

Appendix 3 – Quality Review Panel Responses

QRP 22 May 2019:

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London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: 44-46 Hampstead Lane

Wednesday 22 May 2019

River Park House, 225 High Road, London, N22 8HQ

Panel

Peter Studdert (chair)

Ann Sawyer

Hari Philips

Hugo Nowell

Louise Goodison

Attendees

John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Samuel Uff	London Borough of Haringey
Lucy Morrow	London Borough of Haringey
Sarah Carmona	Frame Projects
Adela Paparisto	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Bruna Varante	London Borough of Haringey

Confidentiality

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Declaration of Interest

It was noted within the meeting that Ann Sawyer (a panel member) is currently working as part of a consultant team on a project that EPR Architects is also working on. As this project does not involve the applicant, or the site (and its environs) this was not considered a material conflict of interest.

Report of Formal Review Meeting
22 Wednesday 2019
HQR80_44-46 Hampstead Lane

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1. Project name and site address

44-46 Hampstead Lane, London, N6 4LL

2. Presenting team

Stephen Pey	EPR Architects
Alastair Jewell	Innovative Aged Care Ltd
James Cook	Innovative Aged Care Ltd
Paul Burley	Montagu Evans
Cliff Willis	IvyHouse Consulting

3. Aims of the Quality Review Panel meeting

The Quality Review Panel provides impartial and objective advice from a diverse range of experienced practitioners. This report draws together the panel's advice and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and in addition may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

4. Planning authority's views

The scheme presented would amalgamate two separate sites (44 and 46 Hampstead Lane), within the Highgate Conservation Area. The buildings on site are considered neutral contributors to the conservation area. The wider area includes detached houses from various eras, on generous plots. This part of the conservation area is quite open in character, with large amounts of green space and mature trees. A recent permission (HGY2017/1710) was granted for the demolition of the neighbouring dwelling at 42 Hampstead Lane and replacement with a larger, detached dwelling. In that instance the impact was considered to be acceptable as the proposed development retained the detached and single plot form.

The Council accepts that the dementia care use proposed for the site would be considered as 'Specialist Housing' in policy terms (Policy DM15). However, case officers are concerned that the proposed demolition of existing dwellings and erection of a proposed larger building will fail to meet the criteria of preserving and enhancing this setting. They also feel that the design team needs to demonstrate that potential harm will be outweighed by public benefit. It is also felt that further justification is required to make the case that it is not possible for these buildings to be retained and used for the proposed dementia use. Additional design concerns raised in the pre-application have focused on: the amalgamation of the two sites; the approach and massing of the corner of Courtenay Avenue; the nature of the link between the sites; the nature of the car parking provision and the landscape design and boundary treatments.



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5. Quality Review Panel's views

Summary

The Quality Review Panel feels that the potential exists for a successful scheme to redevelop 44-46 Hampstead Lane as a specialist dementia residential care home. It welcomes the opportunity to comment on the scheme at an early stage, and considers the current proposals a good start. However it feels that the design, layout and massing needs further work to fully respond to the topography of the site, and the townscape character of the surroundings. The panel notes that the redevelopment must not be detrimental to the conservation area, and should be of a very high quality in order to justify demolition of the existing buildings. Further work is also required to successfully integrate parking and servicing arrangements within the site, and to create a well considered landscape plan. As the scheme evolves further, and at a greater level of detail, the panel would welcome the opportunity for further review of the next iteration of the proposals. Further details on the panel's views are provided below.

Scope of the review

The scope of the review is mainly focused at a strategic level, in order to provide feedback on the fundamental principles of the design. The panel would like the opportunity to review the scheme in detail as it evolves, and as more information becomes available – with particular regard to site sections and elevations.

Massing and configuration

- The panel understands the rationale behind the creation of two linked blocks. It would encourage the design team to explore the distribution of accommodation, and questions where the most appropriate location would be on site for the main 'bulk' of the development.
- Options to consider would be to make the configuration less symmetrical, for example utilising the typology of a main building and a pavilion. Flipping (or handing) the plan might also open up possibilities for reconfiguration.
- The panel notes that the western end of the site (at the junction of Hampstead Lane and Courtenay Avenue) is very prominent due to the curve of Hampstead lane and falling ground level to the north along Courtenay Avenue. The perception of bulk is increased at this corner, especially as viewed from the rear.
- In this regard, the three-dimensional form of the proposals should be very carefully considered to minimise the bulk of the building facing the rear garden, or within the longer view on the approach southwards along Courtenay Avenue.



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- There may be an opportunity to use the topography of the site to help create development with a more human-scaled rear elevation.
- The panel would encourage the design team to make the linking element much more visually subservient, and to relocate the entrance directly into the main body of the block, rather than into the link.

Scheme layout, landscape design and access

- The panel would like more clarity about the access points for vehicles and pedestrians onto the site, and how the sloping ground levels will be accommodated and traversed.
- The different servicing and access arrangements will need to relate well to public and private areas of the site, to create high quality pedestrian friendly landscape, that contributes positively to the character of the conservation area.
- Glimpsed views of buildings through landscape are characteristic of the conservation area. The panel would encourage the design team to explore how the landscape design could draw on this character to help soften the perceived length of the buildings that will now span across two plots.
- The panel thinks it will be essential to involve a landscape architect with the project, as the landscape of the area contributes significantly to the local character, and the topography of the site will present some significant challenges for the access and landscape of the exterior.
- If the development is visually configured as separate blocks, the panel would encourage the design team to provide separate entrances on each of the blocks.

Architectural expression

- The panel would encourage the design team to develop an architectural expression that responds to the qualities of the immediate area, and reflects these in a way that retains integrity whilst avoiding pastiche.
- It also highlights the design challenges inherent in locating (and visually integrating) an essentially institutional building typology within a primarily residential setting.
- It suggests that more informal, homely buildings, could be more aligned to the character of the conservation area, and would also avoid a more institutional uniformity. Careful consideration of the plans, and inclusion of elements such as bay windows and common rooms can help in this regard.



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- The Arts and Crafts style is typified by brick buildings and pitched roofs; the panel highlights that the roofscape is also an important element of this.
- It would encourage the design team to establish a clear rationale for the architectural expression; and at a detailed level, it would like to see integrity within the design, location and function of the roofscape and chimneys.
- The primary (front) elevation of the proposed buildings will be south facing, which means that the accommodation will be single aspect north- and south-facing rooms. The panel would encourage the design team to explore a range of architectural responses which could mitigate against overheating or limited access to daylight / sunlight.

Next steps

The panel would welcome the opportunity to review the proposals again at a greater level of detail, when site sections, elevations and detailed landscape proposals are available. Ideally, the next review should take place prior to submission of the planning application.



QRP 03 February 2021:

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London Borough of Haringey Quality Review Panel

Report of Chair's Review Meeting: 44 – 46 Hampstead Lane

Wednesday 3 February 2021

Video conference

Panel

Peter Studdert (chair)

Louise Goodison

Attendees

John McRory	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Samuel Uff	London Borough of Haringey
Elisabetta Tonazzi	London Borough of Haringey
Kevin Tohill	London Borough of Haringey
Tom Bolton	Frame Projects
Carolina Eboli	Frame Projects
Kiki Ageridou	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Dean Hermitage	London Borough of Haringey
Deborah Denner	Frame Projects

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1. Project name and site address

44 - 46 Hampstead Lane, Highgate, London, N6 4LL

2. Presenting team

Andy Goodchild	Wolff Architects
Ed Wheeler	Wolff Architects
Anil Varma	Harrison Varma Developments Limited
Alastair Jewell	Amazon Property
Stuart Minty	SM Planning
Allen Sacbaker	SM Planning
Stephen Levrant	Stephen Levrant Heritage Architecture
Maida Kaiser	Stephen Levrant Heritage Architecture
Cath Layton	Stephen Levrant Heritage Architecture
Andy Sturgeon	Andy Sturgeon Landscaping and Garden Design

3. Planning authority briefing

The development consists of a 73-bed care home, a change in the proposal from the 45-unit dementia use seen by the panel in May 2019. The current design is split over five floors with car parking provided at basement level, accessed via car lifts from Hampstead Lane. It requires the demolition of existing dwellings at 44 and 46 Hampstead Lane and joins two separate sites within the Bishop's area of Highgate Conservation Area.

The existing buildings contribute to the area's character through their cumulative impact and their demolition and replacement would be likely to fail to meet the criteria of preserving and enhancing the conservation area setting. Therefore, Haringey officers required the applicant to demonstrate that harm to local heritage will be outweighed by provision of public benefit. Justification is required to clarify whether these buildings could be retained and reused within the proposed scheme.

The panel's comments were invited on:

- the siting of the proposed building and relationship with the site boundaries, particularly the relationship with the corner of Courtenay Avenue, and its projection to the site's rear
- whether the proposal has successfully used the topography of the site
- the overall scale and massing
- the link between the two buildings above the ground floor and the use of fully-glazed materials.



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4. Quality Review Panel's views

Summary

The panel supports the design development of the scheme, subject to further refinements on the architectural expression, the treatment on the corner of Courtenay Avenue, and the relationship with the topography. The development currently sits heavily on the ground, and the design needs to balance built form with open landscape, a key aspect of the local character. The design team should also continue to explore alternative approaches for stepping down the mass on the corner of Courtenay Avenue, to allow for views into the valley below. There is an opportunity for the proposal to become a more architecturally expressive building. The panel feels that a contemporary Arts and Crafts approach is appropriate to the site and context. However, a stronger expression of the architectural form is needed, strengthening the relationship between the internal layout, the façade elements and the materiality. This includes simplifying the arrangement of gables, chimneys and roofs to express a sense of calmness and elegance. Construction details and materiality should also be carefully developed to ensure high-quality design and integration with the area's heritage character. The bridge between the two buildings could celebrate views of the landscape, and its materiality could be integrated into the Arts and Crafts architectural language to transform it into a unique feature of the proposal. These comments are expanded below.

Overall design

- The panel supports the care home use at this location, and the proposed increase in the building's footprint. However, it feels the development sits heavily on the topography, instead of celebrating and integrating with the local landscape.
- The reading of the development as two distinct buildings is also welcomed. Symmetry between the two volumes should be avoided, and their individual, yet coherent, architectural expression explored in terms of solids and voids.
- The current clear, glazed material used in the bridge between the two buildings might become too bright and overly dominant at night. The panel suggests investigating materials related to the Arts and Crafts language and the scheme's overall character. A stronger mass, for example using timber, could transform this link into a unique feature of the proposal.
- The bridge between the two buildings could also be a meeting point as well as a connecting structure, celebrating views of the landscape.
- There is an opportunity to integrate the fire escapes facing north with the architectural language of the building.
- The panel feels that the council is best placed to judge whether the proposal provides sufficient public benefit to the borough to justify demolition of the existing buildings.



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Conservation area character

- The panel reiterates the importance of a balance between built form and open landscape as a critical feature of the character. It therefore asks the team to reconsider the relationship between the buildings and the topography.
- The corner on Courtenay Avenue is very prominent and provides important views of the valley. The design team should continue to develop alternative approaches for stepping down the mass at this point. These alternatives should also consider the materiality of the roof, which will be visible. Textured materials such as tiles, rather than sheeting, would contribute to enhancing the roof expression.
- It is crucial that construction details and materiality are carefully developed, to ensure that the design's high quality and its integration with the conservation area character are delivered.

Arts and Crafts approach

- The panel commends the design team on the development of the architectural language, and feels that a contemporary Arts and Crafts approach is appropriate to the site and its context. However, the panel asks the team to further investigate the spirit and philosophy of the Arts and Crafts language, reflecting aspects such as form and craftsmanship.
- There is an opportunity for the proposal to become a more architecturally expressive building. The panel feels that a better expression of the architectural form is needed, strengthening the relationship between the internal layout, the façade elements and the materiality.
- It is essential that elements on the façade follow a narrative and are justified. Currently, they appear over-articulated and complex. Simpler elements, expressing a sense of calmness and elegance, should be explored.
- The gables compete with roof forms and massing, rather than act as punctuation elements. Separating and rationalising the gables could also help to simplify the roofs and drainage systems.
- The gables on the corner of Courtenay Avenue should also be rationalised and integrated with the chimneys in a creative and contemporary interpretation of the Arts and Crafts language.
- The panel notes that the precedents of contemporary expressions of Arts and Crafts language used in the presentation have successful relationships between gables and roof massing, as well as brick, rainwater and gutter detailing; other precedents could suggest ways to integrate gables with chimneys.



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Service access

- The design team should investigate whether an alternative service access on Courtenay Avenue is viable without interfering with the existing trees and the garden. If kept at the front of the site, servicing should be smart, clean and well-managed.

Landscape

- The panel questions the relationship between the garden and the site's topography. It feels that it might not be accessible to residents with limited mobility. Cross-sections would help to reveal the extent to which the garden will be successful in use.
- Sunlight and overshadowing studies are needed to evaluate the impact of the buildings on the gardens.

Internal layout

- There is an opportunity to enhance the experience of residents and visitors by extending the café through to the front of the building. This could increase its exposure to sunlight, and also enhance the building's relationship with Hampstead Lane.

Next Steps

The panel feels that the scheme is progressing well but would be happy to review a future iteration should officers feel that to be necessary.

