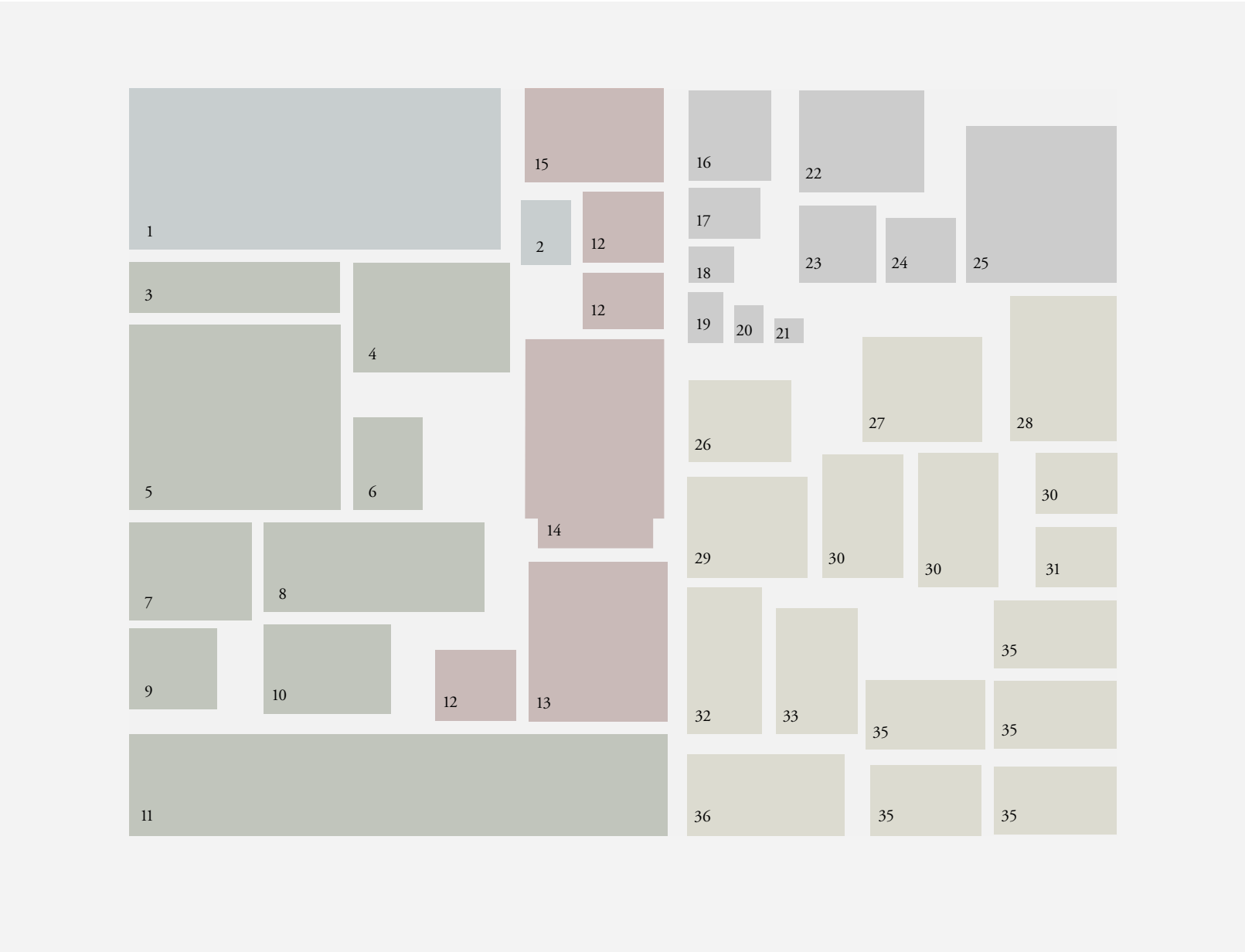


5.0 Design

5.1 Brief

The brief consists of 6 main bedrooms, staff accommodation, a swimming pool, primary and secondary living spaces, formal lounges and a large garage for multiple cars. The diagram on this page illustrates the brief requirements and is accompanied by a key for reference.



Key

Kitchen / Dining

1. Dining / Kitchen

2. Utility Room

Living / Leisure

3. Sun Room

4. Drawing Room

5. Living Room

6. Study

7. Lounge

8. Lower Lounge

9. Study

10. TV Room

11. Gym / Pool

Circulation / Stair

12. Lift

13. Grand Hall

14. Upper Lounge

15. Central Hall

Utility / B.O.H

16. Pantry

17. Vestibule

18. Cloaks

19. Storage

20. WC

21. Handwash

22. Laundry

Bedrooms

23. Plant

24. Changing

25. Garage

26. Child's Bedroom

27. Master Bedroom

28. Bedroom

29. Guest Bedroom

30. Ensuite

31. His Dressing Room

32. Child's Bedroom

33. Guest Bedroom

34. Her Dressing Room

35. Staff Bedroom

36. Child's Bedroom

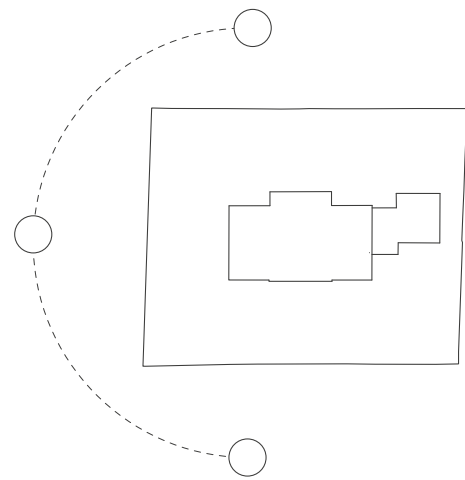
Total Area - 1100 sq.m

Left

Diagram illustrating the spatial requirements of the brief

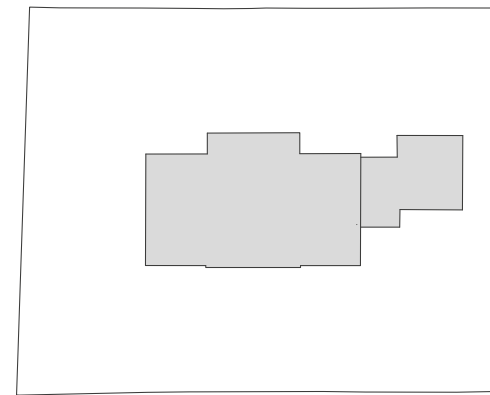
5.2 Constraints & Opportunities

The site offers a number of constraints and opportunities, which are summarised in the diagrams below.



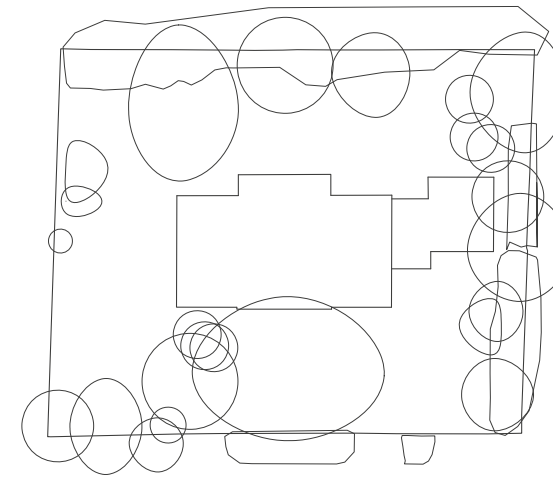
Sun Path

The site configuration opens it to direct sunlight throughout the day



Existing Dwelling

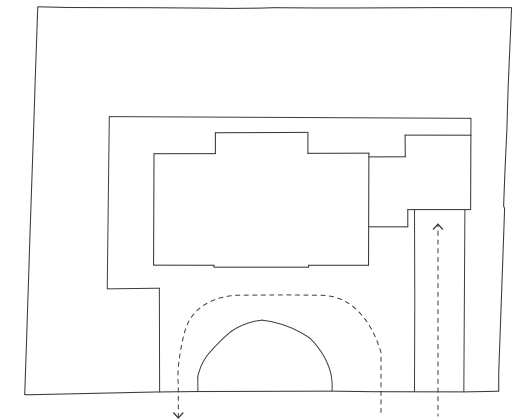
The existing house is thought to be the work of C.H.B Quennell. There is a main two storey volume with single storey ancillary spaces to the north, including the garage



Trees

There are a number of existing trees on the site.

The intention would be to retain the garden setting that they create by removing the minimum possible and plant carefully selected replacement trees if required.



Access

Separate vehicle accesses serve the garage to the side and the forecourt in front of the main house

5.3 Conceptual Strategy

Aspiration

The conceptual strategy for the project responds directly to the written response from the conservation officer to the original application. These have become project aspirations and can be summarised as follows:

- Unveil the original character of the Beaulieu House by ensuring that the extension is subordinate to the architectural language and plan of the host house.
- Retain the footprint of the original house and minimise structural changes
- Create a clear distinction between the existing and new architecture and develop them in such a way that allows the two to sit together as a single complementary composition.
- Utilise key conservation principles of retention and reinforcement of the existing architecture.

Concept

A series of landscaped terraces structure the gardens on three sides of the property. To resolve the levels of the topography they are set at different levels, so formally they are read as plinths or platforms that frame large sections of soft landscaping.

On top of these are set a series of lightweight glazed garden pavilions. By these simple moves a strategy is developed that embraces the above aspirations and achieves the following:

- The external envelope of the original house is retained on all sides. Changes will be made to create openings between the existing house and the new extension, but the integrity of the house is maintained.
- It extends the existing architectural principles but, through the formal relationship with the garden and the architectural expression, allows the original house to be clearly identified.
- A single new architectural expression for the new extension means that there is great formal clarity – a concerted and holistic strategy for the whole house and garden.
- The rear elevation of the house is fully exposed and visible either directly, or through glass at ground floor level.
- It reinforces the formal qualities of the existing house – a series of rooms. In contrast the character of the new extension is about inside/outside space, blurring the boundary lines between house and garden, at once retaining the footprint of the garden and extending the footprint of enclosed sheltered space. This not only generates a very rich experience for the users but heightens the qualities of the existing house by introducing some contrast.

Above

Conceptual strategy diagrams



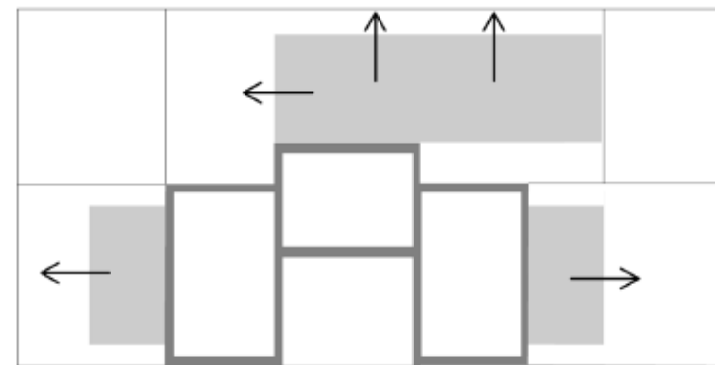
1. Existing house retained



2. New gardens terraces at different heights are added to improve the garden setting for the existing house and deal with level changes



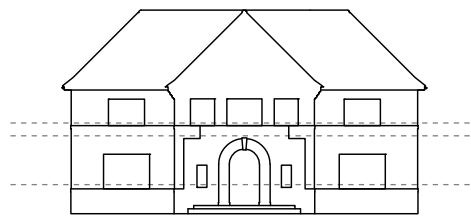
3. New garden glazed pavilions are added to the terraces.



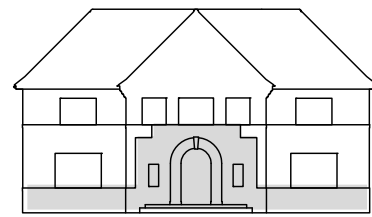
4. The new glazed garden pavilion spaces open out onto the gardens. They become spaces that mediate between the formal rooms of the house and the garden landscape.

5.4 Formal Strategy

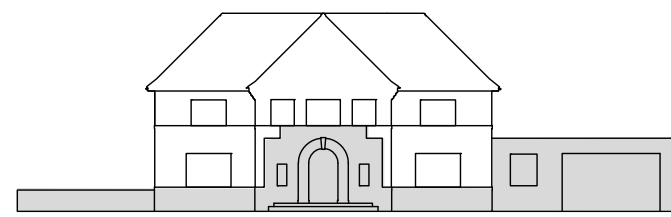
The new landscaped plinths that sit on three sides of the property extend the strong datums set up by the existing house, helping to root the existing house to the garden setting. Lightweight glazed pavilions sit on top of these bases. Seen as large bay windows, they continue the arts and crafts architecture of the existing house.



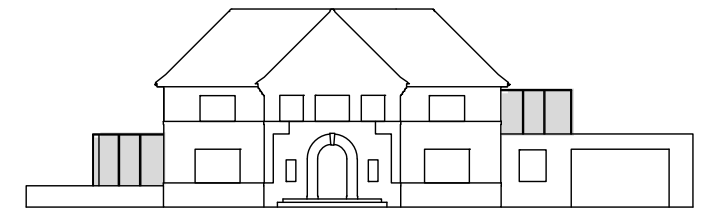
1. Existing building datums



2. Existing building hierarchy - the base, the entrance door and surround are highlighted as special and define datums that are fundamental to the facade composition.



3. The proposal is generated by the existing facade datums. A series of platforms or podiums extend the entrance and base render panels.



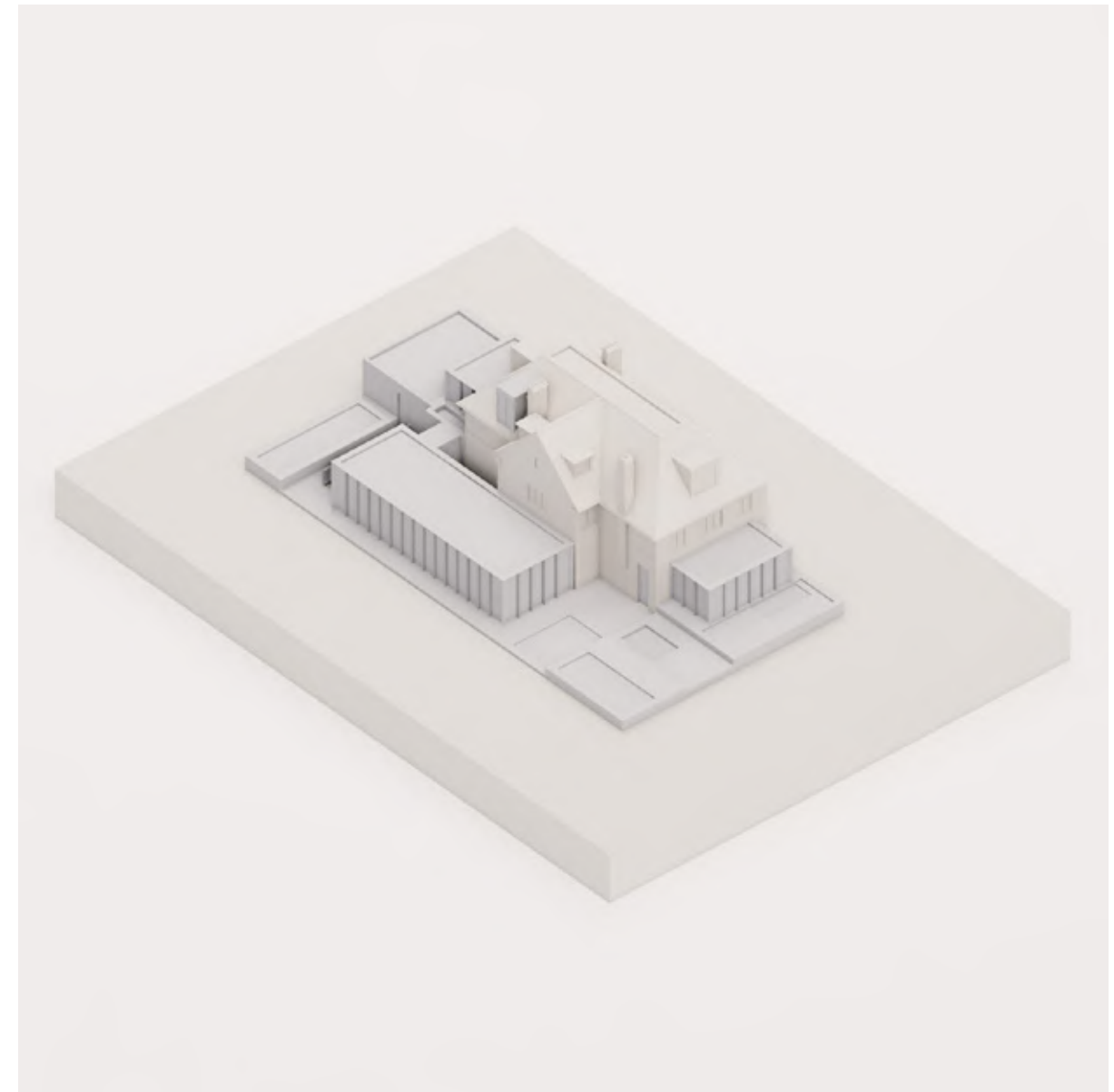
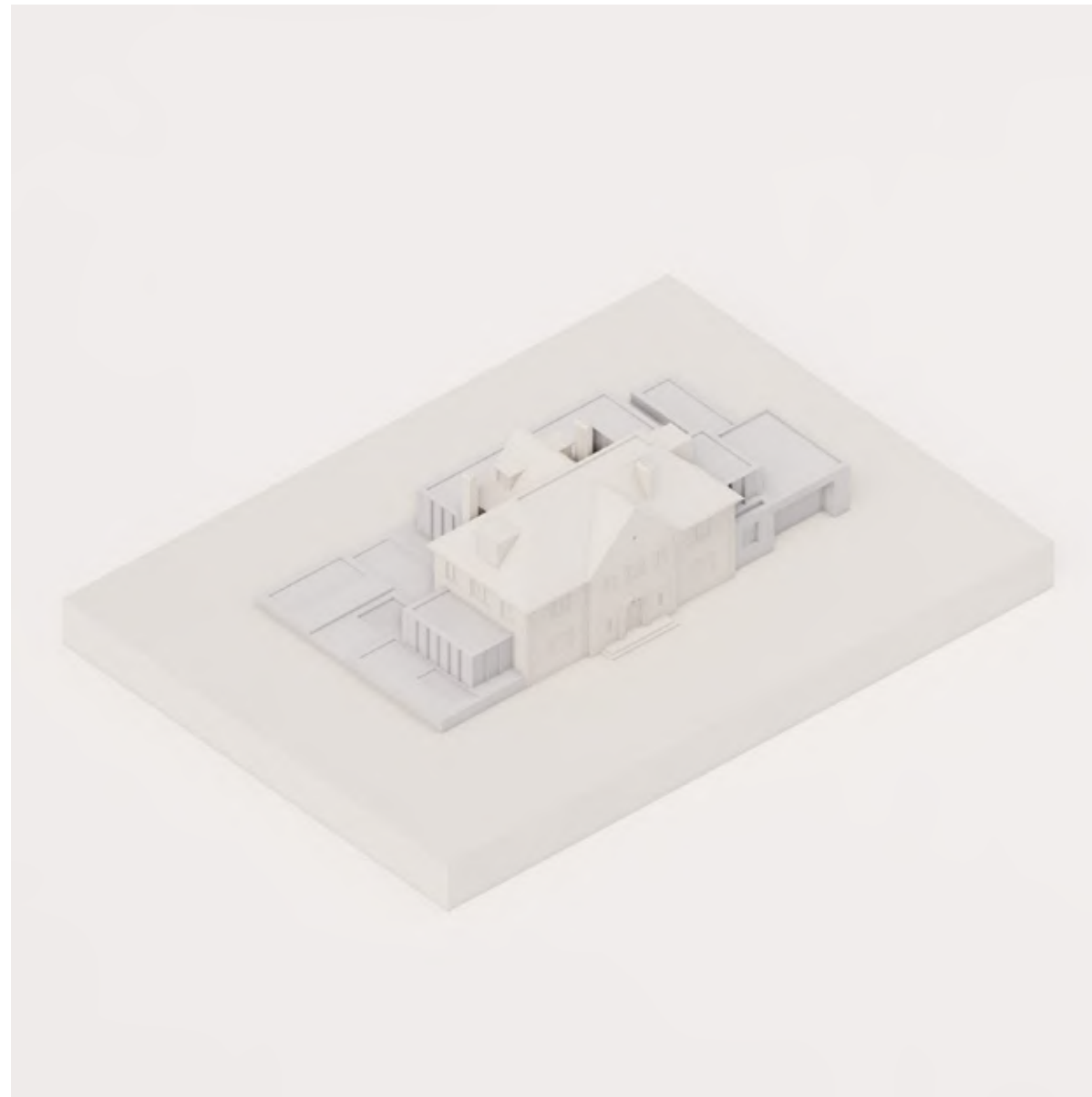
4. New light weight glazed 'bay window' elements sit on top of the 'platforms', providing additional accommodation at ground and first floor levels. Formally the existing house remains clearly legible and the design of the new extension is rooted in the architecture of the existing house.

Above

Formal strategy diagrams

5.5 Massing Development

The plinths are set at the height of the existing house datums - the base render panel and the main entrance door render panel. The light weight elements to the north and south gables are seen as large abstract arts and crafts bay windows. The larger lightweight element to the rear is seen as a free-standing garden pavilion.



Above

Massing models

5.6 References

Stone window mullions expressed as strong elements gives material character to elements dominated by glass.

(left top) Song School by Niall McLaughlin Architects, Trinity Hall, Cambridge.

Timber window mullions expressed as strong elements gives material character to elements dominated by glass.

(left bottom) Somerville College Student Accommodation by Niall McLaughlin Architects, University of Oxford.



Bay windows to Arts and Crafts houses

19 Woodlands Road (top) & 8 Woodlands Road (bottom) by C.H.B. Quennell

Above

References



Timber window mullions defining views into landscape.
Louisiana Museum of Modern Art by Vilhelm Wohlert and Jørgen Bo, Denmark.



Historic glazed addition to English country house.
Pitzhanger Manor House by Sir John Soane



5.7 Materiality Studies

The selection of materials for the new extension are generated from the existing house and arts and crafts architecture in general to produce a composition rich in materiality.

The garden plinths and platforms relate to and extend the existing render base to the original house. To ensure quality and longevity these will be clad in red stone to match the brick and render tones. The garden pavilions are lightweight in nature and will have extended metal mullions. These will match the finish of the replacement metal windows to the main house.



Front Elevation



Rear Elevation

Left

Materiality studies

5.8 Proposed Streetscape

The following elevations illustrate the proposed scheme within the street scape of Compton Avenue. The scheme has been designed to minimise additional presence to the street. As a result the changes are almost imperceptible when viewed in the landscape setting.



- 1. Esterel
- 2. Beaulieu House
- 3. Woodley
- 4. Derwen
- 5. Tree Tops
- 6. Palladio
- 7. Chase End
- 8. Far End
- 9. Nice Place

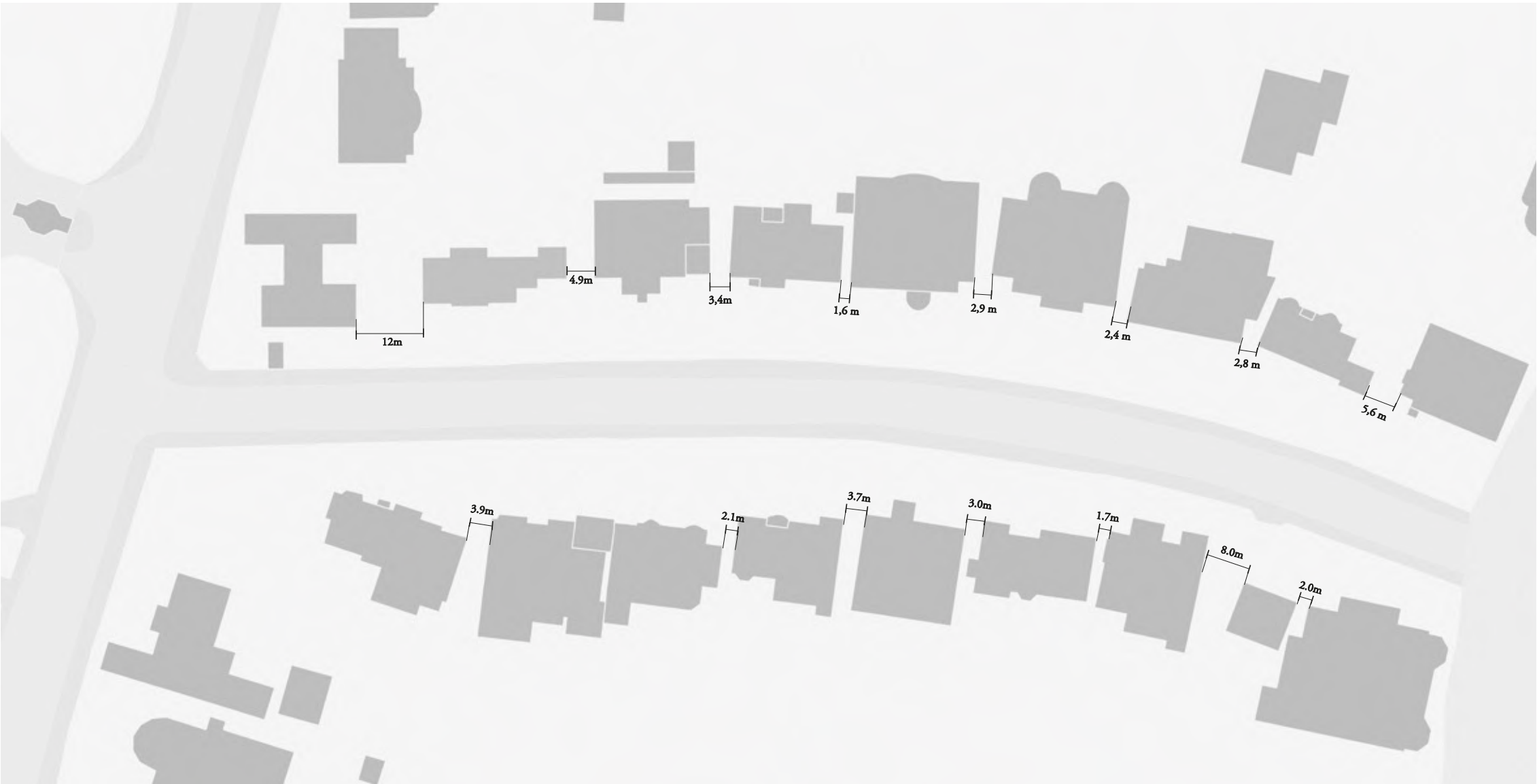
1 Site 3 4 5 6 7 8 9



1 Site 3 4 5 6 7 8 9

5.9 Plot Widths

Gaps between the buildings on Compton Avenue vary but are generally quite narrow and between two and four metres in width. The following diagram illustrates this with dimensions between buildings within the as existing context. Beaulieu has some of the largest gaps at present.

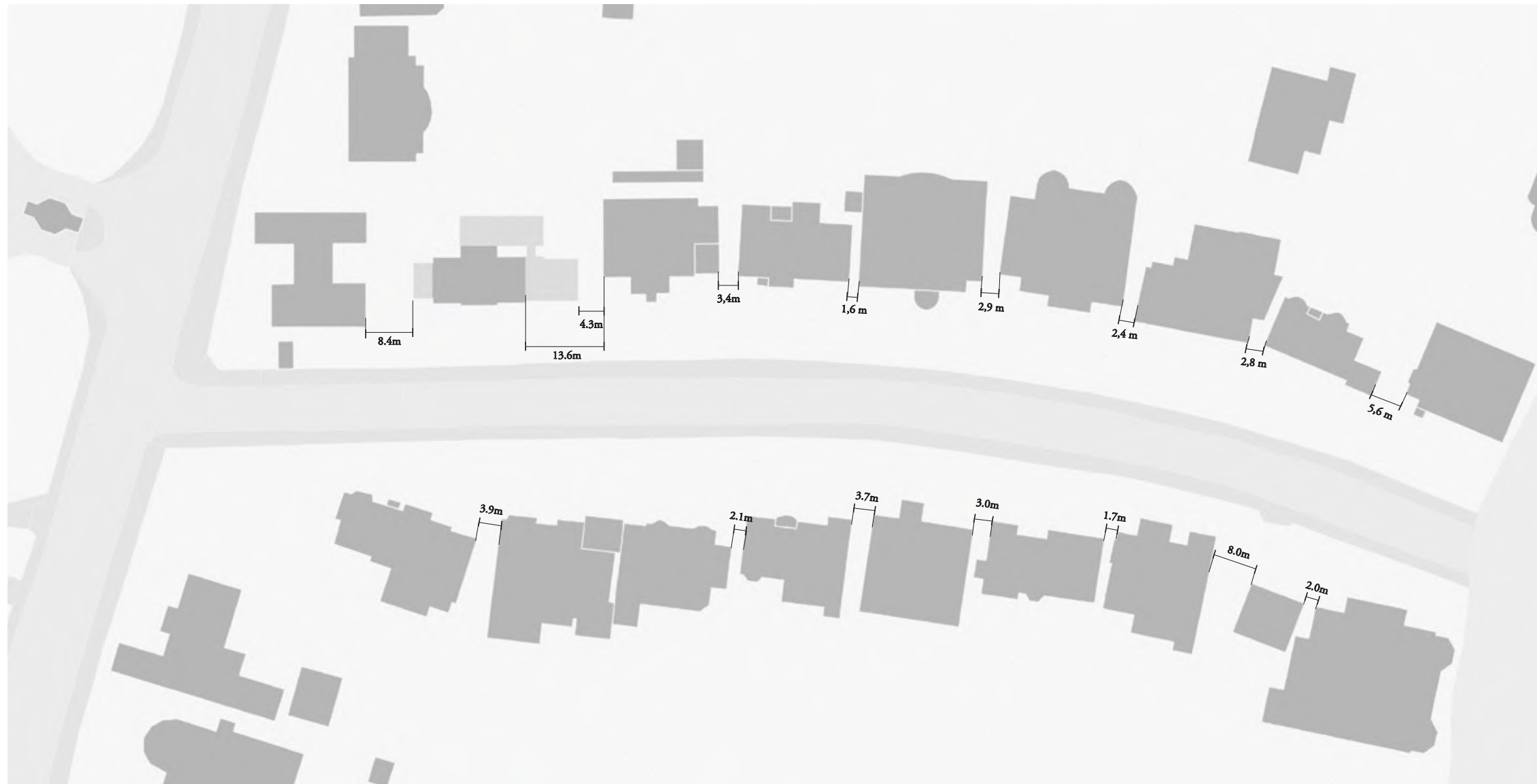


As existing

The existing building utilising the south side of the plot as a side garden, and the building is therefore predominantly on the Northern side of the plot.

5.9 Property Gaps

The following diagram illustrates the resultant gaps between neighbouring properties after the extensions have been completed. They remain the most generous on the street.



As proposed

The as proposed scheme centres itself on the plot a lot more than the existing building and by doing increases the width to Woodley to the North and decreases the width to Esteral to the South

5.10 Proposed Street Views

Street View A

This street view renders depict the proposed condition from Compton Avenue. It can be seen that there is almost no difference between the current and proposed conditions, the new dormer window the only change



View A



Left

Rendered street views

Above

Render of existing street view

Key plan showing view location

5.10 Proposed Street Views

Street View B

This street view renders depict the proposed and existing conditions from Compton Avenue. It can be seen that there is no difference between the current and proposed conditions.



Left

Rendered street views

Above

Render of existing street view

Key plan showing view location



View B

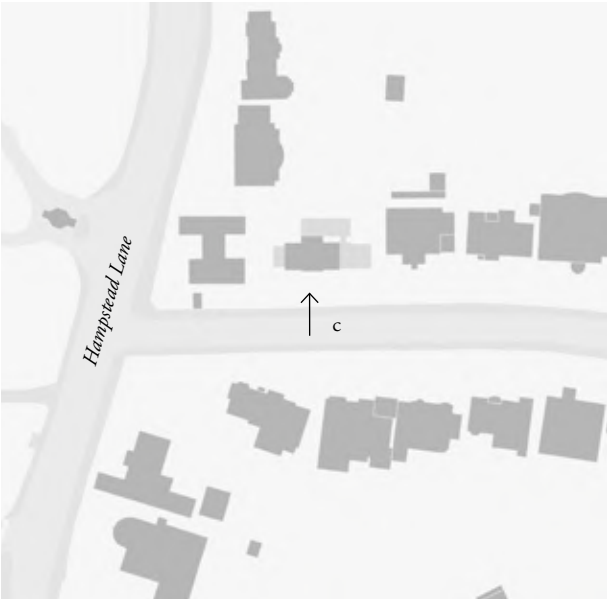
5.10 Proposed Street Views

Street View C

This street view renders depict the proposed and existing conditions from Compton Avenue.



View C



Left

Rendered street views

Above

Render of existing street view

Key plan showing view location

5.11 General Arrangement - Ground Floor Plan

As Proposed Ground Floor Arrangement

Floor Area	
Ground floor	329 sq.m
First floor	164 sq.m
Second Floor	101 sq.m
Basement	256 sq.m
TOTAL	850 sq.m



Key

1. Entrance / Vestibule

2. Grand hall

3. Store

4. Living

5. Study

6. External courtyard

7. Dining

8. Kitchen
9. Dumbwaiter/Utility

10. Handwash

11. W.C

12. Garage / Car Lift

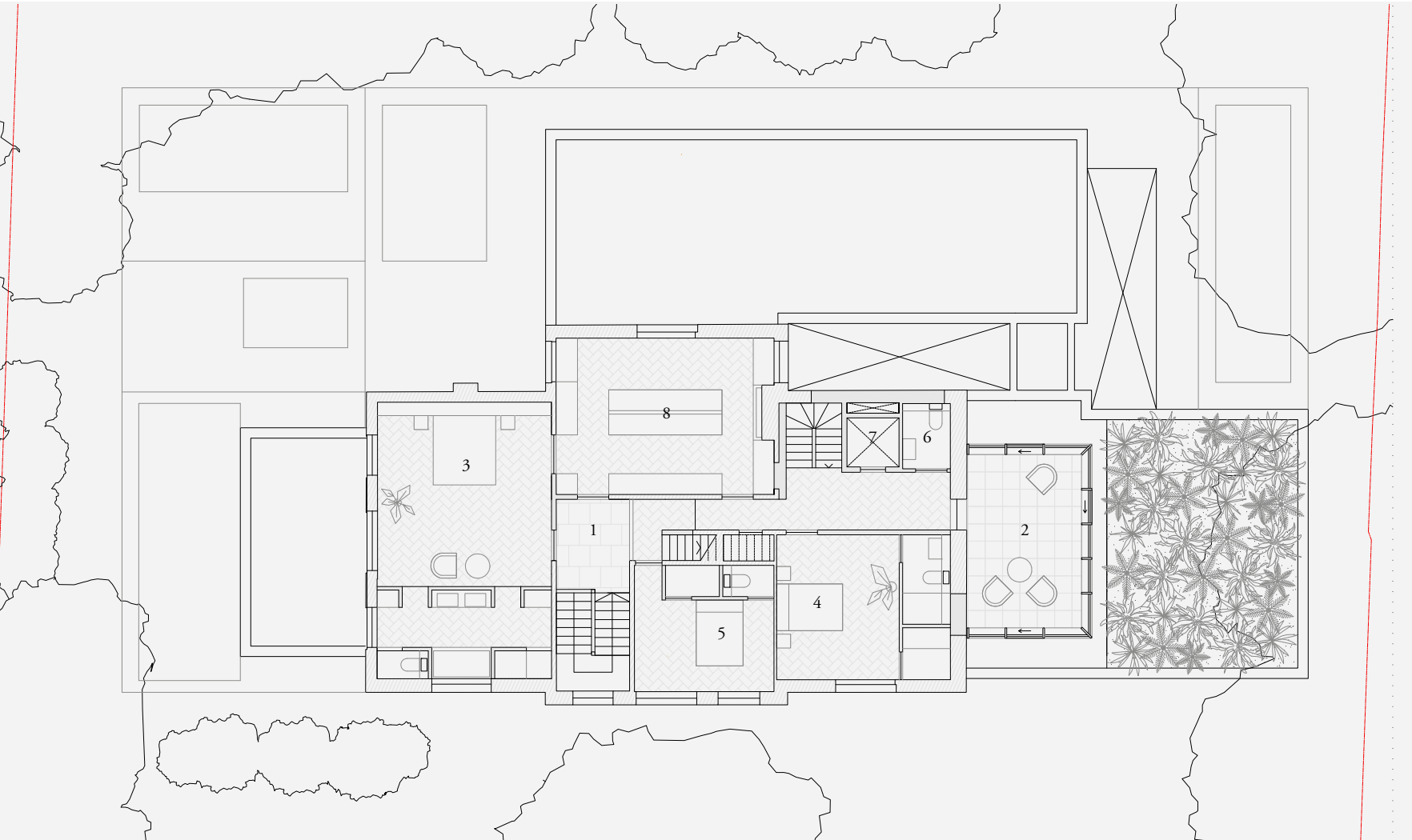
13. Lounge

14. Lift

15. Cloaks

Left

Proposed Plan Arrangement



5.11 General Arrangement - First Floor Plan

As Proposed First Floor Arrangement

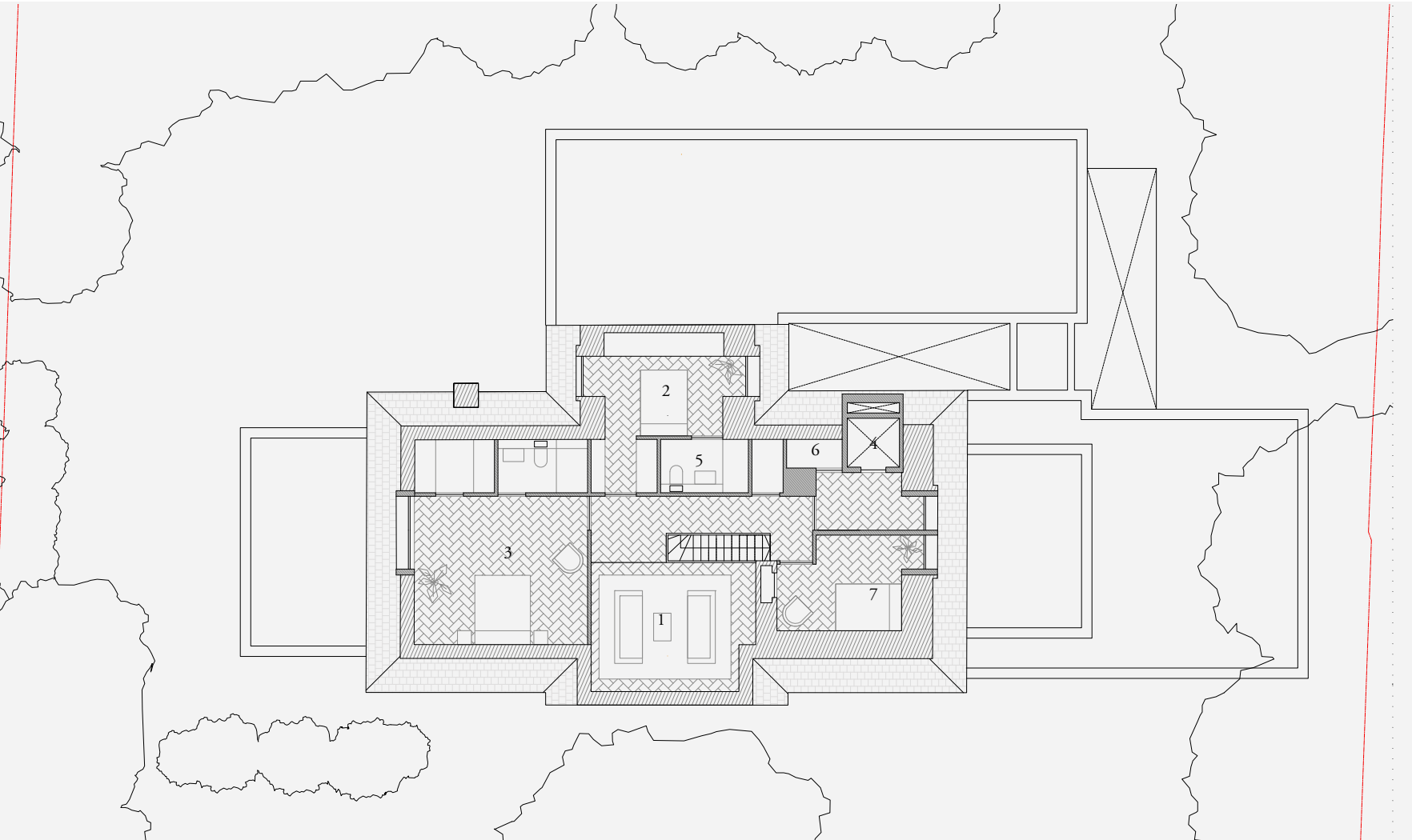
Floor Area	
Ground floor	329 sq.m
First floor	164 sq.m
Second Floor	101 sq.m
Basement	256 sq.m
TOTAL	850 sq.m

Key

- 1. Hallway
- 2. Drawing room
- 3. Master suite
- 4. Guest room
- 5. Child's bedroom/study
- 6. WC
- 7. Lift
- 8. Master Dressing

Left

Proposed Plan Arrangement



- Key**
- 1. Upper lounge
 - 2. Kid's bedroom suite
 - 3. Guest suite
 - 4. Lift
 - 5. W.C
 - 6. Laundry
 - 7. Staff bedroom

5.11 General Arrangement - Second Floor Plan

As Proposed Second Floor Arrangement

Floor Area	
Ground floor	329 sq.m
First floor	164 sq.m
Second Floor	101 sq.m
Basement	256 sq.m
TOTAL	850 sq.m

5.11 General Arrangement - Basement Plan

As Proposed Basement Floor Arrangement

Floor Area	
Ground floor	329 sq.m
First floor	164 sq.m
Second Floor	101 sq.m
Basement	256 sq.m
TOTAL	850 sq.m



Key

1. Lower hall

2. Lift

3. Lounge

4. Cinema

5. Plant

6. Gym

7. Swimming pool / jacuzzi
8. Changing room

9. Back of house / pantry

10. Laundry

11. Staff bedroom

12. Ensuite

13. Dumbwaiter

Left

Proposed Plan Arrangement

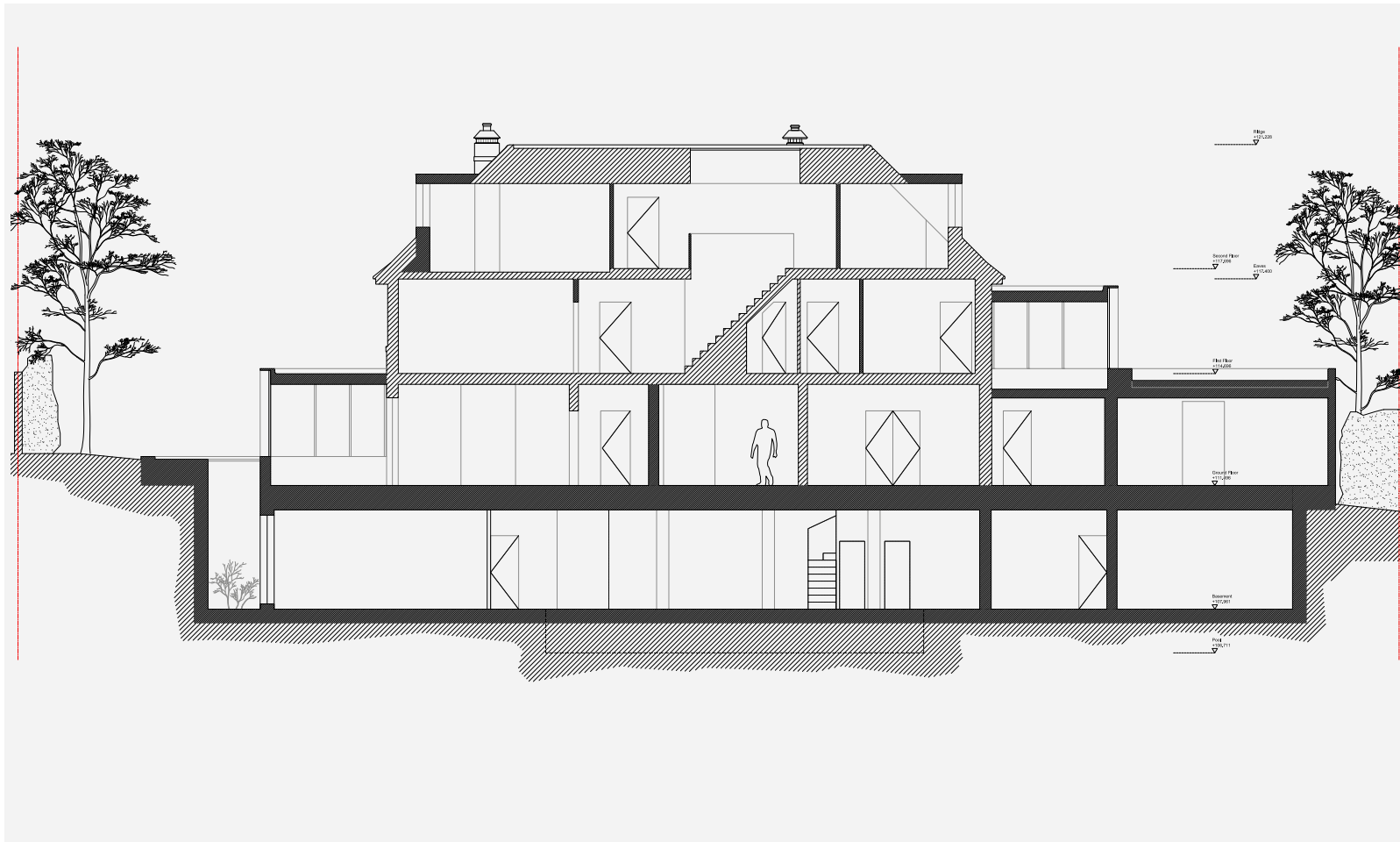
5.11 General Arrangement - Longitudinal Section (AA)

As Proposed Sections AA and BB.

Heights within the existing house range from approx 2.9m at ground floor level to 2.2m in the attic.

Proposed floor-ceiling heights are:

- Basement 2.8m
- Ground floor 2.9m
- First floor 2.7m
- Second floor 2.4m (combined ceilings)



Proposed Section AA



Proposed Section BB

Left

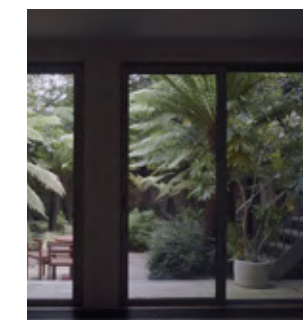
Proposed Sections AA and BB

5.12 Proposed garden / landscape

The proposed garden / landscaping strategy consists of a front driveway, a series of hard landscaped terraces and platforms that frame large planters, and a more informal perimeter mix of trees, grass and shrubs. This mixture of hard and soft surfaces, green and colourful planting, will provide usable external living spaces set within a textured and diverse landscaped setting.

Two important point to note are:

1. The proposed extension reduces the total existing garden area by only 13.4%. Furthermore, with the exception of the garage, the extensions are seen as glazed garden pavilions or rooms, so the relationship of the house to the garden fundamentally changes from the garden as setting only, to the garden being fully embraced by the house, encouraging it to become an integral part of the day to day use of it. As a result there will be a profound increase in the beneficial effects of the garden on the occupiers.
2. The width of the ground floor garden extension is no more than half the depth of the existing house.

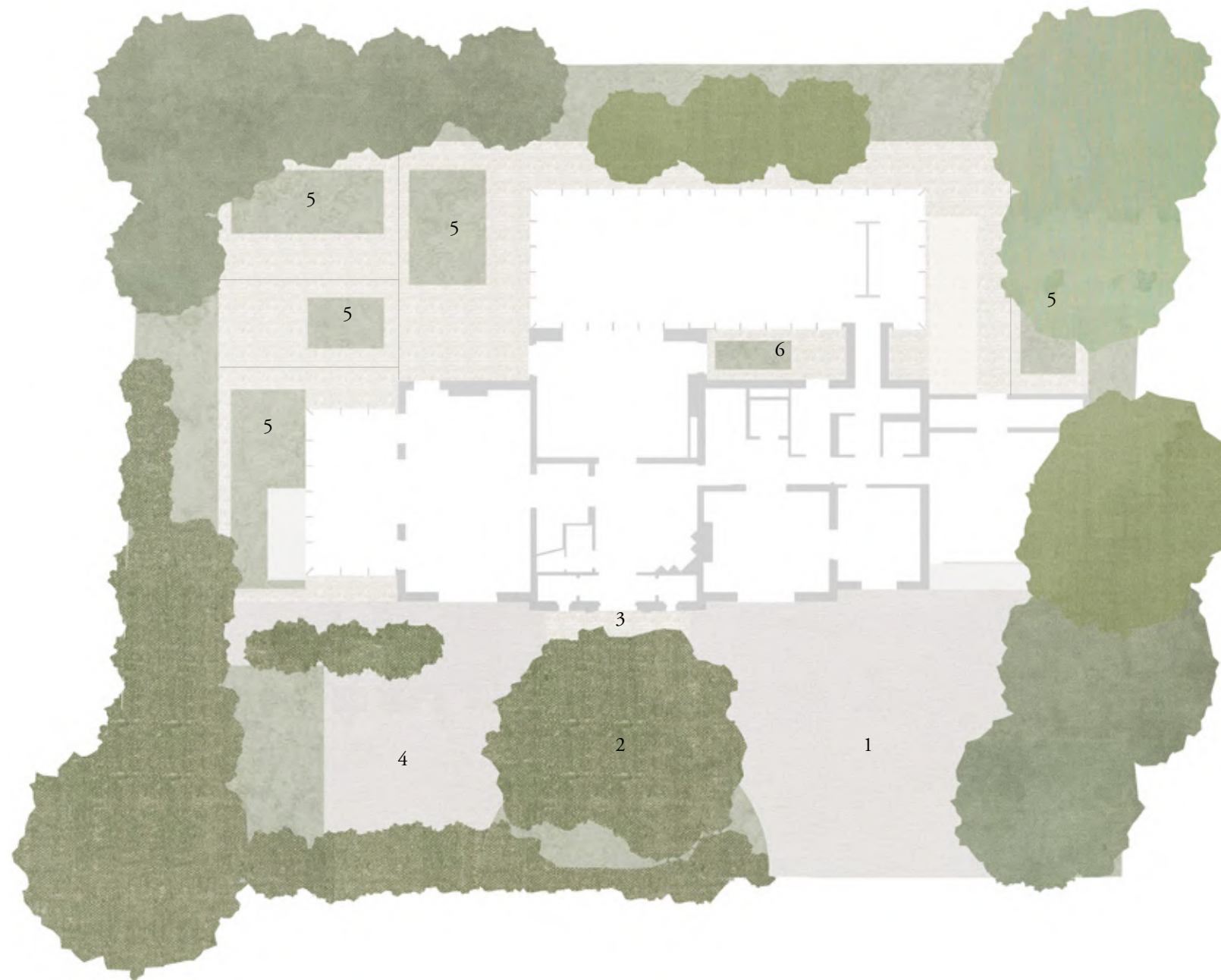


Above

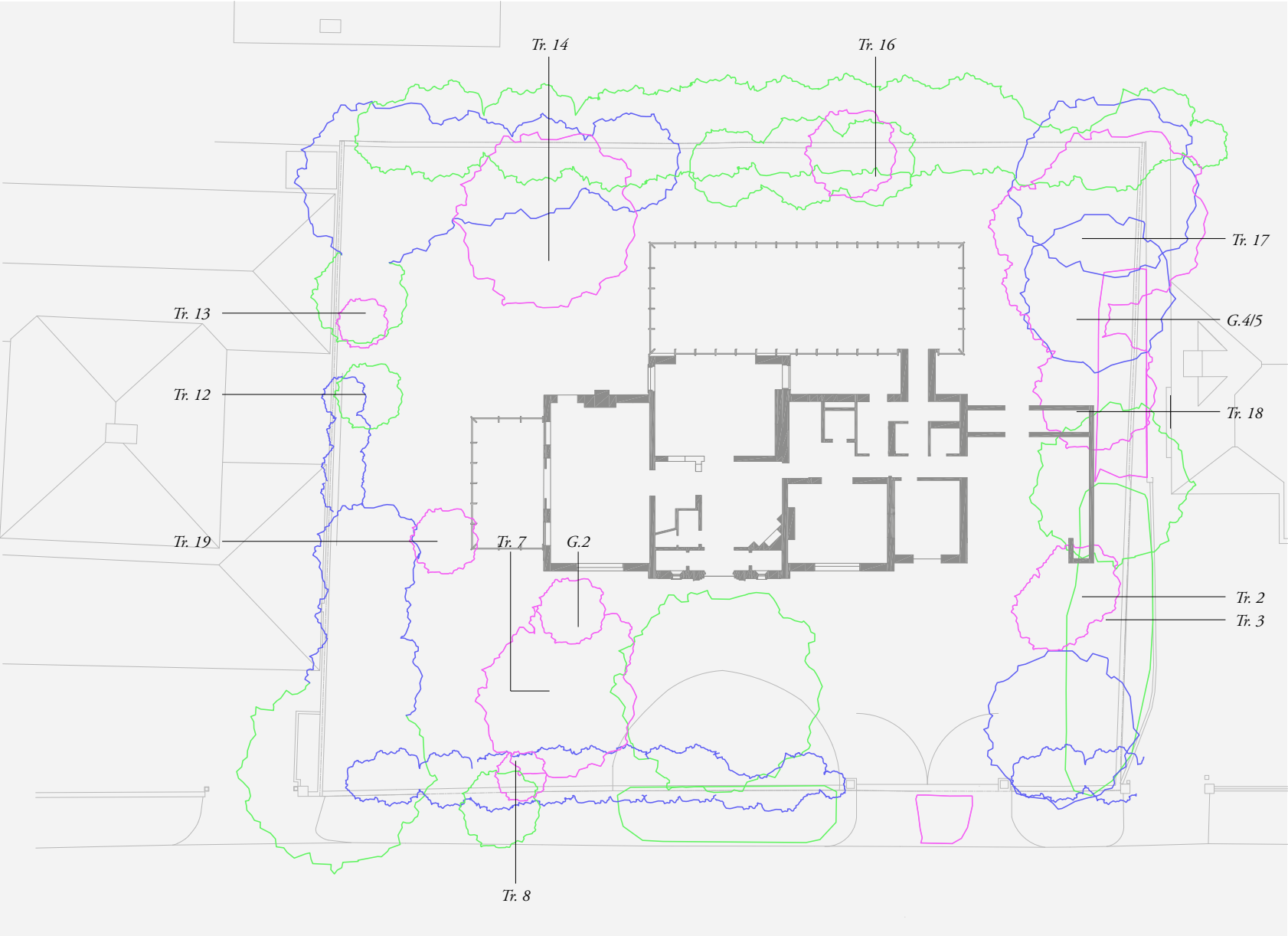
Reference garden images

Left

*Rendered site plan indicating
landscape materiality and
texture*



1. Crushed Stone Driveway
2. Oak tree lawn
3. Brick paved porch
4. Car parking
5. Framed Planters
6. Internal Courtyard



Key

Retained ○

Removed ○

Proposed ○

5.13 Tree Analysis

This section should be read in conjunction with the tree survey and arboricultural impact assessment carried out by Tyler Grange that have been submitted as part of this application.

Site

The application site is within the partly wooded suburban area of Highgate. The site itself contains many mature trees and shrubs which contribute positively to the Conservation Area. The site is protected by a blanket TPO which covers the entirety of Compton Avenue.

Tree Survey

A tree survey was undertaken by Tyler Grange to record the species and condition of the existing specimens on site. Existing trees are present across the site boundaries, formed by densely established amenity planted trees and shrubs which have matured. Tree cover comprises largely of moderate (Category B) and lower (Category C) value trees. Although not Category A, there is one oak located centrally to the front of the property which forms an important part of the setting.

Potential Conflicts with Root Protection Areas

Whilst the majority of the both the existing and proposed buildings are located outside RPAs, some roots extend into proposed footprint as illustrated on the diagram on page 91 of this document. Any root growth will however have been significantly restricted by the foundations to the existing building which are likely to have prevented any root development within its footprint.

Proposed Tree Removals & Mitigation

Reduced physiological condition was noted in the canopy of a larger hornbeam in the rear garden, and a larger sycamore located at the north-western corner exhibits a potentially hazardous included bark union. The remaining stock appears to be in fair to good overall condition, however previous unsympathetic crown management works has affected the overall appearance and condition of many trees in the rear garden. The current design seeks to retain the larger specimens on-site in order that the verdant setting of the property is preserved.

The removal of some smaller-stature trees sought to facilitate the scheme parameters and access arrangement and potential locations for compensatory tree planting has also been identified. The development proposal, in its initial form, is considered feasible in principle without resulting in adverse harm to trees that contribute the character and amenity of the area, provided that the more notable trees in good condition are retained in a sustainable context, and replacements are provided where removals are considered appropriate.

Left

Plan diagram showing tree crown radius

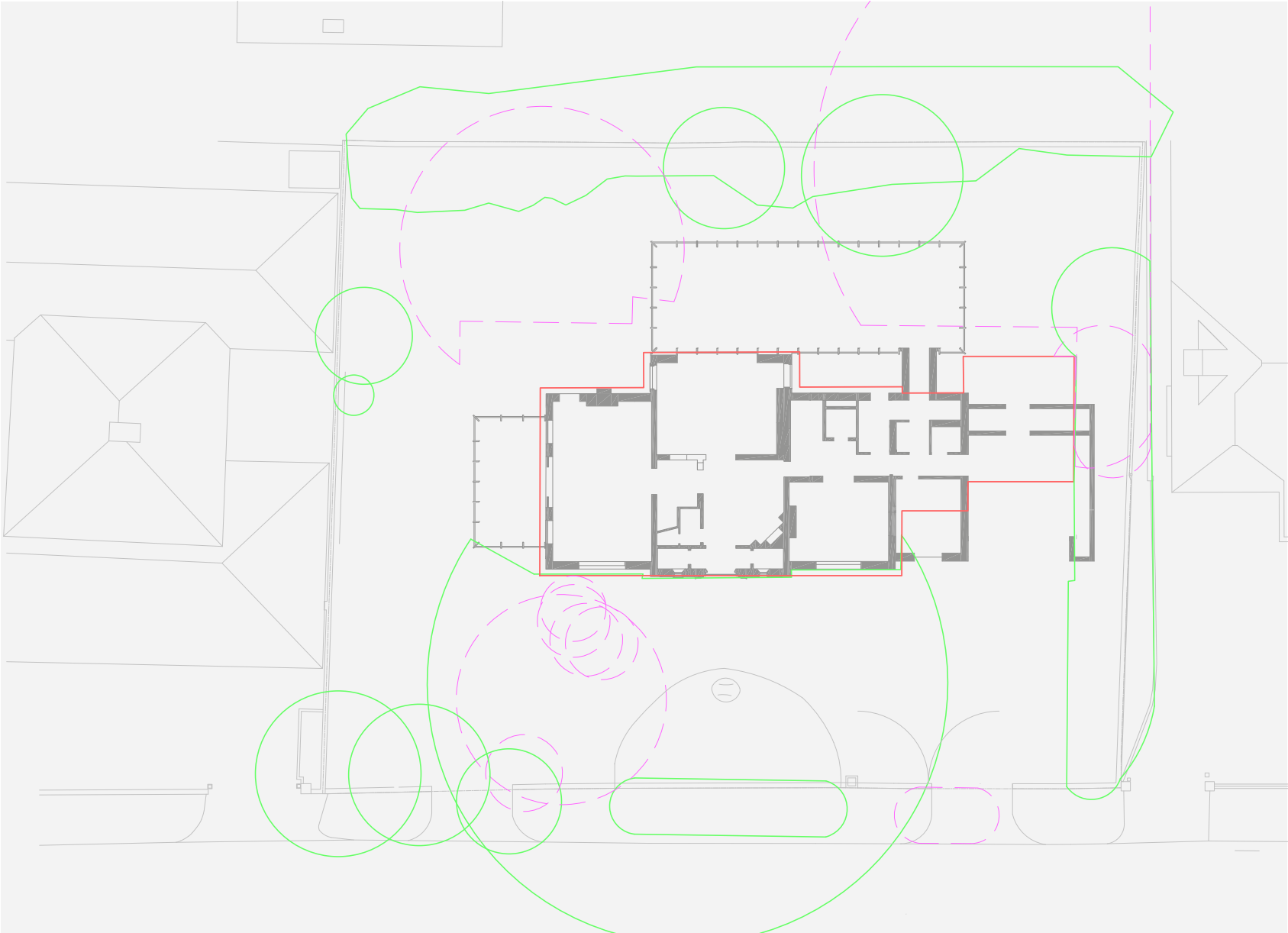
5.13 Tree Analysis

General Measures

BS5837 requires that the RPA of all retained trees are protected from the effects of development by the installation of protective barriers.

It should be noted however, that the position of these barriers may also be influenced by the presence of any tree canopies that extend beyond the RPA and that could be damaged by construction works or where it is desirable to protect areas for future tree planting.

In addition to protecting retained trees, BS 5837 recommends that areas of the site in which new or replacement tree planting is proposed should also be protected from the effects of construction. The protective barriers demarcate the ‘Construction Exclusion Zone’ [CEZ] and should be installed prior to the commencement of any construction works, including clearance or demolition. They should be maintained for the duration of the works. All weather notices should be erected on the barriers with words such as ‘Construction exclusion zone – Keep out’. Protective barriers should be in accordance with Figure 2 of BS5837:2005 (or similar accepted).



Key

Retained	
Removed	
Existing footprint	

Left

Plan diagram showing tree root radius

5.13 Tree Analysis

Tree to be removed

The following photographs document the trees at the application site which are to be removed. These photographs are numbered so as to correlate with the drawing on the previous page.



Tr. 1



Tr. 2, 3



Tr. 7



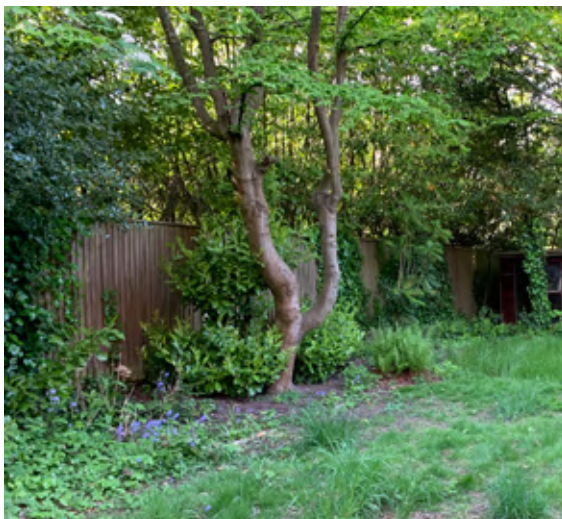
Tr. 8, G.2



Tr. 12



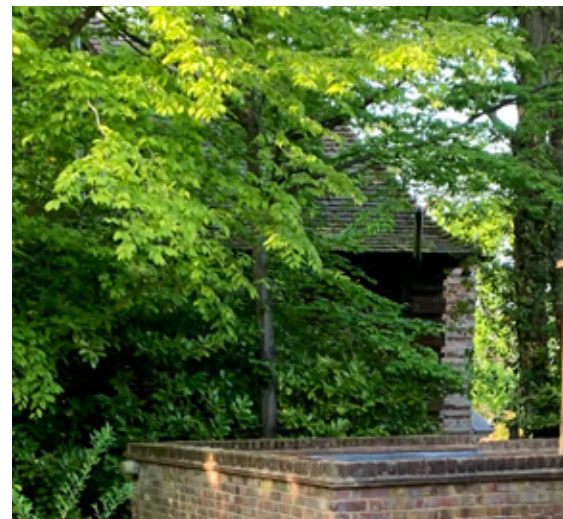
Tr. 11



Tr. 16



Tr. 17



Tr. 18

5.14 Trees Removal

Trees for removal

The plan diagrams on the left shows the existing trees identified to be retained (in green) and recommended for removal (in red / orange). New replacement trees to be planted are highlighted in blue.

A total of **7 individual trees and 2 group of trees** have now been identified for removal. These are as follows:

T2/T3 - To be removed to allow for the widening of the driveway leading to garage.

T7 - Removal of tree to allow for construction of driveway expansion.

T14 - The tree was found to be growing on a lean to the South which could potentially harm the existing dwelling and the proposed extension. Its location to the rear means it is unlikely to have significant detrimental visual impact on the wider area due to its limited visibility.

T16 - Removal to of a low value and poorly managed trees to provide clearance within proposed garden space and terrace area.

T17 - Removed to allow for the construction of the proposed basement and above ground extension. This tree is growing within 2m of the neighbouring property and found to have a tight fork with included bark, these two factors mean its long-term retention is unlikely.

T18 - Tree to be removed due to proximity to proposed dwelling.

G2 - Group of three Yew trees of low quality with large pruning wound and distorted stems. Removal of trees to allow for construction of driveway expansion

T19 - Removal of dead Turkey Oak to facilitate the main construction area.

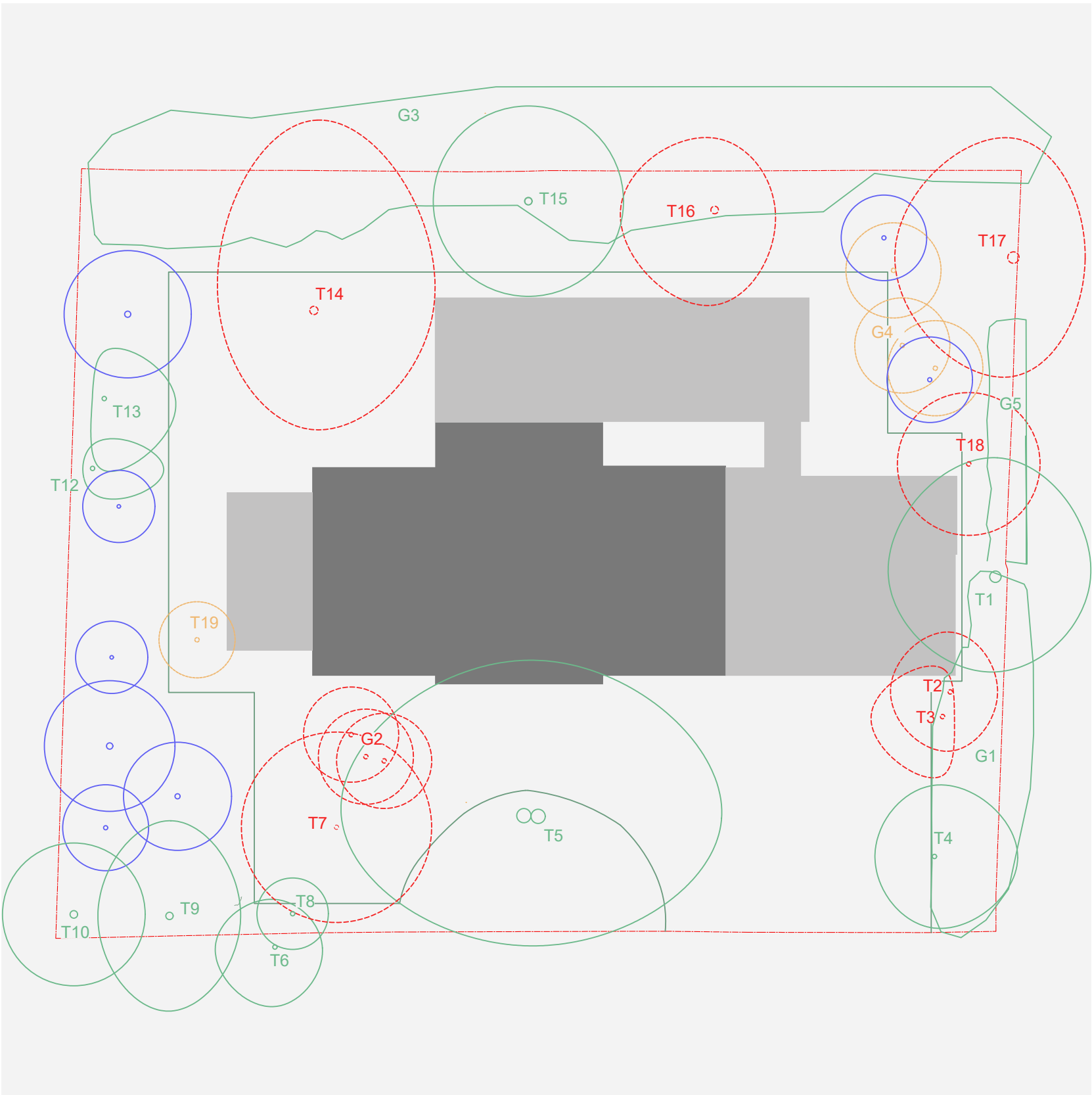
G4 - Cluster of Hornbeams that have suffered from fire damages leading to decay within their lower stems.

Replacement Trees

Carefully selected replacement trees will be planted to ensure a positive biodiversity offset contribution. New trees will be mixed in species and selected for climate change resilience, and in accordance with current biosecurity guidance. Generally native species and closely related varieties are favoured, although some non native species with good characteristics will be selected.

Left

Plan diagrams showing the proposed landscape strategy



Key:

- Trees to be retained
- Trees to be removed
- Category U trees recommended for removal
- New trees
- Area of softscape

5.14 Trees Removal
Arborculturist responses to comments from LPA

Tyler Grange, the consultant arboriculturists, have responded directly to objections raised by the Arboricultural Officer as part of the previous planning submission. The objections and responses are noted below:

1.

Arboricultural Officer comments -
The large Oak at the front of the property T5 would have its roots compromised within the root protection area by the proposed basement.

Tyler Grange response -
The impact within the RPA of T5 have been assessed in great detail within the report. This concludes that the impact is negligible for two main reasons:

- The basement has been designed to be contained within the footprint of the existing house foundation. This has been a positive design response to avoid impacts within the RPA of T5.

- The minor incursions relate to two very slight areas at the periphery of the RPA. These areas amount the only 1.6% of the total RPA. Both areas of incursion are also at the very edge of the RPA. It does not seem reasonable to raise an objection based on the two very slight RPA incursions. The design response would require an awkward reshape of the basement to follow the modified RPA line which is completely unnecessary. Both areas of incursion will also be subject to sensitive working methods, to provide further confidence that the work would not affect the health and condition of the tree.
2.

Arboricultural Officer comments -
The rear garden is already a confined space. There would be future pressure to facilitate continuous pruning to address nuisance issues.

Tyler Grange response -
The point that the garden space is already confined reaffirms that position that the current tree cover, irrespective of the proposed development, will require future management. This is consistent with the pruning works already evident across the tree cover including tree T5. Furthermore, any future tree management would be consistent with general garden tree maintenance which is necessary for residential sites contained by established tree cover. The maintenance can ultimately be undertaken without adverse harm to the wider amenity provision of the trees. A future scenario where no tree management is required is unrealistic in the current scenario and therefore for the proposed scenario. The matter at hand is whether the development would intensify the level of management, and whether this would be to the determinate to valuable trees. In this case that relates to tree T1, T5 and T14, as the remaining tree cover holds limited merit. The development does not extend further towards tree T5, therefore no additional impacts arise as far as future pressures are concerned. Similarly, the development is not materially closer to tree T1 compared to the existing scenario, so there are no additional impacts arising here. The built development parameters extend closer to the tree T15, however, this is a single story glazed room. Pruning of the tree is recommended however the extent of this is not detrimental to the tree and is very much a localised management need. There would be no resulting affects to the wider amenity provision of boundary trees.

5.15 Environmental & Sustainability Strategy

Landscaping

The scheme aims to maintain a beautiful setting for the house, that is both pleasant to inhabit but also inherently sustainable. Trees, hedges and green space have been preserved and enhanced wherever possible, with a number of new trees planted and the overall garden scape improved. The overall effect would be of a positive contribution to the non-designated heritage asset, the street and the conservation area in which it sits.

Materials

Materials with low environmental impact and locally sourced will be specified to minimise the environmental impact.

Energy Efficiency

The client's sustainable objective for the project is to create a comfortable low energy home, for their family. The house is proposed to be thermally upgraded throughout. The final design of the house provides bright and airy rooms with energy efficient windows. The house uses non-toxic materials to avoid polluting the indoor air and, together with a heat recovery ventilation system. The air quality therefore is very high.

It is proposed to use the heat generated from the pool through a plate heat exchange and energy store to reuse radiated heat, which in turn is used to warm the building. Solar collectors are also proposed to generate electricity.

Solar hot water would be provided by panels hidden within the flat part of the main roof.

Energy efficiency will be maximised through passive and active measures including:

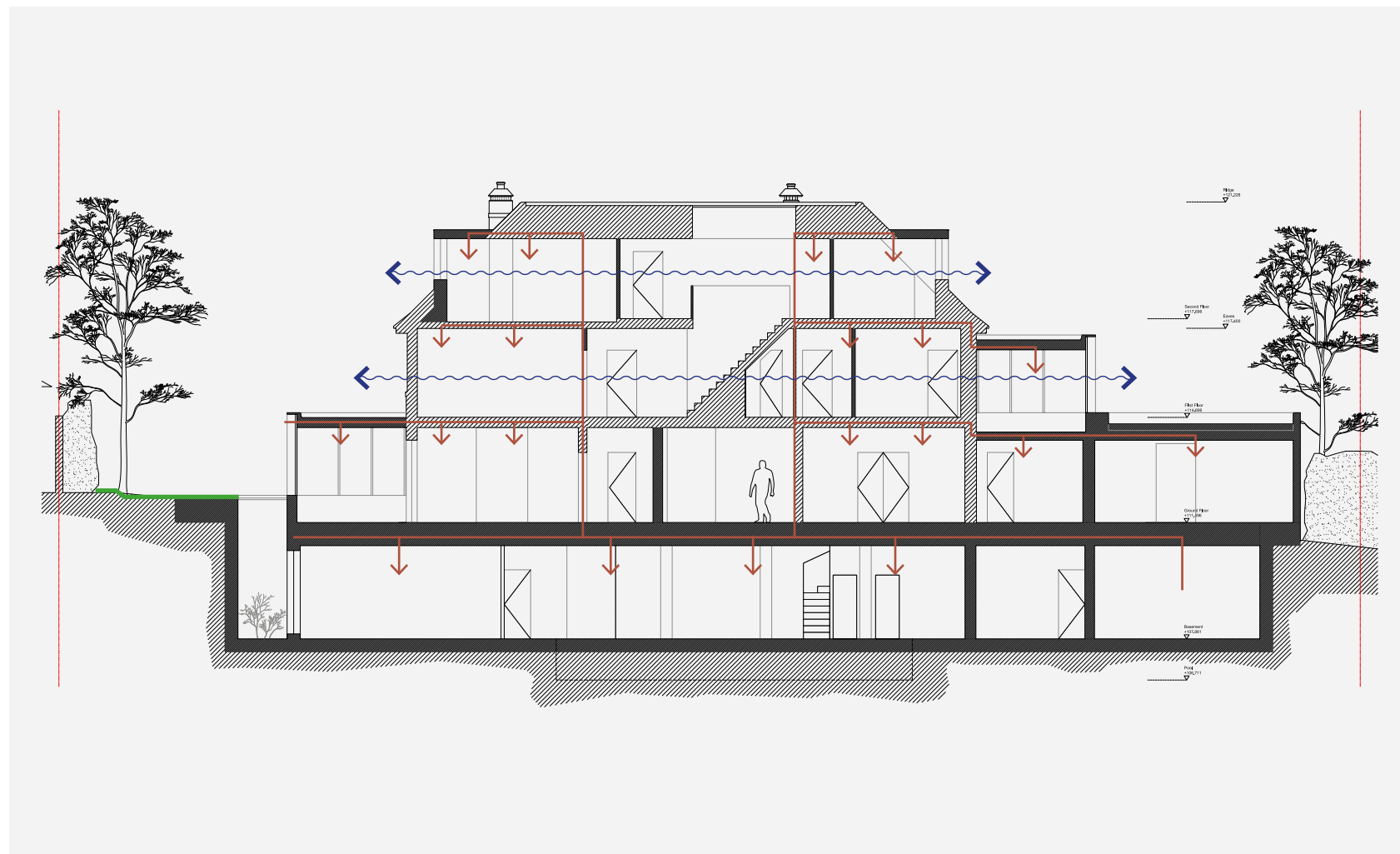
- High levels of airtightness through quality building and exemplary detailing
- Well insulated walls to meet or exceed the Building Regulations
- Low energy or energy efficient plant
- Installing energy efficient lighting systems across the building combined with advanced controls (e.g LEDs with PIRs and daylight sensors)
- The glazing to the new extensions will have solar control. This coupled with the soft landscaping will mitigate solar gain.

Timber Specification

All timber products used on the project will be legally harvested and traded timber. Additionally, all timber and timber based products should be procured from suppliers and manufacturers who can provide full Chain of Custody certification for their corresponding product (e.e FSC and PEFC certifications).

Sustainable Drainage Strategy

Green space will be maximised with hard landscaping employing permeable surfaces wherever possible in order to minimise the volume and rate of rainwater discharging into the sewer.



Key

- ↔ Cross Ventilation
- Mechanical Ventilation
- Soft Landscaping

Above

Passive-house diagram

5.15 Environmental & Sustainability Strategy

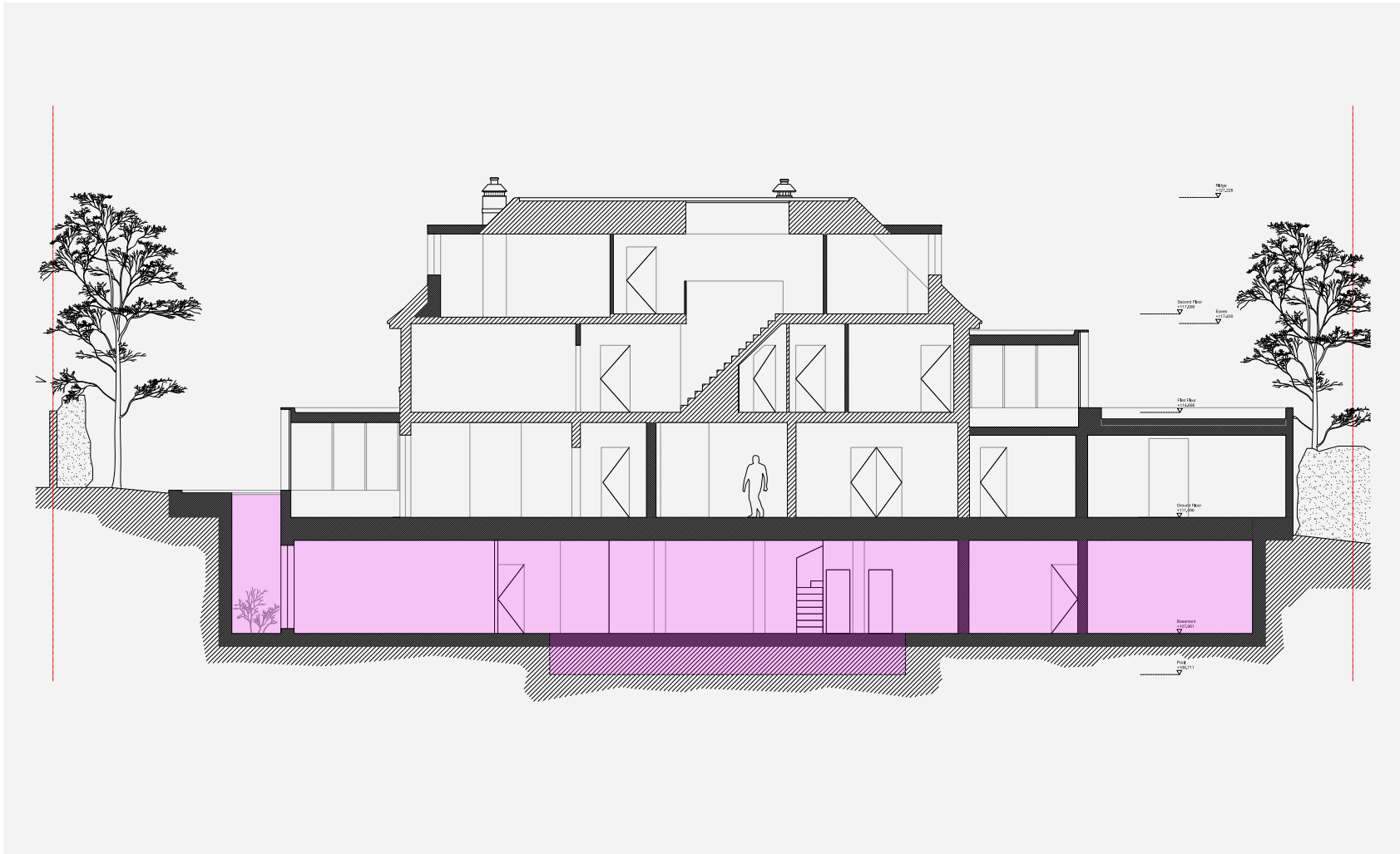
The table to the left registers compliance with Haringey’s Sustainability Checklist.

		Sustainability Issue	How this has been addressed
SC1 Environmental	Pollution	<i>Air Quality</i> Does the scheme provide for or encourage non high emission road vehicles e.g. Bicycles, electric cars etc?	The site has significant capacity for the storage of bikes in the garage and indeed behind the building. Electric cars could also be parked within the garage and charged via the mains if required.
SC2 Environmental	Resources/Pollution	<i>Noise/Fumes/Light/Glare & Land Contamination</i> Is disturbance from noise, fumes, chemicals, solvents, or other pollutants avoided? Can external artificial lighting cause problems? Can materials cause glare? Is the land potentially contaminated and if so has a site investigation been carried out?	The land is not contaminated and there are no materials that would cause issues with glare. The site would be used solely as residential and therefore it is not anticipated that noise, fumes etc would be a concern. A Construction Management Plan could be produced to demonstrate mitigation measures arising from construction.
SC3 Environmental	Resources/Pollution	<i>Waste Storage & Recycling Facilities</i> Is provision made for external and internal storage for waste separation/collection and recycling? If the scheme is large, has a waste management plan been provided?	Bins would be stored behind or inside the garage. The scheme is not large enough to require a dedicated bin store.
SC4 Environmental	Resources	<i>Solar Design & Renewable Energy</i> Is the siting, layout and design of the scheme maximising the potential for (on site and adjoining) daylighting, passive solar gain and natural ventilation? Are there any photovoltaic (PV) or solar panels?	Working within the constraints of the site and conservation area, the design team have included solar hot water panels on the roof, hidden from sight. As well as this, it is proposed to use the heat generated from the pool through a plate exchanger and energy store to reuse radiated heat throughout the building. The extension will have a solid floor meaning its thermal mass will act as a heat sink and be slowly released, particularly during winter months. Excessive solar gain would be mitigated by using solar control glass and solar blinds where necessary. Windows are proposed to be open-able meaning there would be natural ventilation (stack and cross). This would be in addition to the use of MVHR and an ASHP.
SC5 Environmental	Resources	<i>Efficient Use of Land and Buildings</i> Are existing buildings to be reused or if redeveloped will the buildings be more sustainable than those existing? Will there be a sharing or mix of uses on the site?	The existing building will be re-used. In so doing, they would be insulated and also have the windows replaced. The new structures would meet or exceed The Building Regulations Part L. There is no mix of uses proposed.
SC6 Environmental	Resources	<i>Sustainable Materials</i> Is provision made for reusing reclaimed materials or those which have been recycled, and or/easily replaceable without harm to the environment?	Wherever possible, original bricks will be reused on site and materials with a high recycled content will be specified where possible.

SC7 Environmental	Resources	<i>Sustainable Drainage & Water Conservation</i> What measures for water conservation are being made? Is provision made for sustainable drainage systems, grey water recycling or rainwater harvesting? If new development is proposed, has a drainage impact assessment been provided?	As much of the site as possible is being retained as soft landscaping. Where hard landscaping is proposed, it is intended to be permeable in nature to reduce the rate of water run off.
SC8 Environmental	Resources	<i>Trees/Landscape</i> What provision is made for existing/new trees and has a landscape scheme (Including survey of existing trees) been submitted?	A Tree Survey and Arboricultural Impact Assessment has been provided by Tyler Grange and submitted as part of this application. There were no category A trees. All category B trees are retained, with the exception of one which is unsustainable and two which are proposed to be replaced elsewhere on site. Additional trees and shrubs will be provided as part of the scheme in any case, to maintain and enhance the garden suburb character of Compton Avenue and the Bishopswood Estate.
SC9 Environmental	Heritage/Resources	<i>Biodiversity & Ecological Heritage</i> Is provision made for natural wildlife, which includes plants/habitat, retention and creation?	The proposals will maintain and improve the existing soft landscaping, providing space for wildlife and high quality native plants.
SC10 Environmental	Heritage	<i>Listed Buildings & Locally Listed ones</i> Does the scheme affect the character appearance of any historic building or structure on the site or adjoining the site or the setting of a listed building? Is a locally listed building affected?	Beaulieu House is a non-designated heritage asset. Care has been taken to put forward a sensitive design the respects the existing building and its surroundings. Compton Avenue is in the setting of the Grade I listed Kenwood House. However, it is a private road and Beaulieu is set behind a private entrance so it is not felt to have any impact of note.
SC11 Environmental	Heritage	<i>Conservation Area & Other Built Heritage</i> Is there an impact on the character or appearance of a conservation area or an adjoining one? Is a site of archaeological importance or industrial heritage affected?	The site is set within sub-area 7 (Bishops) of the Highgate Conservation Area. The proposals are beneficial to the conservation area as they involve the retention and reuse of an existing Quennell building which is slowly falling into disrepair. The site is not of archaeological importance.
SC12 Environmental/ Social	Other Quality of Life	<i>Urban Design Quality, Views & Public Art</i> Does the scheme have a positive visual impact on the immediate local/wider area and views? Is this supported in an accompanying urban design statement? Is there to be a Percent for Arts contribution ?	The scheme is considered to have a positive impact onto locality, although it is located in gated private road and therefore it is outside of wider public realm.

SC13 Social	Other Quality of Life	<i>Designing out Crime and Designing for Privacy</i> Does the design of the development unduly affect the safety of users? Is privacy safeguarded in a way which does not compromise safety?	There are no changes proposed in relation to these aspects of the scheme (see SC12).
SC14 Social/Economic	Other Quality of Life	<i>Accessed By All</i> Will pedestrians be able to move safely around the site? Is access to all parts of the scheme possible by those who are frail, are in a wheelchair, pushing a pram or otherwise mobility impaired?	A new lift is proposed within the dwelling, concealed from view externally. This would provide access and egress across the entire building. By nature of the site, a stepped ground floor has been proposed which allows the extension to be semi-sunken. This could easily be adapted in the future if required. However, the house would be fully accessible to an ambulant disabled user.
SC15 Environmental/Social	Other Quality of Life	<i>Open Space</i> Is there to be a loss or gain in public formal/informal open space or openness of Green Belt or Metropolitan Open Land?	N/A
SC16 Social	Other Quality of Life	<i>Affordable Housing</i> If this is a housing scheme, will there be any “affordable” housing contribution?	N/A
SC17 Social/Economic	Other Quality of Life	<i>Education/Health Facilities</i> Will there be a potential affect on the demand or provision for school places, health services such as GPs?	N/A
SC18 Social/Economic	Other Quality of Life	<i>Leisure & Cultural Facilities</i> Is a leisure (e.g. a cinema an allotment etc) or cultural facility lost or gained?	N/A

SC19 Social/Economic	Other Quality of Life	<i>Local Shops/Services</i> Will there still be an appropriate range of local shops and services to meet local needs?	N/A
SC20 Social/Economic	Other Quality of Life	<i>Jobs & Training</i> Will local access to temporary and/or permanent jobs be lost or provided? Will there be opportunities for training local under qualified labour?	N/A



Proposed Section BB highlight basement level in pink

5.16 Basement Strategy

A Basement Impact Assessment has been undertaken by LBHGEO with input from MNP as structural engineers.

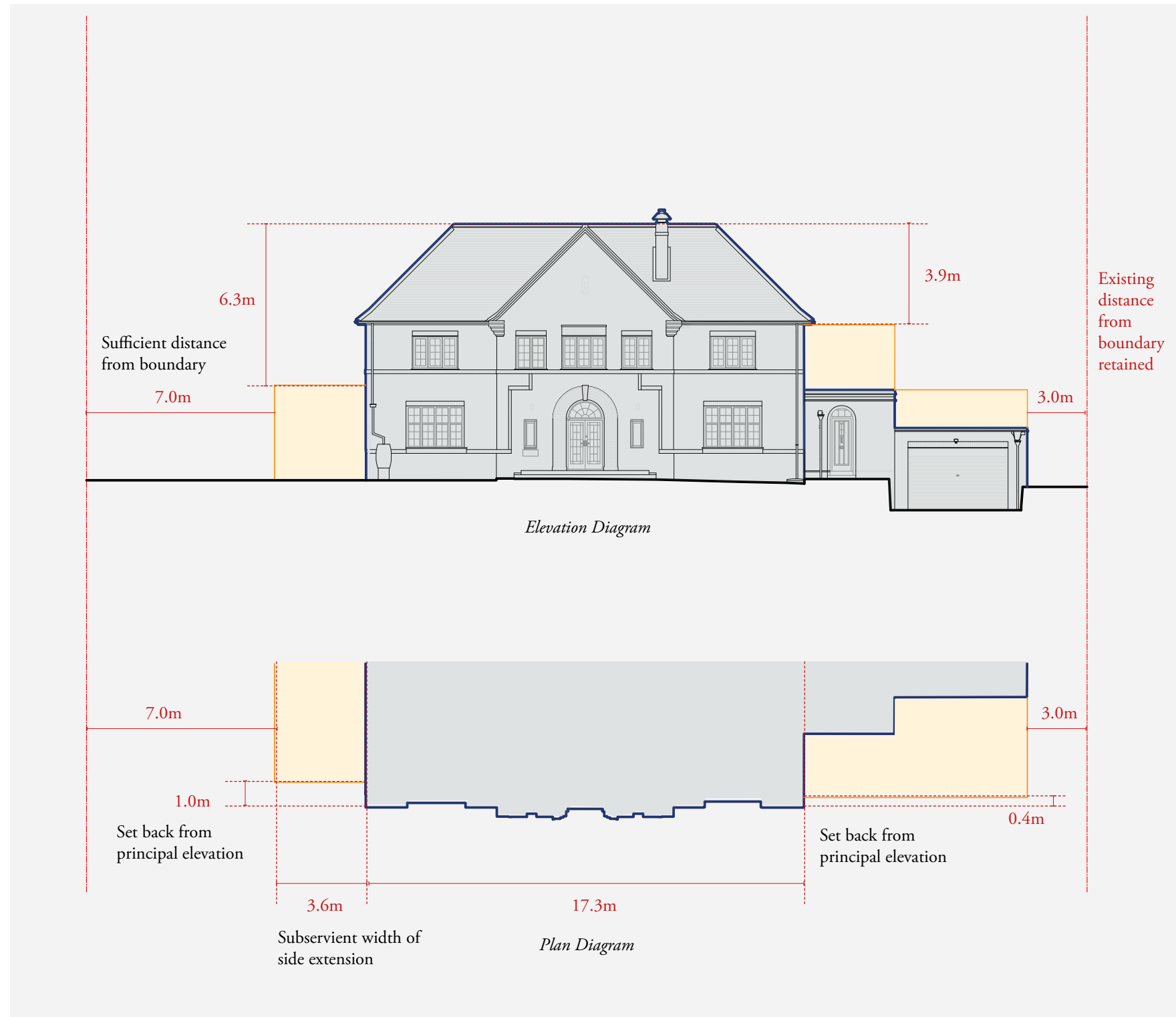
It demonstrates that the proposal:

- a Will not adversely affect the structural stability*
- b Does not increase flood risk*
- c Avoids harm to the appearance or setting of the property or the established character of the surrounding area;*
- d Will not adversely impact the amenity of adjoining properties by noise or increased levels of activity;*
- e Will not adversely impact the local natural and historic environment;*
- f Will not cause loss, damage or long-term threat to trees of townscape or amenity value;*
- g Maintains adequate soil depth satisfactory for preservation of landscaping consistent with neighbouring properties; And during the construction phase:*
- h Will not cause harm to road safety, adversely affect bus or other transport operations, significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working or visiting nearby; and*
- i Will minimise construction impacts such as noise, vibration and dust for the duration of the works.*

5.17 Front Elevation Analysis

A summary of the heights, widths and distances in relation to the existing house and boundary are noted below and illustrated on the diagrams.

- The proposal maintains the existing 3m gap between the garage and the boundary as shown on the right hand side of the diagrams.
- No part of the extensions proposed rise higher than the existing eaves level.
- A generous width is maintained between the left hand side of the house as viewed (south) and the site boundary.
- The proposals are set back from the main front elevation of the house.



Key:

- Existing house
- Extent of extensions

Left

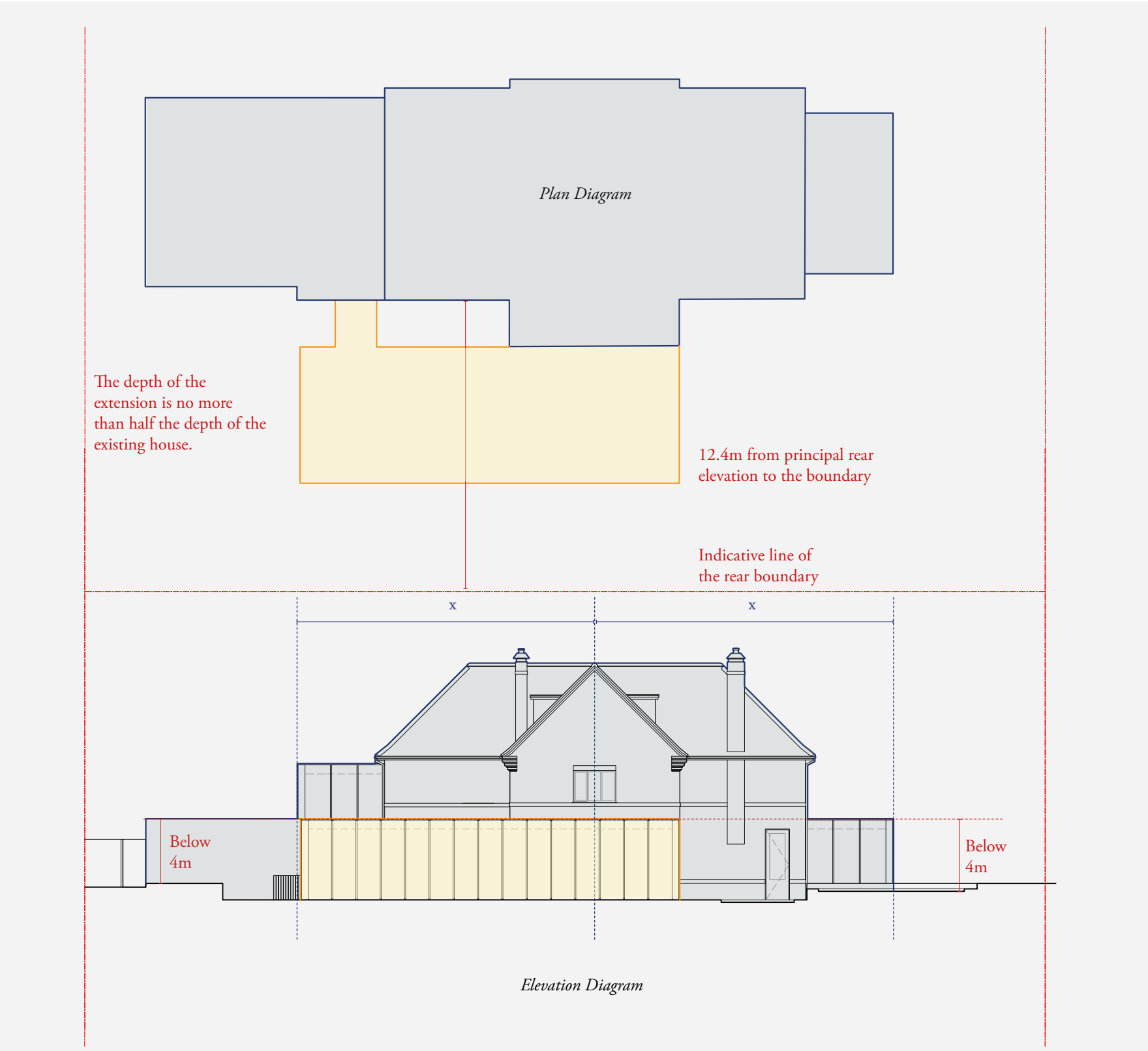
*Elevation & plan analysis
diagrams of the new proposed
side extensions*

5.18 Rear Extension & Plan Analysis

To ensure that the proposed rear extension is designed to meet the expectations that are widely acceptable at both Local (London) and National levels, SPDs of various London Boroughs and the National Permitted Development Rights guidance have been referenced. These are as follows:

1. Area Permitted
- No more than half the area of land around the 'original house' would be covered by the additions
2. Depth
- Rear extensions should be no deeper than half the depth of the original dwelling. Larger extensions may be acceptable on substantial detached properties, but only where it can be demonstrated that no harm to neighbouring amenity would result.
3. Height
- Maximum height of a single-storey rear extension of 4m

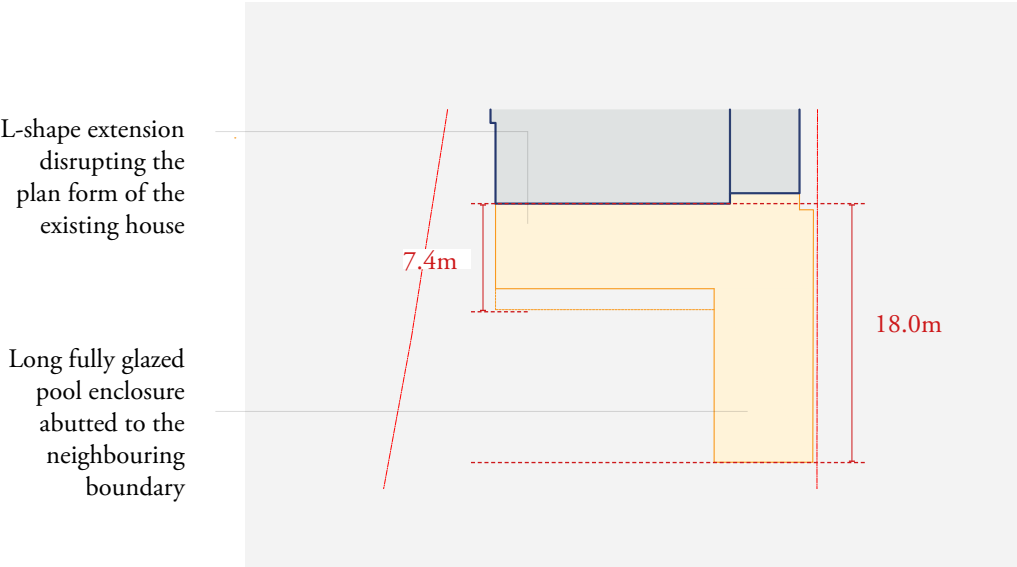
When compared with the **2018 approved scheme at Compton House** (as illustrated on the plan diagram below), our proposed rear extension is shorter in depth and causes no impact to the neighbouring amenities.



Key:

Main house

Rear extension



Left

Comparative rear extension
analysis diagrams

Right

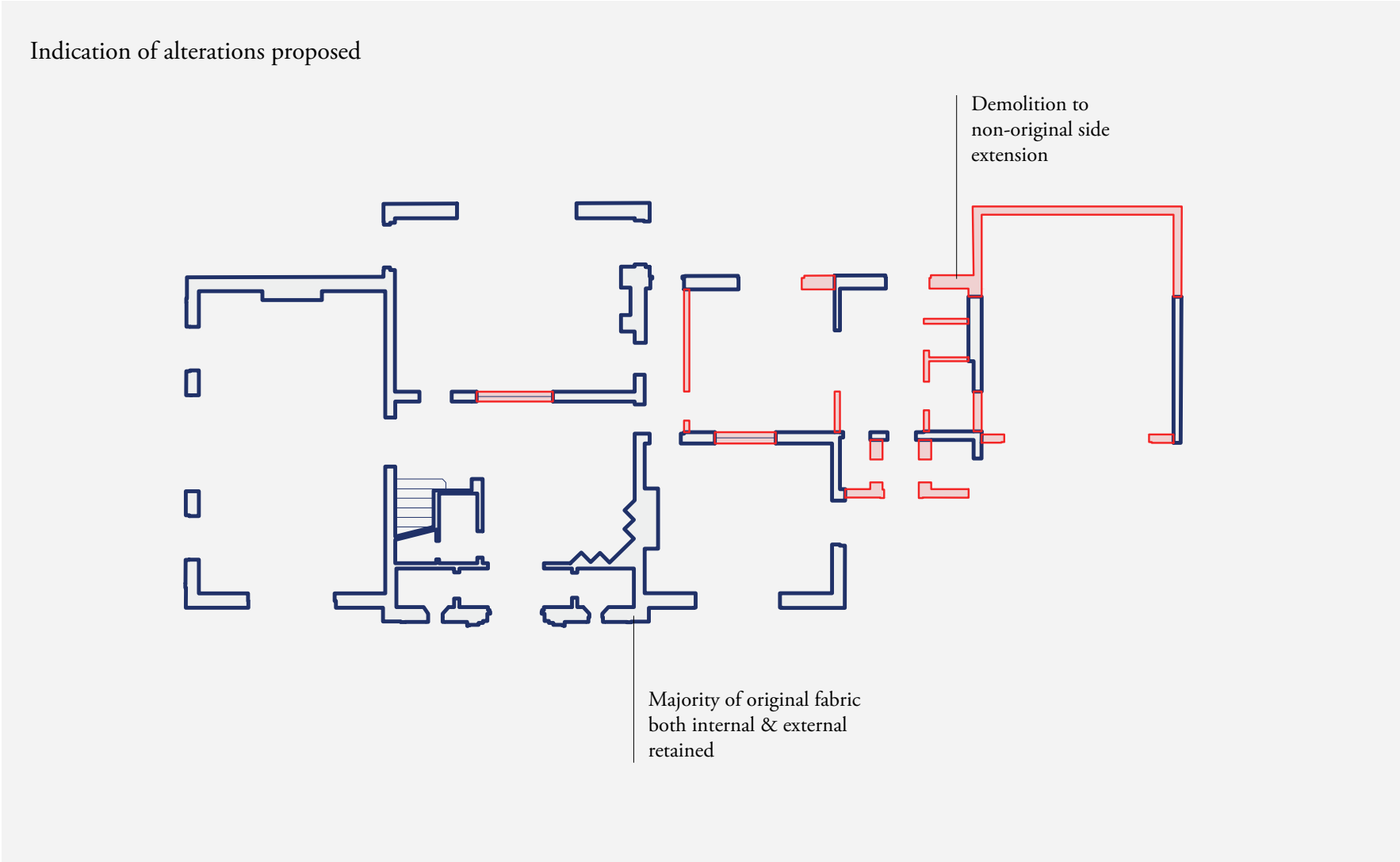
Plan diagram of the approved
Compton House rear extension

5.19 Demolition & Alterations

Two of the key aspirations for the project relate to the conservation of the existing house.

- Retain the footprint of the original house and minimise structural changes
- Utilise key conservation principles of the retention and reinforcement of the existing architecture.

These aspirations are illustrated in the diagram on the left.



Key:

Retained existing walls

Proposed demolition

Left

Comparative demolition plan diagrams

5.20 Heritage Benefits

As part our proposals there is a commitment to return the fabric of the existing house to the original state. This will involve work to all sections of the building envelope. A summary is noted below.

Windows

The elevation diagrams on the left highlights the different materiality of the existing windows & doors.

The majority of the original fenestrations have been replaced by modern UPVC windows & doors (in green). The surviving original windows are constructed of steel and of 'crittal' style which were widely used in the 1920s.

Our proposal will replace all existing windows with high quality double glazed steel windows designed to match the style and proportions of the original windows that are found on site.

Roof tiles

The team does not believe that the roof material is original because the existing flat interlocking pantiles are from a later period. It is highly likely that the house would have been built with plain tiles. Therefore, our proposal will replace the existing roof tiles with plain tiles to match the period of the house.

Brickwork

The existing external brickwork will be surveyed by a conservation architect. The report they produce will form the basis of repair work to the existing building envelope.



Left

Elevation diagrams showing the materiality of the existing windows & doors

Above

Site photograph of the front elevation



- Key:
- Original metal 'crittal' window / door
 - Modern UPVC window / door
 - Timber door



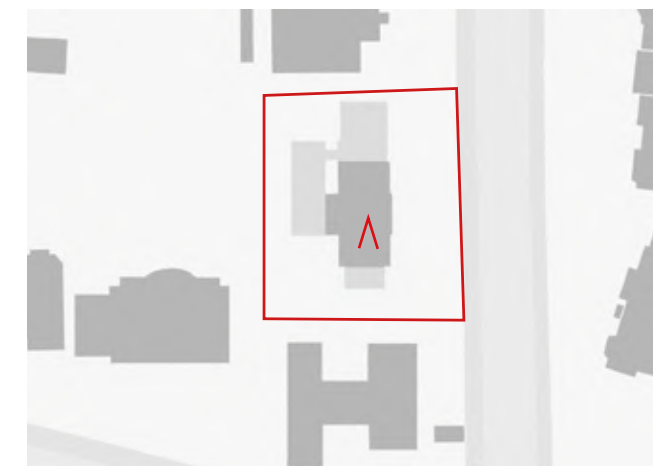
Left

*Proposed street view from
north-east*

5.21 Visualisations - Pool

The basement pool is accessed via the second stair which leads into the lounge area (right-hand side of image). Glass walls have been used to give strong visual connections between the spaces and to take advantage of the diffuse light from the lightwell. The gym 'studio' faces the lightwell and could have natural ventilation.

- Portland stone walls and floors
- Infinity pool with water level with floor
- Hidden lighting around pool edge
- Greenery and planting within lightwell, enhancing connection with outdoors



Left

Basement pool view



Left

*View of new rear extension
and new wing*

End