural screening.



Diagram indicating views out from property.

The relationship of the replacement building to the listed North Hill terrace is to be carefully considered through the design and scale of the proposal.

It is important for bedrooms and communal spaces to have natural light and views over the garden maximised as far as can be practicable.

Overlooking and separation distances are to be carefully considered through the design and site layout.

External spaces not care home friendly. Proposed external garden spaces are to be enhanced through the redevelopment design.

Existing trees out of the site boundary provide natural screening and help to maximise usable garden space up to boundary treatments.

The existing building steps back slightly from the neighbouring . Existing building lines to be maintained.

New main entrance is proposed from View Road directly to a community hub and wellness centre.

Natural day light is important to hub and day spaces but it is also important to avoid glare to bedrooms where residents may prefer to control lighting levels.



A modern care facility must meet market expectation or it will not attract residents. The existing building offers little in the way of resident facility, with little scope to include for a welcoming, accessible hub (foyer, cafe, dining etc.).

In order to remain respectful of the existing urban grain, development heights and massing in the locality, a basement is proposed so as to allow for parking and facility to meet resident expectation. A basement will help reduce the height of the proposed building above ground, so as to be in keeping with the height of other surrounding properties. It will also allow for improved, easier access, resident and guest parking, staff parking, and bringing in of deliveries - including service and maintenance.

A fundamentally important principle of the proposed new scheme is to relocate the new entrance of the care home to the View Road frontage. The aim is to create an attractive, vibrant, open and welcoming entrance which provides a focal point for residents and visitors. The central hub is proposed to house all resident use facilities, allowing for ease of access and circulation.

The existing main entrance is located at North Hill and does not provide a focal point. The main entrance doors are hidden behind planting and railings which extend to the public footpath. The main entrance is essentially sited at the end of a ginnel. This operationally makes little sense as there is no street presence and no sense of being welcome at this facility. There are 2 no parking bays and a disabled access space. It is to note that the disabled access bay cannot be entered if the central bay is occupied. Kekewich House allows for opportunity to provide a new, improved and more welcoming main entrance of the facility.

The various inadequacies of the entrances, front and rear, offer limited ability for improvement. At North Hill, not least because of the immediate adjacency of the Grade II listed town house and the fundamentally important principle to relocate the new entrance of the care home to the View Road frontage.

The existing ground floor is too narrow to accommodate passing wheelchairs or movement of beds and it is important that accommodation and facilities are fit for purpose. The option of retro fitting Kekewich House would not achieve required standards or expectation. There is no way to expand on the existing facilities, to provide the space required to meet resident expectation, modern care needs, and achieve a viable number of beds, without the demolition of existing structure.



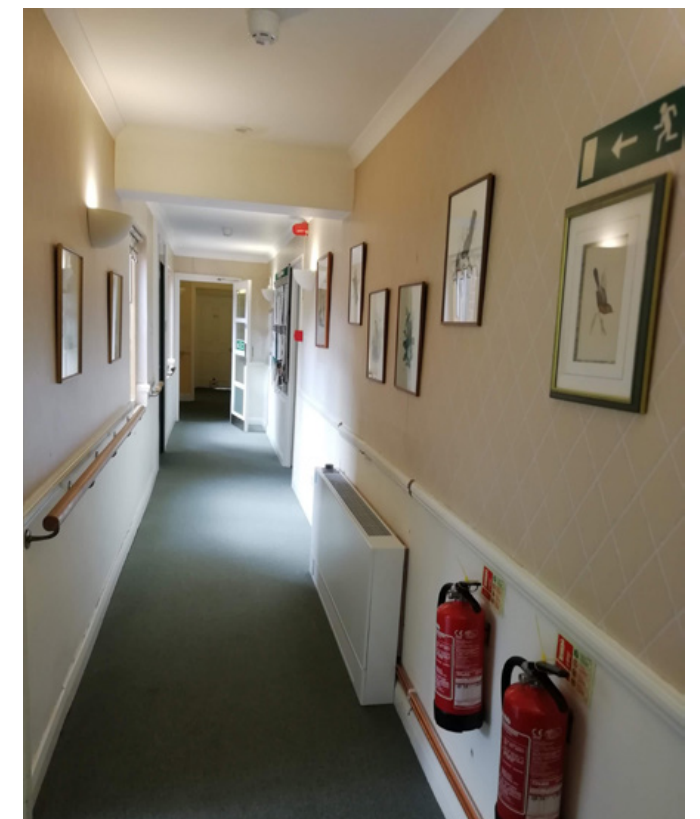
Existing Main entrance door with aspect overlooking 109 North Hill entrance.



Existing Foyer.



Existing en-suite facilities too small to accommodate staff assistance or wheelchairs



Existing corridors too narrow for wheelchairs or hospital beds to pass.

DESIGN PRINCIPALS

Many owners and operators of care homes have moved or are increasingly moving to a strategy to reposition themselves to the demand for self-pay facilities. The requirement of this sector of the market is for high quality, modern accommodation and facilities.

In recent years, there has been a downward trend in Local Authority care home placement principally because Local Authorities have a preference for community-based services on the grounds of both cost and the promotion of independent living. This trend is likely to have been exacerbated by the current Covid-19 pandemic and the lessons learnt from its implications.

Recent research (including that carried out by the Joseph Rowntree Foundation) has demonstrated that recent cohorts of older people have higher expectations of accommodation and are more willing to spend their resources on their own care and wellbeing, rather than leaving their savings as inheritance to their family or relatives.

It is our experience that private pay care facilities require a minimum of 60-75 beds due to economies of scale. There is also a requirement for high quality, purpose-built, fit-for-purpose accommodation in terms of specification, layout and amenities. In this respect, the current care home is registered with the CQC for 43 residents but current occupancy levels have been well below this for a number of years.

We understand that, despite the attractive and verdant nature of the site and the surrounding area, the accommodation, facilities and services currently provided are considerably below prospective residents requirements and expectation in the current day.

The concept of care is becoming far removed from traditional models of support. The focus is on individualised environments, community integration, promoting independence and wellbeing and delivering better outcomes for individuals.

People who choose to use care facilities expect a luxury experience with ample communal facilities and a place to continue lifestyles. Everybody is unique and has their own choices, preferences and support needs and modern care systems should be designed to empower personal choice. Therefore, in order to achieve these high standards and requirements of residents, it is often very difficult and, indeed, unviable to provide accommodation, facilities and services in refurbished and adapted older properties.

POST PANDEMIC

The design of care homes must now take into consideration design features so as to help mitigate against outbreaks of serious infection. The healthcare sector is at high risk and, in particular, residential care homes, where residents and staff are in close contact and share indoor spaces, dining areas, and equipment etc.

The most important consideration must be the ways and means of being able to provide self-isolation between residents, whether for a series of rooms or just individual bedrooms, and between staff as well. A bedroom with an en-suite forms the ability to be reasonably isolatable, and this can be further improved if the rooms are a little larger, so as to incorporate some simple means of making drinks and snacks to aid social distancing.

A means of creating large multifunctional spaces will enable safe and protective separation and various entrances and private garden access points further allows for the wellbeing of residents during infection control.

The environment plays a key part within infection control by ensuring both emotional and physical well being.

SUMMARY

A care home has been on the site for at least 85 years and has become part of the character of the area.

The previous owner of the care home stated, at the time of sale, that the property was no longer operationally viable, principally because it does not have a sufficient number of rooms to provide economies of scale, nor does it meet current regulations or standards. We believe it fails to also meet market expectation in terms of facility and accommodation expected.

We have carefully considered the existing buildings, none of which are statutorily or locally listed (but are in a conservation area), how the existing care home operates and how it may continue to operate successfully long into the future. We investigated a number of options including the retention, re-modelling and refurbishment of the original part of Kekewich House. However, it became quickly and very apparent this would not be viable.

Planning Policies DM1 and DM9 form the basis for our design considerations.

PLANNING POLICY DM1

All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- A. Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- B. Make a positive contribution to a place, improving the character and quality of an area;
- C. Confidently address feedback from local consultation;
- D. Demonstrate how the quality of the development will be secured when it is built; and
- E. Are inclusive and incorporate sustainable design and construction principles.

Character of development

Development proposals should relate positively to their locality, having regard to:

- A. Building heights;
- B. Form, scale & massing prevailing around the site;
- C. Urban grain, and the framework of routes and spaces connecting locally and more widely;
- D. Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- E. Rhythm of any neighbouring or local regular plot and building widths;
- F. Active, lively frontages to the public realm; and

G. Distinctive local architectural styles, detailing and materials.

Landscaping

Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to:

- A. Landforms;
- B. Levels, slopes and the fall of the ground;
- C. Trees on and close to the site;
- D. Landscaped boundary and treatments; and
- E. Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.

Privacy and amenity

Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

- A. Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;
- B. Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and
- C. Address issues of vibration, noise, fumes, odour, light pollution and micro climatic conditions likely to arise from the use and activities of the development.

PLANNING POLICY DM9

Haringey's Heritage Assets

Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.

When considering the impact of proposals on the historic environment, the Council will have regard to:

- A. The priority given to sustaining and enhancing the significance of a heritage asset and its setting;
- B. Character appraisals and management plans or other guidance, where they are available;
- C. The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;

D. The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;

E. The desirability of securing a viable use for a heritage asset consistent with its conservation;

F. An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and

G. The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.

Conservation Areas

Subject to the above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

