



**Nice Place, Compton Avenue / Highgate
Design and Access Statement (Resubmission)
August, 2022**

Prepared by

UK House
82 Heath Road
Twickenham
TW1 4BA

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1.0 Introduction

1.1 Purpose of this Document

This Design and Access Statement and other supporting documentation has been prepared to reflect the changes which have been made to the consented design.

This Design & Access Statement has been prepared by GMA Architecture as part of a Planning Application to Haringey Borough Council in respect of main building alterations to the previously approved and implemented scheme at the 0.36 hectare site at Nice Place on Compton Avenue in Highgate.

The application is being submitted following consultation discussions with Haringey Council's Planning Officers and Conservation Officer through the pre-application procedures.

This Design Statement will demonstrate that the proposed design amendments to the main building represents a carefully considered proposal which incorporates a sound design approach to the development, its setting as well as to the preservation and protection of the existing major trees on the site, and enhancement of the Highgate Conservation Area.

2.0 Professional Team

2.1 Planning Statement – Michael Burroughs Associates

Michael Burroughs Associates was founded in London 40 years ago and today is one of London's most successful planning and development consultants. They practice across the UK and provide a full range of planning services. Clients choose Michael Burroughs Associates because they consistently get results.

MBA have extensive experience in planning negotiations within the district of Haringey Council with particular reference to projects in The Bishops Avenue, Courtenay Avenue and Compton Avenue.

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Add: 93 Hampton Road
Hampton Hill
Middlesex
TW12 1JQ

2.2 Design and Access Statement – GMA Architecture

GMA Architecture has been advising clients on architectural, development and design matters since establishment in 1982 when the architectural consultancy was formed out of the original planning and environmental consultancy established in 1978.

GMA Architecture is a medium sized chartered architectural practice working on a wide range of projects throughout the United Kingdom and overseas.

Since 1982, GMA Architecture have followed its ambition to pursue a diversity in projects and building types, and ensuring that resulting development is appropriate in context, functionality, and provides a stimulating environment.

Talented staff have come from varied cultural backgrounds, enriching the experience in the office and the approach to projects through this broad cultural and overseas experience.

GMA Architecture attach great importance in ensuring all key personnel are involved directly with all projects, with clients having direct access to key members of staff at all times.

GMA Architecture have extensive experience in developments within Conservation Areas and Listed Buildings, creating sensitive designs, enhancing and protecting the immediate environment.

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TW1 4BA

2.3 Structural Strategy - Constructure

Constructure is a vibrant and progressive consultancy practice of structural design engineers, based in London SE1. Founded in early 2011, with the aim to excel in delivering high quality, thoughtful, and efficient structural designs.

They have a highly- considered approach to the way the company is structured, and how they organise their resources. This ensures that they can produce exceptional quality work, delivered on time and on budget.

Early-stage structural engineering advice to determine a structure's existing condition, and to provide a necessary clear direction to any complex project. Extensive experience is applied to identify key areas where structural engineering can expand upon the project aspirations.

Studies are fully documented and detailed studies, to help to determine construction feasibility to a sufficiently developed degree, such to enable a project to proceed confidently towards its goal. Incorporating hydrogeological, geotechnical and ground investigation elements, and materials testing, optimal and maximised solutions can be identified.

Engineering schemes and documentation support of Planning Applications are developed on an individual project basis. In – depth experience and knowledge of coordinating and engineering and geotechnical information, for planning applications particularly in the major London Boroughs for ambitious subteranean schemes, to historic, listed and sensitive buildings in complex urban settings.

Tel: 020 7403 7989

Email: Office@Constructure.co.uk

Add: Unit D

15 Bell Yard Mews

London

SE1 3TY

2.4 Arboricultural Survey & Statement – DPA

DPA is a leading independent company specialising in arboricultural management and its related disciplines, providing intelligent, effective services tailored to suit the specific requirements of clients.

DPA operate across the UK, and overseas providing services to private and public sector clients principally, but not solely, within the construction and property industries. DPA have the capability to manage every arboricultural aspect of a project from initial concept right design and planning to completion and handover. DPA also provide selected advice and assistance on strategy, for example to check the viability of certain project elements or to resolve particular problems such as legal prosecutions and disputes in connection with protected trees.

Managing & Technical Director, David Partridge, has over 20 years experience in both the private and public sectors of the arboricultural industry, having been the Tree and Landscape Manager for a number of local authorities. Chairman of the London Tree Officers Association and Technical Director for the largest Tree, Landscape and Ecology Consultancy Practice in Europe. During this time, for the health and safety of all Highways, Parks, Housing & Education trees, and all tree related planning matters. Including Tree Preservation Orders and trees on development sites.

DPA clients include national and local developers and builders, architects, planning consultants, UK Airports, local administrative authorities, housing associations, schools, religious organisations and various corporate and private landowners.

DPA Arboricultural Consultants

The Boathouse

Ferry Road

Teddington

TW11 9NN

Tel: 01784 550160

2.5 Geotechnical – GEA

Geotechnical and Environmental Associates (GEA) was established by Steve Branch in 2003. GEA has grown steadily over the past 15 years and we now have around 25 staff in our three offices, and a turnover of £3.5M. We have a policy of mainly recruiting graduates and promoting staff internally, and as a result have very low staff turnover.

GEA's sound technical ability and judgement, is supported by a wide range of experience, underpins all of the advice that given, providing their ability to take technical problems and turn them into real practical and commercial solutions for the benefit of their clients.

GEA's extensive experience and database of previous investigations allow them to property design and scope each investigation, taking account of the anticipated ground conditions, and targeted at the important issues associated with the development proposals and forms the basis of the expected outcomes.

Ground investigation however is an exploratory process, which can yield unexpected findings from time to time; each of our qualified engineers has the knowledge and experience to review and revise the investigation as work proceeds to ensure that the right amount of information is always obtained. This review process is absolutely crucial to the success of any investigation, as by comparing the findings to the ground model as work proceeds GEA are able to ensure that the investigation provides all of the required information.

Tel: 01727 824660

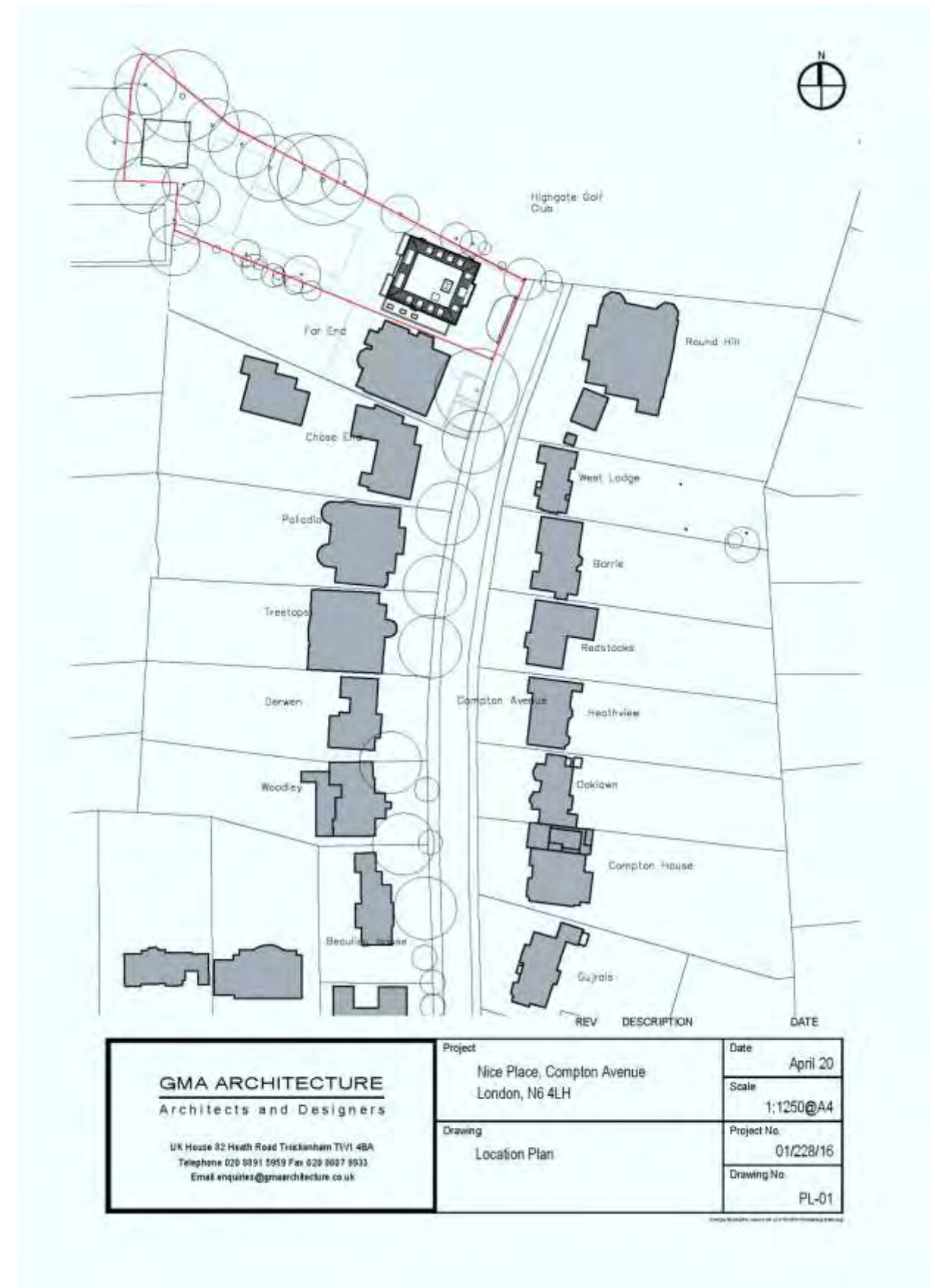
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Herts

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3.0 Site Analysis

3.1 Site Location Plan



3.2 Physical Context

- 3.2.1 The application site for Nice Place is 0.36 hectares and comprises of a current large two storey house with roof accommodation, and several detached properties within the rear part of the grounds.
- 3.2.2 Nice Place is situated at the north end of Compton Avenue and are otherwise bounded by the gardens of Chase End and houses on Courtney Avenue to the rear and by the Highgate Golf Course, which is members' only facility. Compton Avenue is a private road which slopes from south to north and which is accessed from Hampstead Lane. Access is controlled by a barrier.
- 3.2.3 Compton Avenue, which drops down some 11 metres, curves slightly as it goes north from Hampstead Lane, and Nice Place is therefore just visible from junction with Hampstead Lane. In this position, Nice Place attracts the eye with its white colouration. It is visibly at odds with the character of the street described above – it is bland and unattractive, and has no relationship with its surroundings.
- 3.2.4 The proposal sites with Round Hill opposite, forms a termination to the cul-de-sac. Beyond is the open landscape of Highgate Golf Club, though this only becomes apparent on moving north towards the end of the street. The Bishops area lies to the west of the Highgate village core to the Haringey borough boundary, and to the south of Aylmer Road to Hampstead Lane. Compton Avenue has a mixture of architectural styles, consisting of some traditional house types, which are predominantly large brick built with pitched roofs with rooms in the roof space. Nice Place lies within Highgate Conservation Area (the Bishops Sub Area).
- 3.2.5 The form of development along the avenues typically feature large 2 storey detached houses on wide fronted plots, each with substantial gardens, with planting and trees contributing to the sylvan character of the street scene. Typically large hipped roof forms predominate, occasionally with gable features to the frontage, with plain clay tile roofing and frequently featuring tall brickwork chimneys. Typically each property sits centrally on their plot with feature hedges and mature trees which provide visual amenity, screening and privacy. Off street parking is provided on generous drive ways and within single storey garages.
- 3.2.6 Compton Avenue is, like many streets in the area, made up of individual houses that have often highly individual characters. Though the houses erected in the early part of the 20th Century were in a large Arts and Crafts style, with a certain level of classical detail, they were not identical, even when designed by the same architect. Some houses in Compton Avenue – such as 'Palladio' (formerly 'Bryn' and 'Tazma') have been replaced, and most have followed a more classical theme with brick stone detailing, with central entrance features. The relative age of the various houses is evident in the way that they have been designed, and in how they have responded to the general architectural character of the street. (see attached images)
- 3.2.7 Nice Place and benefit from close proximity to bus stops located along Hampstead Lane, which Compton Avenue joints onto, providing direct links to the rest of London. Highgate tube station is also within 10 minutes walking distance.

3.2 Physical Context



Nice Place, Compton Avenue, Highgate

3.3 Aerial Photographs



3.4 Existing Site Uses and Condition



3.5 Surrounding Area History and Conservation

- 3.5.1 The history of the Bishops area goes back to the medieval period when it was part of Hornsey Great Park, the well stocked hunting ground of the Bishops of London. Much of the area was wooded, part of the Middlesex Forest, and the trees belonging to the primeval oak forest survive in various avenues and gardens.
- 3.5.2 Central to the development of this area, which mostly occurred between 1914 and 1930, when a series of land leases were granted by the Ecclesiastical Commissioners, was the developer Walter H Quennell. Walter was the younger brother of Arts & Crafts architect Charles Henry Bourne Quennell, who designed several of the houses in the area in a free English domestic style influenced by the vernacular and late Arts and Crafts, which was also used by other architects and developer builders in the area.
- 3.5.3 Within the Bishops Sub-Area the house styles also have variety of individual treatments and materials, however variegated red facing brickwork is the predominant facing material, occasionally with render or stone detailing with white painted casement or sash windows.

Nice Place

- 3.5.4 Nice Place is an unlisted building in the Highgate Conservation Area. It is a dilapidated building with a Conservation Area and has part implemented Conservation Area consent for demolition.
- 3.5.5. Nice Place has completely lost whatever architectural qualities ‘Bishops Lodge’ originally possessed. It is an example of where a building has been so repeatedly and insensitively altered that its original architectural character appearance, massing specific architectural features, etc – has been entirely erased. Nothing in the alteration of the house over the years has been positive or of any particular quality, and the building now harms the character and appearance of the Highgate Conservation Area by virtue of its crude appearance.
- 3.5.6 In addition, the grounds of Nice Place have been filled with unsuitable structures, notably a very large and ugly single storey pool building placed in the centre of the garden. Immediately to the north of this building, along the northern boundary of the site, is a series of equally ugly sheds.

3.6 Trees on Site

- 3.6.1. Nice Place is largely characterised by a large characterless house and an extensive series of out buildings lacking cohesion, on a large plot. It is important that development is respectful of the identified good quality and healthy existing trees, removal of poor examples and supplemented by the landscaping proposals within the approved scheme. This revised proposal does not affect the previous approved scheme proposals.
- 3.6.2 A full tree survey and arboricultural report has been prepared by DPA as part of this project and its findings have been thoroughly considered in the design process of the proposals, in consultation with Haringey's Tree Officers under the previous approved application.
- 3.6.3 the tree protection requirement under the implemented approved scheme is maintained in place.

3.7 Tree Protection



4.0 Implemented Approval

4.1 Approved Scheme

- 4.1.1 Planning Permission ref: HGY/2014/1901 for the 'Demolition of Nice Place including garden pavilion and other out buildings and an erection of replacement dwelling with a basement and two new garden pavilions with associated hard and soft landscaping works' was granted on 8th September 2014.
- 4.1.2 Planning Approval ref: HGY/2017/1614 Condition 3 (materials) was granted on 11th July 2017.
- 4.1.3 Planning Approval ref: HGY/2017/1615 relating to Condition 5 (Method of Construction Statement) was granted on 14th July 2017.
- 4.1.4 Planning Approval ref: HGY/2017/1616 relating to Condition 6 (trees) was granted on 4th July 2017.
- 4.1.5 The Planning Approval has been implanted with a Certificate of Lawful Development issued on 29th August 2017.

4.1 Planning Approval



Planning Service

Emma Williamson Assistant Director Planning Service

Adam Pyrke
Colliers International
50 George Street
London
W1U 7GA

On behalf of
Selected Assets Company Inc
Jayla Place
Wickhams Cay 1
Road Town
Tortola
Virgin Islands (British)
VG 1110

Planning Application Reference No. HGY/2014/1901

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)

NOTICE OF PLANNING PERMISSION

Location: Nice Place, Compton Avenue, N6

Proposal: Demolition of Nice Place including garden pavilion and other out buildings and erection of replacement dwelling with a basement and two new garden pavilions with associated hard and soft landscaping works

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 07/07/2014 and drawing number(s): 001 P3, 002 P3, 011 P2, 030 P10, 031 P6, 099 P9, 100 P16, 101 P20, 102 P16, 103 P16, 104 P4, 105 P3, 110 P12, 111 P8, 113 P5, 114 P2, 300 P13, 301 P11, 310 P11, 311 P13, 350 P6, 352 P4, 400 P12, 500 P10

Design and Access Statement, Planning Statement, Heritage Statement, Landscape Design Statement, Statement of Community Involvement, Arboricultural Survey and Statement, Biodiversity Assessment (including Bat Survey), Drainage and Flood Risk Assessment, Geological Report, Sustainability Assessment including a completed Sustainability Checklist, Energy Statement, Code for Sustainable Homes Framework Report, Site Waste Management Plan, Construction Management Plan, Household Waste Storage/Recycling Plan, Ground Investigation Report and Basement Impact Assessment

SEE SCHEDULE OF CONDITIONS ATTACHED

08/09/2014

Emma Williamson
Head of Development Management
Planning Service

NOTE: 1. You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

Director of Regeneration, Planning & Development Lyn Garner

4.2 Certificate of Lawful Development



Planning Service

Emma Williamson Assistant Director Planning Service

Mrs Emma McBurney
Michael Burroughs Associates
93 Hampton Road
Hampton Hill
TW12 1JQ

On behalf of
Mr Alexander Popivker
Trust Company Complex
Ajeltake Road
Ajeltake Island
Majuro
Marshall Islands
MH96960

Planning Application Reference No. HGY/2017/2442

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 192
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER
2015

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

Location: Nice Place Compton Avenue, N6

Proposal: Certificate of lawfulness to confirm that the works as part of application reference HGY/2014/1901 have commenced.

In pursuance of their powers under the above Act and Order, the London Borough of Haringey as Local Planning Authority hereby CERTIFY that the above proposal, described in the application received on 09/08/2017, is **LAWFUL**, as the proposal **DOES NOT CONSTITUTE DEVELOPMENT** within the meaning of Section 55 of the Town and Country Planning Act 1990.

Applicants drawing numbers: 001 Rev P3, Covering Letter dated 7th of August 2017.

Reason: The Council hereby certify that the operations as described in the evidence submitted to the Local Planning Authority attached to this certificate, have been carried out within the relevant timescale, which constituted a "material operation" to begin the development permitted by planning permission HGY/2014/1901, within the meaning of the section 191(2) of the Town and Country Planning Act 1990.

29/08/2017

Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service

- NOTES:
1. You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
 2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

Planning Service
6th Floor, River Park House,
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www.haringey.gov.uk

5.0 Design Response

Nice Place, Compton Avenue, Highgate

5.1 Design Philosophy & Architectural Concept

- 5.1.1 The following sections focus on the design response to issues raised by the site analysis, client brief and feedback through two pre-application submissions.
- 5.1.2 The overriding principles on which the design process has been based on the design proposals responding to the surrounding context to create an individual building that enhances and preserves the characters of this area of Highgate.
- 5.1.3 Proposals for Nice Place are for the replacement of the poor quality existing buildings with an exemplary new house more befitting of the area, and contemporary artist studio within the rear gardens.
- 5.1.4 The design respect the existing grain, the development patterns, density and local road layout, taking reference from the areas makeup. The proposals pays homage to the concept of the 'Rural Villa' in respect of those that define the surrounding area and the Highgate Conservation Area.
- 5.1.5 Nice Place sites has inherent fundamental characteristics which present a rare opportunity to create a special building, of the highest standards that fittingly terminate the Avenue and about Highgate Golf Course.
- 5.1.6 The overriding architectural ambition to make the building sophisticated, dignified, calm and confident, appropriate to their context, taking cues from the surroundings, without being pastiche. Whilst responding to the context responsibility in its principles. The building must of its time. What is proposed is a form of contextual informed simplicity, giving an architectural richness and avoiding over design.
- 5.1.7 The building is complimented by the retention of existing mature healthy trees, planting of new trees, all set within a comprehensive new landscape design of the highest standard as previously approved.

5.2 Design Evolution

- 5.2.1 The design response has been carefully developed with the input of a number of specialist consultants and pre planning application consultation with Haringey’s Design and Conservation Officers.
- 5.2.2 A number of sketch concept design proposals have been carefully considered and discussed during the pre-application stage. Through a process of constant review and testing, resulting in the refinement of the concept, which meets the aspirations of many coordinated parties.
- 5.2.3 Exploration through a series of sketches, computer generated models and developed drawings have allowed for a considered evolution of the design to be refined and generate the most appropriate massing and fenestration.
- 5.2.4 Pre-planning discussions were held with Haringey Planning Department at various stages of the design development. Feedback and comments on the proposals tabled at these discussions have been used to develop and refine the designs for the final submission.
- 5.2.5 The following sections summarise the design development at its various stages and evolution leading up to this planning submission, in order to address all of the appropriate opportunities and constraints presented by the site.
- 5.2.6 The revised scheme for Nice Place has evolved as a respectful and considered reinterpretation of the aesthetic that Walter Quennell developed for this part of Hampstead. It is clearly modern, but draws on the character of the area to provide it with its architectural ‘grammar’.
- 5.2.7 The building respects the proportions and massing of Compton Avenue, and the bulk of the house is comparable with others along the street. This permits the grain of the street to be recovered, which is clear when the scheme is examined at the scale of the location map. The footprint of the proposed house is closer to the general plan size of the houses in Compton Avenue and the area generally than that which exists at present.
- 5.2.8 The proposal draws on the architectural language and materiality of the street and the area to inform its design. It is a symmetrical building in a contemporary classical style, echoing the Arts and Crafts and Queen Anne stylistic influences in its context.
- 5.2.9 It uses particular features such as tall chimneys, to further link itself in terms of architectural expression to the older houses around it. The chimneys will be fully functional serving internal fireplace and/or ventilation shaft required.

5.3 Form, Scale, Missing & Site Layout

- 5.3.1 The principle objective of the proposed form, scale and massing is for an appropriately sized and located building that sits cleanly in its built context and landscaped surroundings.
- 5.3.2 The careful setting and volumetric organisation of the proposed building maintains the street and garden enclosures, respects the building lines along the Compton Avenue frontage and follow the form, rhythm and massing of the street frontage.
- 5.3.3 The height and scale of the building is in keeping with the scale of existing houses along the street.
- 5.3.4 Nice Place being the very last house in the street is seen against raised parkland of the Highgate Golf Course. With a drop along the frontage of Far End and Nice Place, falling towards the golf course, the plot is the lowest in the street, and are thereby substantially lower and out of view from the street scene along Compton Avenue. This approach greatly reduces the perceived scale and massing of the building form.
- 5.3.5 Where the house gains massing over the existing, it will be to the rear so not to have a visual impact on Compton Avenue, while actually improving the proportion of the building facing the Golf Course, with a proper elevation instead of the existing gesture of turning a side to the course.
- 5.3.6 To further reduce bulk and massing above ground, the swimming pool and other functions, including plant, will be relocated within the basement of each property.
- 5.3.7 In order to avoid the visual clutter and additional massing of a separate garage or the potential array of cars at Nice Place that might sit afore the proposed houses, car parking will be provided at basement level via a discreet platform car lift within an attached garage style side extension with appropriate separation from Far End boundary. This allows this house to be stand alone and cleanly sit within the site amongst the landscape fronting Compton Avenue.

Nice Place

- 5.3.8 The proposal for the replacement of the dilapidated Nice Place will sympathetically share the existing two storey plus accommodation within the roof space, maintaining the existing building lines on the Compton Avenue and golf course aspects.
- 5.3.9 The new roof height of Nice Place will be set back behind a parapet wall on all sides to give a reduced perception of bulk and massing.

- 5.3.10 The elevations have been designed with traditional proportions with ordered fenestration to compliment the formal nature of houses on the street. The proposed elevations have strong clear proportions with well formed windows, scaled in a traditional manner by floor levels.
- 5.3.11 The object of the inset portico to Nice Place is to emphasise the symmetry of the house, give form and clearly definite a sheltered entrance. It also emphasises the vertical scale of the building and reduces the apparent width. It also offers the opportunity to stylistic feature in the two storey glazed wall in an art form, providing a modern interpretation of the basis of the Arts and Craft movement.
- 5.3.12 Together these points will ensure that the street frontage, feel and rhythm of Compton Avenue are maintained, and therefore not have an adverse affect on neighbouring properties.
- 5.3.13 The footprint is in line with other recently permitted houses on Compton Avenue. The rear of the building is extended over the existing at ground floor level over an existing hard landscaped patio to allow for a better proportioned house in plan and in relation to the grounds/garden to the rear. The first floor rear elevation is setback to match the adjoining properties and create terraces with views over the garden. The additional mass is in the location that is befitting of the last and largest plot on Compton Avenue and helps to balance the termination of the road with Round Hill.
- 5.3.14 The garden will be linked to the lower ground floor area and swimming pool via landscaped steps, also allowing natural light and passive ventilation to the lower ground area. These openings face away from the houses to prevent light spill affecting nearby houses. The pool area is covered by landscaped amenity terraces to minimise the impact of the accommodation, which will not be seen from the Compton Avenue or the golf course.

5.4 Pre-Application Response (1)

- 5.4.1. A Pre-Application, reference PRE-2019/0043, was submitted to Haringey Council relating to the proposals to carry out alterations to the approved scheme at Nice Place, Compton Avenue, N6, relating to the main house only.
- 5.4.2. A full set of drawings was submitted including the basement levels, upper floor levels, proposed elevations, massing comparison, street sections and ridge/eaves comparison, building sections and rendered elevations, all outlining the proposals in terms of the alterations.
- 5.4.3. A meeting was held at Haringey Council offices on the 12th April, 2019, when the scheme was presented to the planning team including the Conservation Officer, Major Applications Team Leader, Head of Development Management, and the Case Planning Officer.
- 5.4.4. In July, 2019, the Pre-Application Planning Advice Note was issued in response to the meeting and subsequent consideration of the proposals by the planning team.

The initial Advice Note response was;

‘The principle of redeveloping the site for the new house is acceptable by virtue of the existing consented scheme for the demolition of the existing house and erection of a new house – planning application ref HGY/2014/1901. However, the scheme, by reason of the façade design, style and appearance – with increased number of dormers and balconies than the previous consented scheme would not compliment the existing character of the existing Conservation Area and the visual amenity of the locality generally. It is advised that the specific points are considered and a further iteration produced;’

- 5.4.5. The Advice Note further stated;
‘The plan form of the building is deeper, its overall massing bulkier than the consented scheme and its architectural language is highly uncharacteristic of the Conservation Area;

In order to preserve the domestic nature of this part of the Conservation Area well articulated and well proportioned facades with a more domestic look and a better void to mass ratio implying a more domestic design pattern are requested;

Whilst the bulk of this scheme will be acceptable in view of its similarity to its neighbouring buildings (including the adjacent Far End building) the densely fenestrated façade design of both front, side and rear elevations, including highly uncharacteristic balconies and large dormers would appear highly uncharacteristic of the area as these design elements depart from the domestic arts and craft original architectures of the Conservation Area and from the neoclassical style villas surrounding the site;

The excessive number of roof dormers and their large proportion substantially erode the traditional form and are uncharacteristic of traditional residential architecture, just like the balconies and numerous windows of various sizes eroded traditional solid character of the domestic facades and result in a cluttered pastiche design;

The scheme’s stark geometry, full height glazing and narrow windows and the central bay of the front elevation would fail to express the architectural quality of a classically inspired domestic façade;

The scheme’s façade and roof design would be totally alien to the domestic architecture surrounding the site failing to compliment the architectural style, proportions and details of the surroundings, appearing over bearing and intrusive and would ultimately detract and harm the character and appearance of the Conservation Area.

The officers would advise the roof and façade design of the scheme be revised in order to achieve a more domestic and classically inspired suburban villa design which is achieved more successfully in the previously consented scheme.’

- 5.4.6. The Advice Note further stated;

‘The proposed development would increase the height and depth of the main house but would remain sufficiently set back from the neighbouring boundary. The scheme presented gives rise to the potential for increased overlooking and a loss of privacy to the detriment to the occupiers of the neighbouring property giving the increased glazing and dormers to the side elevation of the house. The glazing should be reduced in size or use an obscure glazing in order to avoid overlooking and loss of privacy. This will be assessed in more details when an officer visits the site.

The additional, single storey element of the building would be setback from the boundary of the neighbouring site and would largely be obscured by the boundary fence and would likely be acceptable although a site assessment will be required to fully establish potential impact on an amenity of neighbouring occupiers.

Not withstanding the above considerations Officers consider that the scheme on the whole is unlikely to have a material adverse impacts on the amenity of neighbouring occupiers. However, it is important to note that this a desk based assessment and a site visit will be required to establish a full impacts on amenity of neighbouring occupiers.

5.5 Response to Pre-Application Planning Feedback (1)

5.5.1 Further to the Pre-Application meeting on 12th April, further drawings were submitted to the Planning Team for review during the Pre-Application period relating to responses to the comments made during the Pre-Application meeting

5.5.2 The submitted drawings incorporated the Council's design suggestions in the following manner;

- Added a sense of verticality to the front elevation by changing the material through the projecting entrance bay from brick to natural stone, elongating the window surrounds and softening the tabature.
- Added relief to the flank elevations.

The initial informal response to the revisions from the planning officer was the that there was still a requirement to reconfigure and articulate in a more linear way the plan form so as to reflect that of traditional houses in the area, and so to break down bulk and masses.

5.5.2 Following the formal comments received relating to the Pre-Application Advice Note, a detailed review was carried out by GMA Architecture to address the comments/recommendations in order that a further Pre-Application could be submitted that responded to the concerns of the planning department, and sizing within a Conservation Area.

5.5.3 This in depth review of the façade detailing and roof design was completed after extensive 3 dimensional modelling reviews, allowing for a further Pre- Application submission to be made.

5.5.4 The submission included front elevation perspectives, front elevations proposals, flank elevation proposals, rear elevation proposals, flank elevations proposals relating to the façade facing Highgate Golf Course, and an outline Design Statement explaining the proposals in relation to previous comments from Haringey Council's planning team.

5.6 Pre-Application Response (2)

5.6.1 Following the submission of the second Pre-Application, a meeting was held at Haringey Council offices on the 14th November 2019 with the Case Planning Officer and the Principle Officer present.

5.6.2 Following the Planning Officers consultation and review of the revised scheme presented, a Pre-Application Planning Advice Note was received on the 20th December, 2019.

5.6.2 The Advice Note refers to the following amendments having been made in the second application.

‘In response to the previous Pre-Application Report, the front façade has been modified in the following respects;

- *Amending the roof to façade proportion*
- *Reduced the size of central dormer*
- *Reduced the quantity of dormers*
- *Reduced the scale of the central glazed section*
- *Increased the cill height of the first floor windows to produce a hierarchy of scale’*

5.6.2 The Advice Note further states;

‘In accordance with the previous Pre-Application, the Principle Conservation Officer has no objection in principle to the development proposals which is consistent in terms of siting, scale, mass and overall proportions with the neighbouring buildings.

The proposed building is a contemporary interpretation with a classically inspired suburban villa where dense fenestration, balconies and large openings are experimentally inscribed within the traditional forms, geometries, symmetry and compositional hierarchies of the residential envelope so to maximise the visual connection between interiors and exteriors so that each façade of the building responds to its immediate urban and landscaped context.’

5.6.3 The Advice Note continues under Proposed Façade Revisions as follows;

‘The main elevation constitutes the most clearly classical inspired façade in response to the neighbouring residential building along Compton Avenue. The double height fully glazed central opening flanked by narrow windows is a very prominent feature on that façade yet is uncharacteristic of classical facades whose porch is typically the key feature.

The excessive number of large and small openings weakens the materiality and prominence of the central bay which loses its key role within the classically tripartite front elevation within its double order of symmetric windows per each floor, plinth, string courses course and crowning cornices.

To successfully complete the design of the front elevation it would be useful to explore how such a coherently classic, serene elevations can be refined and enhanced by a single key central piece such as a double height, perhaps arched opening whose geometry proportions and details can compliment the prevailing character of the façade.

Officers conclude that the main façade should be simplified including the removal of the proposed narrow windows.

The roof to façade proportion is successful as is the scale in the reduction of the proposed dormer windows.

There are no objections to the revised side and rear elevations which are considered acceptable.’

5.6.4 Based on the foregoing and general acceptance of the revised design submission, further detailed studies were carried out to the front façade with particular reference to the central feature, being the outstanding item relating to the revised design of the original approved scheme.

5.7 Response to Pre-Application Planning Feedback

5.7.1 Extensive pre-application consultation covering Nice Place has been undertaken with the Council from the outset. The consultation comprises of meetings, as well as verbal and electronic communication:

5.7.2 Prior to this submission the Planning and Conservation Officers were presented with site analysis information, development sketches, drawings and visualisations. The feedback is summarised below;

Response to Pre-Application Planning Advice Note dated December 2019 Ref: PRE/2019/0207.

5.7.3 Further to the receipt of the Pre-Application Planning Advice Note following the meeting held on the 14th November, the report refers to;

‘The excessive number of large and small openings weakens the materiality and prominence of the central bay which loses its key role within the classically tripartite front elevation with its double order of symmetric windows per each floor, plinth, string course cornices and crowning cornices.

To successfully complete the design of the front elevation it would be useful to explore how such a coherently classic, serene elevations can be refined and enhanced by a single, key centre piece such as a double height, perhaps arched opening whose geometry, proportions and details can compliment the prevailing character of the façade.

Officers conclude that the façade should be simplified including the removal of the proposed, narrow windows. The roof to façade proportion is successful as is the reduction in the scale and volume of the proposed dormer windows.’

Design Review

5.7.4 A design review has been carried out in response to the Advice Note with particular reference to the suggested enhancement of a single key centre piece such as a double height, perhaps arched opening as geometry, proportions and details can compliment the prevailing character of the façade.

5.7.5 Within the overall design review of the central facade feature, consideration was also given to the impact of removing the windows to the front façade. This window removal was considered as the first exercise to establish proportions that resulted.

Windows

5.7.6 With reference to the extent of windows that were contained in the submitted scheme for the Pre-Application submission, these have been removed from the front elevation of the projecting central bay.

5.7.7 As these windows do service internal rooms within the proposed development, new subservient windows have been inserted in the return façade of the projecting bay. The projecting bay has been brought forward to align with the light well areas to provide dominance to the central feature reinforcing its key role within the classically tripartite front elevation.

5.7.8 As a result of the window removal, the double height glazed entrance screed within the central project bay now becomes a single feature within the overall projecting bay providing a cleaner line to the façade in general.

The Central Bay

5.7.9 Several design reviews have been carried out on the detailing of the projecting bay based on the Advice Note with the design emphasis on creating a key central piece above the two storey recessed glazed entrance.

5.7.10 An initial review was carried out on alternative features at the top of the two storey glazed entrance. An ‘arched’ opening was reviewed initially but this demonstrated that any curved heading to the entrance area would have to be a horizontal feature rather than a vertical feature to keep in style with the main building facades. The use of a “vertical” arch form is inconsistent with the horizontal emphasis of the remaining facades with their string courses/cornices (“Curved Arch Review” scheme attached for reference). By projecting horizontally, these lines can be maintained. Therefore further design development was carried out to explore horizontal treatment of a centre piece feature.

Final Design Development

5.7.11 Through further reviewing the projecting surrounds to the entrance area and carrying the head piece up to the previously proposed string course that is a feature to all façades of the building, this creates a headstone effect to the top of the recessed opening, reflecting a traditional detail of a larger key stone type lintel in classical terms. Refer to Option 1 – Flat Arch.

5.7.12 The alternative design is a projecting curved pediment to the top of the framed entrance opening which provides emphasis to the recessed entrance as well as a significant termination to the entry area allowing the string courses previously designed to the main façade to continue across this curved ‘crown’ to the central feature. Refer to Option 2 – Bowed Arch.

5.7.13 We believe that the design review carried out in relation to this central feature addresses the Advice Note concerns raised relating to the treatment of the projecting bay to the front elevation. We are of the strong opinion that Option2 addresses the issues raised in the most positive manner, being of the style and complimentary to the remaining facades in a simplified manner, without over dominating the main façade. This provides emphasis to the recessed entrance, being a significant termination to the recessed entry area, by creating this curved crown with integrated string coursing.



Pre-Application submission



Front Elevation Perspective
(Curved Arch Review)



Pre-Application submission



Front Elevation Perspective - Flat Arch
(Option 1)



Pre-Application submission



Front Elevation Perspective - Bowed Arch
(Option 2)

5.8 Relationship with Context

5.8.1 The design for Nice Place aims to create a sympathetic and complimentary relationship with their neighbours, context and Conservation Area. The positive relationship to these will be formed through a response derived from architectural principles, style, massing orientation and materials.

5.8.2 terms of height and massing, the proposed Nice Place will be sympathetic to its neighbours at two storeys plus roof, and in turn not compete with its context when seen in near and distant views from Hampstead Lane and Highgate Golf Course.

5.8.3 Compton Avenue has evolved a wide design spectrum, by approval of the Council for the demolition and replacement of properties, as well as substantial extensions and alterations to many of the original houses. There is now a variety of architectural styles and general character with the context (None of the houses on Compton Avenue are listed). Each design proposal has been informed by an analysis of the changing face of the Conservation Area.

5.8.4 The quality of the design proposal reflects the neighbouring houses and the area as a whole in principle and where merit is due. Aesthetic quality is enhanced by the presence of well judged counterpoint. The proposed house is a stand alone/detached buildings, family home and therefore need not response as faithfully to its immediate context as a terraced house or semi detached property.

5.8.5 The character of the Conservation Area had undoubtedly evolved with house designs differing from the style of those originally built. It can be argued that the Vernacular Style has given way to a well to a predominantly 'Classical Style' and the later contribution defining the present character of the road. The principles of development have been established on other sites. However, there are certain remaining and defining common themes to the houses on Compton Avenue, which the proposals respects, adheres to and seeks to accentuate, as set out below;

- Residential
- Detached
- Two storeys, with accommodation in the roof
- Footprint size and stature
- Set back from tree lined street
- Building lines and ridge heights
- Primary elevations/orientation is East/West
- Front driveways
- Symmetrical
- Three bays/elements to elevations
- Tall chimney stacks
- Accentuated entrances

- Tall windows
- Dormers
- Red Brick
- Tile Roofs
- Stone detailing

5.8.6 On the basis of the inclusion of all of the above architectural elements, the design proposals are considered appropriate and acceptable within their context.

5.9 Relationship to Conservation Area

- 5.9.1 The design proposal will cause no harm to the character and appearance of the Highgate Conservation Area or the setting of individual buildings in the conservation area. Replacing the existing Nice Place that detracts from the conservation area and replaces it with something far more appropriate.
- 5.9.2 By virtue of the well considered contextual design of the new house, the scheme successfully achieves the planning balance sought by national and local policy guidance for the historic built environment.
- 5.9.3 The approach to the design of Nice Place has been to create a building that is unmistakably of its time, and – equally unmistakably – is of its place. Firstly, the building respects the proportions and massing of Compton Avenue, and the bulk of the house is comparable with others along the street.
- 5.9.4 The scheme draws on the architectural language of the street and the area to inform its design. It is a symmetrical building in a contemporary classical style, echoing the Arts and Crafts and Queen Anne stylistic influences in its context. It is made of the characteristic materials of the area – brick and stone masonry, timber windows and clay roof tiles with lead dormers. It uses particular features, such as tall chimneys, to further link itself in terms of architectural expression to the older houses around it. Nice Place will have a simple, modern portico with a cornice, and the roof is placed behind a parapet.
- 5.9.5 The scheme at Nice Place, the proposed basement will have no visual impact . The proposed basement contains some of the accoutrements that come with large houses in this part of London such as swimming pools and the proposed basement accommodated car parking.
- 5.9.6 The net effect of the proposed development on the conservation area and other buildings in it will be highly positive. The scheme will involve change to the site, and that change will be noticeable. It will nonetheless be well designed will enhance the conservation area and will be in keeping with the architectural character of the area.

5.10 Materials & Construction

- 5.10.1 The proposed material palette and finishes are designed to work succinctly with the surrounding buildings and will be of the highest quality, befitting of a house of this type, reflecting the integrity of the design solution and architectural language. The materials and finishes will be complimented by the highest quality of construction methods, detailing and tolerances.
- 5.10.2 It is envisaged that the demolition of the existing house will produce recyclable, salvaged reusable materials some of which will be used on site.

Nice Plate Materials

- 5.10.3 The materials for the construction of Nice Place will be traditional in keeping with the style of the building and the street palette.

The proposed materials are as follows;

- Handmade red stock brick in Flemish bond, lime mortar
 - Clay roof tiles
 - Lead dormers and flashings
 - Timber sash windows painted white
 - Bronze feature entrance vertical glazing wall
- 5.10.4 New structure will be designed and built to high standard and specification to ensure high performance.
- 5.10.5 Boundary walling will be brick walling with stone capping and wrought iron railings and gates, painted black gate mechanism will be sliding with automatic remote control.
- 5.10.6 All boundary wall materials will match the main building.



5.7 Relationship to Conservation Area

The design proposal will cause no harm to the character and appearance of the Highgate Conservation Area or the setting of individual buildings in the conservation area. Replacing the existing Nice Place that detracts from the conservation area and replaces it with something far more appropriate.

By virtue of the well considered contextual design of the new house, the scheme successfully achieves the planning balance sought by national and local policy guidance for the historic built environment.

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The scheme at Nice Place, the proposed basement will have no visual impact. The proposed basement contains some of the accoutrements that come with large houses in this part of London such as swimming pools and the proposed basement accommodated car parking.

The net effect of the proposed development on the conservation area and other buildings in it will be highly positive. The scheme will involve change to the site, and that change will be noticeable. It will nonetheless be well designed will enhance the conservation area and will be in keeping with the architectural character of the area.

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- Timber sash windows painted white
- Bronze feature entrance vertical glazing wall

New structure will be designed and built to high standard and specification to ensure high performance.

Boundary walling will be brick walling with stone capping and wrought iron railings and gates, painted black gate mechanism will be sliding with automatic remote control.

All boundary wall materials will match the main building.



Red Multi Brick & Brown Plain Roof Tile with Stone Detailing

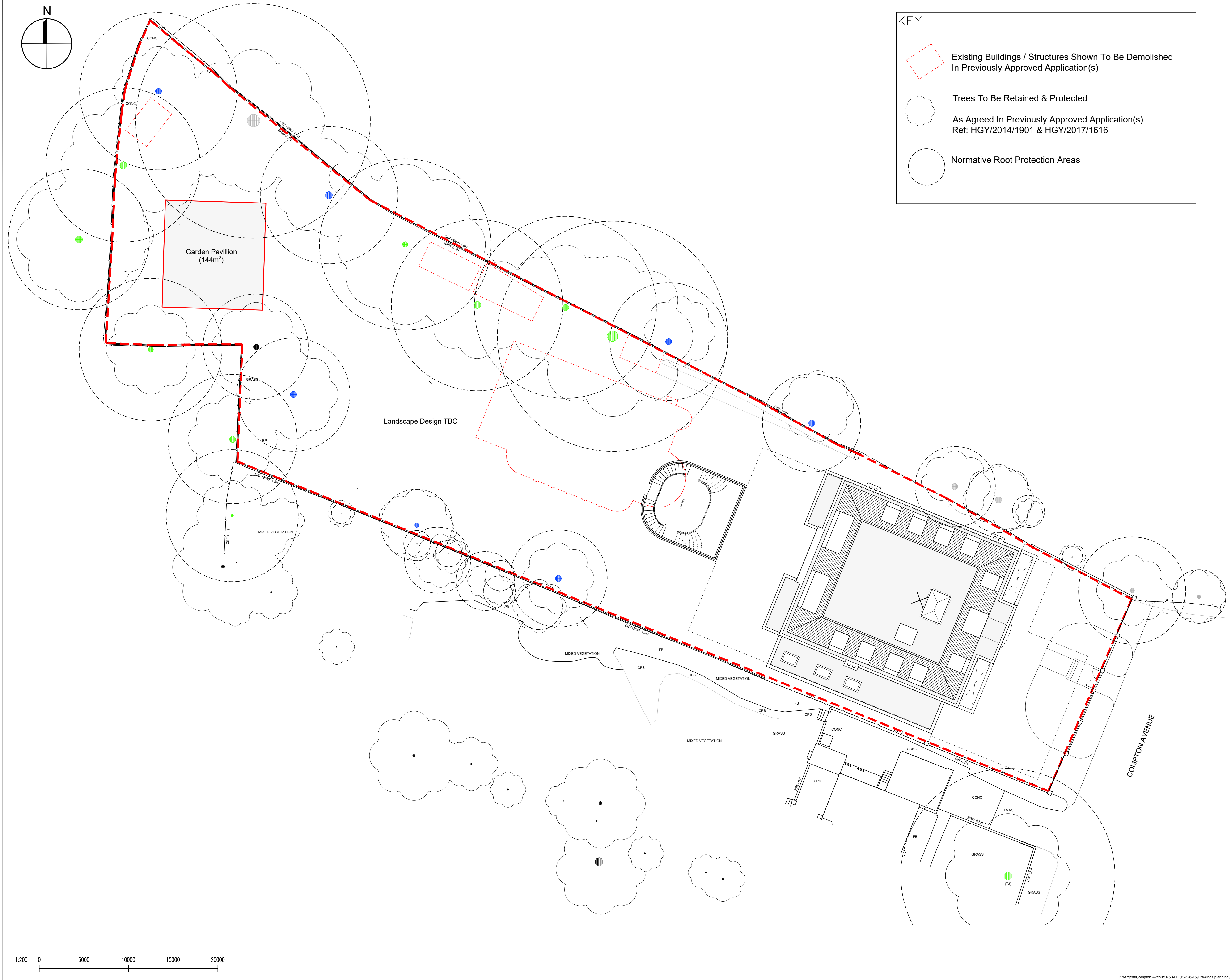
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Nice Place, Compton Avenue, Highgate

6.0 Drawings

Nice Place, Compton Avenue, Highgate



Notes :

■ Dimensions are to be checked on site before fabrication and construction

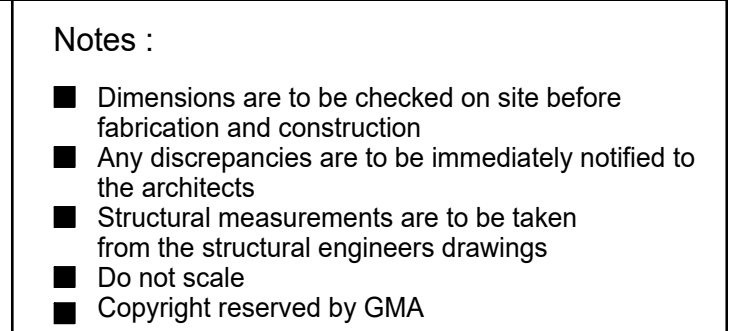
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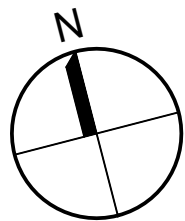
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Client			
UWH Developments			
Project			
COMPTON AVENUE LONDON N6 4LH			
Drawing			
Site Plan			
Scale	Date	Drawn	
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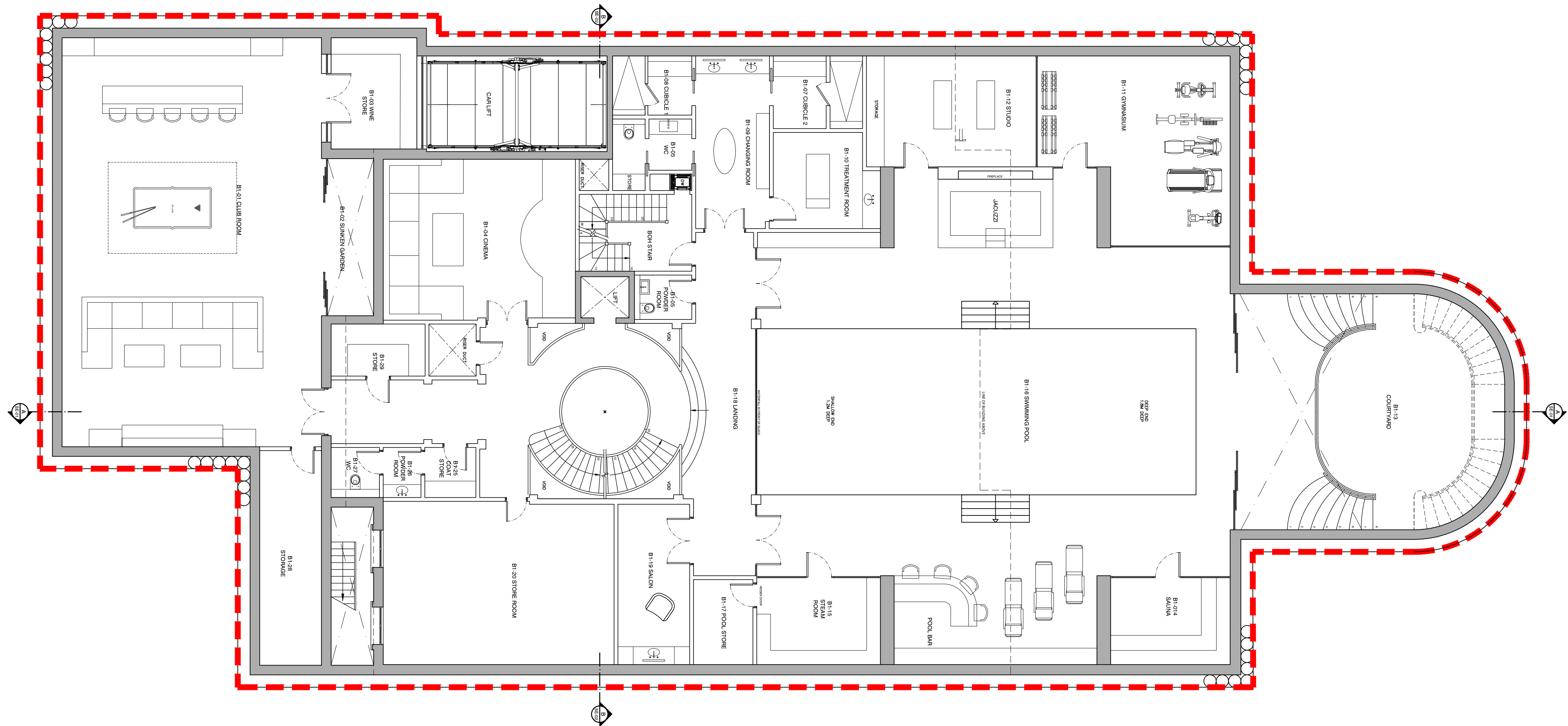
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Project Nice Place Compton Avenue London N6 4LH			
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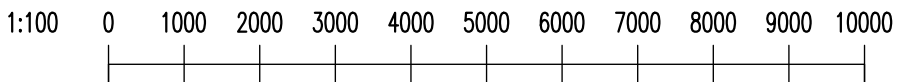
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Gross Internal Area - 895.5m²



Proposed Basement -1 Plan
Scale 1:100



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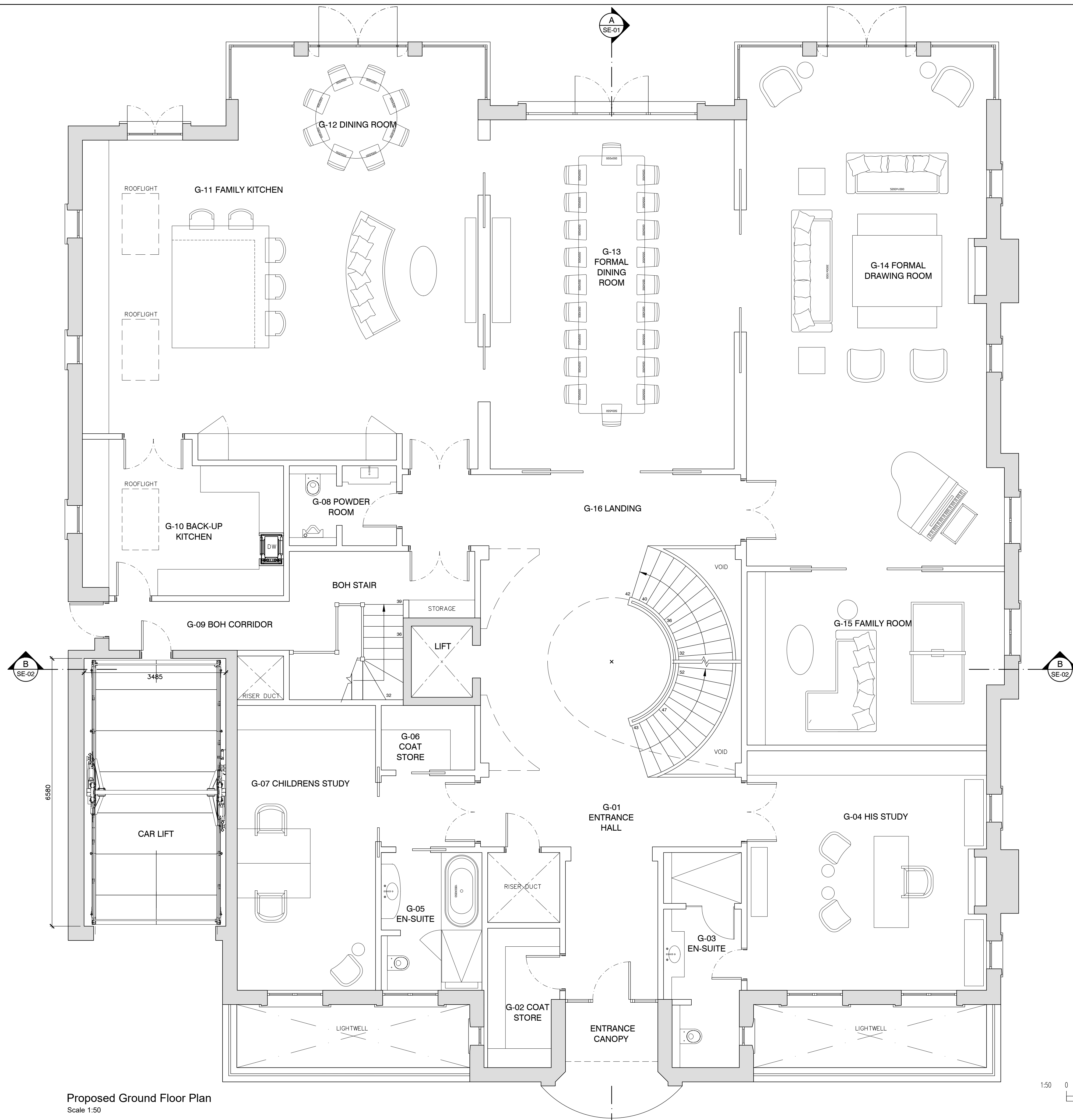
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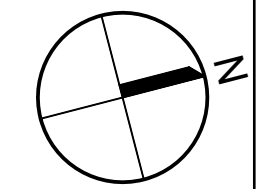
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Drawing
Basement Plan -1

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Proposed Ground Floor Plan
Scale 1:50



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Gross Internal Area - 466.4m²

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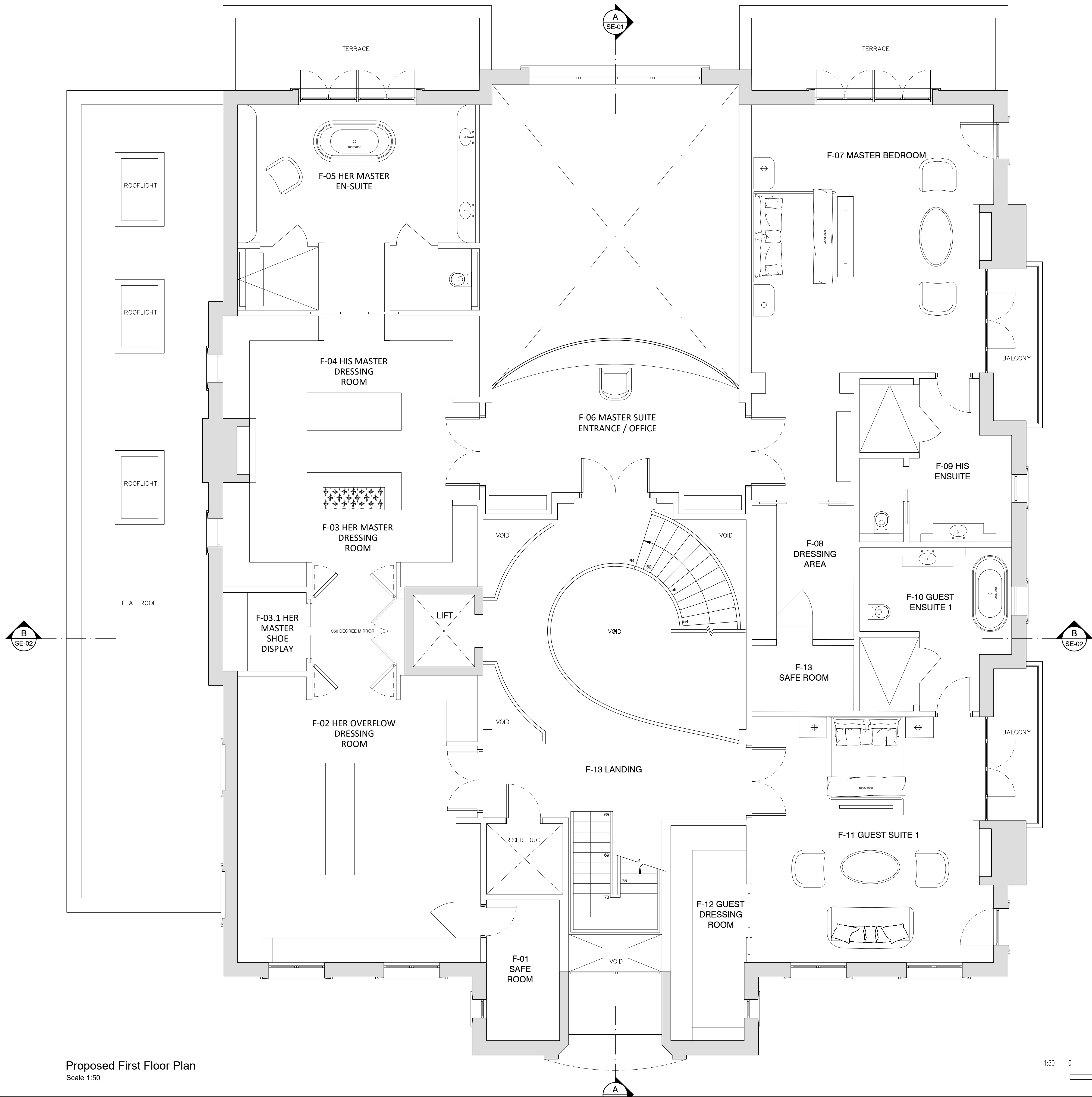
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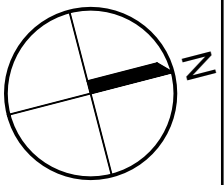
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Proposed Ground Floor Plan

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Proposed First Floor Plan
Scale 1:50



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Gross Internal Area - 351.2m²

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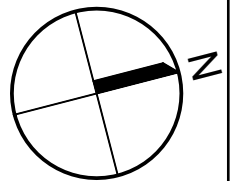
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Drawing
Proposed First Floor Plan

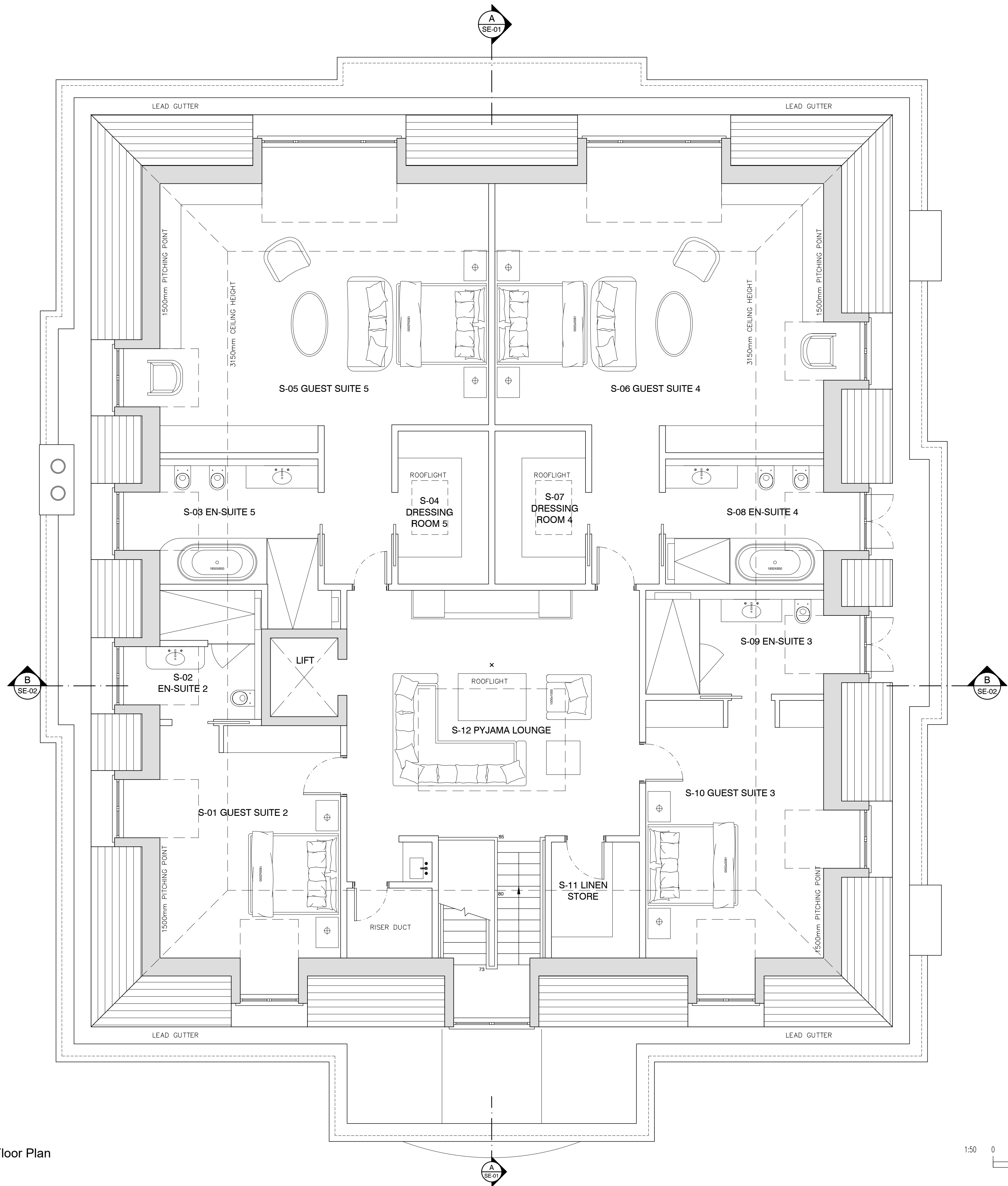
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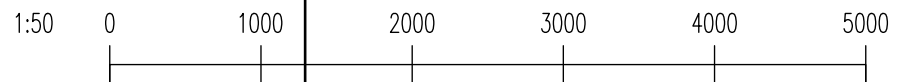


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Gross Internal Area - 273.2m²

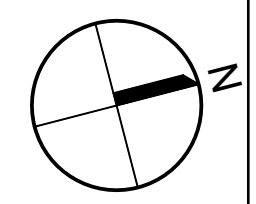
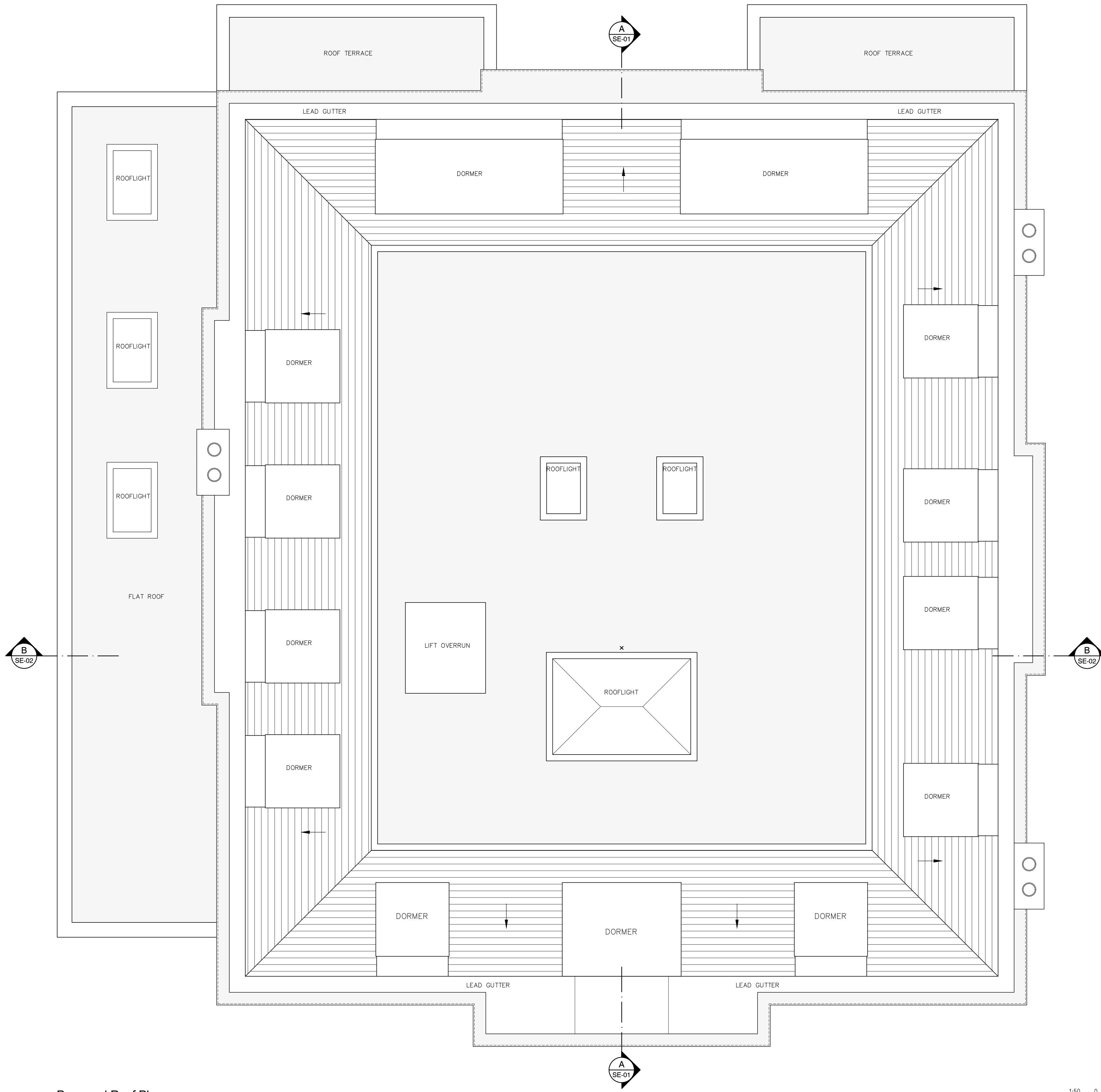


Proposed Second Floor Plan
Scale 1:50



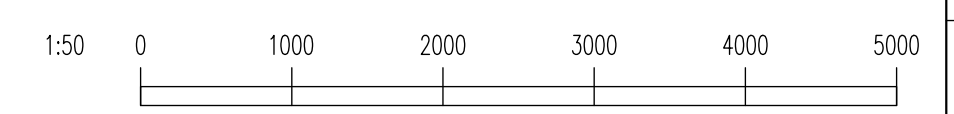
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Drawing Proposed Second Floor Plan			
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Proposed Roof Plan
Scale 1:50



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Front Elevation Proposal
Scale 1:50

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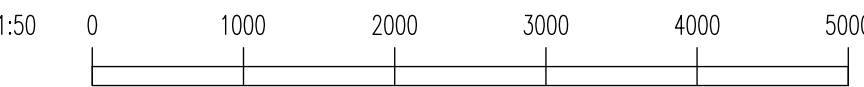
Client
UWH Developments

Project Nice Place
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Drawing
Proposed Front Elevation

Scale	Date	Drawn	
1:50 @A1	Sep 18	SJS	IL

Type	Client	
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Flank Elevation Proposal (Far End)
Scale 1:50

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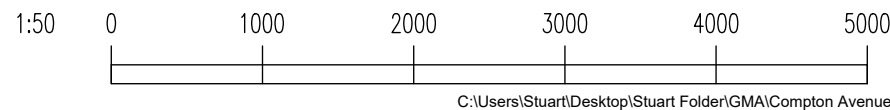
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UWH Developments

Project Nice Place
Compton Avenue
London
N6 4LH

Drawing
Proposed Flank Elevation
Far End Boundary

Scale	Date	Drawn	
1:50 @A1	Sep 18	SJS	IL

Type	Client		
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Rear Elevation Proposal
Scale 1:50

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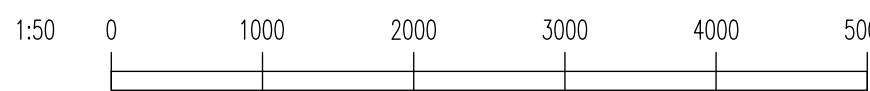
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Client
UWH Developments

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N6 4LH

Drawing
Proposed Rear Elevation

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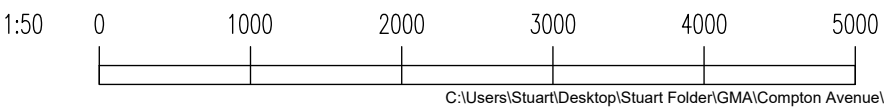
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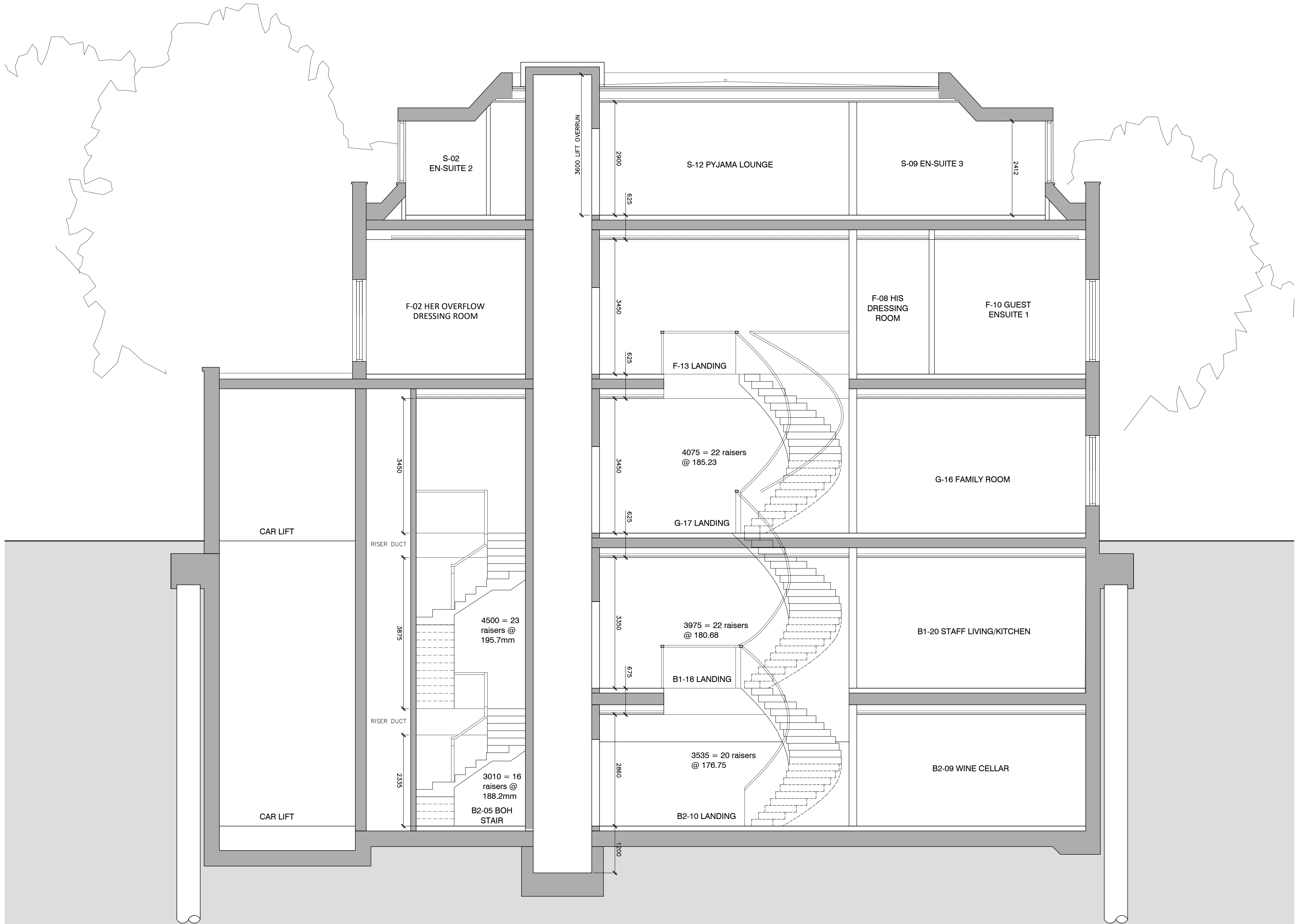


Flank Elevation Proposal (Highgate)
Scale 1:50

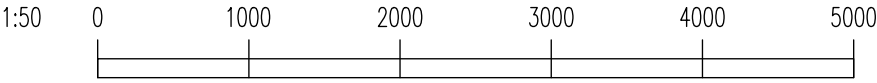
- Notes :
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DESCRIPTION		DATE	
DRAWING ISSUE STATUS			
planning			
GMA ARCHITECTURE Architects and Designers UK House 82 Heath Road Twickenham TW1 4BA Telephone 020 8891 5959 Fax 020 8607 9933 Email enquiries@gmaarchitecture.co.uk			
Client			
UWH Developments			
Project			
Nice Place Compton Avenue London N6 4LH			
Drawing			
Proposed Flank Elevation Highgate Golf Course Boundary			
Scale	Date	Drawn	
1:50 @A1	Sep 18	SJS	IL
Type	Client		
01	228-16	PL-12	-



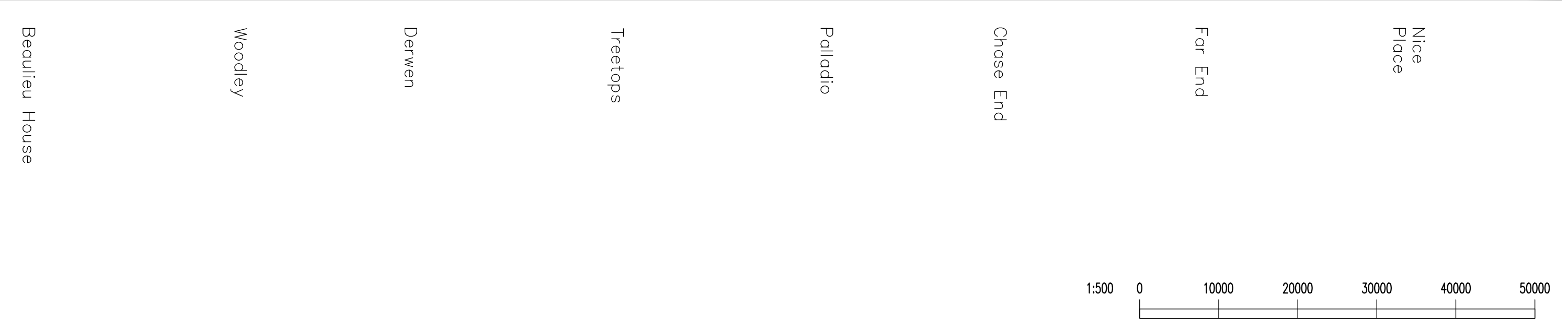
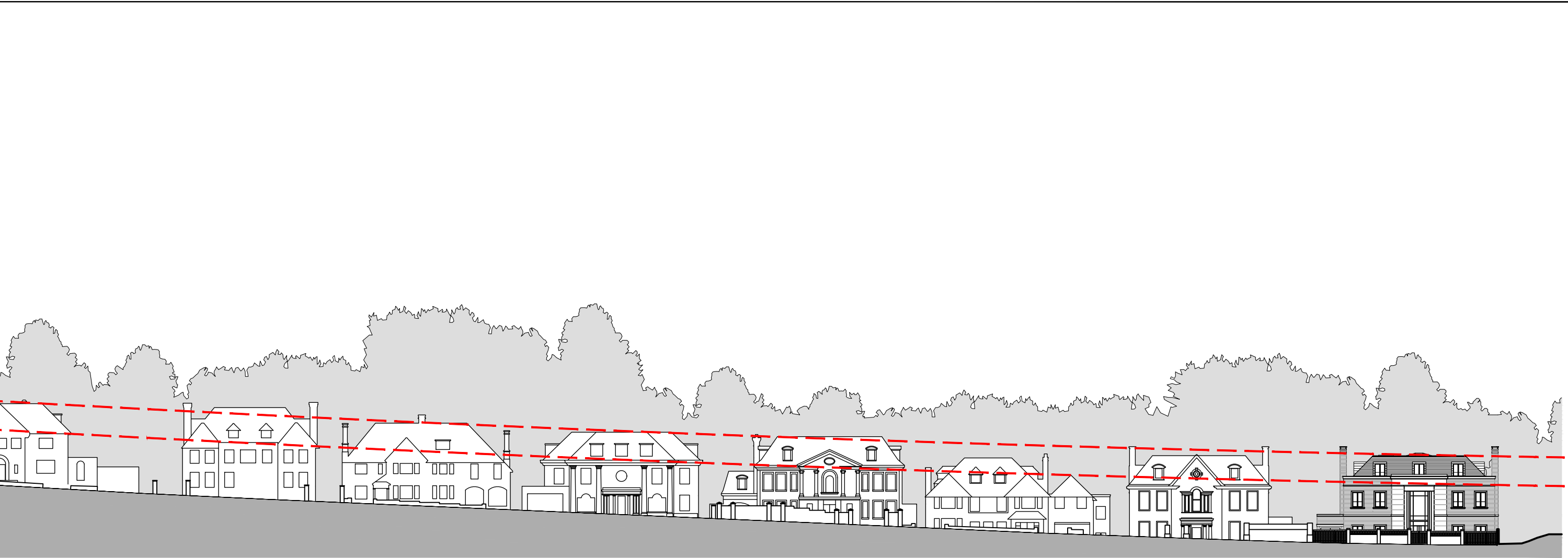


Proposed Section AA
Scale 1:50



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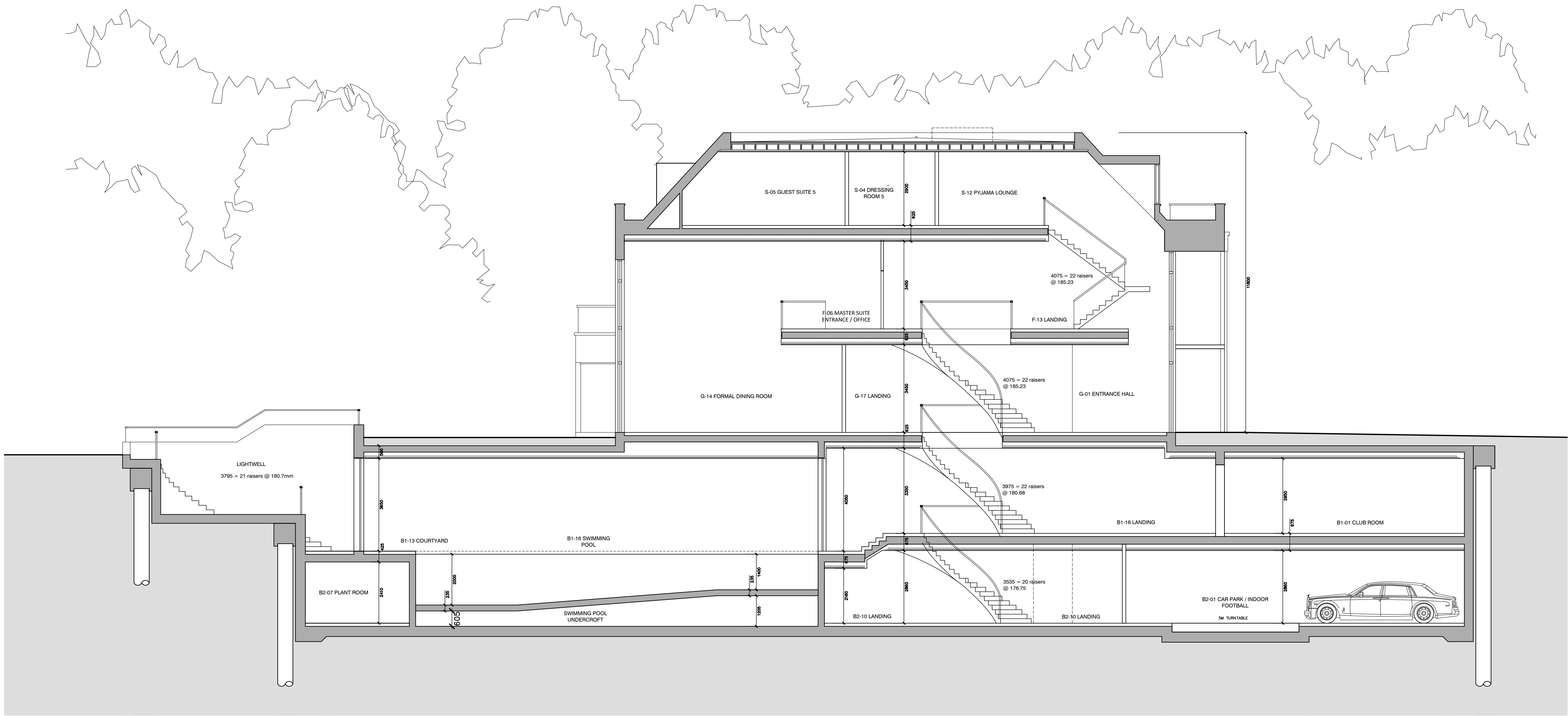
DESCRIPTION		DATE	
DRAWING ISSUE STATUS			
planning			
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UK House 82 Heath Road Twickenham TW1 4BA Telephone 020 8891 5959 Fax 020 8607 9933 Email enquiries@gmaarchitecture.co.uk			
Client		UWH Developments	
Project		Nice Place Compton Avenue London N6 4LH	
Drawing		Section AA	
Scale	Date	Drawn	
1:50 @A1	August 18	SJS	IL
Type	Client		
01	228-16	PL-15 -	



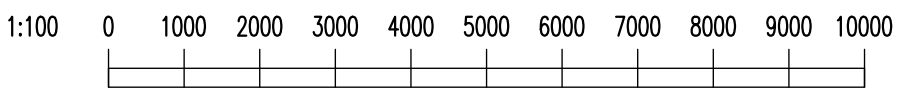
REVDESCRIPTIONDATE	Notes : ■ Dimensions are to be checked on site before fabrication and construction ■ Any discrepancies are to be immediately notified to the architects ■ Structural measurements are to be taken from the structural engineers drawings ■ Do not scale ■ Copyright reserved by GMA	DRAWING ISSUE STATUS planning	Client UWH Developments	Drawing Street Section - Ridge/Eaves Comparison			
		GMA ARCHITECTURE Architects and Designers UK House 82 Heath Road Twickenham TW1 4BA Telephone 020 8891 5959 Fax 020 8607 9933 www.gmaarchitecture.co.uk	Project Nice Place, Compton Avenue London N6 4LH	Scale 1:500@A3	Date Sep 18	Drawn SJS	Checked -
				Type 01	Client 228-16	PL-14	-



			GMA ARCHITECTURE Architects and Designers UK House 82 Heath Road Twickenham TW1 4BA Telephone 020 8891 5959 Fax 020 8607 9933 Email enquiries@gmaarchitecture.co.uk		Client UWH Developments		Scale	Date	Drawn	Checked
					Project Nice Place, Compton Avenue London, N6 4LH		1:500 @ A2	Sep 18	SJS	-
REV DESCRIPTION DATE			DRAWING ISSUE STATUS		Drawing Massing Comparison Building Extent Plan		Type	Client		
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Proposed Section BB
Scale 1:100



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UWH Developments

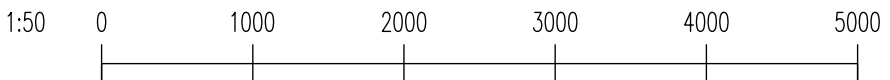
Project **Nice Place**
Compton Avenue
London
N6 4LH

Drawing
Section BB

Scale	Date	Drawn	IL
1:100 @A1	August 18	SJS	IL
Type	Client	PL-16 -	
01	228-16		



Street Elevation
Scale 1:50



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Compton Avenue
London
N6 4LH

Drawing
Street Elevation

Scale	Date	Drawn	
1:100 @A1	Oct 18	SJS	IL

Type	Client		
01	228-16	PL-18	-



Proposed Front Elevation Comparison
Scale 1:50

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- Nice Place - Consented Front elevation. Application HGY/2014/1901
- Far End - Front elevation. Application HGY/2014/1900
- Round House - Front elevation. Application HGY/2008/0503

DESCRIPTION DATE

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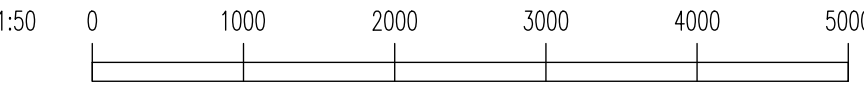
Client
UWH Developments

Project Nice Place
Compton Avenue
London
N6 4LH

Drawing
Proposed Front Elevation
Massing comparison with adjacent properties

Scale	Date	Drawn	
1:50 @A1	Oct 18	SJS	IL

Type	Client		
01	228-16	PL-20	-



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