

Design and Access Statement

Beaulieu House
Compton Ave
London
N6 4LH

March 2023

Contents

1.0	Introduction
1.1	Introduction
1.2	Submission Documents Summary
1.3	BÜF Architecture
2.0	Site & Context
2.1	Site
2.2	Townscape & Heritage
2.3	Local Character
2.4	Building Heights
2.5	Planning History
3.0	Research
3.1	Historical Development
3.2	Compton Avenue Building Study
3.3	Compton Avenue Architectural Characteristics
3.4	Street-scape
3.5	Existing Plot Widths
3.6	Landscape
3.7	Existing Building & Heritage
3.8	Existing Plan Analysis
3.9	Existing Site Photographs
3.10	Existing Street Views
3.11	Existing Landscape
4.0	Pre-application feedback
4.1	Pre-application feedback & BÜF responses
4.2	Existing House and Pre-application proposal
4.3	Initial proposal for planning
4.4	Current proposal for planning
5.0	Design
5.1	Brief
5.2	Constraints & Opportunities
5.3	Conceptual Strategy
5.4	Formal Strategy
5.5	Massing Development
5.6	References
5.7	Materiality
5.8	Proposed Streetscape
5.9	Property Gaps
5.10	Proposed Street Views
5.11	GA's
5.12	Proposed Garden/Landscape
5.13	Tree Analysis
5.14	Tree Removal
5.15	Environmental & Sustainability Strategy
5.16	Basement Strategy
5.17	Front Elevation Analysis
5.18	Rear Elevation & Plan Analysis
5.19	Demolition and Alterations
5.20	Heritage Benefits
5.21	Visualisations

1.1 Introduction

1.1 Introduction

This design document has been prepared in support of the planning application for Beaulieu House, Compton Avenue, Haringey, London and should be read in conjunction with the general arrangement drawings, appendices, and associated planning statements.

- BÜF architecture 2023

1.2 The Project Team

Project Manager	Matching Interiors
Architecture	BÜF Architecture
Arboriculturist	Tyler Grange Environmental Consultants
Geotechnical	LBH GEO
Structural Engineer	MNP

1.2 Submission Documents Summary

Glossary of Documents

This Design and Access Statement should be read in conjunction with all other documents that comprise and accompany the planning application.

Documents comprising the planning application
The core documents which comprise the application for planning permission.

Documents accompanying the planning Application
These are the documents and studies that accompany the planning application. These documents are submitted to assist the London Borough of Haringey and the general public in both understanding and evaluating the proposals.



Key

- Core Documents
- Accompanying Design Information
- Accompanying documents that address policy and assessment issues

1.3 BÜF Architecture

BÜF are an architecture studio based in Hoxton, East London, established in mid 2017.

BÜF's developing portfolio of work ranges from contemporary new build projects, sensitive listed buildings, international design competitions, rural master plans and refurbishments across differing scales, typologies and sectors.

BÜF have recently won a prestigious AJ Small Projects 2020 Award for our first built project and we were chosen to represent Lebanon for the 2018 London Design Biennale.

The work of the practice is underpinned by a strong conviction in both the creative and technical design process. A defining influence on the evolution of our architectural language results in designs which are uniquely tailored to the context within which they sit.

Approach

Our work is informed by a subtle approach to place and surroundings. Our architecture is unashamedly modern, but we are interested in how contemporary architecture can evolve, exist and harmonise with historical contexts such as our home city of London. We aspire to create architecture which is contemporary, beautiful and timeless.



Bedgebury / High Weald AONB

Bedgebury is a large rural masterplan incorporating five separate sites totalling 125 acres for a private developer. The project is set around a series of historic farm buildings with a listed walled garden. Outline proposals contains high end luxury residential dwellings, a new equestrian centre, a reinstated historical walled garden, forest lodges and extensive landscape works.



Bedgebury / A House for Gabriella / Listed Walled garden

As part of our wider masterplan for the Bedgebury Estate this large luxury family home is presented as a linear dwelling. It mediates and forms a subtle extension to the outer edge of a redundant walled garden with views out over the wider landscape of the Bedgebury Pinetum park.



Bloomsbury Townhouse / Grade 2 Listed Building

BUF are engaged on a major refurbishment of a Grade 2 listed Georgian townhouse for an art dealer in Bloomsbury central London. Works consist of a new basement level with private apartment, gallery spaces (a Georgian internal gallery, with a glazed contemporary gallery housed in a rear extension), a library, roof terraces and a three storey family home.

2.0 Site & Context



*Beaulieu House,
Compton Avenue*

2.1 Site

Site location

Compton Avenue is a private residential road just off Hampstead Lane in Highgate, north London. There are 17 houses located on the avenue, each with their own private front and back gardens.

The site is located within Highgate conservation area.

Links and transport routes

Highgate Underground station is located seven minutes from the application site by car and twenty-one minutes by foot. Both Golders Green and Tufnell Park stations are within ten minutes drive from the site. In addition, there are two bus routes along Hampstead Lane.

Physical description

The overall linear footprint of the site is approximately 32m in width and 40m in length. The total area of the site is approx. 1272 sq.m.

Ownership

The site is currently owned by the client.

Character

Compton Avenue is characterised by buildings of similar scale, typologies and age. The street scape has evolved over time with the renovation, demolition and reconstruction of much of the original housing stock which was built in the early 20th Century.

Beaulieu House itself is a disused residential dwelling and an arrangement of a ground floor and three upper floors.

Left

*Aerial view of the application
site and surrounding area*



 Site Boundary

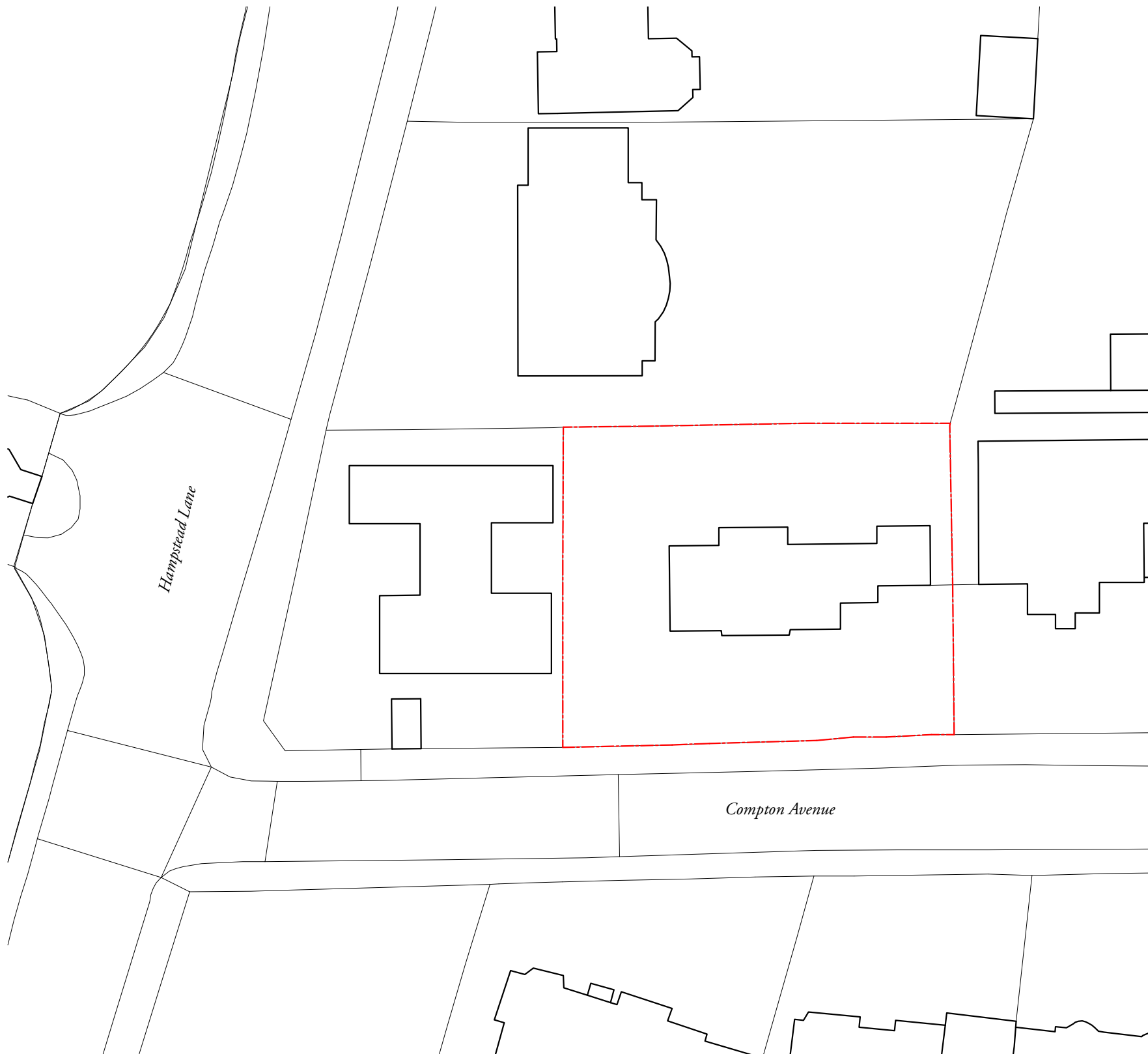
2.1 Site

Site Location Plan

The adjacent plan indicates the application site within the red boundary line. Compton Avenue abuts Hampstead Lane to the South and Highgate Golf Club to the North.

Left

*Site location plan, scale
1:1250*



 Site Boundary

2.1 Site

Site Block Plan

Beaulieu House is located just off Hampstead Lane in between Esteral and Woodley - two adjacent residential properties.

Footprint Area - 229 sq.m

Left

Site block plan, scale 1:500

2.2 Townscape & Heritage

Conservation Area

The application site is located within the Highgate Conservation Area.

Beaulieu House is not locally listed or listed as an asset in the conservation area appraisal.

Trees

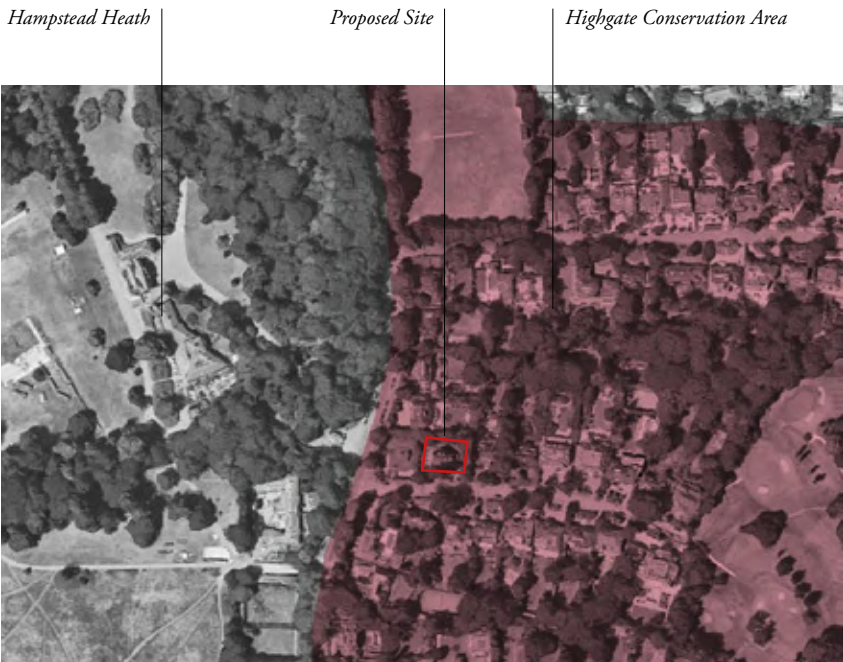
Trees within much of the context surrounding the application site have Tree Protection Orders

Listed building

Highgate contains many listed buildings. The nearest being The East Lodge to Kenwood House which is located just off Compton Avenue on Hampstead Lane.

Archaeology

The site is not located within an Archaeological Priority Area (APA), with Highgate Village being the nearest one.



Left

Exterior photograph showing Beaulieu House

Right

Map showing a portion of the Highgate Conservation Area





 *Historic*

 *Modern*

 *Contemporary & new-build*

2.3 Local Character

The local character surrounding the application site on Compton Avenue consists largely of detached housing with gaps between the buildings that provide views to wooded gardens. On the Avenue itself, however, these gaps are quite slim and views limited due to the modernisation / reconstruction of many of the houses on the street.

The housing stock, which dates from the 1920s consists of two alternative faces - the front and rear. A definite change in character is present between the fronts and rears of the houses, with the fronts typically being more ordered, formal and classical in style than the rears. The predominant styles on the avenue are Arts and Crafts and pastiche interpretations of Neoclassicism. Contemporary styles are found in the extensions of some dwellings. To the south of Compton Avenue is Kenwood House, a 17th Century manor home which pre-dates the sub-urban expansion within which the application site is located.

Left

Diagram showing various building styles

2.3 Local Character - Highgate

Historic

Historic architecture in and around Highgate is plentiful. The following images depict a series of manor houses from varying eras.



1. Lauderdale House / Highgate



2. Kenwood House / Robert Adam



3. Fenton House / Edwin Smith

1. Lauderdale House

Built in 1582, it was converted to the neoclassical style in 1760, and saved from demolition in the 1800s by William Morris. The house is one of the oldest country manors in Highgate and a beautiful example of neoclassical architecture.

2. Kenwood House

Originally constructed in 1616, Kenwood House was remodelled in the Neoclassical style by Scottish architect Robert Adam in 1764. The house resembles a classical country manor home.

3. Fenton House

Dating to 1693, Fenton House is a brick mansion which was remodelled in 1793 by Riga merchant PI Fenton. This comprised of alterations to the roof, ornate portico, addition of the pediment, new window frames, glazing and interiors

2.3 Local Character - Highgate

Modernist

Modernist architecture in Highgate includes a variety of schemes at varying scales and typologies. The following is a series of exemplary residential schemes from the area.

1. Highpoint

Highpoint was the first of two apartment blocks erected in the 1930s on one of the highest points in London - Highgate. The scheme was designed by the esteemed, Russian-born architect Berthold Lubetkin.

2. Hopkins House

Built in 1976, Hopkins House is the current home of renowned architects Michael and Patty Hopkins. The house is very light, open and flexible and works off a grid defined by the parameters of the plot size. Garden and home are intimately connected in his house by way of a thinly glazed facade.

3. Winter House

Designed as his personal home by architect John Winter, the Winter House is constructed around a steel frame and has large double-glazed picture windows that provide the interior with outstanding levels of natural light. It is clad in Cor-Ten, a steel alloy that weathers naturally to a beautiful dark rust colour.



1. *Highpoint / Berthold Lubetkin*



2. *Hopkins House / Michael & Patty Hopkins*



3. *Winter House / John Winter*

2.3 Local Character - Highgate

Contemporary

Contemporary architecture in Highgate consists of a multitude of buildings of varying typology, scale and materiality. The following photographs depict a selection of beautiful contemporary residential schemes.



1. House in Highgate / Leonard Manasseh



2. Highgate House / Carmody Grooke



3. Highgate House / Carmody Grooke

2.4 Building Heights

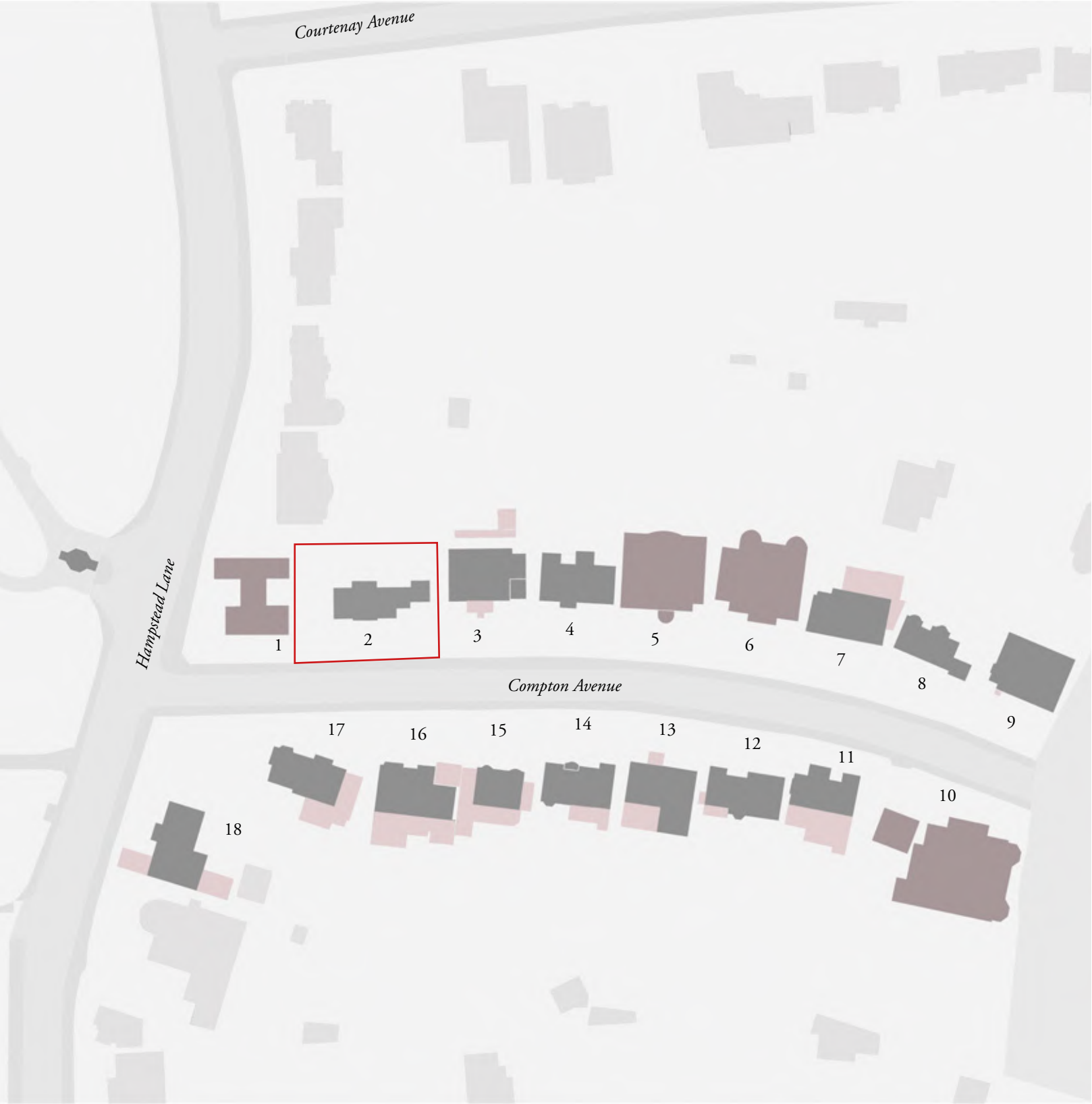
Building heights within the surrounding context to the application site vary between 1 storey and 3 storeys. As evidenced by the adjacent diagram, the lower storey structures tend to be extensions and/or additions to the original 20th Century housing stock.



- 1 Storey
- 2 Storey
- 3 Storey
- 4 Storey (Basement)

Left

Diagram showing building heights




 *Original*
 *Extended*
 *New Build*

1. Esterel

2. Beaulieu House

3. Woodley

4. Derwen

5. Tree Tops

6. Palladio

7. Chase End

8. Far End

9. Nice Place

10. Round Hill

11. West Lodge

12. Barrie

13. Redstacks

14. Heathview

15. Oaklawn

16. Compton House

17. Compton Lodge

18. The Red House

2.5 Planning History

In 1960, Beaulieu House severed half of it's plot and Esterel was erected in the vacated land (OLD/1960/0143). Aside from this there have been minor alterations and removals of trees on the site but the built property has remained effectively unchanged. These removals of trees include in total Oak trees and one Sycamore. (OLD/1960/0142, OLD/1966/0134, OLD/1966/0135).

Left

Diagram showing planning history

3.0 Research

3.1 Historical Development

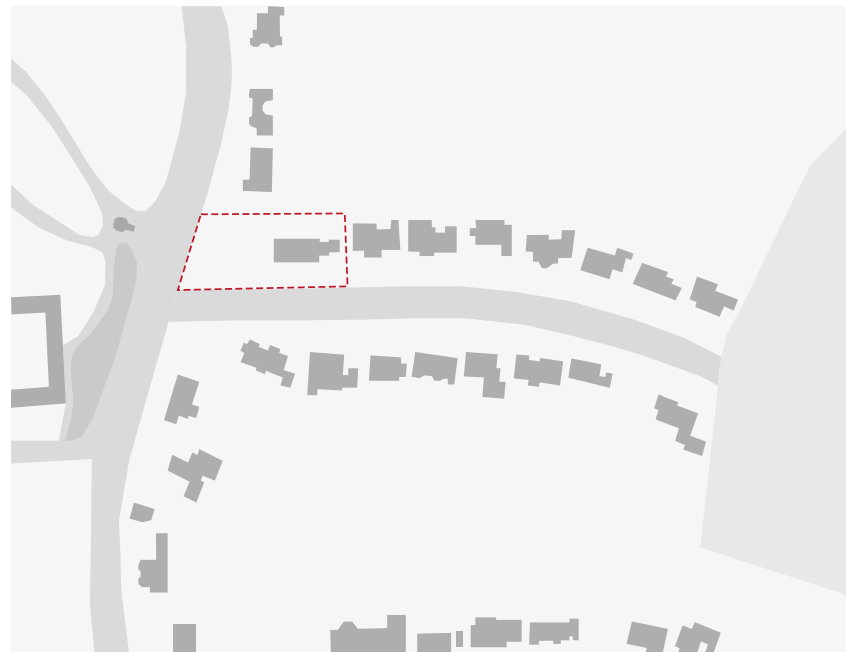
Compton Avenue was laid out in the early-1920s on land which had at one time been part of the Bishop of London's heavily wooded hunting park, known as Bishops Wood within Hornsey Great Park.

A Heritage Statement accompanies this application



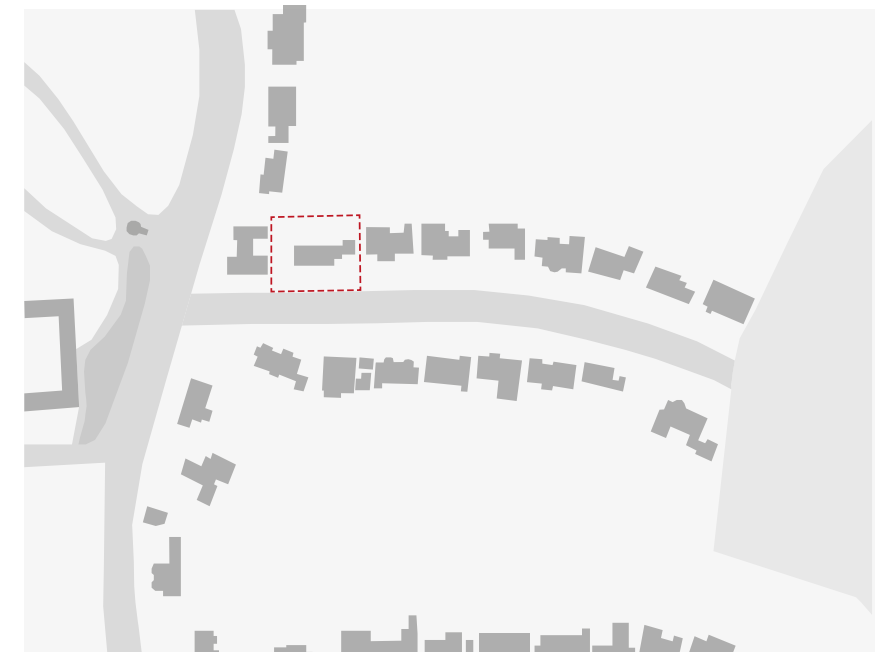
c. 1915

As illustrated in the above diagram, by 1915 the surrounding context to the application site was clear of any urban expansion. Instead, this location was then used as hunting grounds.



1935-1936

By the 1930s, sub-urban expansion had established itself on the hunting grounds of Great Hornsey Park. Much of woodland was retained and is today still present at the application site.



1957-1975

Towards the mid to the latter end of the 20th Century, the application site reduced in area to its approximate modern day proportions. Esteral house was built on the vacated land and the housing stock on Compton Avenue in general underwent minor alterations.

3.2 Compton Avenue Building Study

Area Schedule

No.	Plot Size (sq.m)	House Area (sq.m)	Built Area : Plot Area
1.	891.9	313.8	35.2%
2.	1266.9	221.4	17.5%
3.	1864.9	327.0	17.5%
4.	2020.4	273.2	13.5%
5.	1970.5	485.3	24.6%
6.	2214.1	489.0	22.1%
7.	2905.7	412.8	14.2%
8.	2346.4	189.1	8.1%
9.	2807.8	315.0	11.2%
10.	3515.2	782.0	22.2%
11.	1462.0	341.8	24.4%
12.	1843.5	264.3	14.3%
13.	1858.1	352.4	19.0%
14.	1879.2	274.8	14.6%
15.	1859.6	302.5	16.3%
16.	2687.6	485.4	18.4%
17.	1642.1	353.6	21.5%
18.	1600.9	374.1	23.4%
19.	2481.5	578.1	23.3%



1. Esterel

2. Beaulieu House

3. Woodley

4. Derwen

5. Tree Tops

6. Palladio

7. Chase End

8. Far End

9. Nice Place

10. Round Hill
11. West Lodge

12. Barrie

13. Redstacks

14. Heathview

15. Oaklawn

16. Compton House

17. Compton Lodge

18. The Red House



Left

Diagram showing Site Plan

3.2 Compton Avenue Building Study

The photographs accompanying this page depict the existing condition of Esteral and Beaulieu House on Compton Avenue. The materiality, form and style of the architecture is discussed further in the text below.



Esteral, Compton Avenue

Esteral is a two-storey house that adjoins Beaulieu House to the North and Hampstead Lane to the South. The dwelling consists of three interconnected volumes that form a H shape in plan. Eaves overhang the outer walls of the dwelling which are coated in a beige render. Window and door openings in the outer wall are timber framed.



Beaulieu House, Compton Avenue

Beaulieu House is a two and half-storey dwelling on Compton Avenue that adjoins Woodley to the North and Esteral to the South. The outer walls of the house are clad in brick and the façades are punctuated with white framed openings.



Above

Site Plan

3.2 Compton Avenue Building Study

The photographs accompanying this page depict the existing condition of Woodley and Derwen on Compton Avenue. The materiality, form and style of the architecture is discussed further in the text below.



Woodley, Compton Avenue

Woodley is a three-storey house on Compton Avenue that adjoins Derwen to the North and Beaulieu House to the South. The dwelling consists of a large volume that protrudes towards Compton Avenue on its front facade in the form of a two storey entrance form. The outer walls of the house are clad in brick and much of the architecture resembles the neoclassical style.



Derwen, Compton Avenue

Derwen is a three-storey house on Compton Avenue that adjoins Tree Tops to the North and Woodley to the South. The dwelling consists of a large volume with dual garage openings on the front facade. The outer walls of the house are clad in brick and the architecture resembles the arts and crafts style.



Above

Site Plan

3.2 Compton Avenue Building Study

The photographs accompanying this page depict the existing condition of Tree Tops and Palladio on Compton Avenue. The materiality, form and style of the architecture is discussed further in the text below.



Tree tops, Compton Avenue

Tree Tops is a three-storey house on Compton Avenue that adjoins Palladio to the North and Woodley to the South. The dwelling consists of a large volume and semi circular entrance portico which protrudes from the front facade. The outer walls of the house are clad largely in brick with stone cladding the walls of a single storey extrusion to the rear of the property. The architecture is highly formal and resembles the neoclassical style.



Palladio, Compton Avenue

Palladio is a three-storey house on Compton Avenue that adjoins Chase End the North and Tree Tops to the South. The dwelling consists of a large volume which is draped in classical architectural ornament. The outer walls of the house are clad in brick with stone cladding framing window openings and rusticated stonework present at the ground floor entrance.



Above

Site Plan

3.2 Compton Avenue Building Study

The photographs accompanying this page depict the existing condition of Chase End and Far End on Compton Avenue. The materiality, form and style of the architecture is discussed further in the text below.



Chase End, Compton Avenue

Palladio is a three-storey house on Compton Avenue that adjoins Chase End the North and Tree Tops to the South. The dwelling consists of a large, volume which is draped in classical architectural ornament. The outer walls of the house are clad in brick with stone cladding framing window openings and rusticated stonework present at the ground floor entrance.

Far End, Compton Avenue

Far End is a three-storey house on Compton Avenue that adjoins Nice Place to the North and Chase End to the South. The dwelling consists of a large volume which is in the Arts and Crafts style. The outer walls of the dwelling are clad in brick and the roof is tiled in bright red terracotta.



Above

Site Plan

3.2 Compton Avenue Building Study

The photographs accompanying this page depict the existing condition of Nice Place and Round Hill on Compton Avenue. The materiality, form and style of the architecture is discussed further in the text below.



Nice Place, Compton Avenue

Nice Place is a three-storey house on Compton Avenue that adjoins Highgate Golf Course to the North and Far End to the South. The dwelling consists of a large volume, white render and rust coloured clay tiling on it's roof. The house has undergone numerous extensions and alterations since it's construction in the 1920s.

Round Hill, Compton Avenue

Round Hill is a three-storey house on Compton Avenue that adjoins Highgate Golf Club to the North and West Lodge to the South. The dwelling consists of a large volume which extrudes to the front in the form a stone clad portico. The outer walls of the dwelling are largely clad in brick and the roof is tiled in grey slate. A two storey 'barchesse' adjoins the house on the South facing side.



Above

Site Plan

3.2 Compton Avenue Building Study

The photographs accompanying this page depict the existing condition of West Lodge and Barrie on Compton Avenue. The materiality, form and style of the architecture is discussed further in the text below.



West Lodge, Compton Avenue

West Lodge is a three-storey house on Compton Avenue that adjoins Round Hill to the North and Barrie to the South. The dwelling consists of a large volume, clad in red brick with a white, colonnaded porch to the front.

Barrie, Compton Avenue

Barrie is a three-storey house on Compton Avenue that adjoins West Lodge to the North and Redstacks to the South. The dwelling consists of a large volume, clad in red brick with a white, with large crittle windows punctuating the facade. The house is a mix of styles, incorporating Neoclassical and Arts and Crafts.



Above

Site Plan

3.2 Compton Avenue Building Study

The photographs accompanying this page depict the existing condition of Red Stacks and Heathview on Compton Avenue. The materiality, form and style of the architecture is discussed further in the text below.



Redstacks, Compton Avenue

Redstacks is a three-storey house on Compton Avenue that adjoins Barrie to the North and Heathview to the South. The dwelling consists of a large volume, clad in red brick. The house is a mix of styles, incorporating Neoclassical and Arts and Crafts elements.



Heathview, Compton Avenue

Heathview is a three-storey house on Compton Avenue that adjoins Redstacks to the North and Oak Lawn to the South. The dwelling consists of a large volume, clad in red brick. The house is a mix of styles, incorporating Neoclassical and Arts and Crafts elements.



Above

Site Plan

3.2 Compton Avenue Building Study

The photographs accompanying this page depict the existing condition of Oaklawn and Compton House on Compton Avenue. The materiality, form and style of the architecture is discussed further in the text below.



Above

Site Plan



Oaklawn, Compton Avenue

Oaklawn is a three-storey house on Compton Avenue that adjoins Heathview to the North and Compton House to the South. The dwelling consists of a large volume which appears largely in the Arts and Crafts style, however, a neoclassical entrance porch extrudes from the front facade. The outer walls of the dwelling are clad in brick.

Compton House, Compton Avenue

Compton House is a three-storey dwelling on Compton Avenue that adjoins Oaklawn to the North and Compton Lodge to the South. The house is in the neoclassical style for the most part, with elements of the Arts and Crafts Movement present. A highly contemporary extension has been added to the rear of the property.

3.2 Compton Avenue Building Study

The photographs accompanying this page depict the existing condition of Compton Lodge and The Red House on Compton Avenue. The materiality, form and style of the architecture is discussed further in the text below.



Compton Lodge, Compton Avenue

Compton Lodge is a three-storey dwelling on Compton Avenue that adjoins Compton House to the North and The Red House to the South. The house is in the Arts and Crafts style with a contemporary extension and renovation to the rear of the property.



The Red House, Compton Avenue

The Red House is a three-storey dwelling on the corner of Compton Avenue and Hampstead Lane that adjoins Compton Lodge to the North and Hampstead Lane to the South. The house is in the Arts and Crafts style with a contemporary extension to the side and rear of the property.



Above

Site Plan





Entrance analysis

Window analysis

Ornament analysis

Roof analysis

1. Beaulieu House

2. Woodley

3. Tree Tops

4. Palladio

5. Far End

6. Round Hill

7. West Lodge

8. Redstacks

9. Compton Lodge

10. Derwen

11. Nice House

12. Compton House

3.3 Compton Avenue Architectural Characteristics

Overview of analysis

The following analysis examines the built fabric of Compton Avenue through recurring architectural elements within the street scape. A selection of houses have been chosen for this analysis. These dwellings will be explored under the following headings: Entrance, Roof, Window, Ornament.

3.3 Compton Avenue Architectural Characteristics

West Lodge, Compton Avenue

West lodge incorporates a four column portico that supports a frieze and cornice above. The main entrance to the home is located under this structure. The facade extrudes outwards to meet the portico and further highlights the main port of access to the dwelling.



Entrance & Portico

Entrances to dwellings on Compton Avenue are generally characterised by large porches that project outward from the front facade and clearly announce the main point of access to the home.

Redstacks, Compton Avenue

The entrance to redstacks is composed of a portico which is met by an extruded bay of the front facade. The portico consists of four columns that support a frieze and cornice above.



Woodley, Compton Avenue

A new entrance was added to Woodley following a planning application in 2012. The extension involved, among other things, a two storey extrusion of the front facade. The ground floor of this extrusion acts as an entrance lobby to the house and is met by a portico that further projects outwards toward the driveway space. The portico is composed of two columns that support a frieze and pediment above.



Above

Site Plan

3.3 Compton Avenue Architectural Characteristics

Heathview, Compton Avenue

The facade of Compton Lodge is composed of five bays containing large casement windows that are segmented into smaller parts of glazing.



Punctuation & Fenestration

Windows on Compton Avenue are typically casement or sash and are characterised by thin steel or timber frames and multiple bays and segments of glazing.

Far End, Compton Avenue

Far End is a Neo-Georgian house built in the 1920s that consists of a five bay facade containing beautiful six over six sash windows.



Compton Lodge, Compton Avenue

Dating to the mid 1920s, the windows of Beaulieu House are typically split into four bays that are further broken down into ten glazing segments. The windows are casement and open outwards from the central two bays.



Above

Site Plan

3.3 Compton Avenue Architectural Characteristics

Tree Tops, Compton Avenue

Tree Tops is composed of a wide variety of neo-classical ornament including friezes, pilasters, columns, porticoes and cornices. The house also includes a mix of materiality on it's external façades which includes brick and stone cladding.



Ornament analysis

Ornament on Compton Avenue varies between the styles of each individual house. The more recent homes are neo-classical and therefore demonstrate ornamentation that is inherent to that style including pediments, porticoes, rustication, pilasters and cornices, to name but a few.

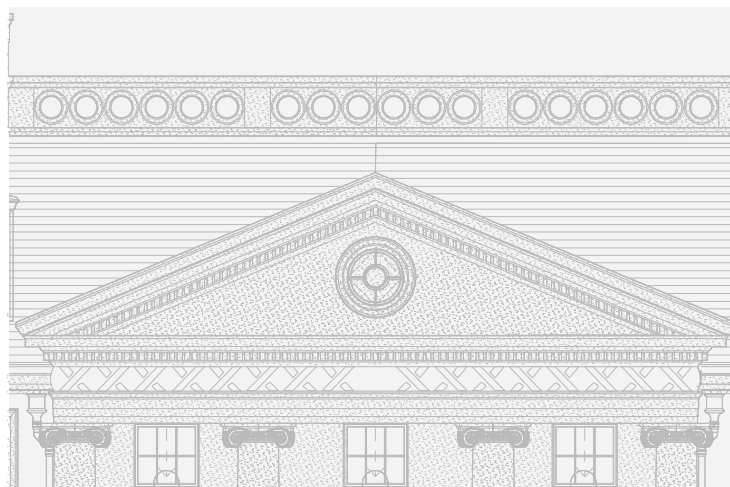
Palladio, Compton Avenue

Palladio, as suggested by it's name, is a neo-palladian house that includes a large, pedimented entrance bay, on it's front facade. The house incorporates a wide variety of ornament including engaged columns, rustication cornices and friezes. The home consists of both brick and stone clad façades.



Round Hill, Compton Avenue

Round Hill is another house on Compton Avenue that exemplifies the neo-classical style. The modern 'classical villa' is draped in various forms of ornament that ranges from detailed entablatures, pediments, cornices and friezes. The house is clad in brick and stone.



Above

Site Plan

3.3 Compton Avenue Architectural Characteristics

Derwen, Compton Avenue

The proportions of Derwen's front elevation are quite linear. Its front facade is articulated by the projecting gable and punctuated by windows which are in sets of 3 in the main part of the house. A side wing appears to have been added



Ornament analysis

Ornament on Compton Avenue varies between the styles of each individual house. The more recent homes are neo-classical and therefore demonstrate ornamentation that is inherent to that style including pediments, porticoes, rustication, pilasters and cornices, to name but a few.

Compton House, Compton Avenue

Featuring two projecting bays, Compton House has a typical New England or early arts and crafts style. Its hipped roof is characterised by symmetrical bays, with greyish antique tiles and traditional, fairly large, dormers: three to the rear and one to the front.



Nice House, Compton Avenue

Nice Place features red concrete tiles. Whilst the property has been substantially altered since its original construction, additions have generally been of a similar form as the original house. The roof form remains - hipped - although it is particularly heavy compared to other buildings on the street which often have a 'top hat' or a flat section at the ridge.



Above

Site Plan

3.3 Compton Avenue Architectural Characteristics

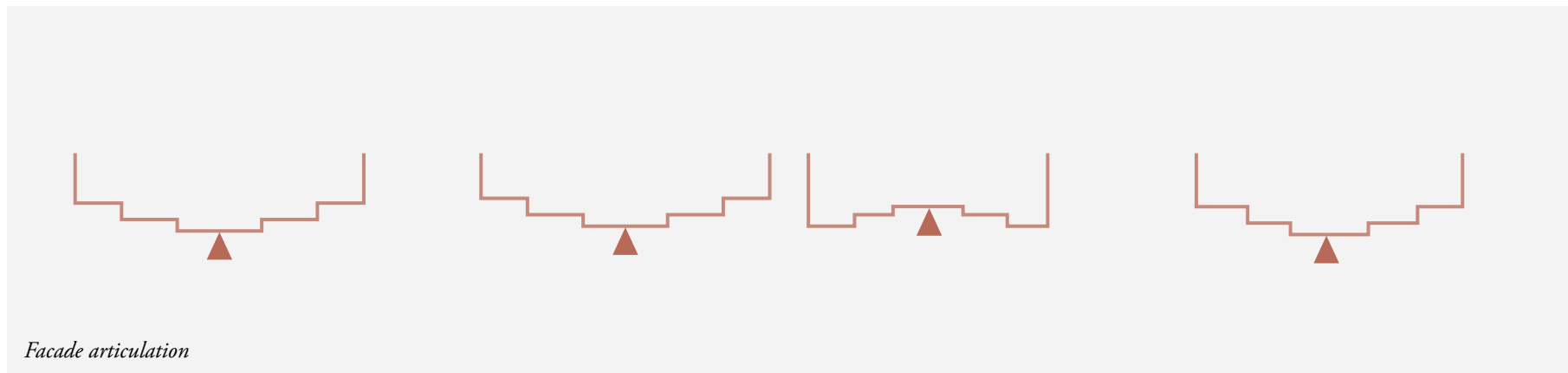
A Contextual Toolkit

The houses on the street have a series of key, regular features which can be characterised thus:

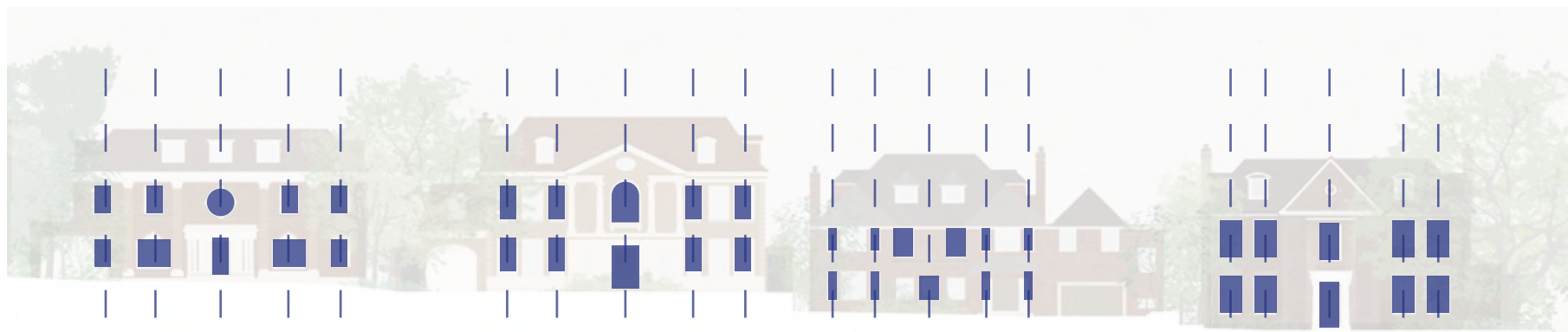
1. *Entrance and Portico*
5 bay elevations with primary, secondary and tertiary elements
2. *Facade Articulation*
Façades delineate the principal entrances by their plan form and porticoes
3. *Fenestration*
Fenestration is set out over 5 bays
4. *Roof forms*
Hipped roofs with lead dormers are consistent throughout Compton Avenue and the broader area.



Entrance & Portico



Facade articulation



Fenestration



Roofs & Dormers

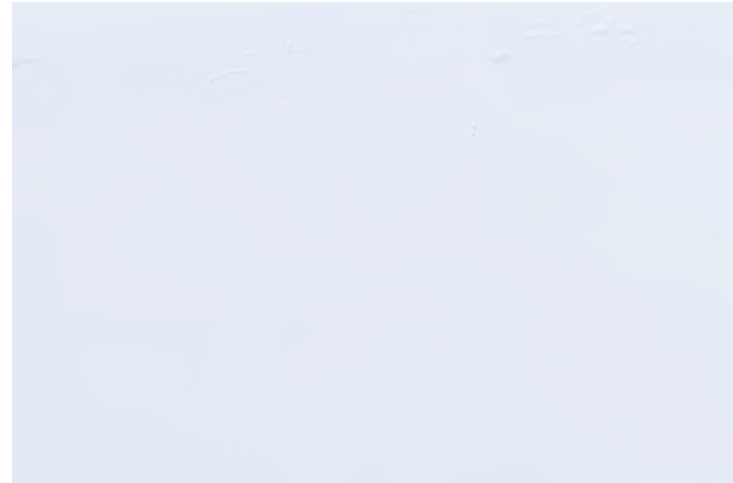
3.3 Compton Avenue Architectural Characteristics

Material Analysis

Materiality on Compton Avenue consists mostly of brick clad houses with some incorporating stone façades or rustication details. Render is also present on some of the housing stock and is predominantly white or off-white in colour. Windows are typically steel or timber frame and painted white, however darker colour window frames are found on the street as well. Typical of the arts and crafts era, many of the Quennell buildings feature terracotta and brick detailing, a kind of restrained ornament. Some of the rears of the dwellings are highly contemporary in materiality and form.



1



2



3



4



5



1. Red Brick , buff jointing
2. White or off-white render
3. Stone cladding
4. Contemporary rear extension
5. Brick and terracotta creasing tile detailing



Above

Site Plan

3.4 Street scape

Compton Avenue street scape consists of a series of detached residential dwellings. The architecture of the street is generally a mix of the Arts and Crafts, and Neo-Classical styles. The street slopes downward from North to South and is populated by many large mature trees. The predominant materials present are brick, render and stone.



- | | |
|--------------------------|--------------------------|
| 1. <i>Esterel</i> | 10. <i>Round Hill</i> |
| 2. <i>Beaulieu House</i> | 11. <i>West Lodge</i> |
| 3. <i>Woodley</i> | 12. <i>Barrie</i> |
| 4. <i>Derwen</i> | 13. <i>Redstacks</i> |
| 5. <i>Tree Tops</i> | 14. <i>Heathview</i> |
| 6. <i>Palladio</i> | 15. <i>Oaklawn</i> |
| 7. <i>Chase End</i> | 16. <i>Compton House</i> |
| 8. <i>Far End</i> | 17. <i>Compton Lodge</i> |
| 9. <i>Nice Place</i> | 18. <i>The Red House</i> |
| | 19. <i>Parkhouse</i> |

1 Site 3 4 5 6 7 8 9

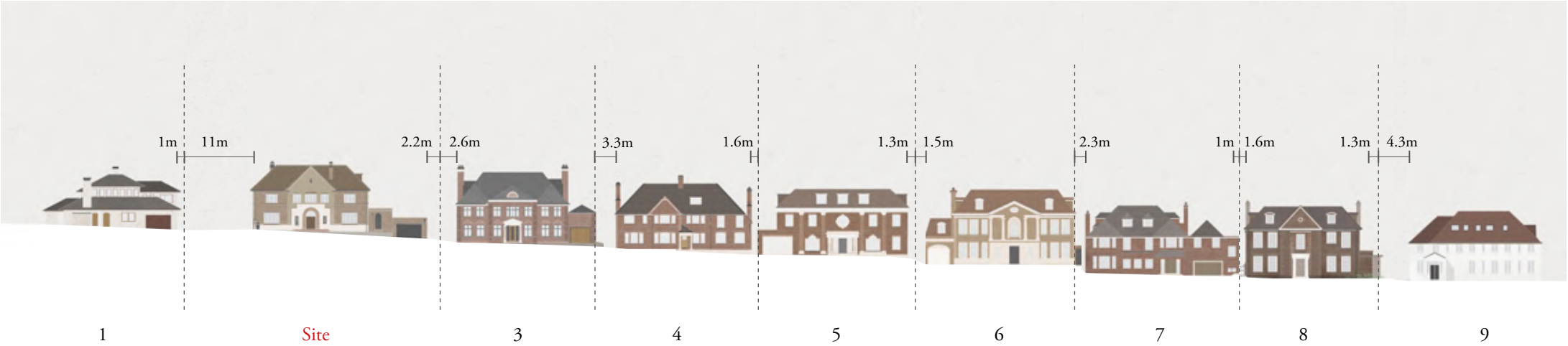


10 12 13 14 15 16 17 18 19

3.5 Existing 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.

Boundaries to each plot have been added following the request from HCAAC.



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

Left Top

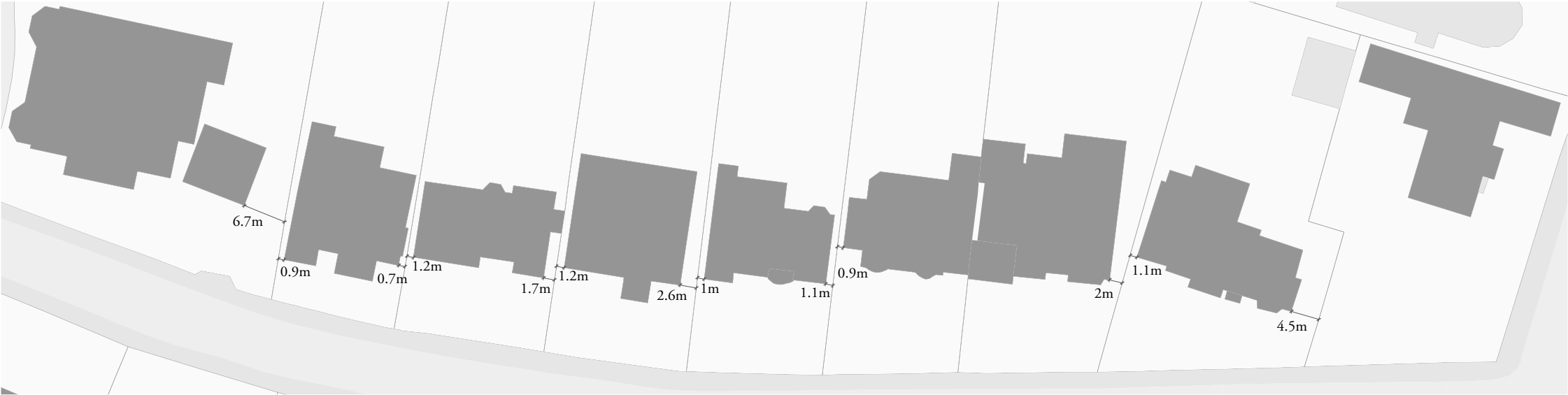
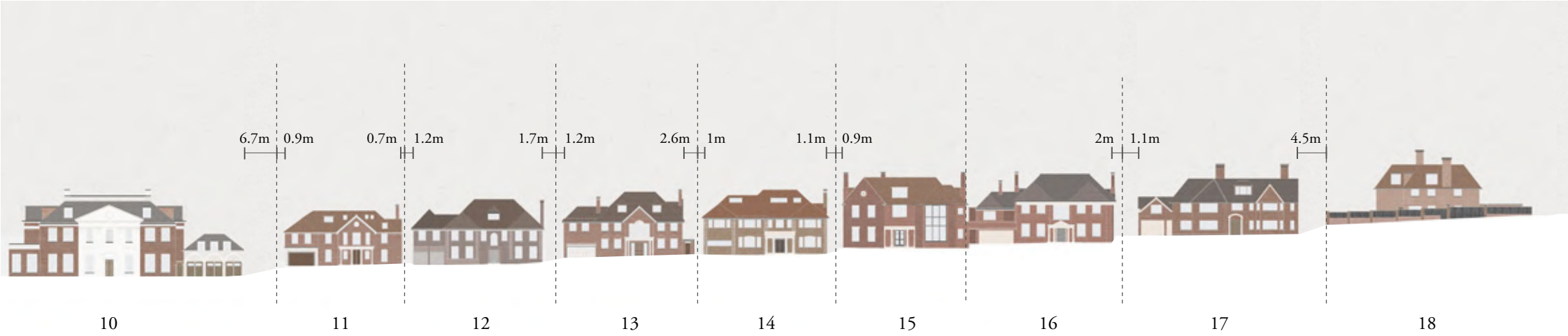
Compton Avenue streetscape as existing with sizes of gaps between buildings marked

Left Bottom

Plan correlating to streetscape elevation

3.5 Existing Plot Widths

The following diagram illustrates the dimensions between buildings on the opposite side of the application site.



- Key:
- 10. Round Hill
 - 11. West Lodge
 - 12. Barrie
 - 13. Redstacks
 - 14. Heathview
 - 15. Oaklawn
 - 16. Compton House
 - 17. Gujrals
 - 18. The Red House

Above Top

*Compton Avenue streetscape
as proposed with sizes of gaps
between buildings marked*

Above Bottom

*Plan correlating to streetscape
elevation*



3.6 Landscape

The landscape largely consists of private residential garden space, Hampstead Heath and Highgate golf-club. The area is heavily populated with mature trees, many of which have existed since the time of Great Hornsey Park and are protected by Tree Protection Orders.

Left

Diagram showing green spaces and trees

3.7 Existing Building & Heritage

Introduction

The purpose of this section is to assess the heritage impact of the proposed development relating to a non-designated heritage asset within a conservation area. This section will assess the proposal against national and local policies relating to the historic built environment and should be read in conjunction with the drawings accompanying this report.

This section builds upon the information presented earlier in this document which assesses the relevant information required to understand the proposal area. This includes archival research, map analysis and the production of a baseline history of the properties and their surroundings.

Understanding

Historic Development

The area to the west of Highgate Village, located between Hampstead Heath and Highgate Golf Course, consists of large detached houses laid out during the 1920s. The land was once owned by the Bishop of London and consisted of a wooded hunting ground within Great Hornsey Park.

In 1885, trustees of the Earl of Mansfield, who resided at Kenwood House, sold their rights of 683 acres to the Ecclesiastical Commissioners. Recognising the economic potential of their newly acquired land, the Ecclesiastical Commissioners began to plan the redevelopment of the Bishopswood region of Great Hornsey Park. The First World War slowed progress on the redevelopment, but during the inter-war years things picked up again and by 1920 Courtenay, Compton and Sheldon Avenues were laid out just North of Hampstead Lane.

History of Beaulieu House

Walter H Quennell, a prolific developer in the years around 1920 was commissioned with much of the development of the Bishopwood region including Compton Avenue. Beaulieu House forms part of Quennell’s original development. The dwelling is three storeys and adjoins a single storey garage and secondary access porch on it’s north facing side. The dwelling sits roughly in the centre of a plot of land that is densely populated with trees and foliage. A drop-off driveway facilitates access to the site via two separate gates from Compton Avenue.

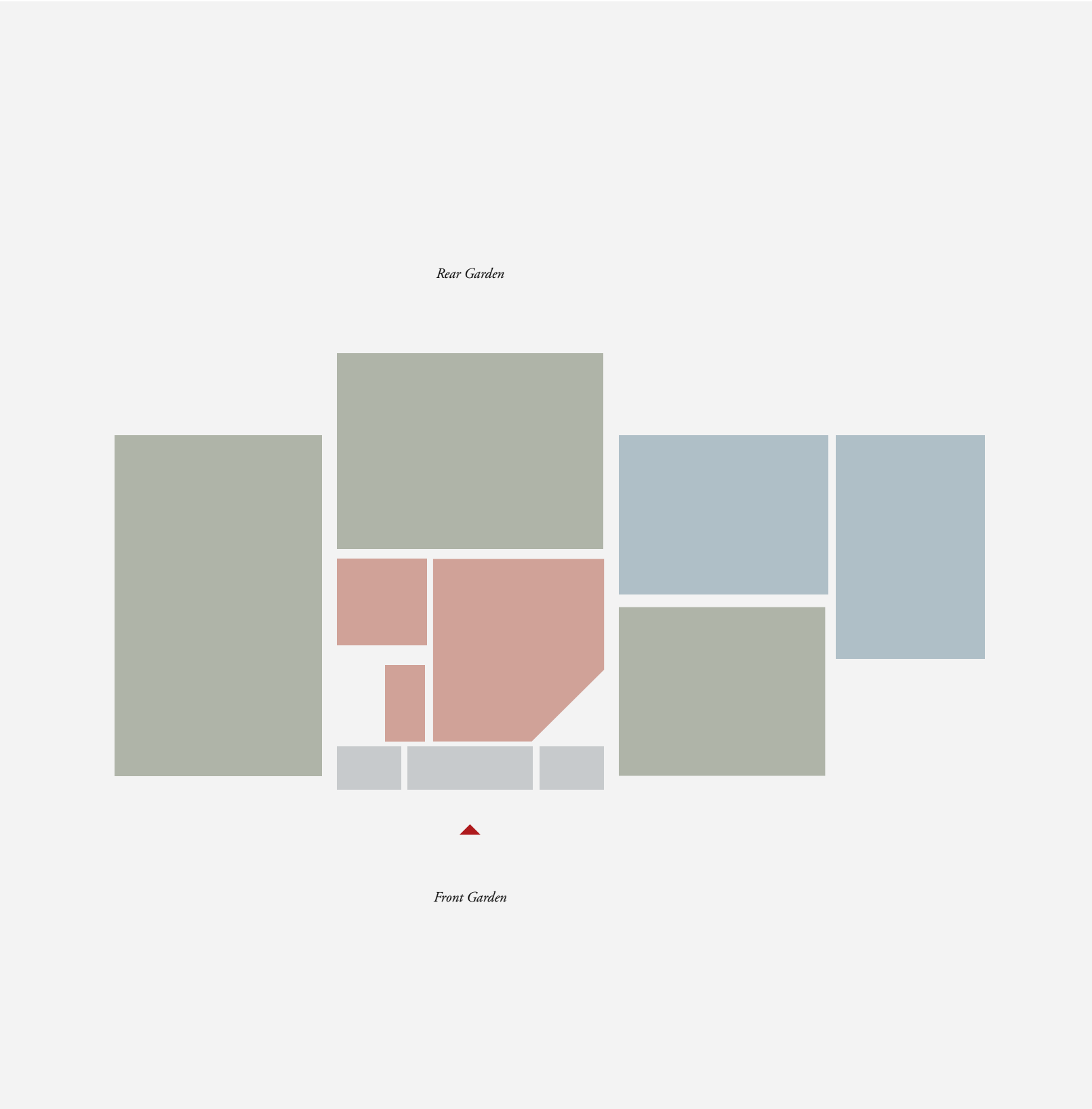


Key

- 1. Compton Avenue
- 2. Beaulieu House - Driveway access
- 3. Beaulieu House, Compton Avenue
- 4. Esteral, Compton Avenue
- 5. 40 Hampstead Lane
- 6. Woodley, Compton Avenue

Left

Axonometric view of existing Beaulieu House



-  Porch
-  Hall & Stair
-  Reception Rooms
-  Kitchen
-  Utility

3.8 Existing Plan Analysis

Overview
In 1906, CHB Quennell published *‘Modern Suburban Houses: A Series of Examples Erected at Hampstead & Elsewhere’*.

In this text, Quennell discusses the design of the modern suburban house relative to the norms of middle-class family life. Each of the spaces in the home plays a role in the everyday functioning of the family. In this way, the sequencing of the spaces, from one room to the next, reflects the ritual of domestic life at the time. Quennell presents a series of ‘notes’ which advise on the planning of suburban houses in order to best accommodate this ritual.

Throughout these notes, a number of rooms are highlighted with regards to the basic functioning of the house and family life - this information is presented below;

Hall & Stair

“It is always worth while to spend some money and thought on the Hall and Staircase—they are first seen, and first impressions go a long way. It is also a matter of fact: that many people like a fireplace in the Hall, and seem to think that it adds

On arrival to Beaulieu House, guests or residents are greeted by a porch which acts as an initial threshold. Here, one would hang their coat and pass into the hall beyond. The hall is at the heart of the plan and it serves as a tertiary space that provides access to the remaining rooms that surround it as well as connecting the lower floor to those above. A fireplace is present, as recommended by Quennell in order to add “...a dignity to the whole house.”

Reception Rooms

“The accommodation generally required is the three usual reception rooms—sometimes Drawing and Dining Rooms will suffice, with what is known to the House Agent as the Sitting Hall in addition.”

Beaulieu House consists of the three ‘...usual reception rooms...’ mentioned above by Quennell. These are the drawing, dining rooms and sitting hall (living room) on the ground floor.

Kitchen & Utility

“Another necessity is a light kitchen ... a small window on the opposite side can sometimes be arranged which will help to lighten the room and give, in addition, cross ventilation.”

“A service door, arranged so that servants can gain access to the Dining Room without going through the Hall, facilitates quick service and obviates the smell of cooking in the general part of the house.”

The kitchen in Beaulieu House, is located off the central hall but is accessed via a small passageway that “...obviates the smell of cooking in the general part of the house.” as advised by Quennell above.

Left

Diagrammatic ground floor plan depicting key spaces within Beaulieu House

3.8 Existing Plan Analysis

Hall & Stair

The hall and stair are accessed via an entrance vestibule at the front of the house. The hall contains a series of doors which lead into the living rooms which line the periphery of the plan.

A photograph uncovered in *‘Modern Suburban Houses: A Series of Examples Erected at Hampstead & Elsewhere’*. by Quennell displays striking resemblance to that of Beaulieu House, suggesting that the original design was in accordance with Quennell’s vision of a suburban home.



1. Threshold / Porch



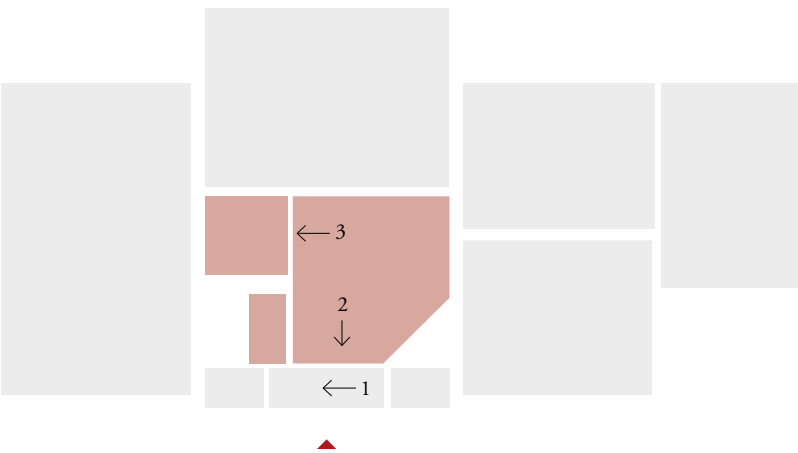
2. Hall - view to porch



3. Hall & Stair



3. Hall & Stair



Left

Interior photographs

3.8 Existing Plan Analysis

Reception Rooms

The reception rooms listed by Quennell are found within Beaulieu House. The Drawing and Dining Rooms facilitate formal family rituals and the hosting of guests, whereas the Sitting Hall was an intermediary space used for shorter periods of time and more informal activities.



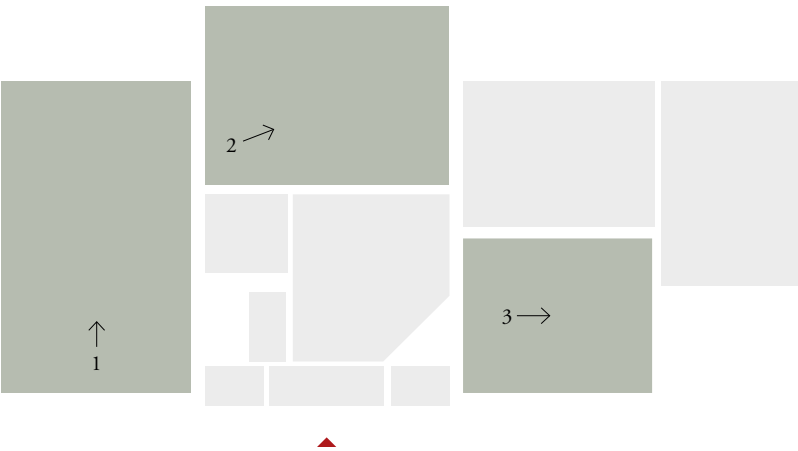
1. Drawing Room



2. Dining Room



3. Sitting Hall



Left

Interior photographs

3.8 Existing Plan Analysis

Kitchen & Utility

The kitchen and utility spaces in this home are as Quennell advised, light and cross ventilated. The kitchen is located beside the dining room to maintain easy access, separated only by a threshold space which buffers against the sounds and smells omitted by the kitchen.



1. View through kitchen link from the Dining Room



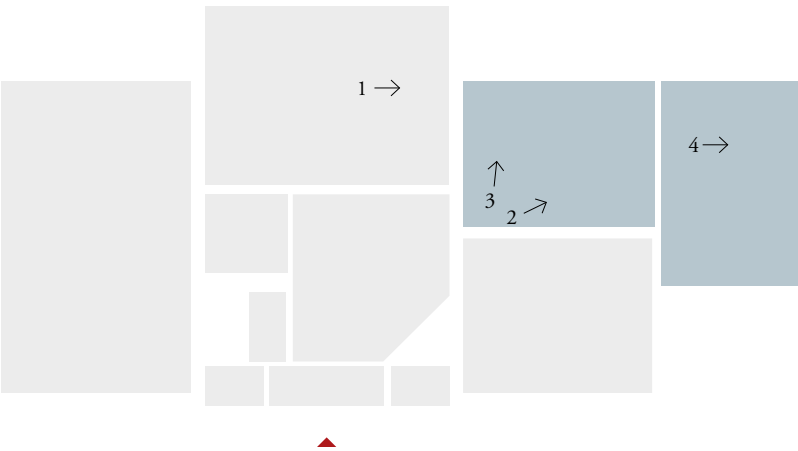
2. Kitchen



3. Kitchen



4. Utility Room



Left

Interior photographs

3.9 Existing Site Photographs

Front / Street

The photographs on this page depict the existing condition of the application site - Beaulieu House, Compton Avenue.



1. View North on Compton Avenue



2. View looking south on Compton Avenue



3. Driveway entrance to Beaulieu House



4. Trunk of mature Oak tree to the front of the site



5 Front facade of Beaulieu House

Left

Photographs of Beaulieu House

3.9 Existing Site Photographs

Rear & Side

The photographs on this page depict the existing condition of the application site - Beaulieu House, Compton Avenue.



1. South facing side of Beaulieu House



2. Acute angle of rear of Beaulieu House



3. Rear view of the garage and secondary access porch



4. view of existing garden condition

Left

Photographs of Beaulieu House

3.9 Existing Site Photographs

Interior

The photographs on this page depict the existing interior condition of the application site - Beaulieu House, Compton Avenue.

The house is no longer inhabited and has been vacant for several years. The photographs depict the semi-derelict interior condition.



1. Existing living room



2. Existing dining room - leaking water stains to the floor



3. Existing bedroom



4. Existing plastic windows

Left

Photographs of Beaulieu House

3.9 Existing Site Photographs

Interior

The photographs on this page depict the existing interior condition of the application site - Beaulieu House, Compton Avenue.



1. Existing W/C conditions



2. Existing roof space condition



3. Existing Stairway condition



4. Existing kitchen condition



Left

Photographs of Beaulieu House

3.9 Existing Site Photographs

Details

The photographs on this page depict the existing condition of the application site - Beaulieu House, Compton Avenue.



1. Front facade entrance details



2. Front facade eave details



3. Gutter detail on garage extension



4. Door details



Left

Photographs of Beaulieu House

3.10 Existing Street Views

Street View A

These street view renders depict Beaulieu House in it's existing condition from Compton Avenue.



View A



Left

Rendered street views

Above

Key plan showing view location



View B

3.10 Existing Street Views

Street View B

These street view renders depict Beaulieu House in it's existing condition from Compton Avenue.



Left

Rendered street views

Above

Key plan showing view location

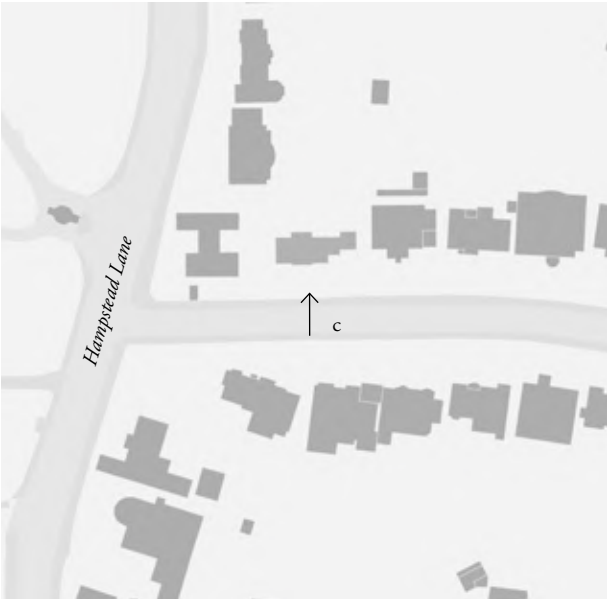
3.10 Existing Street Views

Street View C

These street view renders depict Beaulieu House in it's existing condition from Compton Avenue.



View C



Left

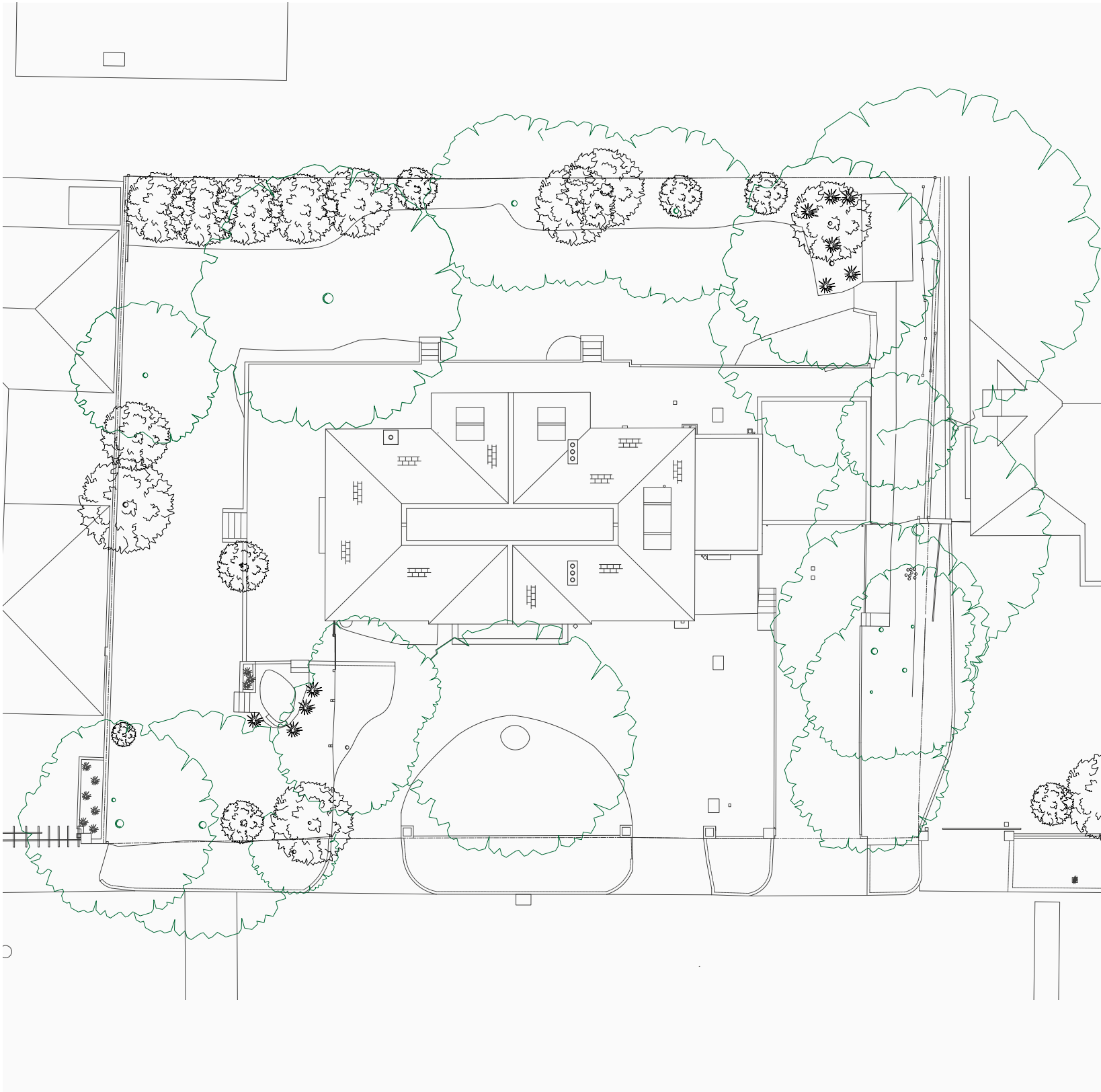
Rendered street views

Above

Key plan showing view location

3.11 Existing Landscape

Landscape at the application site is densely populated with mature trees which include species such as Oak and Beech. Mature trees on the site are protected by Tree Protection Orders and will be retained as a result. Aside from this, there are many small bushes and shrubs located along the perimeter edges of the site. The proposal aims to protect and maintain as many trees as possible on site but trees which are not yet mature will be cleared to make room for the proposed scheme.



⬇

Key

Existing trees on site

◯

Left

Drawing showing existing trees at the application site

4.0 Pre-Application Feedback

4.1 Pre-Application Feedback & BUF Responses

Two pre-apps and a full application have been submitted for this project by our client. A list of key points raised and our response are summarised below (BUF responses in red).

Principle of Development

The principle of demolition and replacement in this part of the Conservation Area is not supported.

Rather than a demolition and new build proposal, and in line with the local authority’s advice, the existing Quennell building has been retained. New extensions are proposed to both the gables along with a new basement and rear extension. An assessment on the impact on the existing building, given its importance, and the conservation area as a whole accompanies this application.

Heritage and Conservation

The existing building should be retained, restored and sensitively extended where necessary. Extensions should be subordinate to the host building in terms of architectural language and plan form, the original siting, plan form, gardens, should be respected and retained as much as possible.

Following advice from the Conservation Officer, the proposed scheme now preserves the existing Quennell building, with limited structural changes to the interior. The new extensions clearly do not form part of the original house. Seen as garden architecture extensions they mediate between house and garden, allowing the architectural character of the existing house to remain unchanged. Complimentary in form, scale, material and language, they are clearly subservient to the existing house.

Design Approach

The design and proportions of the building elements are in conflict with the character of the area and need to be adjusted to better balance the front elevation.

The design of the new extensions has been generated by the architectural datums of the existing house, the arts and crafts architecture of the house and the garden setting.

Housing Quality

The proposal should meet all of the requirements of the London Housing SPG.

We have designed the following scheme to align with the London Housing SPG. All rooms meet or exceed policy requirements.

Drainage and Flooding

Any forthcoming application should include details of the proposed surface water drainage scheme in accordance with the drainage hierarchy set out above in order to comply with the requirements of Policies 5.13 and SP5.

As no new build is now proposed, a SuDS strategy was not felt to be required. Should further information be necessary, it is proposed this would be dealt with by condition.

Inclusive Design

Any forthcoming application should demonstrate compliance with these requirements of Policies SP2 and 3.6

The proposed scheme retains the existing property. However, it is vastly improved, becoming more accessible and thoroughly upgraded in order to meet today’s needs. The scheme would bring the house out of disrepair and back into full time residential use.

Impact on Neighbouring Amenity

Any addition should not appear overbearing or overshadowing the neighbouring properties to a significant degree.

The form of the scheme has been carefully designed so as not to overshadow the neighbouring properties.

Two of the three new wings are one storey high and the third wing has a lightweight first floor level that is set back from the ground floor footprint on all sides.

Highways and Transportation

Cycle parking will be needed to meet the requirements of the forthcoming/ draft London Plan, and full details of the proposed arrangements will be required in any future formal application.

Cycle parking has been incorporated into the proposed design and bicycles would be stored in the enlarged garage.

A construction Logistics Plan or construction management plan should accompany any future application, to detail how the development will be built out, and how impacts on adjacent neighbours will be managed and mitigated.

We propose the CMP would be dealt with under condition when an appropriate contractor has been selected.

Air Quality

Air quality assessments will be required for all major development and other development proposals, where appropriate, with mitigation measures if required.

We propose that measures for suppressing or mitigating dust and noise would be included within the CMP and dealt with by condition.

Waste and Recycling

The proposal is required to provide adequate refuse and recycling storage for the proposed dwellings.

Adequate refuse and recycling has been including within the design of this scheme, sited either within or hidden behind the garage.

Trees

Replacement of lower category trees and planting will be required as part of a detailed landscaping strategy, preferably submitted as part of any application.

Any proposal should seek to preserve the open and well planted character of the existing site.

An outline landscaping strategy has been included within this application. Removal of trees has been limited as much as possible. The scheme seeks to retain the garden suburb aesthetic of the context.

Above

4.2 Existing House

The next three pages illustrate the design evolution from existing, as proposed at pre-app and the rationale for the current scheme.

Existing House

The existing house is an Arts and Crafts style building that was likely designed by CHB Quennell. The building's architecture is restrained and it sits comfortably in its context, which has a mix of Arts and Crafts and neo-classical dwellings, all of a grand scale.



Street elevation showing existing building in context



Isometric diagram of existing building



Nolli plan showing extent of existing building footprint

4.3 Initial Proposal for Planning

Existing building retained, new side wings and contemporary rear extension

Following on the from receipt of pre-application advice, the applicant and their design team developed a revised proposal which retained the existing property. The plan of the existing house had been adapted, retaining the essence of the original Quennell blueprint.

Two new subservient wings were proposed, matching the original detailing, and a new ground floor extension was proposed to the rear. The scale and style of the proposed extensions were in keeping with the context: arts and crafts to the front and a contemporary columned extension, drawing on the neo-classical language of many other properties nearby, to the rear. Materials and finishes were all restrained and in keeping with the host building and its context.



Street elevation showing proposed building in context



Isometric diagram of the existing building and extensions



Nolli plan showing extent of proposed footprint

4.4 Current Proposal for Planning

Existing building retained, new side wings and contemporary rear extension

Following receipt of comments from the conservation architect on the initial planning submission proposal, the scheme was fundamentally reconsidered. The exterior of the existing house is left largely untouched. Two key approaches allow the architecture and volume of the existing house to be retained and remain clearly legible.

1. The new extensions are limited in volume
2. The formal and conceptual strategy is based on a garden architecture - building elements that mediate between the house and garden giving a clear distinction between the new and existing house which in turn reinforces the individual characteristics they both have.

The south and west extensions are single storey and the north extension is two storeys high with the top storey set back on all sides.

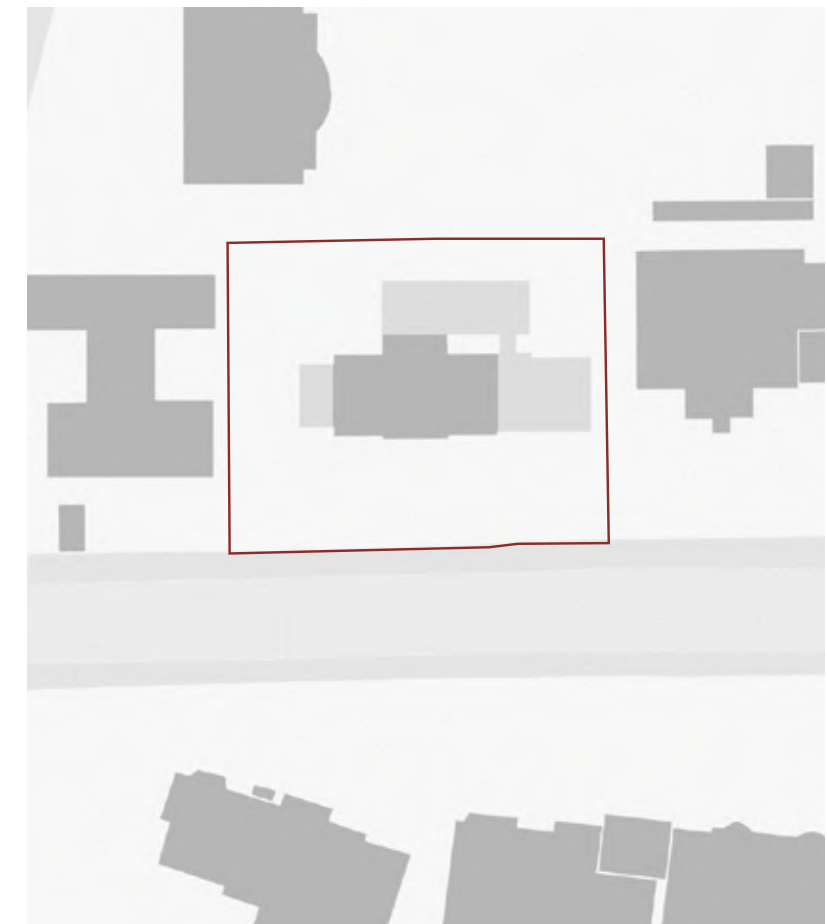
The scheme is now accompanied by a suite of supporting documents including BIA, Structural Methodology, Arboricultural Impact Assessment and Planning Statement.



Street elevation showing proposed building in context



Isometric diagram of the existing building and extensions



Nolli plan showing extent of proposed footprint