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Dear Louis,

11 AND 11A VIEW ROAD, HIGHGATE, LONDON, N6 4DJ

I understand that in order to discharge condition 4 of planning permission HGY/2023/0441, samples of materials have been submitted to the Local Planning Authority including the proposed external wall finish for the property which comprises dark red hanging tiles at first floor level and a pale-yellow brick at ground level. We write to provide our consideration of the choice of material colours in the context of the site's location within the Highgate Conservation Area and our understanding of the applicant's aspirations for the site.

In terms of the latter, we are aware from our involvement with the 2023 planning permission for the site that the applicant is looking to create a proposal of high quality which will be their family home. It is thus with this in mind that we are aware that design development has taken place and that the chosen materials have been selected to ensure a high quality, particularly in terms of creating and maximising light within the ground floor at the rear. The choice of pale-yellow brick on the ground floor has thus been chosen to ensure that the living space at the rear of the ground floor does not become too dark due to the large prominence of visible brickwork particularly in this part of the building.

From an external visual perspective, the chosen differentiation of materials also seeks to reflect the two toned approach of the original property which is red brick with a white-painted pebbledash on the first floor. The use of different colours is not therefore unusual to the property and does add further visual interest.

We also note that there are numerous other properties within the Bishops Sub Area, the character area of the Conservation Area in which the site is located, which also are not finished in red brick. The Conservation Area Appraisal does not identify brick colour as being a particular dominant characteristic and indeed notes at paragraph 10.4.34, in relation to Bishopswood Road, that there are a number of buildings in London stock brick and others in red brick. The finish of brick colours is thus diverse and it is not considered that the utilisation of dark red tile and pale yellow brick would detract in any way from the

Conservation Area. To the contrary, it would enhance the Conservation Area, providing a building which provides a positive contribution.

The coloured OS map that you have provided, and which is appended, provides a survey of the external materials used in the Bishops Sub Area and in the vicinity of the application site, and it is helpful in demonstrating the mix of external materials. The external materials survey shows a mix of yellow and red bricks, as well as rendered buildings painted either white or cream (pale tones that are also similar to the pale-yellow brick proposed).

The images appended to this letter provide a number of photographic examples of properties within the Bishops Sub Area which utilise differing brick shades — unlike the coloured OS map this is by no means exhaustive but again indicates the range of finishes currently within this part of the Conservation Area. The architectural variety on View Road is particularly distinctive on the south side of the street, with no. 14 a metal clad mono-pitched roof in a curved form with elevations of painted render and timber cladding and no.16 comprising a flat roof form with white-painted render, timber panelling and glazed panels to the elevations. At the end of View Road, at the junction with Denewood Road is Willowdene, a development of houses around a shared courtyard garden in a neo-Georgian style which are finished in a lighter yellow brick. View Close, a development from the 1960s also incorporates a two toned approach with a different colour at ground and first floor level. As identified above, Bishopswood Road also contains a variety of different brick colour and material finishes. Two examples of lighter bricks can be found at no. 10 and no. 13.

Thank you for also providing us with a coloured rendering of the front façade which shows the result of using the proposed materials. We have appended this render next to a photograph of the existing building which is to be replaced. We note that both the existing and proposed share the two toned approach, and that the existing's red brick covers a limited area in comparison with the first floor's light colour (white-painted pebbledash) and the dark red of the roof tiles. The proposal is predominantly dark red hanging tiles or roof tiles with the light colour, to create the two tones, at the ground floor level.

In summary, the choice of colour and the two toned approach to the finish of the replacement property at 11 and 11A View Road is one which is not unusual for this part of the Conservation Area, it utilises materials that are seen elsewhere and will provide a high quality finish to the property.

Yours sincerely,



Jessica Ferguson

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APPENDIX 1



11 and 11A View Road – Existing



11 View Road – Proposed



14 View Road



16 View Road



Willowdene, View Road



1 View Close



6 and 8 View Close



10 Bishopswood Road



13 Bishopswood Road