

A modern care facility must meet market expectation or it will not attract residents. The existing building offers little in the way of resident facility, with little scope to include for a welcoming, accessible hub (foyer, cafe, dining etc.).

In order to remain respectful of the existing urban grain, development heights and massing in the locality, a basement is proposed so as to allow for parking and facility to meet resident expectation. A basement will help reduce the height of the proposed building above ground, so as to be in keeping with the height of other surrounding properties. It will also allow for improved, easier access, resident and guest parking, staff parking, and bringing in of deliveries - including service and maintenance.

A fundamentally important principle of the proposed new scheme is to relocate the new entrance of the care home to the View Road frontage. The aim is to create an attractive, vibrant, open and welcoming entrance which provides a focal point for residents and visitors. The central hub is proposed to house all resident use facilities, allowing for ease of access and circulation.

The existing main entrance is located at North Hill and does not provide a focal point. The main entrance doors are hidden behind planting and railings which extend to the public footpath. The main entrance is essentially sited at the end of a ginnel. This operationally makes little sense as there is no street presence and no sense of being welcome at this facility. There are 2 no parking bays and a disabled access space. It is to note that the disabled access bay cannot be entered if the central bay is occupied. Kekewich House allows for opportunity to provide a new, improved and more welcoming main entrance of the facility.

The various inadequacies of the entrances, front and rear, offer limited ability for improvement. At North Hill, not least because of the immediate adjacency of the Grade II listed town house and the fundamentally important principle to relocate the new entrance of the care home to the View Road frontage.

The existing ground floor is too narrow to accommodate passing wheelchairs or movement of beds and it is important that accommodation and facilities are fit for purpose. The option of retro fitting Kekewich House would not achieve required standards or expectation. There is no way to expand on the existing facilities, to provide the space required to meet resident expectation, modern care needs, and achieve a viable number of beds, without the demolition of existing structure.



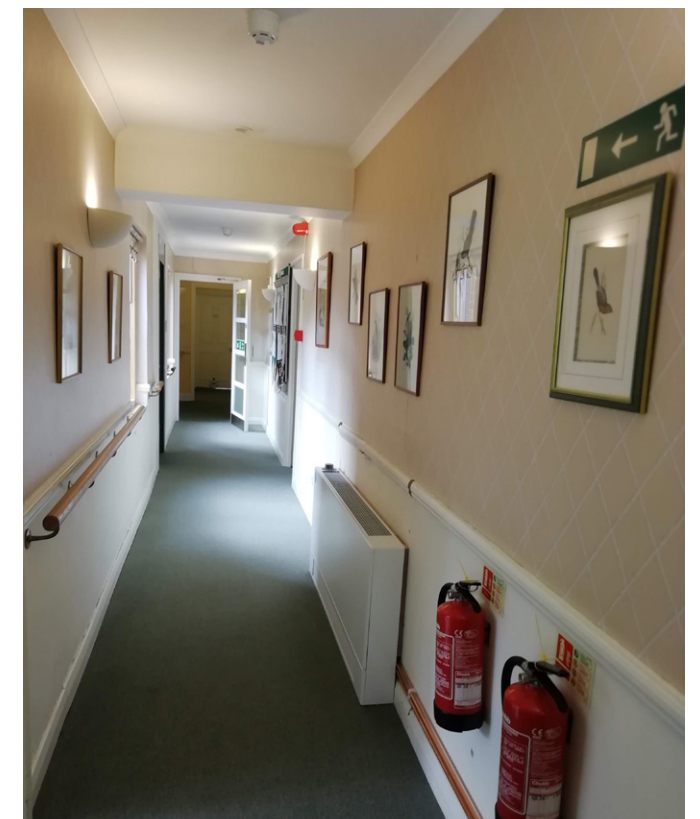
Existing Main entrance door with aspect overlooking 109 North Hill entrance.



Existing Foyer.



Existing en-suite facilities too small to accommodate staff assistance or wheelchairs



Existing corridors too narrow for wheelchairs or hospital beds to pass.

DESIGN PRINCIPALS

Many owners and operators of care homes have moved or are increasingly moving to a strategy to reposition themselves to the demand for self-pay facilities. The requirement of this sector of the market is for high quality, modern accommodation and facilities.

In recent years, there has been a downward trend in Local Authority care home placement principally because Local Authorities have a preference for community-based services on the grounds of both cost and the promotion of independent living. This trend is likely to have been exacerbated by the current Covid-19 pandemic and the lessons learnt from its implications.

Recent research (including that carried out by the Joseph Rowntree Foundation) has demonstrated that recent cohorts of older people have higher expectations of accommodation and are more willing to spend their resources on their own care and wellbeing, rather than leaving their savings as inheritance to their family or relatives.

It is our experience that private pay care facilities require a minimum of 60-75 beds due to economies of scale. There is also a requirement for high quality, purpose-built, fit-for-purpose accommodation in terms of specification, layout and amenities. In this respect, the current care home is registered with the CQC for 43 residents but current occupancy levels have been well below this for a number of years.

We understand that, despite the attractive and verdant nature of the site and the surrounding area, the accommodation, facilities and services currently provided are considerably below prospective residents requirements and expectation in the current day.

The concept of care is becoming far removed from traditional models of support. The focus is on individualised environments, community integration, promoting independence and wellbeing and delivering better outcomes for individuals.

People who choose to use care facilities expect a luxury experience with ample communal facilities and a place to continue lifestyles. Everybody is unique and has their own choices, preferences and support needs and modern care systems should be designed to empower personal choice. Therefore, in order to achieve these high standards and requirements of residents, it is often very difficult and, indeed, unviable to provide accommodation, facilities and services in refurbished and adapted older properties.

POST PANDEMIC

The design of care homes must now take into consideration design features so as to help mitigate against outbreaks of serious infection. The healthcare sector is at high risk and, in particular, residential care homes, where residents and staff are in close contact and share indoor spaces, dining areas, and equipment etc.

The most important consideration must be the ways and means of being able to provide self-isolation between residents, whether for a series of rooms or just individual bedrooms, and between staff as well. A bedroom with an en-suite forms the ability to be reasonably isolatable, and this can be further improved if the rooms are a little larger, so as to incorporate some simple means of making drinks and snacks to aid social distancing.

A means of creating large multifunctional spaces will enable safe and protective separation and various entrances and private garden access points further allows for the wellbeing of residents during infection control.

The environment plays a key part within infection control by ensuring both emotional and physical well being.

SUMMARY

A care home has been on the site for at least 85 years and has become part of the character of the area.

The previous owner of the care home stated, at the time of sale, that the property was no longer operationally viable, principally because it does not have a sufficient number of rooms to provide economies of scale, nor does it meet current regulations or standards. We believe it fails to also meet market expectation in terms of facility and accommodation expected.

We have carefully considered the existing buildings, none of which are statutorily or locally listed (but are in a conservation area), how the existing care home operates and how it may continue to operate successfully long into the future. We investigated a number of options including the retention, re-modelling and refurbishment of the original part of Kekewich House. However, it became quickly and very apparent this would not be viable.

Planning Policies DM1 and DM9 form the basis for our design considerations.

PLANNING POLICY DM1

All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- A. Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- B. Make a positive contribution to a place, improving the character and quality of an area;
- C. Confidently address feedback from local consultation;
- D. Demonstrate how the quality of the development will be secured when it is built; and
- E. Are inclusive and incorporate sustainable design and construction principles.

Character of development

Development proposals should relate positively to their locality, having regard to:

- A. Building heights;
- B. Form, scale & massing prevailing around the site;
- C. Urban grain, and the framework of routes and spaces connecting locally and more widely;
- D. Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- E. Rhythm of any neighbouring or local regular plot and building widths;
- F. Active, lively frontages to the public realm; and

G. Distinctive local architectural styles, detailing and materials.

Landscaping

Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to:

- A. Landforms;
- B. Levels, slopes and the fall of the ground;
- C. Trees on and close to the site;
- D. Landscaped boundary and treatments; and
- E. Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.

Privacy and amenity

Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

- A. Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;
- B. Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and
- C. Address issues of vibration, noise, fumes, odour, light pollution and micro climatic conditions likely to arise from the use and activities of the development.

PLANNING POLICY DM9

Haringey's Heritage Assets

Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.

When considering the impact of proposals on the historic environment, the Council will have regard to:

- A. The priority given to sustaining and enhancing the significance of a heritage asset and its setting;
- B. Character appraisals and management plans or other guidance, where they are available;
- C. The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;

D. The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;

E. The desirability of securing a viable use for a heritage asset consistent with its conservation;

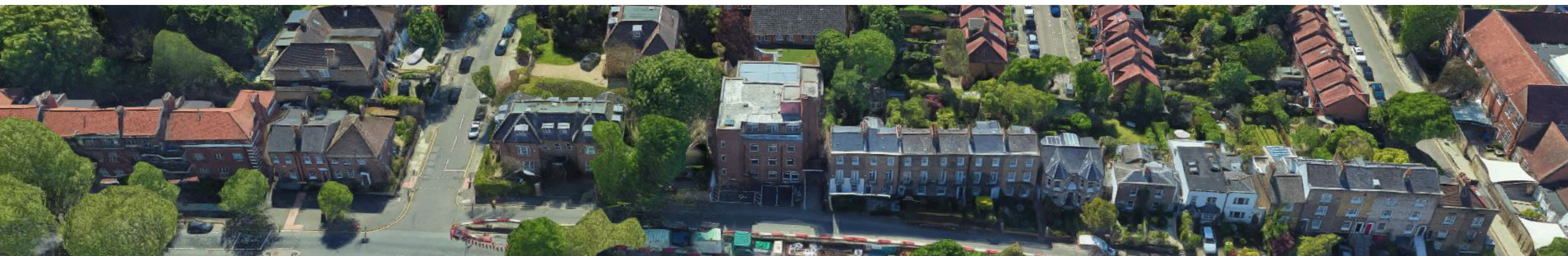
F. An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and

G. The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.

Conservation Areas

Subject to the above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.



Design Development



PRE-APPLICATION

A draft pre-application was submitted in August 2020, which sought to establish the acceptability of the principle of redeveloping the site for a Class C2 care home and to establish the broad principles of height, scale, massing, bulk and design. IT was supported by a draft Design & Access Statement, preliminary Heritage Assessment and Planning Statement.

The proposed site plan primarily considered scale; functionality; accessibility, and proximity / massing in relation to adjacent properties. It was a key concern to keep the proposed footprint set as far back from boundary lines as possible, in order to provide amenity and outlook spaces for residents, while also minimising overlooking & overshadowing to neighbouring properties.

A further key distinction of the proposal was to relocate the main entrance from North Hill to View Road. View Road has the larger frontage and also offers the opportunity for vehicular access. The existing North Hill entrance does not work as a main entrance to a care home; it has little kerb appeal; the entrance is discreet; and little is offered by way of drop off, visitor and emergency vehicle parking spaces.

The proposed redevelopment was to take in to consideration the character of the locality, history of the site and proximity to immediate surroundings. The proposed massing was to broadly reflect that of the existing and remain in keeping with the conservation area.

In order to keep building mass reduced as far as is practical, an extended basement below the main care home was proposed. This would enable for vehicle parking where the frontages are limited and ancillary accommodation.

It was agreed through the pre-application that the proposal would be split between View Road and North Hill so that the site was to be fully redeveloped in order to achieve a viably sized care home.

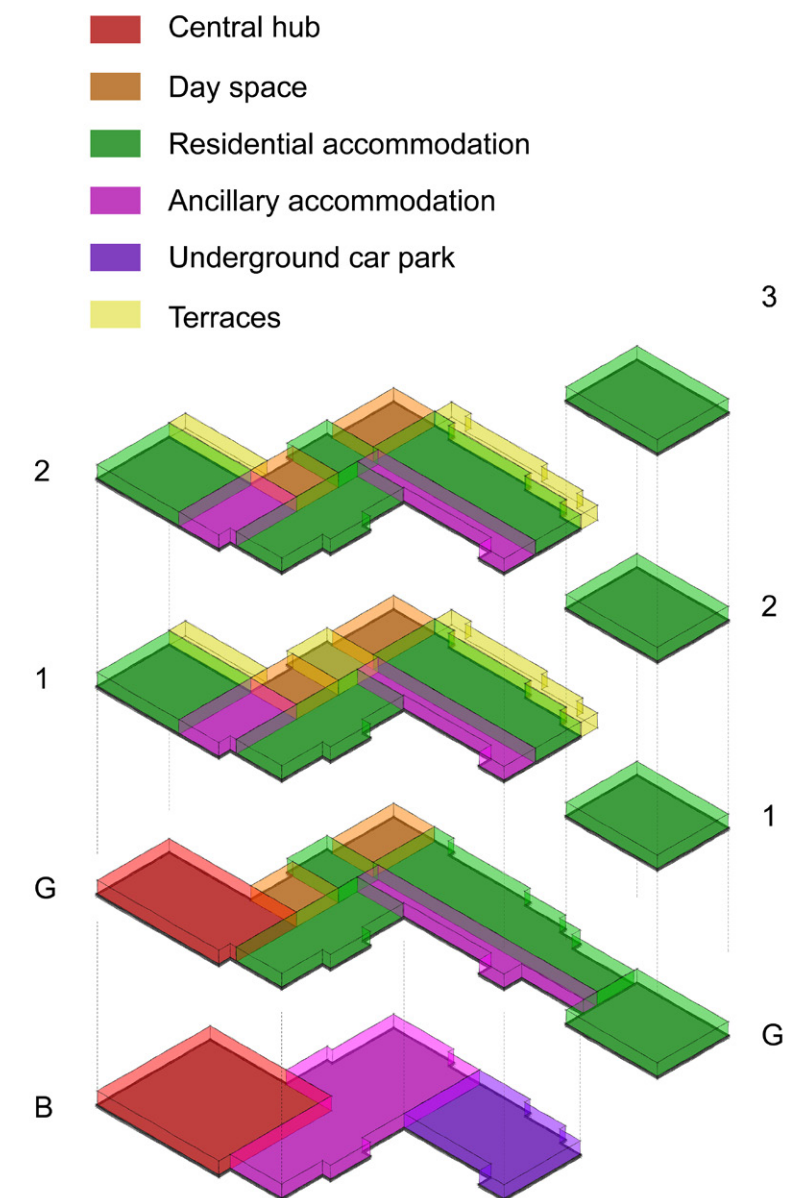
The care home was designed to remain strongly in keeping with the locality. Symmetry, traditional detailing and traditional materials are key to maintaining the character within the area.

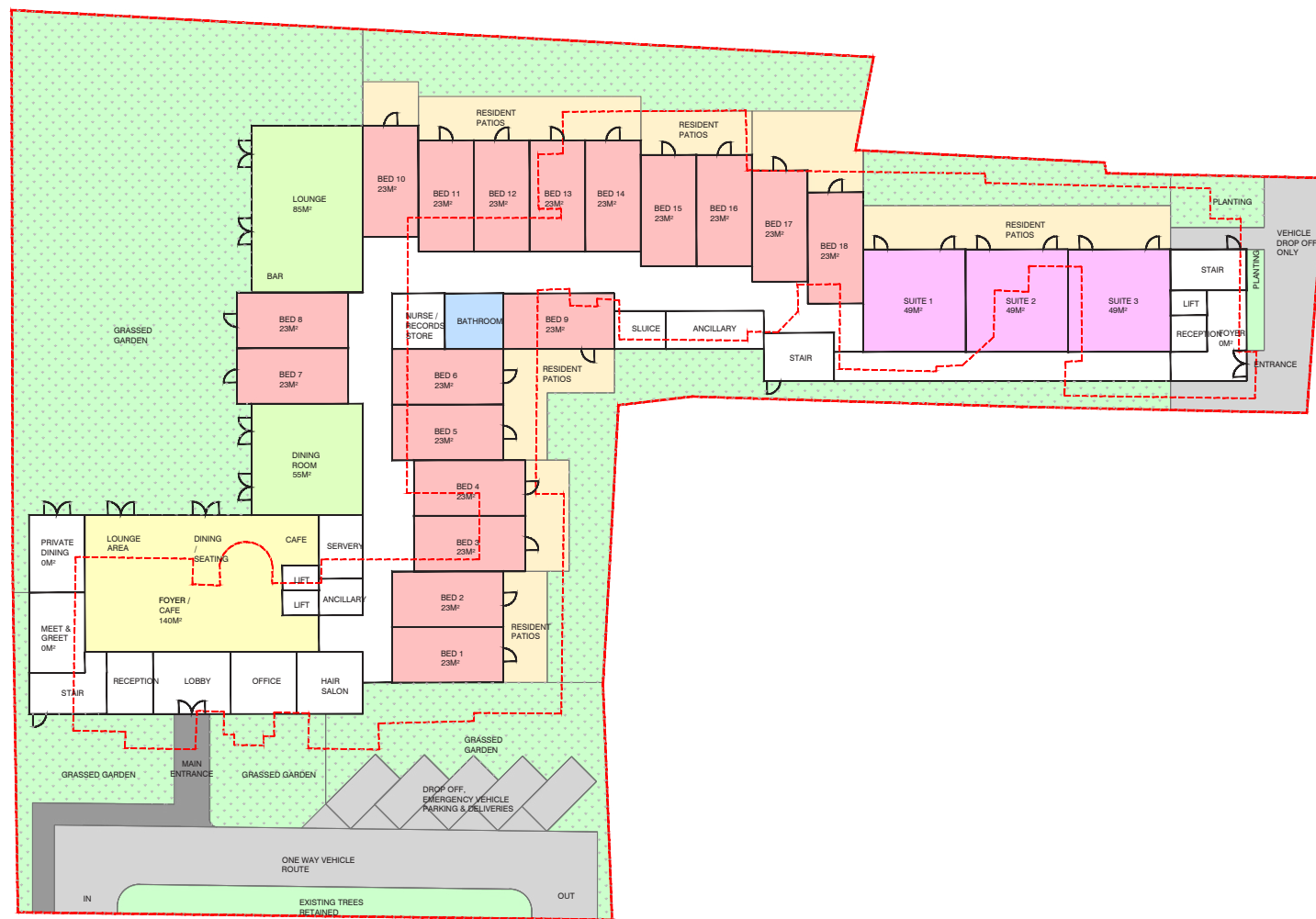
Building heights had been kept broadly similar to the existing building.

It was envisioned that a strong focal point was created (lacking in the exiting building) whilst remaining complimentary to the character of its local surroundings.

MASSING AND USE CONCEPT

- Hub central over two storeys to provide clearly defined, welcoming space and required level of resident use facilities.
- Day space positioned to take advantage of garden views.
- Ancillary and vehicle parking proposed in basement.
- Residential accommodation to provide aspect.

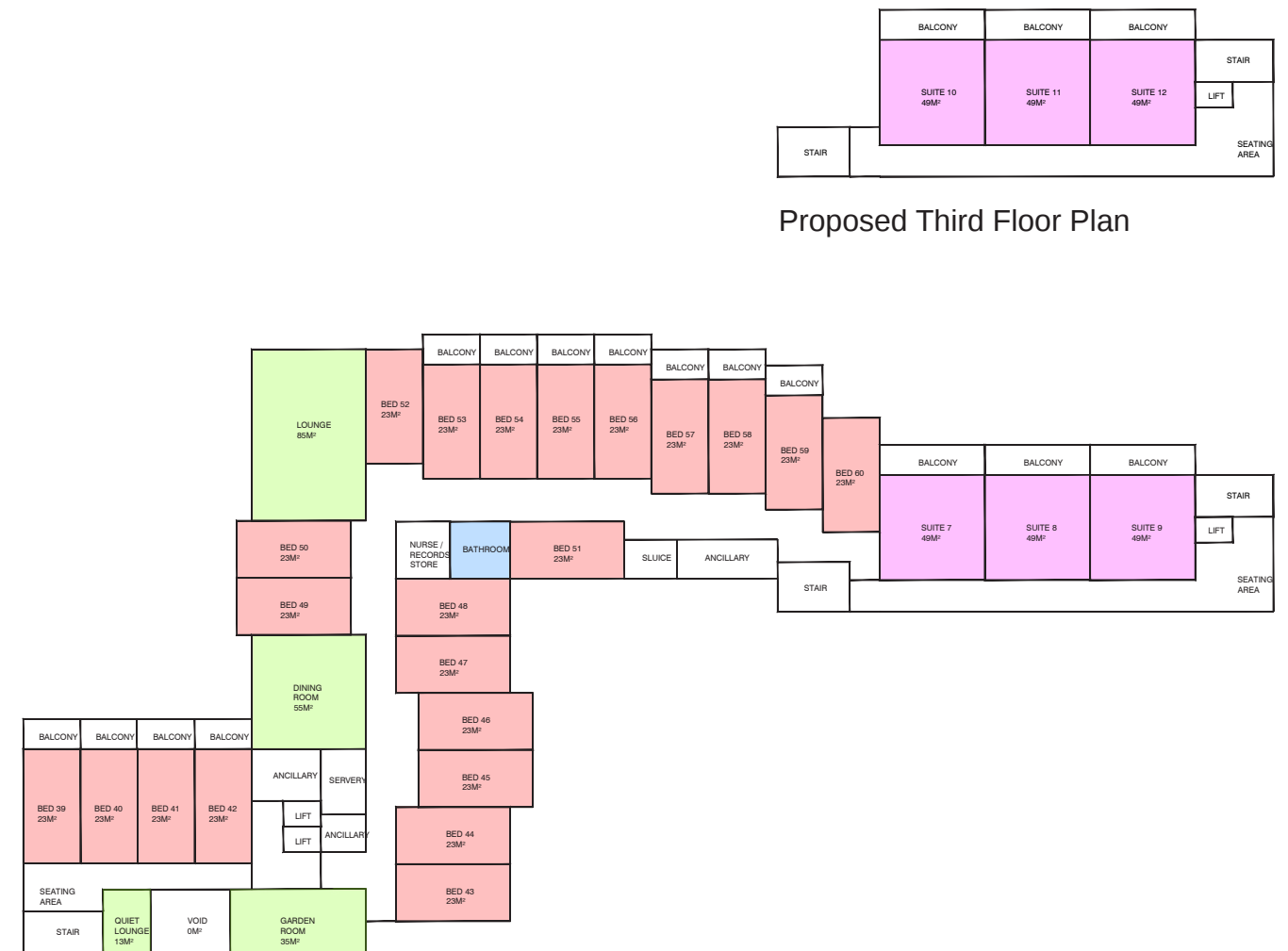




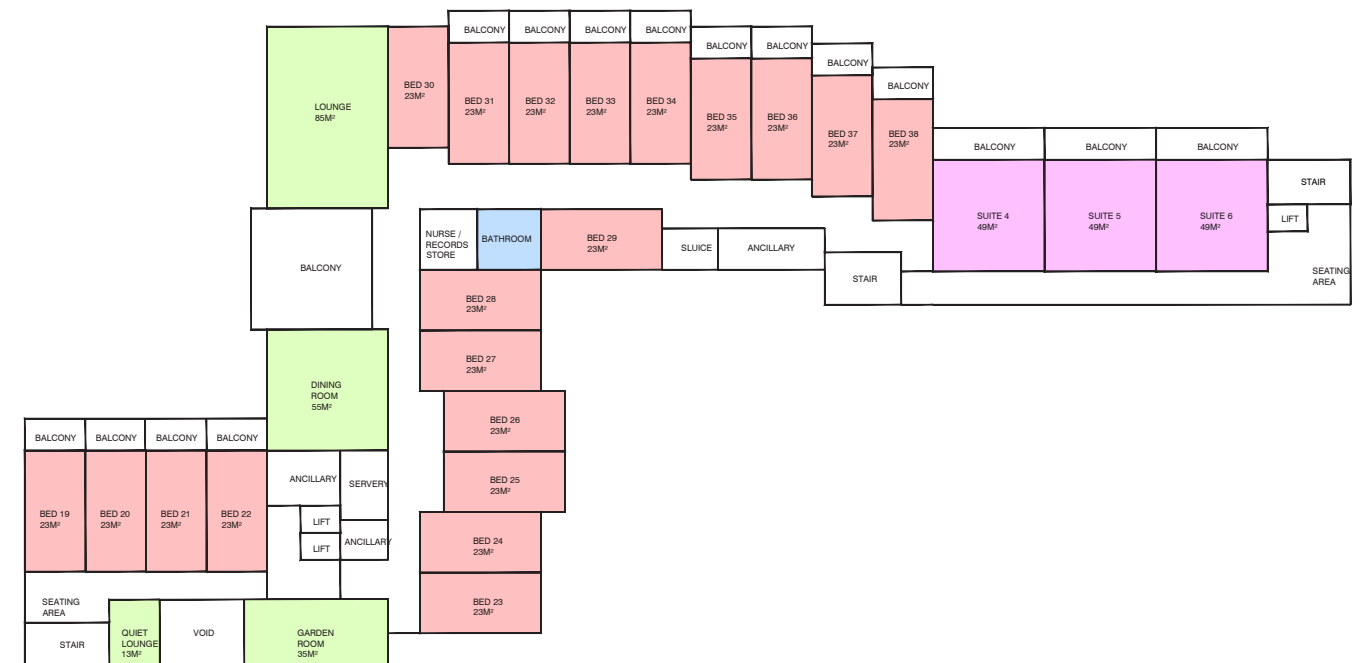
Proposed Ground Floor Plan



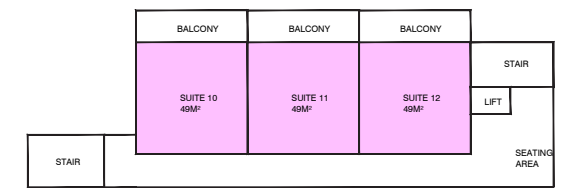
Proposed Basement Plan



Proposed Second Floor Plan



Proposed First Floor Plan



Proposed Third Floor Plan

PRE-APPLICATION RESPONSE

The principle of retaining a care home within the C2 Use Class is supported and welcomed by the Council.

While demolition of most of the sites existing buildings would be supported, the Council's preference would be to retain those elements of the building that formed the original house on View Road. In order for the complete demolition of the site to be acceptable, it would need to be demonstrated that the retention of the original structure would not be viable. While the Council would be supportive of an increase in development on this site if it secures the long term future of a C2 care home, there are concerns regarding the potential impact of some elements of the scheme on the residential amenity of neighbouring occupiers. Some reduction or reorganisation of the massing of the scheme may be required in order to avoid it appearing overbearing in relation to neighbouring properties. Daylight and sunlight studies will be required to ensure an acceptable relationship with neighbours.

The Council is not wedded to a particular design approach. A contemporary or more traditional form of architecture could be supported provided that the selected approach displays the necessary quality and that the design and massing of the scheme respect the special historic and architectural context of the conservation area. While a traditional design approach could work here there are concerns that the approach presented in the submission verges on the pastiche. High quality traditional architecture can be difficult to do well, and the Council will often prefer an authentically contemporary design to a poor-quality attempt to "play safe".



North Hill Pedestrian Entrance



View Road Main Entrance



View Road Main Entrance

Following the initial pre-application enquiry and response, extensive pre-application discussions were carried out under the framework of a Planning Performance Agreement (PPA). Through this we explored a number of different options and architectural responses to create a high quality design was sensitive to the locality and wider contextual conservation area.

At an early stage of the PPA the principle of demolition of Kekewich House was accepted following the analysis undertaken. The existing building cannot accommodate facilities to meet market expectation for care in this current day. This was discussed with Planning Officers and accepted.

It was also agreed that, as the application site lies on the crossroads of View and North Hill in Highgate Conservation Area, the two distinct streetscapes give a unique opportunity to create two separate architectural design approaches within their context. While View Road is typically traditional in character with classic Georgian and Queen Anne styles, the defining character of North Hill is the mixture of styles representing moments of history over many centuries.

We were encouraged by Officers to explore an approach where we had different designs for the two different site frontages, rather than a consistent design approach across the site. The proposed architectural style at both View Road and North Hill will be a high quality, contemporary response to the existing context.

Although 'high quality' architecture could be argued as subjective, the basic principles of high quality architecture takes into account durability, utility as well as beauty. Fundamentally a high quality design goes beyond the aesthetics where quality detailing can ensure sustainable performance as well as durable and well built developments.

Right indicates a developed design form and materiality concept for View Road. The broad design approach to the materials of the proposal are to be red brick with detailing to provide a contemporary take on the character in the surrounding area and to help break up the mass of the elevations.

An additional storey was added at this stage so as to allow for a reduced size basement, required resident facility, and a viable number of beds.

Contemporary brickwork detail is proposed to in homage to traditional detailing within the area. Traditional elements such as Quoins, brick detailing, lead roofs, dormers and projecting window boxes have been explored and re-imagined in a contemporary manner, in order to create a building genuine to period, whilst remaining respecting of its wider context.

Standing seam roof & contemporary window boxes, perhas in lead, in homage to lead detail dormers in the locality.

Contemporary take on brick quoin detailing. Brick quoins feature long view road in Georgian, Queen Anne and modern traditional properties.

Windows and doors to be in contemporary, high quality mateiral, parhaps as aluminium.

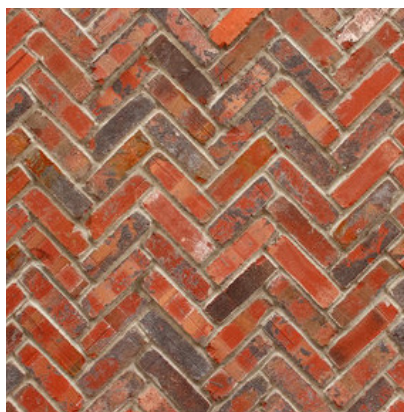
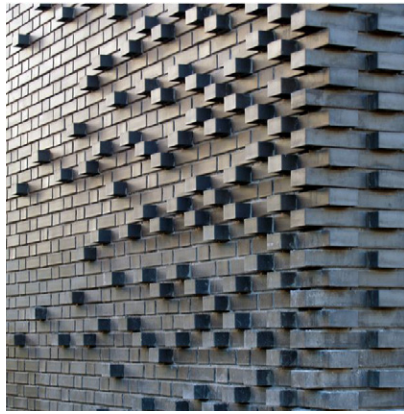
Sawtooth brick detail to introduce vertical elements to break up elevational form.

Projecting brick bay in non standard brick patern to add interest and break up elevation. Projecting window boxes and upper storey bays feature as a design element on more contemorary architctural styles throughout the locality.

Red & brown brick predominant in the locality. Red multi brick proposed so as to sit harmoniously within surroundings.

Brick detail to add interest and draw the eye up the building.





From the site analysis and North Hill locality studies, it was deemed that the most appropriate architectural response to the replacement building would be in a contemporary style, which would complement the sensitivity of the surrounding buildings and conservation area.

We looked to propose a building that is contemporary in design and true to its era, but also to harmonize with the locality. There is an opportunity to add to the historic nature of North Hill and it's varied architectural styles in a way that incorporates typical Georgian design features of balance and symmetry in a modern way that enables the proposed building to continue the narrative of the conservation area.

The broad design approach to the materials of the proposal are to be red / brown brick with detailing to provide a contemporary take on the character in the surrounding area and to help break up the mass of the elevations.

By using brick, we can implement different detailing techniques in a contemporary way which can pay homage to the surrounding different styles of both North Hill and View Road.

The images below show the development of the facade treatment at North Hill implementing these design influences and indicate a series of design options exploring the materials and style of the elevations.

The architectural style is so varied at North Hill that it was felt that there was no clear design approach to follow.

It was felt most appropriate to take inspiration from the adjacent listed Georgian terraces.

Whilst believing that the design response should be contemporary, we sought to follow typically Georgian features of balance and symmetry, whilst also incorporating some of the contemporary features from View Road, in order to help create a more holistic response.

Detail included express brickwork and brickwork detailing patterns as indicated in the precedent images to the left.



After further design development and lengthy discussions with Planning Officers, regarding height, scale bulk, massing, and design treatment, the scheme was presented at a Quality Review Panel in May 2021.

The panel were not wholly convinced by the current proposals and felt that further work was required at both a strategic and a detailed level. Excerpt from Panel response:

“At a strategic level, further site analysis and a greater understanding of the nature and qualities of the local context is required. This should feed into the process of re-visiting the brief for development to create something joyful, prioritising high quality, liveable residential care accommodation that complements and enhances the local context and conservation area.

Consideration of embodied energy, alongside a ‘fabric first’ approach to sustainable design should inform early, strategic decisions about the nature, overall configuration, and detail of the scheme. The relationship of the building to the landscape will also be very important, as will the scale, quality and design of external landscaped amenity spaces.

Further work to reduce the scale, massing and building footprint is required;

While scope also remains to refine the scheme layout, and architectural expression of the proposals. As design work continues, it will be important for scheme drawings and images to show the proposals within contextual sections and elevations.

Further technical work is also required, to include daylight / sunlight analysis, transport input, and arrangements for servicing, waste management, deliveries, parking / accessible parking, and cycle storage.

The panel would encourage the design team to develop a calmer, more coherent approach to the architectural expression of the proposals that avoids cluttering the elevations with ‘stuck-on’ appropriated local details.

Clarity on the role and purpose of the North Hill building would also be welcomed. The panel notes that significant space in prominent locations is allocated as changing areas, which seems unnecessary.”



Above and below: View Road main entrance as seen from existing vehicle access points.

