

James Argles

From: Planning Support
Subject: FW: Compton objection responses

Sent: 12 July 2023 09:35

Subject: RE: Compton objection responses

Hi Gareth

Application Number HGY/2023/0809

Site Address: Beaulieu House, Compton Avenue, Hornsey, London, N6 4LH.

We note again from the portal that additional objections have been issued to you. Below is our response to those received from the Highgate Conservation Area Advisory Committee. Our comments are highlighted in blue.

Objections:

1. The proposed fully glazed extension over the proposed garage is very unsympathetic in form and materiality and inappropriately out of place. The garage itself would benefit from materials more in keeping with the existing house.

BUF

As stated in the DAS the redevelopment of Beaulieu House has adopted the conservation principles promoted by the borough. The success of this strategy is reflected in the comments issued by the Conservation Officer that conveys strong support for the proposals, which were developed and negotiated through the pre-app process with Haringey's Planning and Conservation team.

2. The size and proportions of the proposed rear dormer (with obscured glass) jars in the context of the existing rear elevation

BUF

As stated in the DAS the redevelopment of Beaulieu House has adopted the conservation principles promoted by the borough. The success of this strategy is reflected in the comments issued by the Conservation Officer that conveys strong support for the proposals, which were developed and negotiated through the pre-app process with Haringey's Planning and Conservation team.

3. Whilst the glazed extensions may be visually permeable, allowing the existing house to be 'read' there are two problems: the heat gain on south and west elevations would most likely be intense requiring an inordinate amount of energy to achieve cooling; and the light pollution would affect night time wildlife.

BUF

The proposals will comply with current building regulations in relation to energy use. Both the deep mullions of the new extensions and the trees are accepted strategies to deal with overheating in summer. Solar control glass will be used.

4. Although renewables are mentioned they are not shown on all the drawings. Railings for maintenance may be required

BUF

The only renewable item that you might expect to be included on the drawing that is mentioned in the DAS is solar panels. These can be added to the roof plan if desired.

A roof fall arrest system can be installed for maintenance where necessary.

The clients are investigating air source heat pumps rather than gas boilers. No instruction to include them has been received to date.

5. We note that new paving would be SUDS but the loss of 8 trees and lack of soft landscaping would most likely result in a net loss rather than net biodiversity gain. The DAS 2 claims that 'proposals will maintain and improve existing soft landscaping'. The drawings suggest otherwise.

BUF

We would update that phrase as follows: '*proposals will maintain where possible and improve existing soft landscaping*'.

On the improvement of the existing we mean denser and more diverse planting. Do you need a planting strategy and any ecology / biodiversity testing for new gain/loss?

6. It appears the staff bedroom on the second floor has no bathroom to use
BUF
N/A. We are following the client's brief and complying with the building regulations.
7. There are three double bedrooms with ensuite bathrooms for staff which are lit from a deep lightwell. We presume they are bed-sitting rooms. There are no meal-making facilities. Staff accommodation should be improved
BUF
N/A. We are following the clients' brief and complying with the building regulations.

Let us know if you would like us to send you any further information or clarification.

Kind regards

Graeme McQuaker
Director

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