

Full Application Design Proposal



DESIGN

The submitted application schemes indicates a 70 bed care home with adjoined well-being centre.

Careful consideration has been given to the pre-application and Quality Review Panel response and a design is put forward which better responds to concerns as outlined earlier in this document.

Unlike the existing complexes ad hoc mix of styles and quality, the new care home will aim to introduce a cohesive and unified architectural language and approach that links the site and conservation area in a contextual way.

The design response to the existing site context whilst providing a modern, spacious, fit for purpose high quality aesthetic.



USE

The site and building are currently use Class C2, Care Home.

No change to the use of the site is proposed. Officers welcome the redevelopment of the site and building to retain the C2 use class in this area.

The development will provide convalescent, elderly and dementia care, 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.

AMOUNT

The site is located in an attractive, residential area within Highgate and comprises of 0.36 hectares / 0.92 acres of land.

GROSS EXTERNAL FLOOR AREAS

Basement Floor:	2090.3m2
Ground Floor:	1591.3m2
First Floor:	1591.3m2
Second Floor:	1387.1m2
Third Floor:	170.2m2
Building Total:	6830.2m2

GROSS INTERNAL FLOOR AREAS

Basement Floor:	1997.9m2
Ground Floor:	1498.5m2
First Floor:	1498.5m2
Second Floor:	1300.4m2
Third Floor:	148.2m2
Building Total:	6443.5m2



The proposed building footprint carefully considers site constraints and all neighbouring properties.

Street facing elevations occupy the same widths as per the existing building.

In order to achieve a viable level of accommodation, the proposed building does encroach into the rear garden. We do not believe that this is to the detriment to any neighbour and further analysis is included with this application re daylighting and landscaping.

At the sites most sensitive boundaries, the building sits on the existing development line, or has been set back as far as practicably possible.

Dimensions to sensitive boundaries and neighbouring properties are indicated.

The existing building footprint is indicated in red.

Existing tree root protection zones are indicated yellow.



1. North Hill Entrance Plaza

At the North Hill entrance a new garden welcomes users of the wellness centre. Trees planted within the paving and soft landscape significantly improve the street scene of North Hill. The frontage will be surfaced in high quality natural stone and the space will reflect and continue the historic character of the listed terraces to the north.

2. View Road Arrival

A sweeping driveway leads residents and visitors arriving by private or emergency vehicles to the entrance and basement car park ramp from View Road.

Paving clearly defines legible pedestrian routes from View Road with level access.

Access is also provided for staff and cycle storage. The existing boundary wall and trees provide maturity and character, while new tree and ornamental planting creates a green and welcoming space.

guarda
landscape

3. Healing/Sensory Garden

The development proposals centre around the healing & sensory garden with access and spill-out seating spaces from the foyer/central hub and restaurant and views from many resident's balconies. Raised planters define generous smooth paths along circular routes through the garden to allow for residents to move about independently or with the support of carers and visitors alongside. This access can support physical therapy and stress reduction. A series of pergolas break up the space, encouraging exploration, and lead to a wide variety of seating spaces for residents and visitors to rest privately or gather in small groups. The garden is a calm space with sensory features such as a water rill and bubbling bowl alongside ornamental trees and planting with a variety of textures, colours and scents across the seasons. Opportunities for art features and sculptures throughout the garden could provide further interest and reflect the historic legacy of the site and affection held for it by the local community.

4. Green Boundaries

Existing London plane trees to the north and lime trees to the west provide mature green boundaries, screening and enclosure to the gardens. This is further augmented in the landscape proposals with additional tree planting and the implementation of green walls to the eastern boundary.

5. Semi-private terraces with quiet seating areas and paths.

Ground floor residents have access to semi-private terraces for outdoor amenity, defined and enclosed with planting. These spaces link to quiet seating areas and short walks to support mobility. Terraces to the north connect to a board walk which floats above the existing ground level so as not to impact the root protection areas of existing trees. Green walls on the eastern boundary and lush planting on the northern boundary ensure a green outlook for residents which can improve well-being and may speed recovery.



Tree planting improves the street scene on North Hill.



Calm semi-private terraces for residents to enjoy.



Green walls and water features provide visual stimulation.



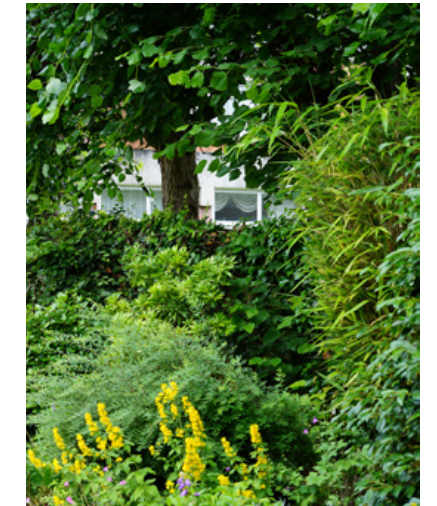
Low level walls enclose the basement lightwell (no walling to the site frontage).



Welcoming entrance paving and soft planting delineates pedestrian routes to the View Road Arrival.



Existing trees and mature vegetation provide a green backdrop to the gardens.



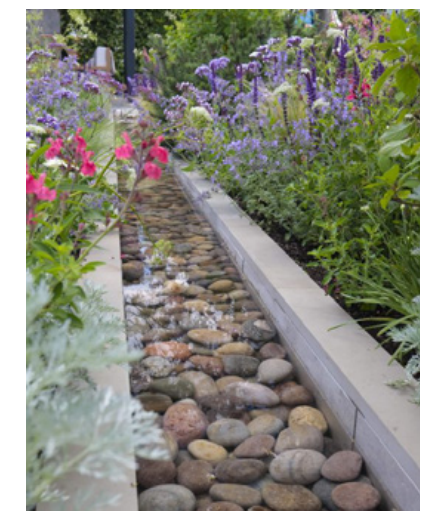
Accessible paths through the healing garden.



A variety of colour, texture and scent.



Small ornamental trees in the healing garden.



Water features further increase the sensory appeal.

The proposed scheme will be very much more sustainable and energy efficient than the existing buildings. Sustainability, passive measures and renewables technologies are being included as integral elements of the design of the scheme. The proposal will include all the following features:

Meeting and exceeding the minimum 35% total regulated carbon emission against Building Regulations Part L 2A 2013 in line with London Plan and Local Policy. The remaining emissions to achieve Zero Carbon will be offset through a cash in lieu payment to the Local Authority;

Prioritising the “Fabric First” approach through the use of high efficiency measures including high level of insulation for all the fabric elements along with energy efficient M&E services (beyond the Non-Domestic Service Guide) and waste water heat recovery technologies to minimise hot water demand. The proposed development will exceed the minimum 15% fabric energy efficiency of the London Plan.

Use of renewable and low-carbon technologies to reduce our carbon emission such as a communal air source heat pump-led system and PVs.

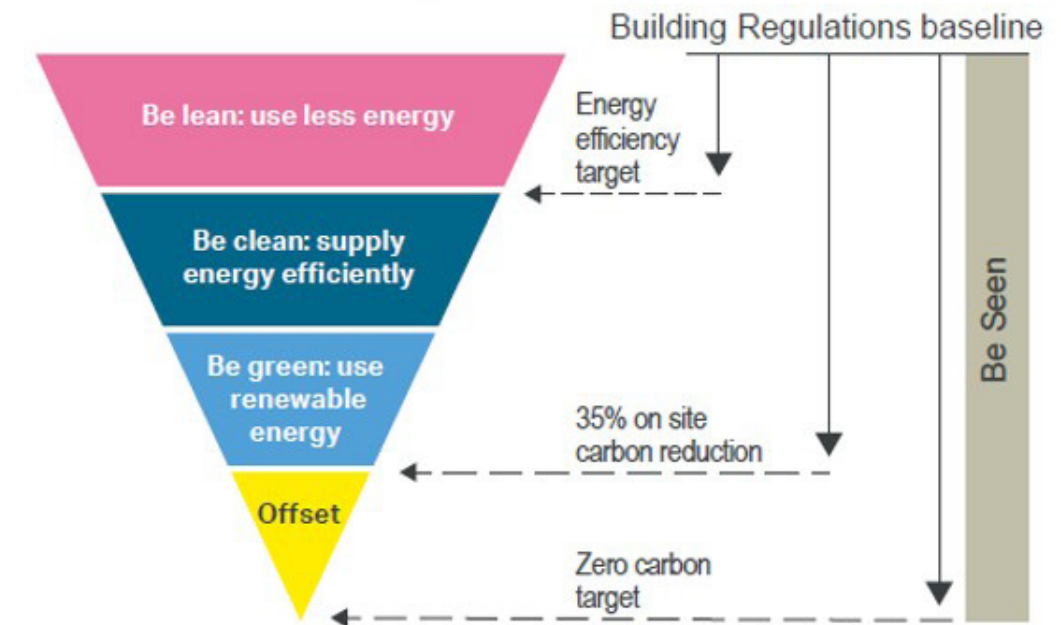
Reducing the risk of overheating through the use of passive design measures from the London Plan Cooling Hierarchy and by prioritizing natural ventilation in order to avoid the need to active cooling.

Achieving BREEAM New Construction 2018 “Very Good” target;

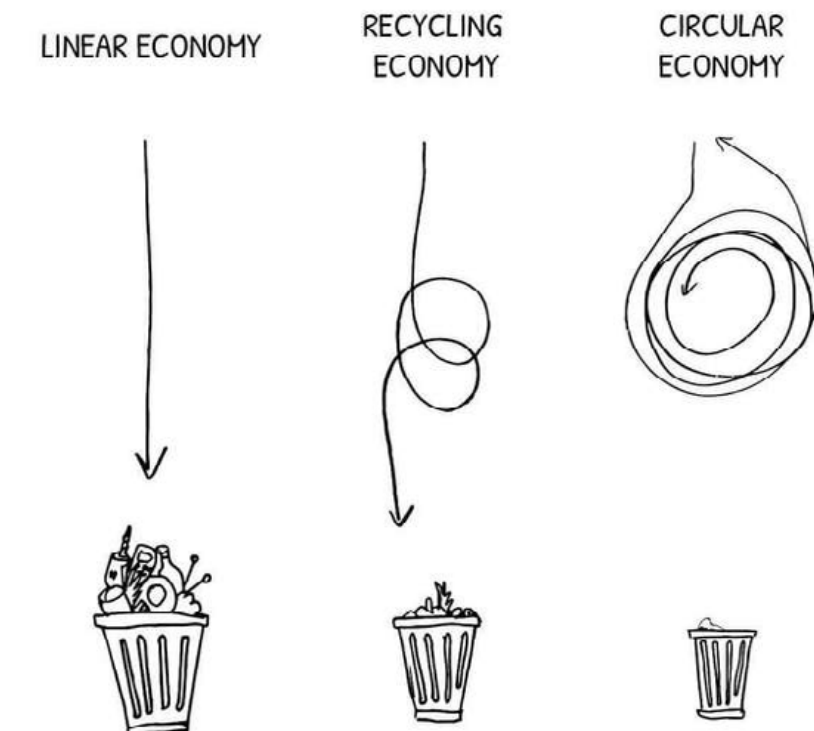
Applying circular economy principles in the selection and resource of the construction materials as well as reducing construction waste through re-use and recycling activities to decrease the whole life carbon impact of the proposed building.

Sustainable Drainage Systems (SuDS) including an increase in the amount of permeable surfaces, biodiverse roofs and rain water harvesting.

London Plan Energy Hierarchy



Source: Greater London Authority



Basement Floor GA Plan
1:200 @ A1

Building

Total Residential Units: 70
62 Beds & 8 Suites

GEA (Gross External Area):

Basement Floor

Overall = 2090.3m²
Overall (Excluding Car Park) = 1359.8m²

Building

Overall (Including Car Park) = 6830.2m²
Overall (Excluding Car Park) = 6099.7m²

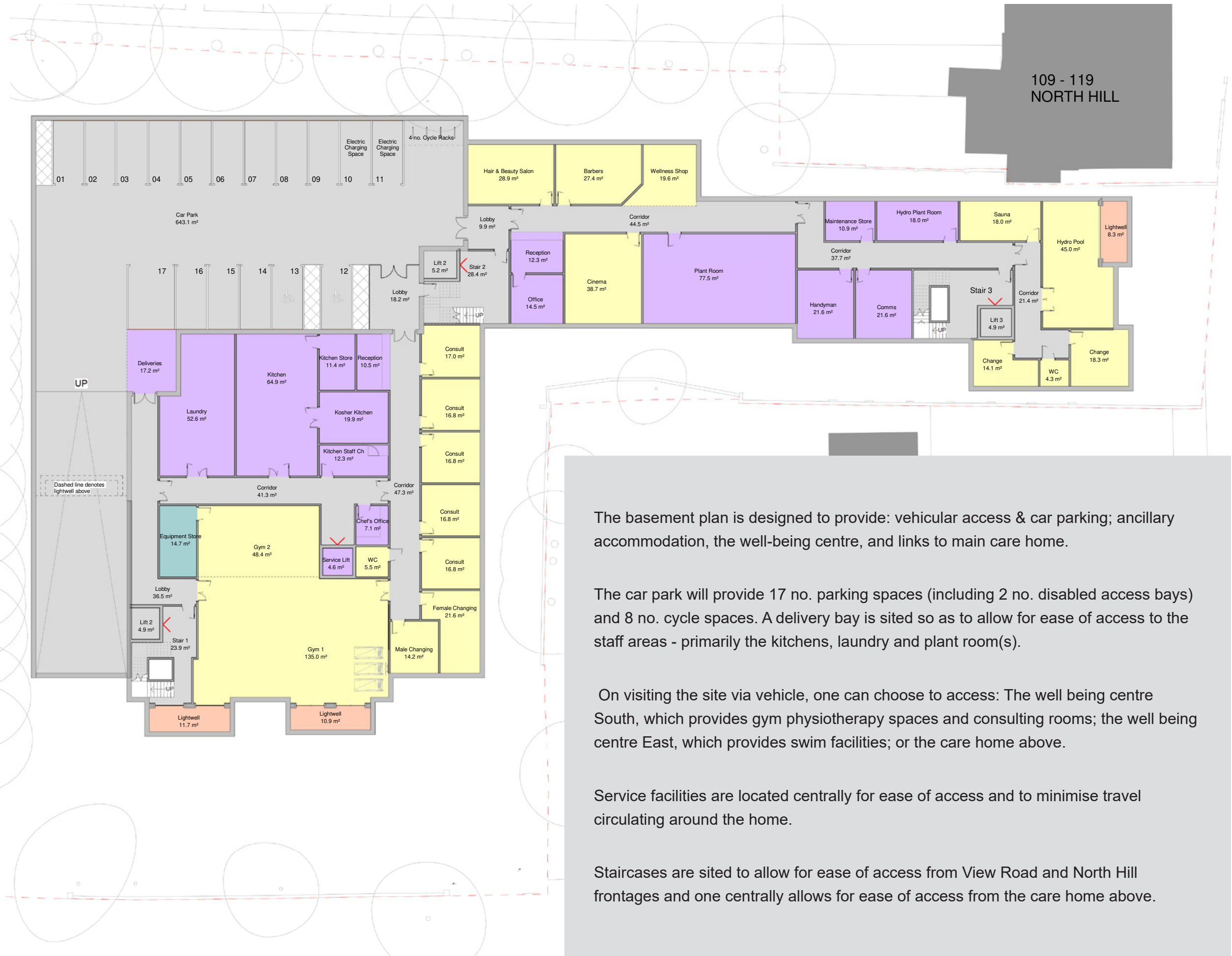
GIA (Gross Internal Area):

Basement Floor

Overall = 1997.9m²
Overall (Excluding Car Park) = 1296.7m²

Building

Overall = 6443.5m²
Overall (Excluding Car Park) = 5742.3m²



First Floor GA Plan
1:200 @ A1

Total Residential Units: 25
23 Beds & 2 Suites

Building

Total Residential Units: 70
62 Beds & 8 Suites

GEA (Gross External Area):

First Floor

Overall = 1591.3m²

Building

Overall = 6830.2m²
Overall (Excluding Car Park) = 6099.7m²

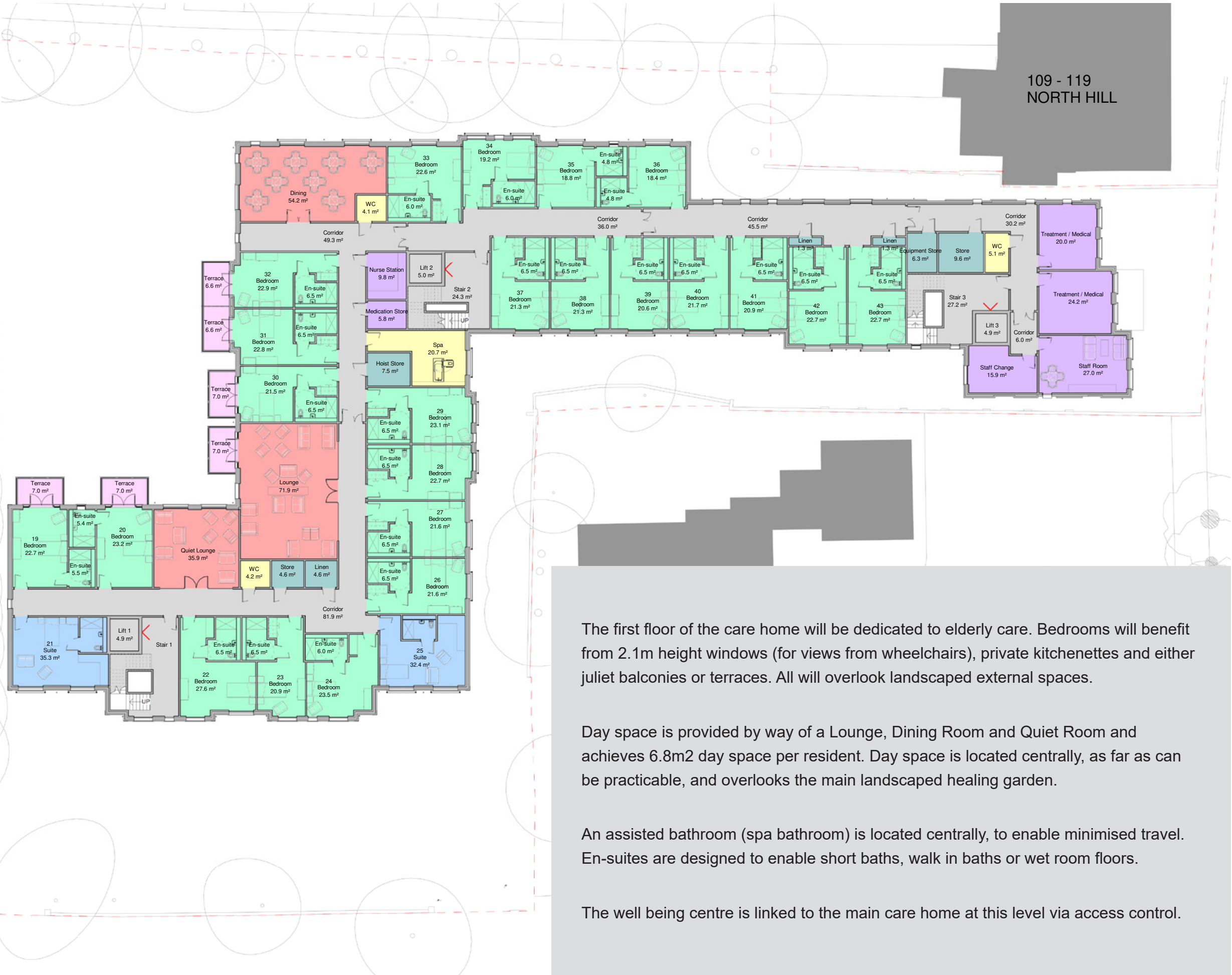
GIA (Gross Internal Area):

First Floor

Overall = 1498.5m²

Building

Overall = 6443.5m²
Overall (Excluding Car Park) = 5742.3m²



Second Floor GA Plan
1:200 @ A1

Total Residential Units: 24
20 Beds & 4 Suites

Building

Total Residential Units: 70
62 Beds & 8 Suites

GEA (Gross External Area):

Second Floor

Overall = 1387.1m²

Building

Overall = 6830.2m²
Overall (Excluding Car Park) = 6099.7m²

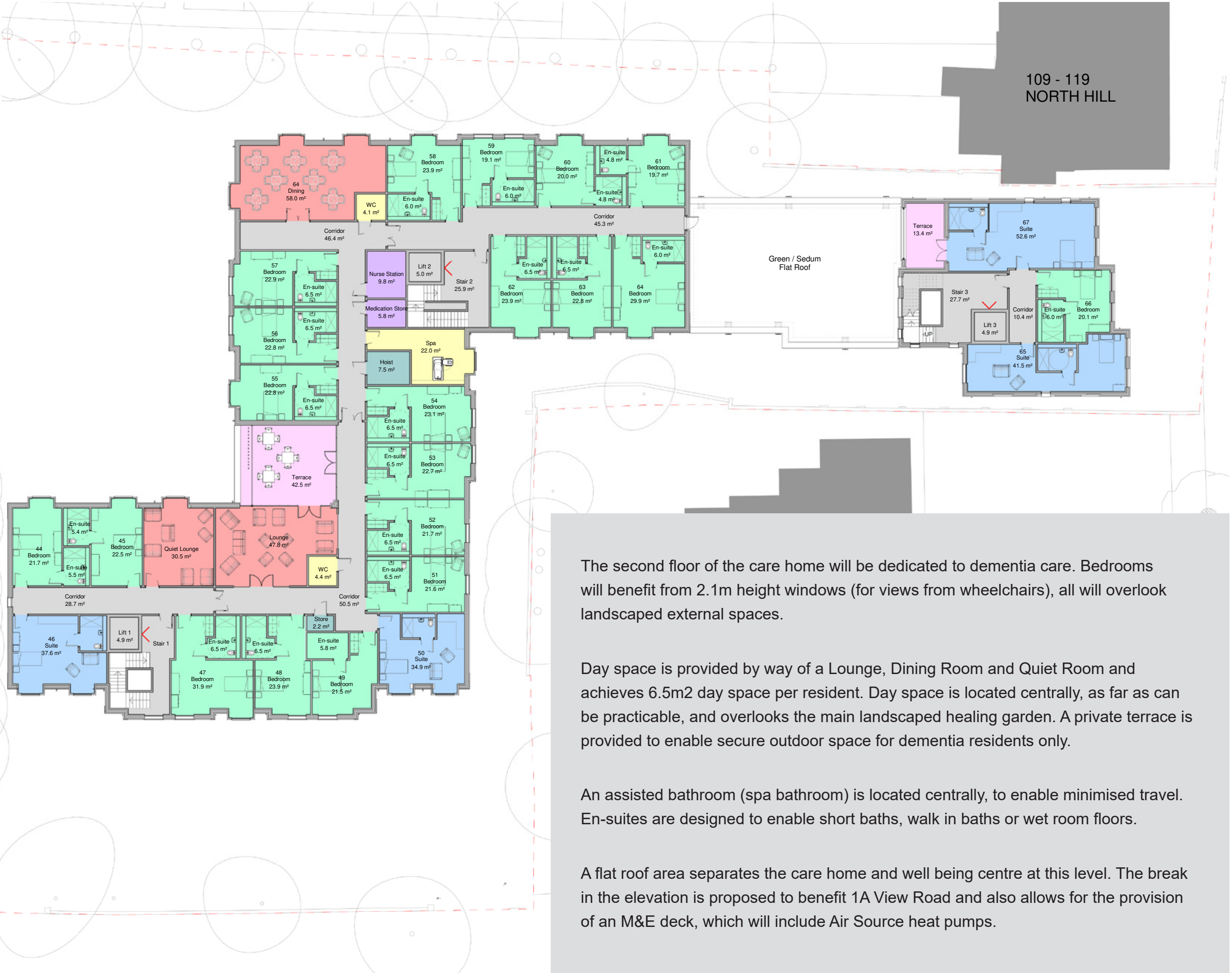
GIA (Gross Internal Area):

Second Floor

Overall = 1300.4m²

Building

Overall = 6443.5m²
Overall (Excluding Car Park) = 5742.3m²



The second floor of the care home will be dedicated to dementia care. Bedrooms will benefit from 2.1m height windows (for views from wheelchairs), all will overlook landscaped external spaces.

Day space is provided by way of a Lounge, Dining Room and Quiet Room and achieves 6.5m² day space per resident. Day space is located centrally, as far as can be practicable, and overlooks the main landscaped healing garden. A private terrace is provided to enable secure outdoor space for dementia residents only.

An assisted bathroom (spa bathroom) is located centrally, to enable minimised travel. En-suites are designed to enable short baths, walk in baths or wet room floors.

A flat roof area separates the care home and well being centre at this level. The break in the elevation is proposed to benefit 1A View Road and also allows for the provision of an M&E deck, which will include Air Source heat pumps.

Third Floor GA Plan
1:200 @ A1

Total Residential Units: 3
1 Bed & 2 Suites

Building

Total Residential Units: 70
62 Beds & 8 Suites

GEA (Gross External Area):

Third Floor

Overall = 170.2m²

Building

Overall = 6830.2m²
Overall (Excluding Car Park) = 6099.7m²

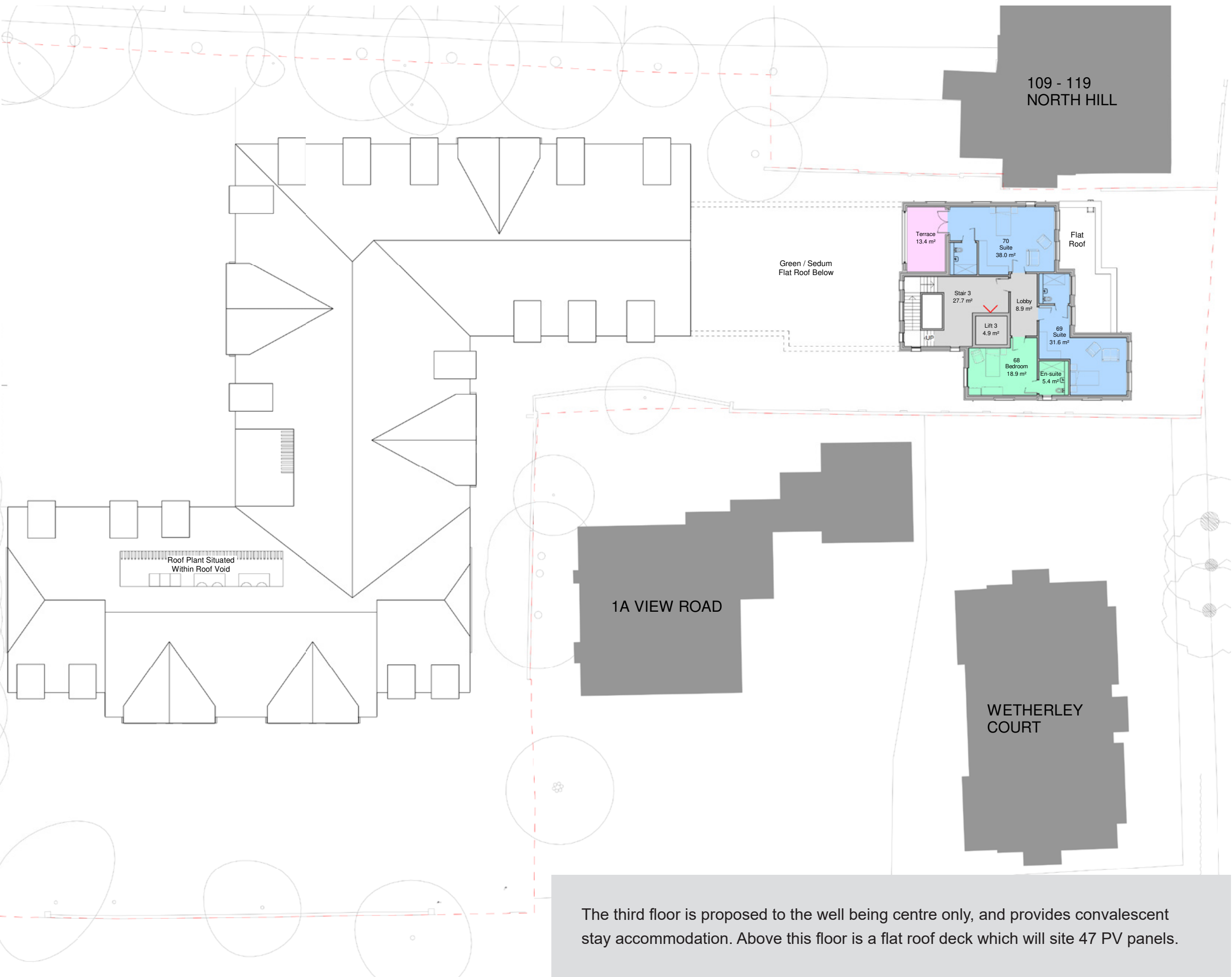
GIA (Gross Internal Area):

Third Floor

Overall = 148.2m²

Building

Overall = 6443.5m²
Overall (Excluding Car Park) = 5742.3m²



VIEW ROAD APPEARANCE

View Road is typically traditional in character with classic Georgian and Queen Anne styles. It is felt that a contemporary design solution recalling traditional elements common to the locality is appropriate at both façades. The design generally takes cues from:

- General proportions & form
- Use of symmetry in larger plan form buildings
- Plan form articulation
- Opening proportions and percentage of openings in fabric
- Use of materials.

Elevational treatment includes traditional design elements prevalent in the locality as:

- Symmetry, common to broader fronted buildings
- Use of gables to break up the façade
- Steps in the façade to create interest, particularly relating to roof articulation
- Red brick as primary construction material
- Dormer roof construction

Contemporary elements are added in order to create a design true to its era and include:

- Contemporary brick detailing
- Modern secondary materials, as zinc dormer faces, and grey colour thermally efficient aluminium windows and doors

NORTH HILL APPEARANCE

North Hill comprises of a mixture of styles representing various moments in history over many centuries.

Proposed elevational treatment is more contemporary in nature and primarily relates to the existing listed terraces, as:

- 3 bays are proposed so as to follow the width and rhythm of the terraces.
- The bays are stepped back so as to allow light to the existing entrance at 109 North Hill.
- The top storey is stepped back so as to appear less intrusive in the street scene (as looking up North Hill towards the View Road junction).
- Building height to the parapet will meet the roof ridge height of the terraces.
- Window proportions correlate and accordingly decrease in size up the building.
- Material proposed so as to sit harmoniously within its context and to find balance between the red brick predominant towards the junction and View Road and the rusticated brick used on the terraces.