

Pre-Application Briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2020/0138

Ward: Highgate

Address: Mary Feilding Guild Care Home, 103-107 North Hill, N6

Proposal: Demolition of all the existing buildings on the site and redevelopment to provide a new nursing and convalescence home of 70 beds with support facilities, a well-being and physiotherapy centre and associated works.

Applicant: Highgate Care Limited

Agent: Mr. Neeraj Dixit ND Planning Ltd

Ownership: Highgate Care Limited

Case Officer Contact: Laurence Ackrill

2. BACKGROUND

- 2.1. The proposed development is being reported to Planning Sub-Committee to enable members to view it ahead of a full planning application submission. Any comments made are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application.
- 2.2. It is anticipated that the planning application, once received, will be presented to a Planning Sub-Committee in late 2021. The applicant has been engaged in pre-application discussions with Haringey Officers.

3. SITE AND SURROUNDINGS

- 3.1 The site is currently occupied by a part 2, part 4 storey building that has two frontages facing on to North Hill (north-east side) and View Road (south-west side). The site was formerly owned (and operated as a care home) by the Mary Feilding Guild. It was recently acquired by Highgate Care Limited. The site is located within the Highgate Conservation Area and does not contain any listed buildings or structures.
- 3.2 On its North Hill frontage, the site is flanked on one side by a Grade II Listed Georgian terrace while on its View Road frontage it is adjoined by a Locally Listed villa at No. 3 View Road. The current care home complex includes a red brick building on the site's View Road frontage, the core of which is an Edwardian House with some Arts and Crafts features. This has been linked through a series of extensions and newer buildings to a four storey 1960 / 1970s block on the North Hill frontage. The original Edwardian building is considered a positive contributor

to the Conservation Area. There is a tree subject to a TPO south of the frontage facing North Hill.

- 3.3 The area surrounding the application site is characterised predominantly by residential dwellings, but there are also larger blocks located within the vicinity of the site along North Hill and the adjoining streets.

4. PROPOSED DEVELOPMENT

- 4.1. The proposed works involve the demolition of all the existing buildings on the site and redevelopment to provide a new nursing and convalescence home of 70 beds with support facilities, a well-being and physiotherapy centre and associated works.
- 4.2. The scheme would include comprehensive landscaping around the development including to the frontages along View Road and North Hill. Off-street parking bays would be provided by way of a basement car park.

5. PLANNING HISTORY

- 5.1 None

6. CONSULTATIONS

6.1. Public Consultation

- 6.2. This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. The applicant has undertaken a level of pre-application public engagement with local resident's groups prior to submission which is anticipated to be in late 2021.

6.3. Pre-application advice

- 6.4. The proposal was reviewed by officers at an initial pre-application advice meeting on 20th August 2020.
- 6.5. The proposal has also been reviewed by the Quality Review Panel twice, firstly in May 2021 and more recently in August of the same year.
- 6.6. The proposal is also to be presented at a Development Management Forum, in late September 2021.
- 6.7. The scheme has been amended from that reviewed by officers following feedback arising from the initial pre-application meetings and two subsequent Quality Review Panels.

7. MATERIAL PLANNING CONSIDERATIONS

7.1. The Council's initial views on the development proposals are outlined below:

Principle of Development

7.2. Policy DM15 of Haringey's Development Management DPD (2017) sets out the Council's policy on residential care homes. Its overarching aim is to prevent the loss of existing special needs housing including specialist housing and residential care homes for older people.

7.3. Policy DM15 also supports proposals for new and expanded special needs housing where it can be shown that there is an established local need for the form of special needs housing sought having regard also to the aims and recommendations of Haringey's Housing Strategy and Older People Strategy where it can be shown that:

a There is an established local need for the form of special needs housing sought having regard also to the aims and recommendations of Haringey's Housing Strategy and Older People Strategy;

b The standard of housing and facilities are suitable for the intended occupiers in terms of:

i The provision of appropriate amenity space, parking and servicing;

ii The level of independence; and

iii Level of supervision, management and care/support;

c There is a good level of accessibility to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers; and

d The impact of the proposed development would not be detrimental to the amenity of the local area or to local services.

7.4. Given the existing use of the site, and policy support for special needs housing, the principle of retaining a care home within the C2 Use Class on this site is supported subject to a range of other planning considerations.

Design, Appearance & Heritage impacts

7.5. The townscape along North Hill is characterised by varied topography and buildings. On its western side, the stretch of North Hill is spacious and wide, framed by mainly three to four storey buildings of various ages well set back from the pavement behind their front gardens. A raised pavement & access service road runs in front of the site and the adjoining listed terrace adding to the sense of spaciousness on this part of the street.

- 7.6. The main elevation of the Care Home's administration block fronts North Hill and forms part of this townscape. It is linked through a series of extensions to the original care home building fronting View Road. This 1920s building is deemed to be a positive contributor to the character of the Conservation Area, despite various side and rear alterations, and it will need to be demonstrated that its retention has been thoroughly explored through the design options. View Road is a quiet residential street where a number of listed and locally listed large houses sit within large spacious plots complemented by verdant front gardens and generous, deep rear gardens. View Road has a more suburban character than the busier North Hill. A comprehensive contextual analysis will be required via a heritage statement, assessing the impact of the scheme on surrounding heritage assets and their setting, demonstrating how impacts have been mitigated.
- 7.7. Officers consider the proposed massing and scale of the proposal and building form, in terms of both street frontage views, to be generally acceptable subject to finer design and fenestration detailing.
- 7.8. 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. Therefore, officers have not advocated a particular design approach. Following the initial review of the scheme by the QRP, the design development has progressed significantly. The proposed architectural expression of the current proposal, to both frontages, is considered an appropriate response to the context of the Conservation Area, subject to refinements and further detail.
- 7.9. An indicative layout design has been provided and this comprises a small number of single aspect north facing rooms. However, attempts have been made to minimise the number of these units. It is also accepted that the proposal would provide an improved level of accommodation, over and above the existing layout.

Transportation and Parking

- 7.10. The site has a Public Transport Accessibility Level (PTAL) value of 3, considered 'moderate' access to public transport services. Five different bus services are accessible within 2 to 8-minutes' walk of the site, and Highgate Underground Station is a 9-minute walk away. It is also located within the Highgate Outer Controlled Parking Zone, which operates between the hours of 10.00 to 12.00 Monday to Friday.
- 7.11. A Transport Assessment and Travel Plan will be required with any subsequent planning application. Basement car parking is proposed as part of the development, with access and servicing being retained to both View Road and North Hill frontages.

Impacts on Amenity of Surrounding Residents

- 7.12 The proposed building would sit at a similar footprint to the existing, with some elements of the building sitting closer to neighbouring boundaries than the existing and some parts set further away.
- 7.13 The height and scale of the development has been informed by daylight / sunlight studies and the position and orientation of adjoining properties so as to maintain and respect the living conditions currently enjoyed by neighbouring residents. Any scheme would need to comply with planning policy and BRE guidelines in relation to daylight / sunlight requirements to ensure that the amenity of neighbouring residents in relation to overshadowing, privacy, outlook, noise disturbance and visual amenity are not adversely affected.
- 7.14 Some reduction or reorganisation of the massing / elevation treatment of the scheme close to 109 North Hill may be required in order to avoid it appearing overbearing in relation to neighbouring properties. There is a certain level of overlooking between the windows within the existing building and neighbouring properties and given the similarities between the existing footprint and proposed, it is not anticipated that there would be any significant levels of overlooking or loss of privacy incurred over and above the existing site circumstances.
- 7.15 The proposal will require the submission of a Basement Impact Assessment in accordance with Policy DM18 of the Development Management DPD which states that the construction of new basements, including in existing dwellings will only be permitted where it can be demonstrated that the proposal does not adversely affect the structural stability of the building, does not increase flood risk to the host or nearby properties and does not cause harm to the appearance or setting of the property or the established character of the surrounding area.

Landscaping & Trees

- 7.16 There are a number of trees on the site that are proposed to be removed, but these trees would be subject to the replacement trees of at least the equivalent number. There are also a number of trees in close proximity to the boundary of the application site, to the north and west that must be retained and protected during construction works. Trees adjoining the northern boundary, are located on Council maintained land and the applicant has shown a commitment to the maintenance of these trees to provide adequate screening. A landscape strategy is also to be included to ensure improvements are made to the frontages along View Road and North Hill, and the main garden area.

PLANS AND IMAGES

SITE LOCATION PLAN



PHOTOGRAPHS OF EXISTING SITE AND SURROUNDING AREA

North Hill Entrance



View Road Entrance



ELEVATIONS AND PLAN DRAWINGS

Key:

EXISTING BUILDING OUTLINE —



Elevation A-A - Colour - Existing Building Outline

1:200



Elevation B-B - Colour - Existing Building Outline

1:200



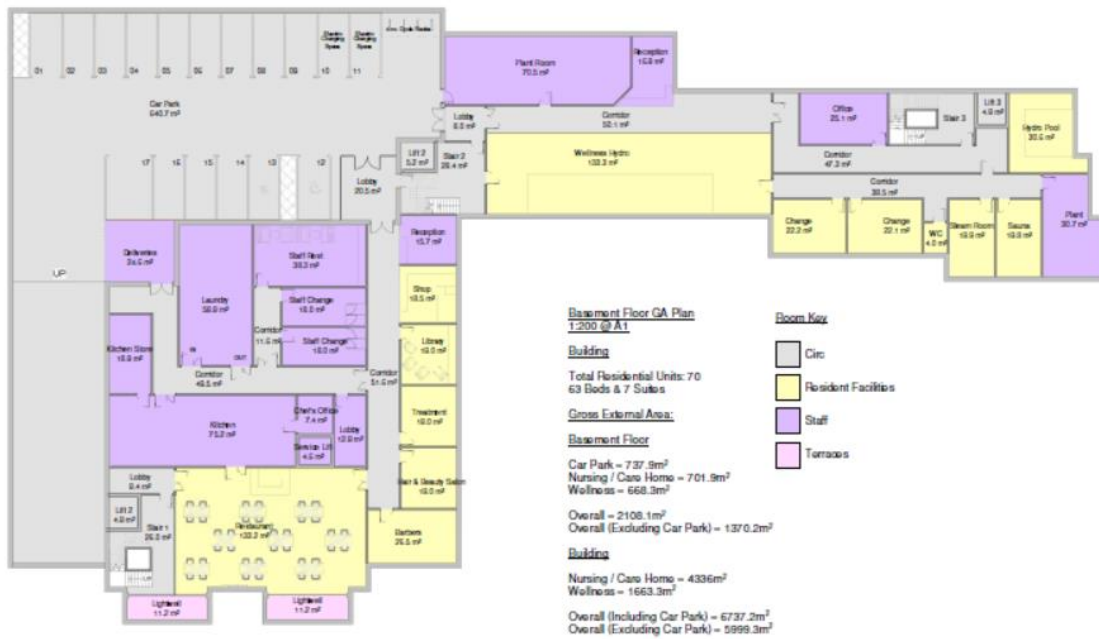
Elevation C-C - Colour - Existing Building Outline

1:200

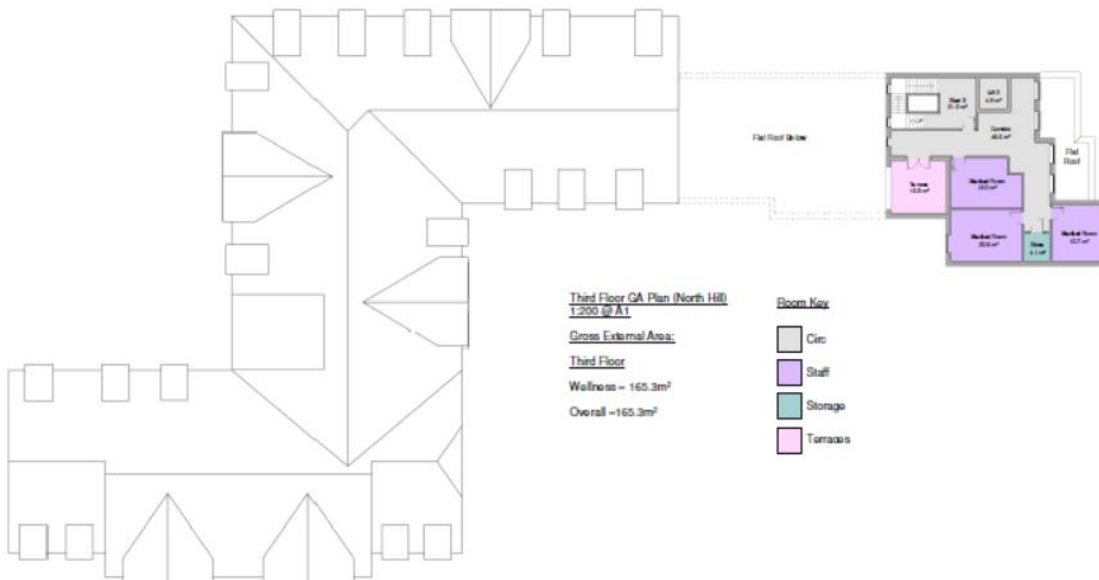


Elevation D-D - Colour - Existing Building Outline

1:200







LANDSCAPING



- 1 NORTH HILL ENTRANCE PLAZA
- 2 VIEW ROAD ARRIVAL
- 3 HEALING GARDEN
- 4 GREEN BOUNDARIES
- 5 SEMI-PRIVATE TERRACES WITH QUIET SEATING AREAS & PATHS

