

Chapter 1 : Site

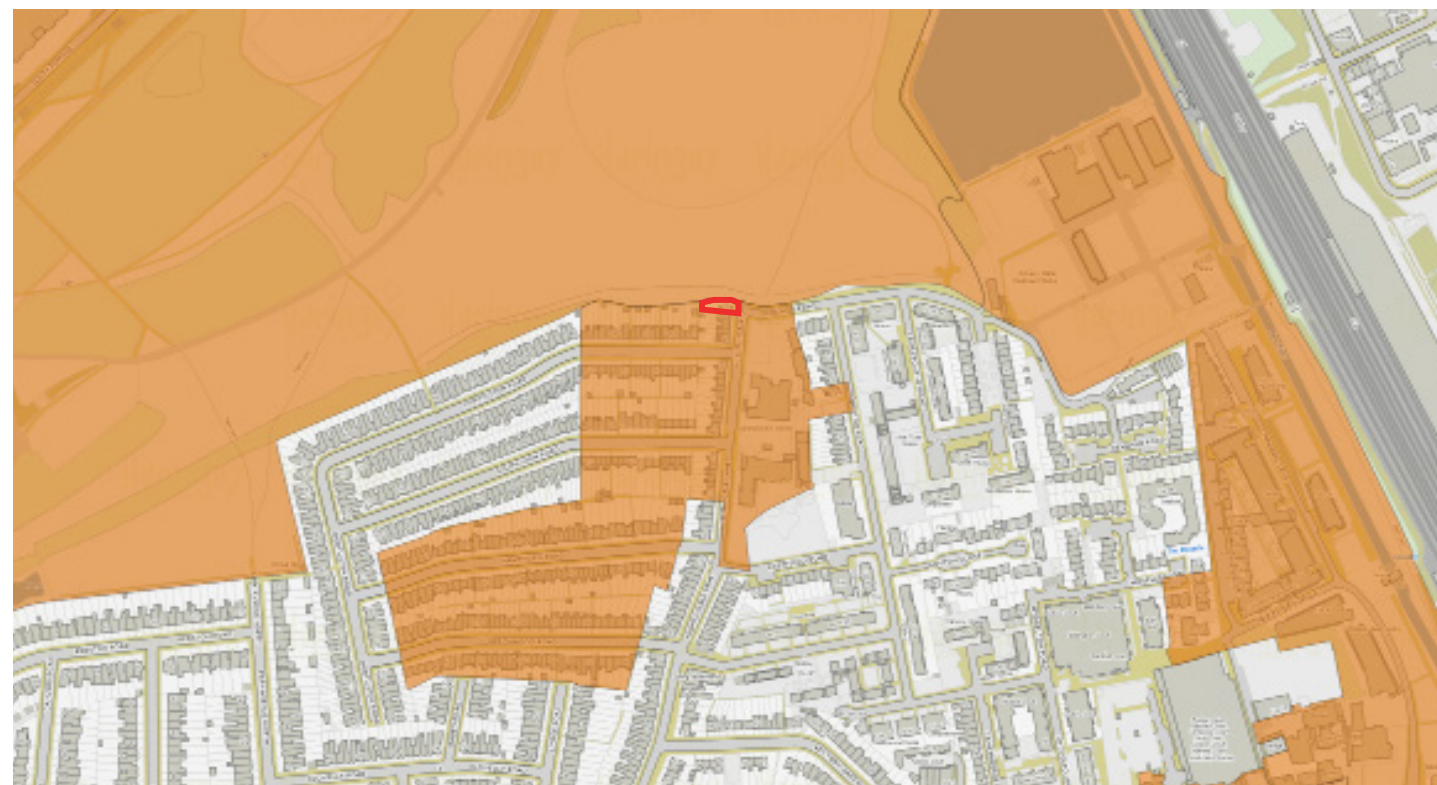
1.0 Site



1.0.1 The site is adjacent to Alexandra Palace Park, close to the junction between Nightingale Lane and Newland Road, bookending a two storey terrace of small cottages on Nightingale Lane. The site is located within the Campsbourne Cottage Estate Conservation Area close to the locally listed Campsbourne School.

1.0.2 Close to the proposed site is Turnpike Lane Underground station, together with a choice of Alexandra Palace or Hornsey mainline rail stations. Further transport is provided by a network of local bus services serving the surrounding vicinity.

1.0.3 Recreational pursuits can be found locally at the open spaces of the adjacent Alexandra Palace Park. The sought after Campsbourne Primary school can also be found nearby.



Site: Campsbourne Cottage Estate Conservation Area

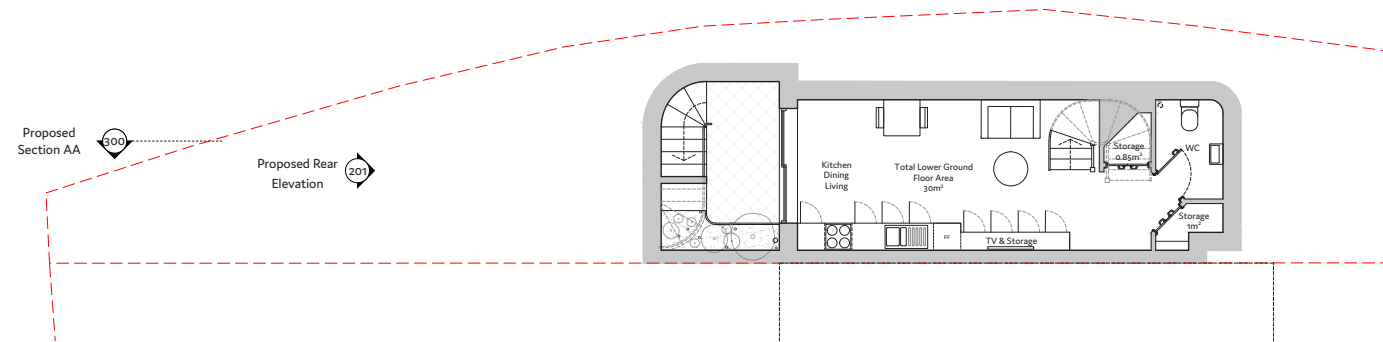


Aerial view of No. 175 Nightingale House and adjacent proposed site

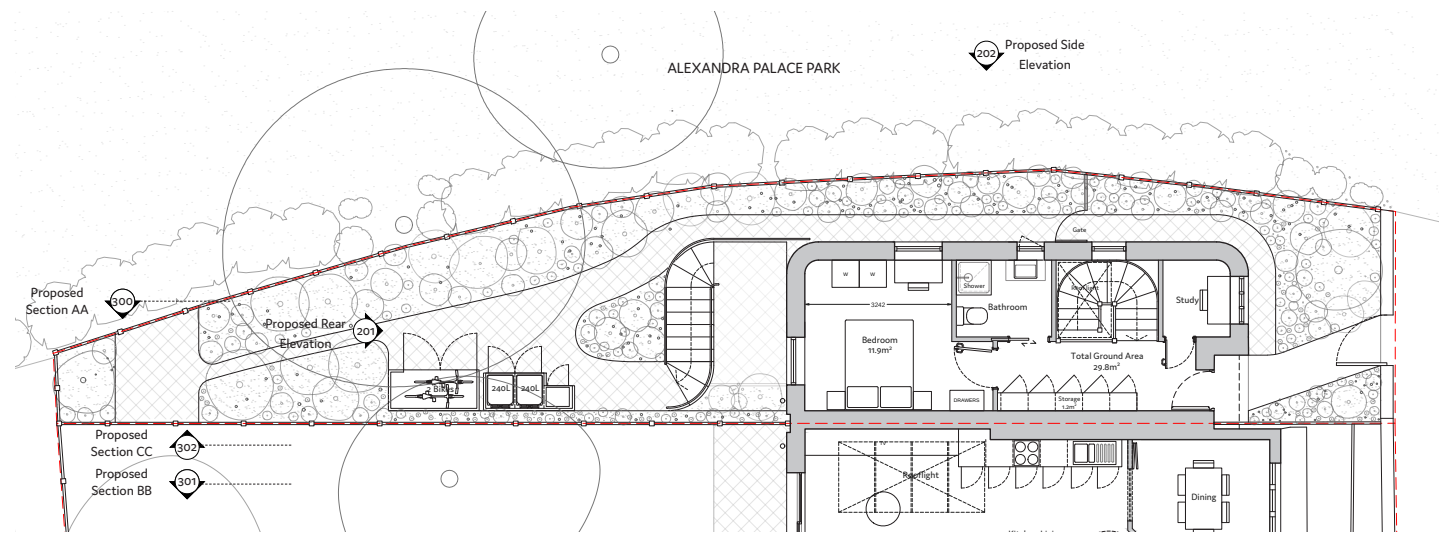
1.1 Approved Planning Application: 175a Nightingale Lane

1.1.1 On site, an application for a 1-bedroom house was approved last year (HGY/2022/1408).

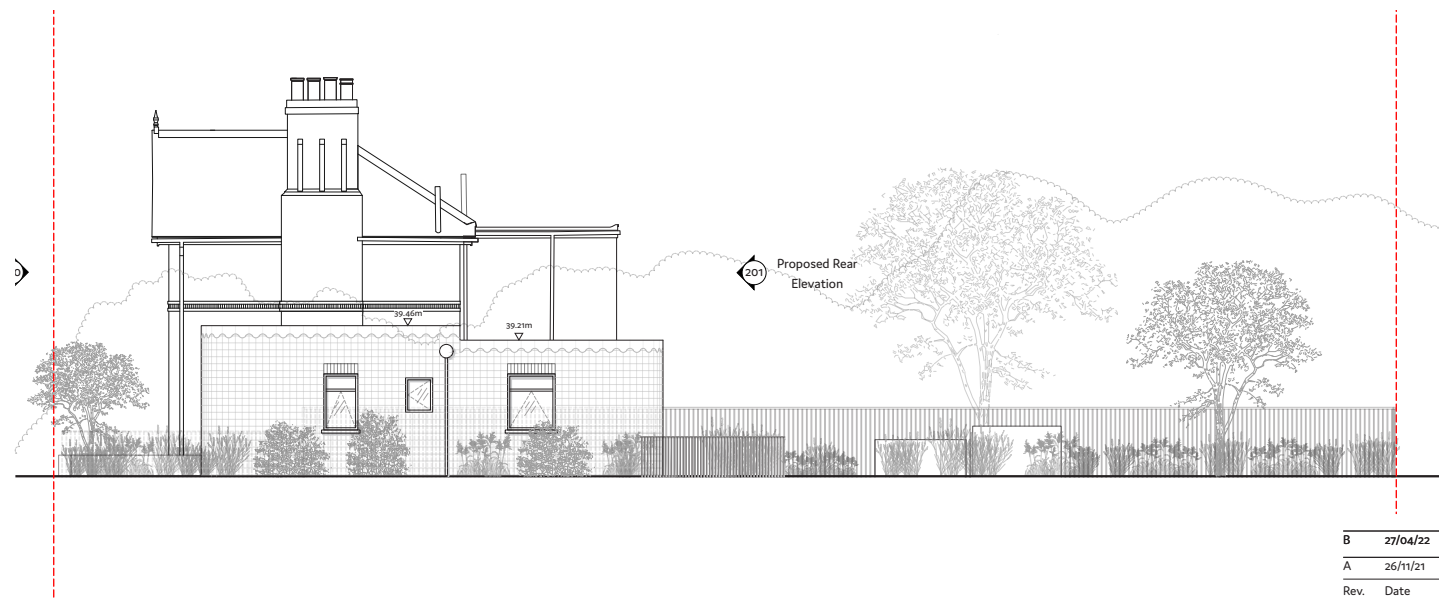
1.1.2 This follows from a pre-application (PRE/2021/0153) submitted and commented on in the Summer of 2021 and a refused planning application for a larger 3-bedroom home submitted at the end of 2021 (HGY/2021/3405).



Approved Basement Plan



Approved Ground Floor Plan



Approved Side Elevation



Approved Front Elevation

1.2 Site Aerial Views



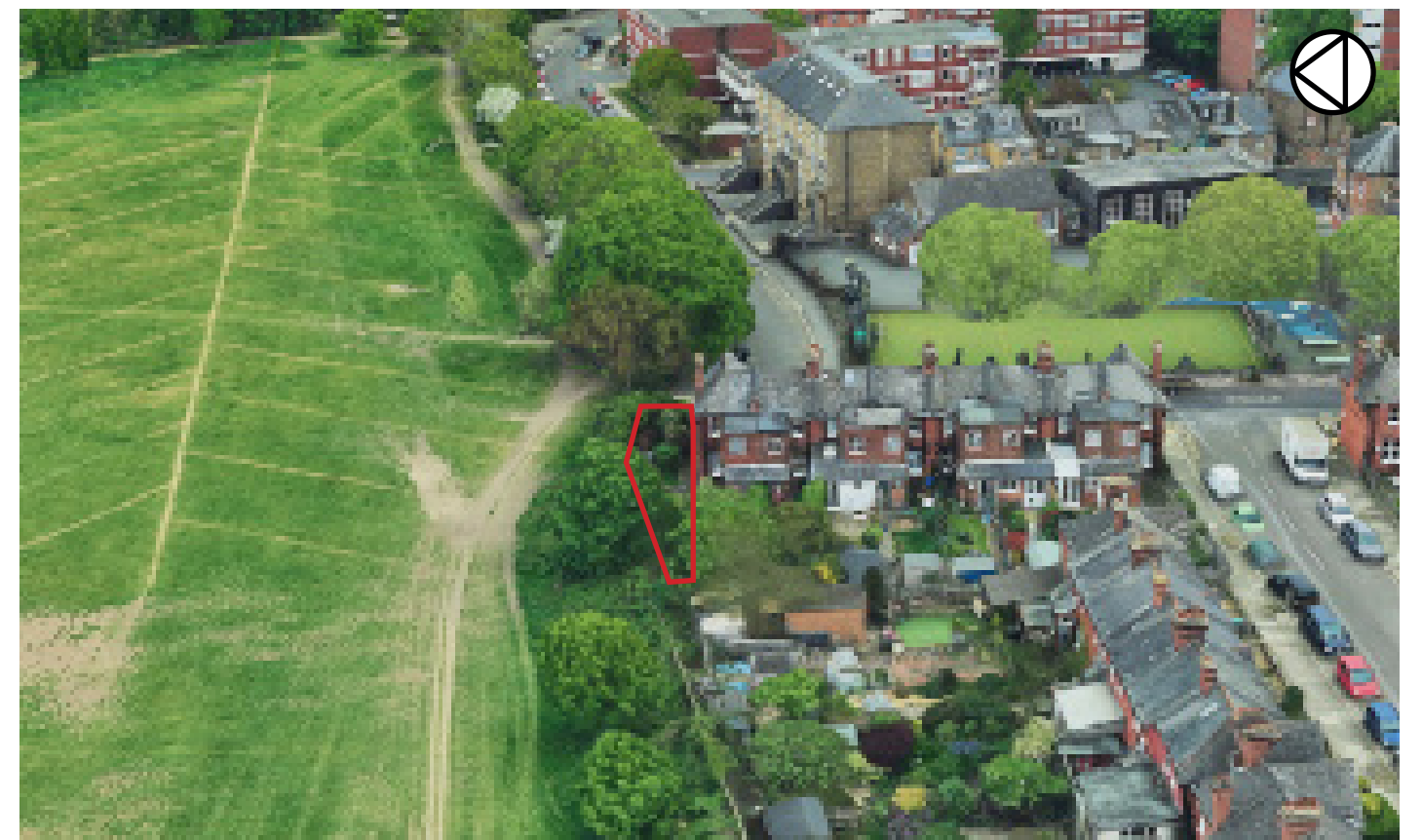
View looking South



View looking North



View looking West



View looking East

1.3 Site Photographs (1/6)

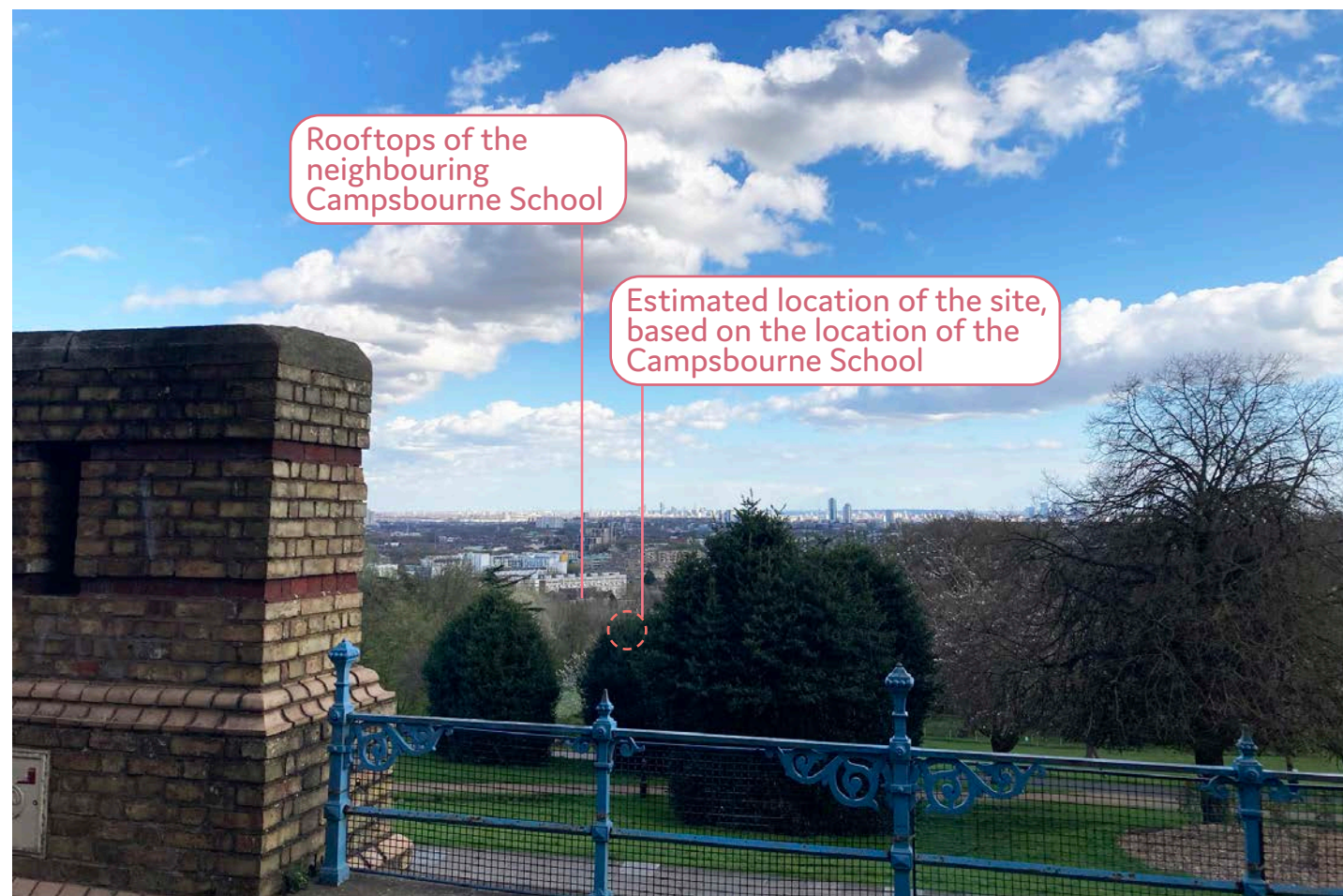
1.3.1 These images show the views of the site, as seen from Alexandra Palace and the Park. Although the area around the site is visible, the site itself is not visible.

Seen from Alexandra Palace, we can see the top of the neighbouring Campsbourne School, however the site, or in fact the rest of the terrace, are not visible.

No photographs were taken between point 1 and 2 as tree cover made it impossible to see any part of the site, or the area around it.



Satellite view of the area between Alexandra Palace and the Site



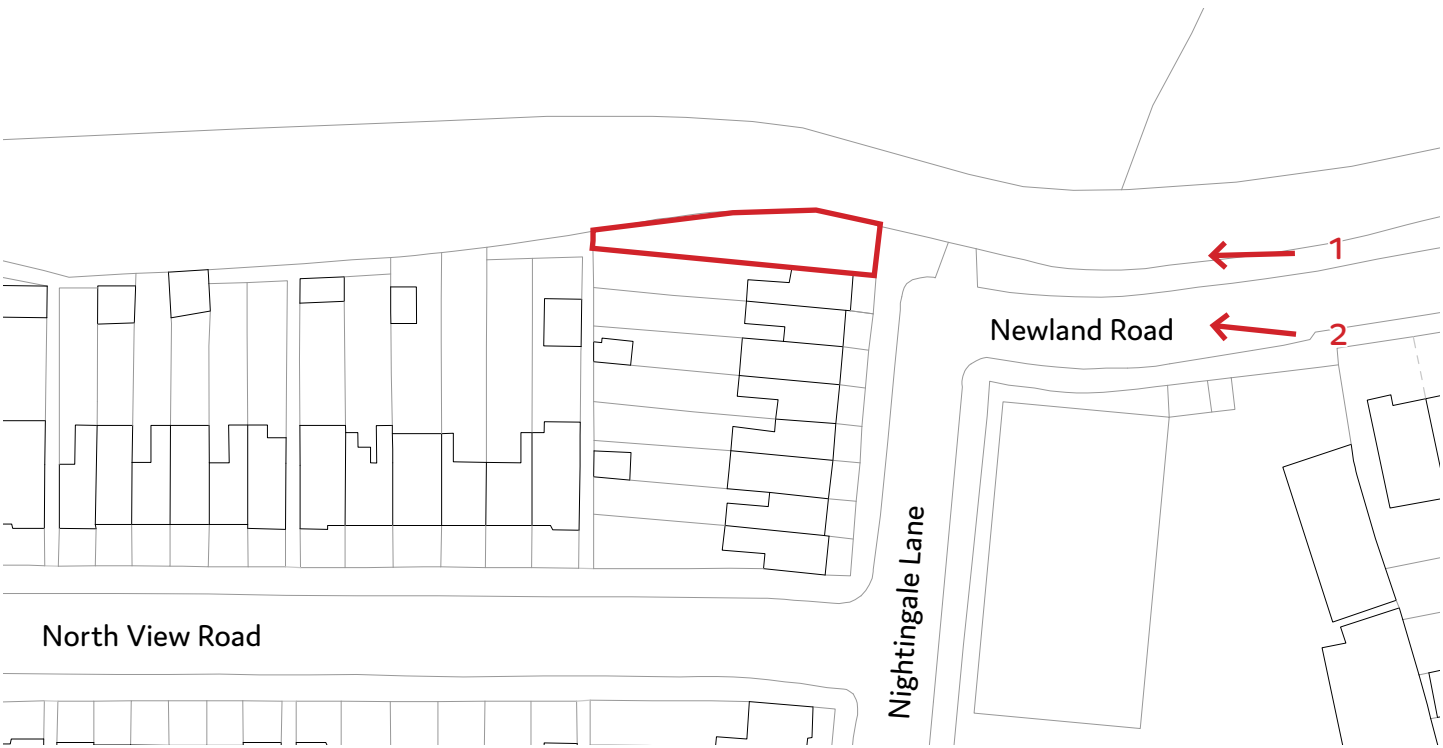
1 View looking from Alexandra Palace towards the site. The site is not directly visible.



2 View looking from Alexandra Palace Park towards the site.

1.3 Site Photographs (2/6)

1.3.2 These images show the views of the site, from Newland Road. In both images the site is obscured by the trees and therefore cannot be seen until very close.



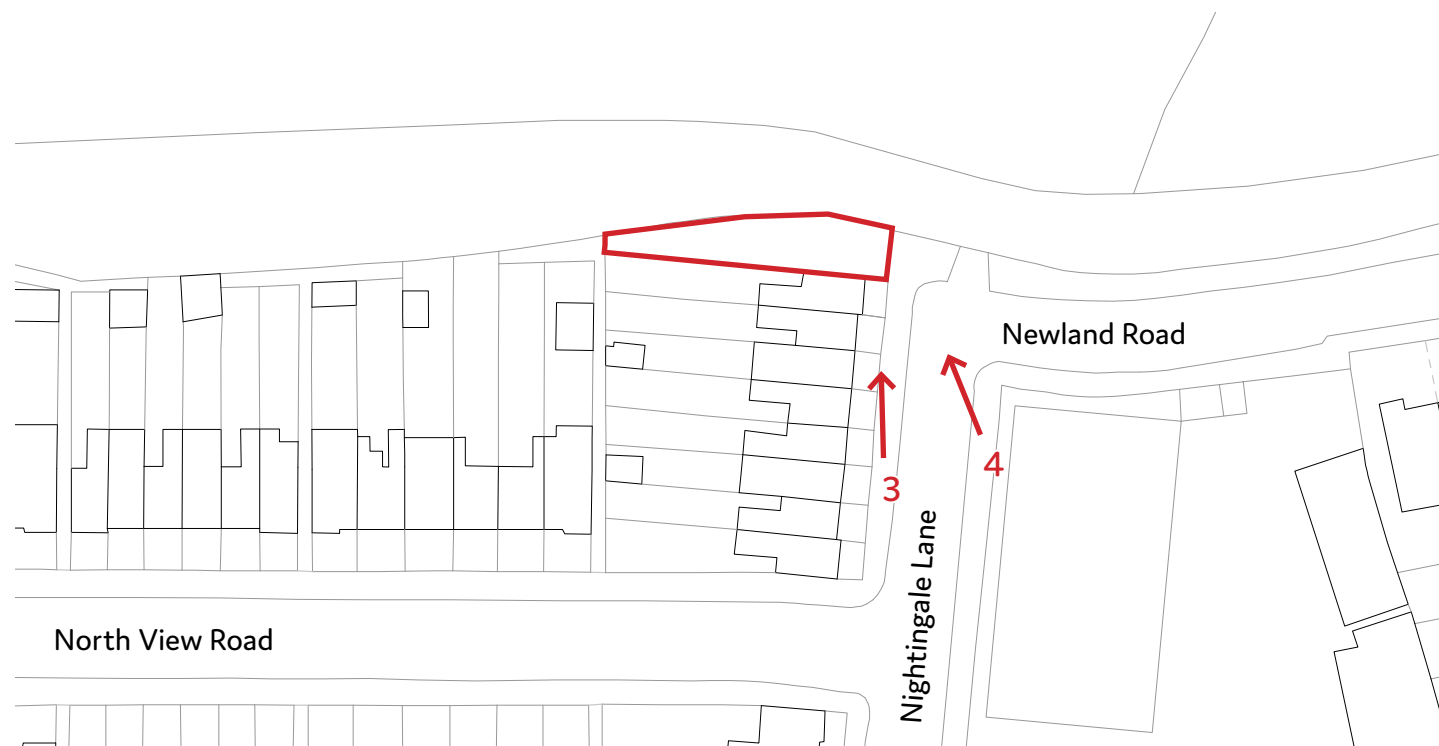
1 View looking from the Northern pavement of Newland Road



2 View looking from the Southern pavement of Newland Road

1.3 Site Photographs (3/6)

1.3.3 These images show the views of the site, from Nightingale Lane. On the western pavement, a potential house would not be visible as it would be hidden by No.175. On the eastern pavement, the site is visible, however given the sun direction, the site would remain in shadow most of the day.



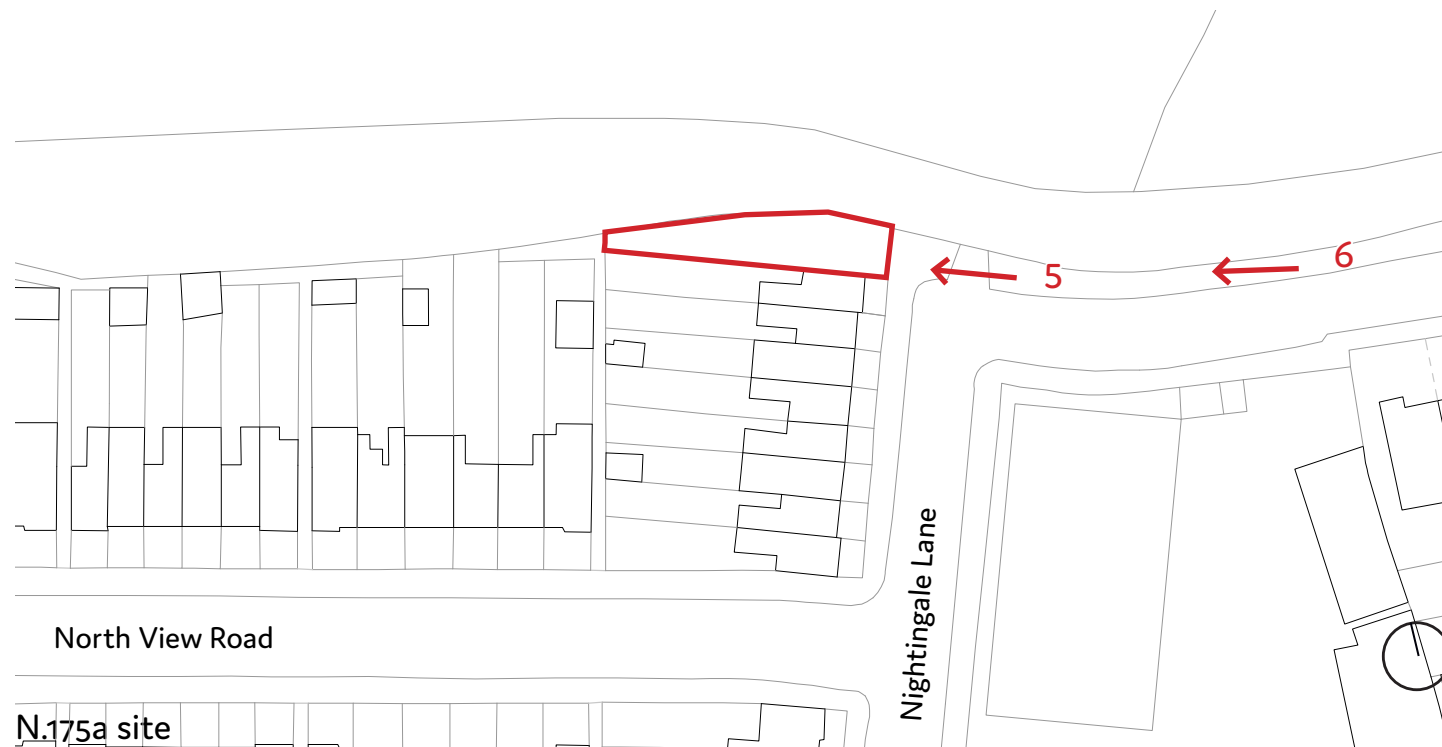
3 View looking from the Western pavement of Nightingale Lane



4 View looking from the Eastern pavement of Nightingale Lane

1.3 Site Photographs (4/6)

1.3.4 The proposed site consists of an existing end of terrace house and its adjacent garden situated on a corner to Alexandra Palace Park.



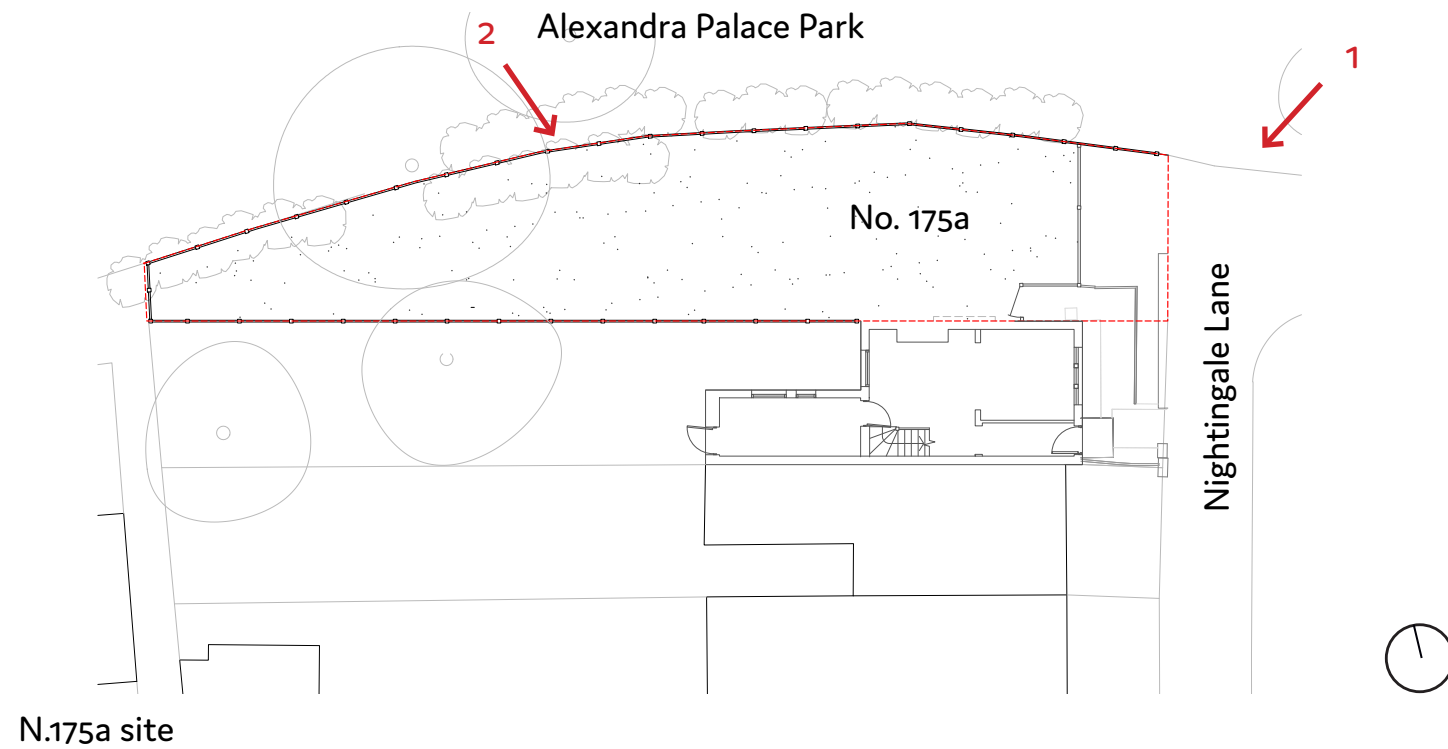
5 View looking West towards No. 175 Nightingale Lane



6 View looking West towards No. 175 Nightingale Lane

1.3 Site Photographs (5/6)

1.3.5 There is a substantial amount of planting and bushes in Alexandra Palace Park along the North boundary of the proposed site which will be carefully protected.



1 View looking South West towards 175 from Alexandra Palace Park

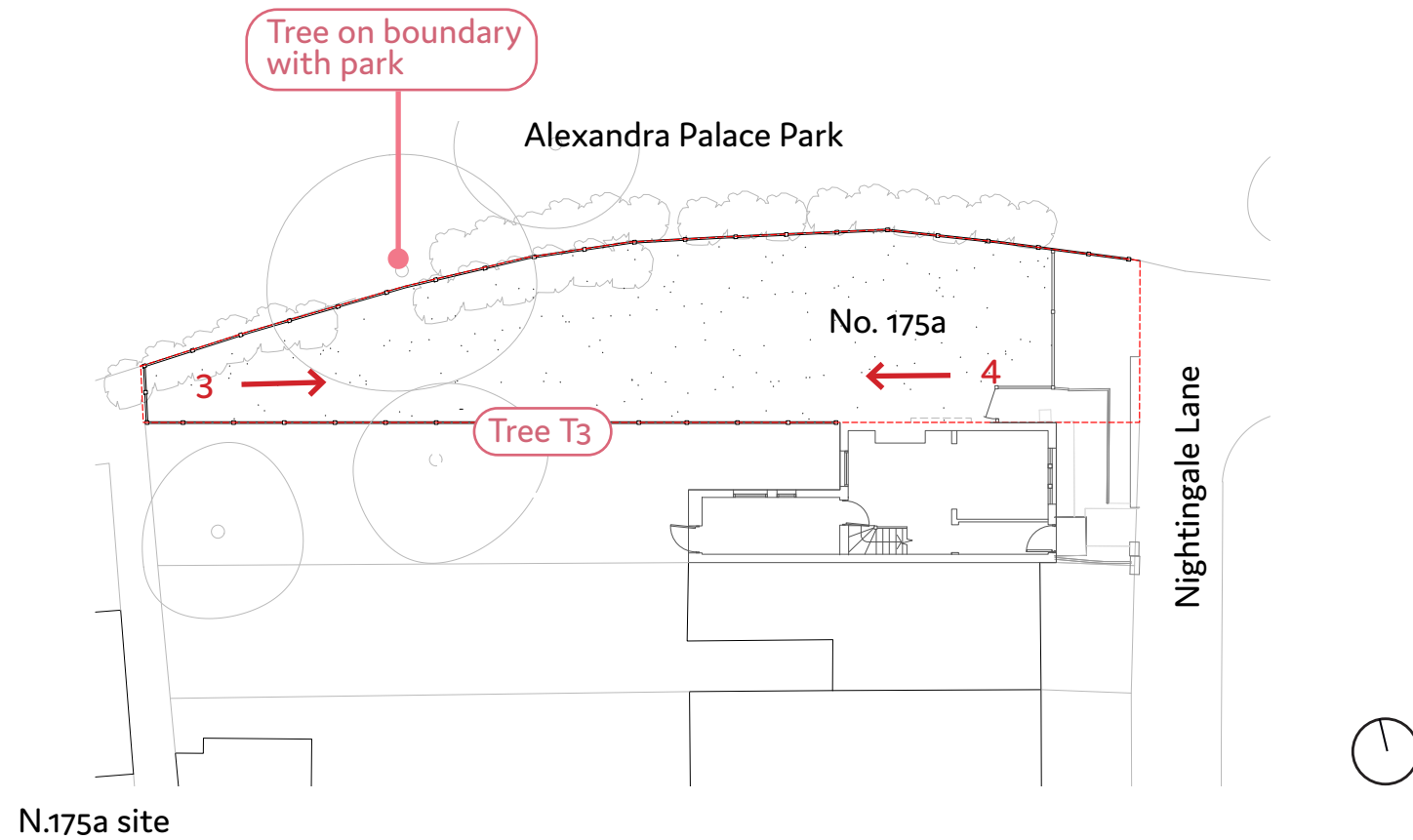


2 View looking South East towards 175 from Alexandra Palace Park

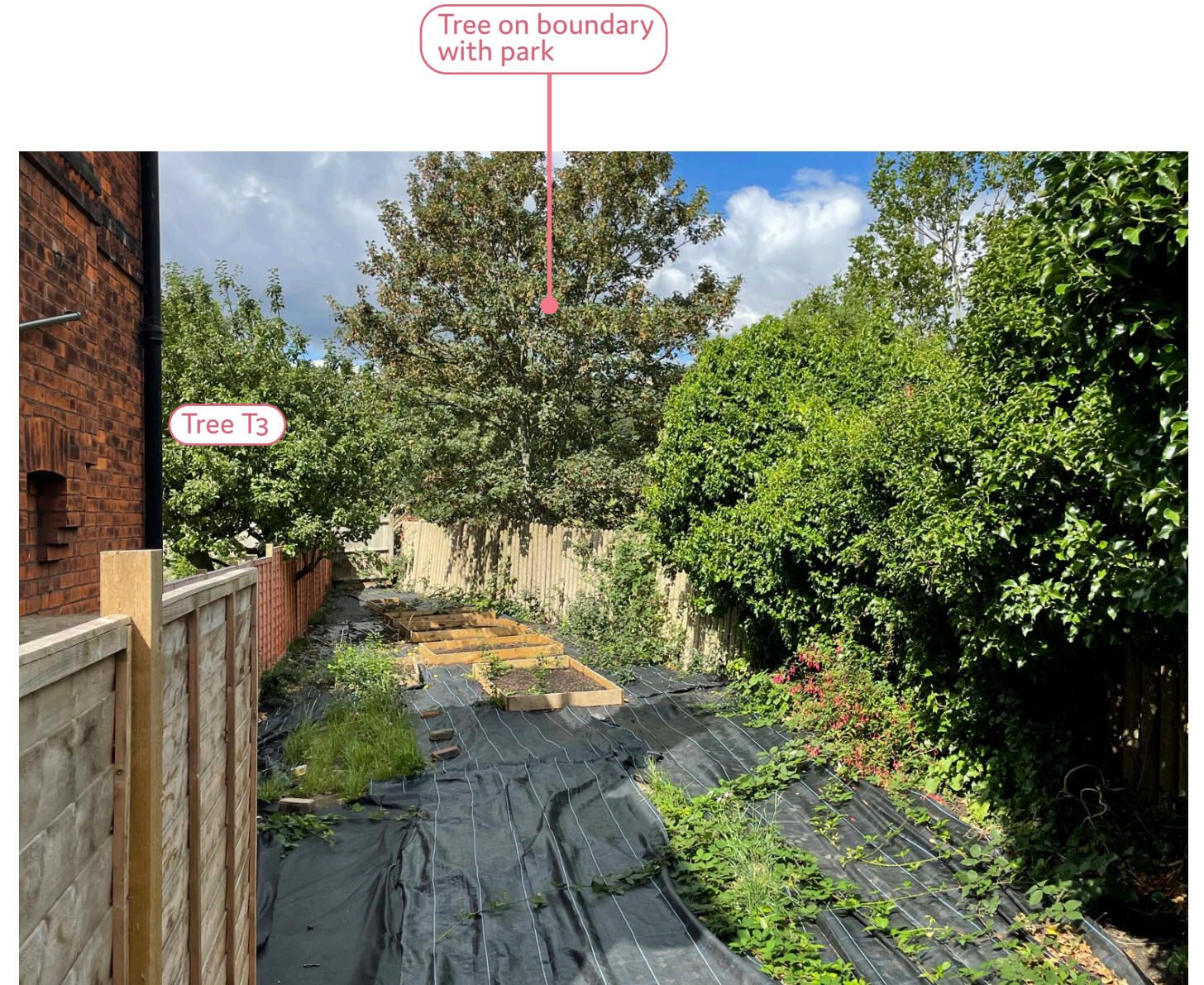
1.3 Site Photographs (6/6)

1.3.6 A part from the vegetation on the Northern boundary, which will be carefully protected, the site has little existing vegetation. There are trees close to the site boundary and these have been surveyed.

1.3.7 Please see the accompanying Tree Survey, prepared by Ruskins and a Landscape Design, prepared by Maude Pinet Landscape Architect; for more information on how the existing biodiversity is being protected and enhanced in the scheme.



3 View from rear garden looking East towards No. 175



4 View from rear garden looking West



1.4 Site Neighbours

1.4.1 The site is at the end of a row of terraced houses (No. 161-175) on Nightingale Lane. This terrace is two storeys with a pitched roof form, at each end of the terrace the houses step out further than the rest of the building line. The site for the proposed house has No. 175 to one side and Alexandra Palace Park on the other.

1.4.2 Campsbourne School is located across the road, which is a locally listed building of merit.

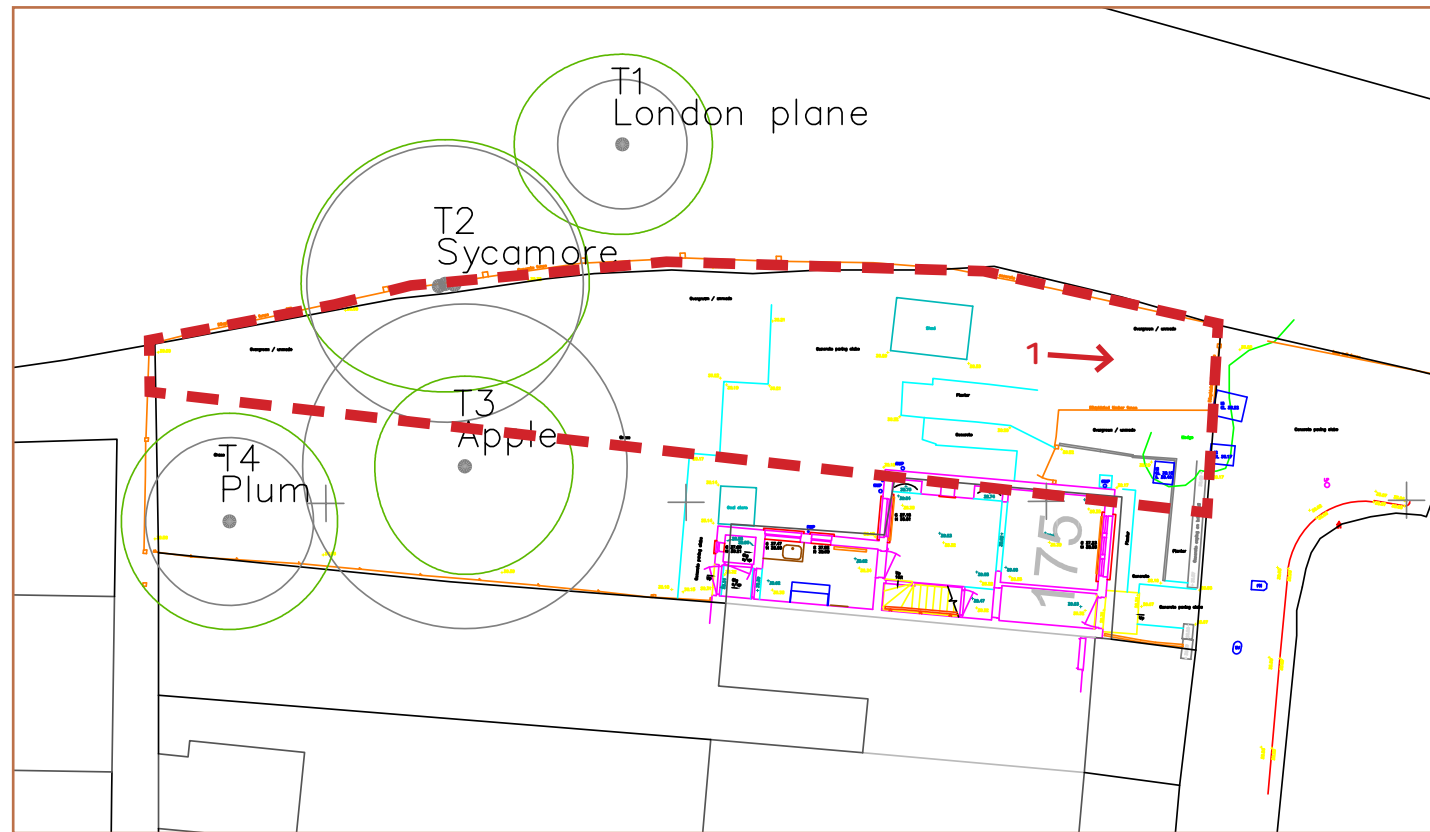


1 161-175 Nightingale Lane



2 Campsbourne School

1.5 Site Trees and Ecology



1.5.1 The existing trees and vegetation on and around the site have been thoroughly surveyed by an Arboriculturalist, with their report prepared and included in this application. Notably, there are no trees within the site boundary and one tree sitting on the boundary between the site and the park. All surveyed trees are not of high quality, having been graded C under BS5837(2012) cascade chart for tree quality assessment but will nevertheless be preserved. The Arboriculturist has surveyed the site and established root protection around the existing trees.

1.5.2 Our design responds to the trees and vegetation along the northern boundary by stepping back from the boundary line and away from the trees at the rear. The landscape strategy also includes the provision of new trees and vegetation. This is explained later in the document in section 3.7.

1.5.3 Please see the accompanying Arboricultural Survey Report and Arboricultural Method Statement, prepared by Ruskin, which accompanies this application as well as the Landscape Design, prepared by Maude Pinet Landscape Architect.

1.5.4 These highlight how the proposal will improve the ecology on site, by preserving and supporting the existing and introducing more planting of native species.



1 Poor quality vegetation, made up of predominantly ivy and brambles