



Proposed ground floor plan and basement car parking

For Sub Committee

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Proposed first floor plan and ground floor plan of Mews Block

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Proposed second floor plan and first floor plan of Mews Block

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Proposed third floor plan and second floor plan of Mews Block



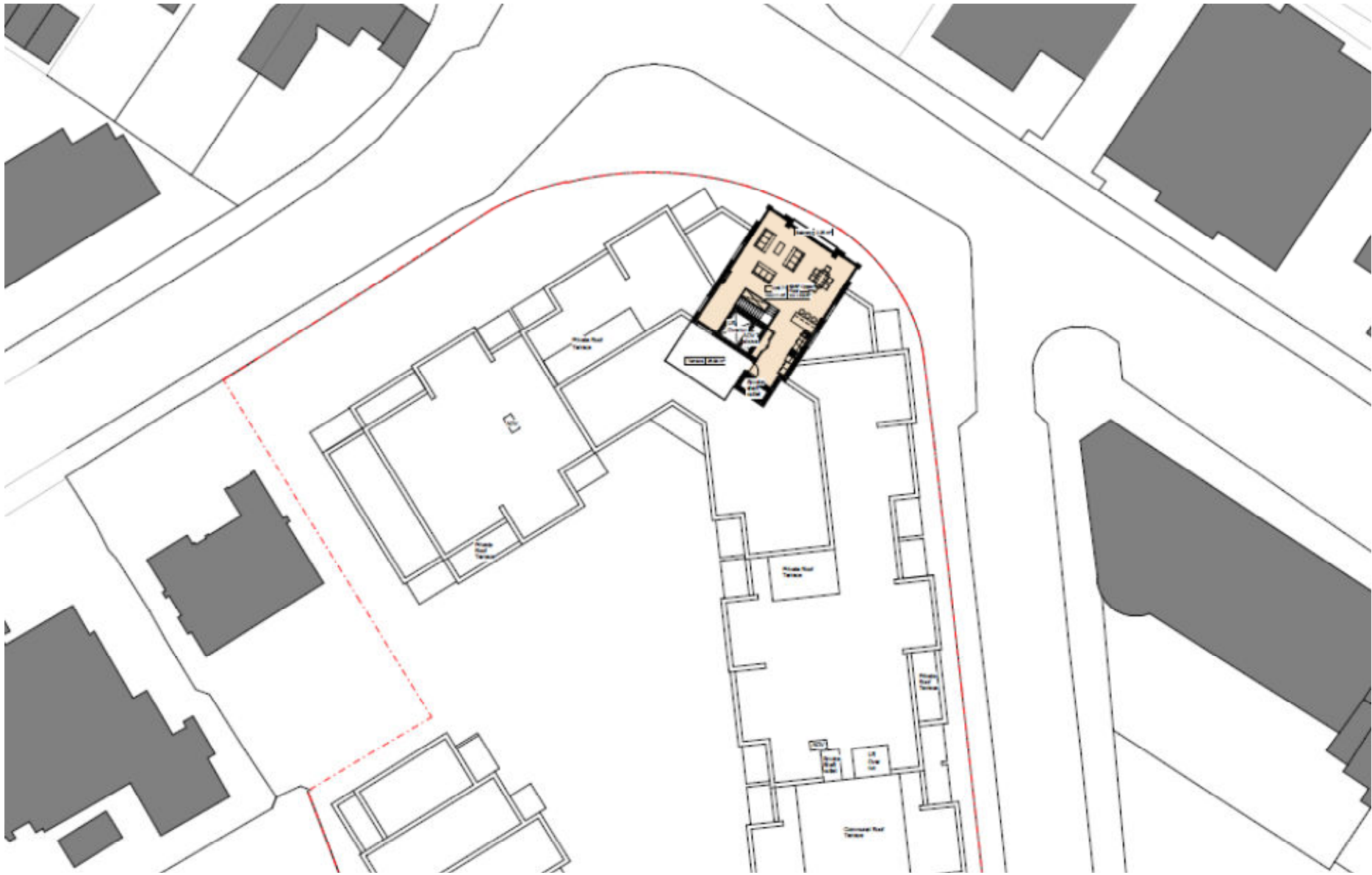
Proposed fourth floor plan

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Proposed fifth floor plan



Proposed sixth floor plan

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Proposed roof plan

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Schedule of Accommodation

Unit Number	Tenure	Unit Type	Level	Area (sq.m)	Area (sq.ft)	Habitable Rooms
01	Social Rent	2B3P WCH	Church Road 00	78.10 m ²	840.6 ft ²	3
02	Social Rent	1B2P WCH	Church Road 00	69.29 m ²	738.2 ft ²	2
03	Social Rent	1B2P	Church Road 00	60.22 m ²	648.6 ft ²	2
04	Social Rent	1B2P	00	61.39 m ²	653.2 ft ²	2
05	Private	2B4P	00	77.80 m ²	835.3 ft ²	3
06	Private	2B4P	00	78.47 m ²	844.6 ft ²	3
07	Social Rent	3B5P	Church Road 01	90.17 m ²	970.6 ft ²	4
08	Social Rent	3B5P	Church Road 01	88.54 m ²	953.0 ft ²	4
09	Social Rent	1B2P	Church Road 01	60.22 m ²	648.6 ft ²	2
10	Social Rent	1B2P	Church Road 01	60.21 m ²	648.5 ft ²	2
11	Social Rent	2B4P	01	70.18 m ²	755.5 ft ²	3
12	Private	2B4P	01	79.69 m ²	857.7 ft ²	3
13	Private	2B4P	01	89.42 m ²	962.5 ft ²	3
14	Private	2B4P	01	86.48 m ²	930.9 ft ²	3
15	Private	2B4P	01	80.75 m ²	868.2 ft ²	3
16	Private	1B2P WCH	01	61.52 m ²	662.2 ft ²	2
17	Private	1B2P WCH	01	65.19 m ²	701.7 ft ²	2
18	Private	1B1P	Bishops Road 01	47.69 m ²	513.3 ft ²	2
19	Private	1B2P	Bishops Road 01	61.08 m ²	649.8 ft ²	2
20	Private	1B2P	Bishops Road 01	60.70 m ²	645.8 ft ²	2
21	Private	2B4P	Bishops Road 01	70.00 m ²	753.5 ft ²	3
22	Private	2B3P WCH	Bishops Road 01	89.91 m ²	952.5 ft ²	3
23	Private	2B4P	Bishops Road 01	71.19 m ²	768.3 ft ²	3
24	Private	2B4P	Bishops Road 01	71.19 m ²	768.3 ft ²	3
25	Social Rent	3B5P	Church Road 02	90.17 m ²	970.6 ft ²	4
26	Social Rent	3B5P	Church Road 02	88.54 m ²	953.0 ft ²	4
27	Social Rent	1B2P	Church Road 02	60.22 m ²	648.6 ft ²	2
28	Social Rent	1B2P	Church Road 02	60.21 m ²	648.5 ft ²	2
29	Social Rent	2B4P	02	70.18 m ²	755.5 ft ²	3
30	Private	2B4P	02	79.69 m ²	857.7 ft ²	3
31	Private	2B4P	02	89.42 m ²	962.5 ft ²	3
32	Private	2B4P	02	86.80 m ²	934.3 ft ²	3
33	Private	2B4P	02	80.75 m ²	868.2 ft ²	3
34	Private	2B4P	02	71.19 m ²	768.3 ft ²	3
35	Private	2B4P	02	74.86 m ²	805.8 ft ²	3
36	Private	2B4P	Bishops Road 02	71.19 m ²	768.3 ft ²	3
37	Private	2B4P	Bishops Road 02	74.58 m ²	802.7 ft ²	3
38	Private	1B2P	Bishops Road 02	60.70 m ²	645.8 ft ²	2
39	Private	2B4P	Bishops Road 02	70.01 m ²	753.5 ft ²	3
40	Private	2B3P WCH	Bishops Road 02	89.91 m ²	952.5 ft ²	3
41	Private	2B4P	Bishops Road 02	73.33 m ²	789.4 ft ²	3
42	Private	2B4P	Bishops Road 02	71.19 m ²	768.3 ft ²	3
43	Private	2B4P	Bishops Road 02	73.30 m ²	789.0 ft ²	3
44	Social Rent	2B3P	Church Road 03	82.87 m ²	874.6 ft ²	3
45	Social Rent	2B3P	Church Road 03	81.26 m ²	859.4 ft ²	3
46	Social Rent	2B4P	Church Road 03	74.09 m ²	797.5 ft ²	3
47	Private	3B5P	03	98.88 m ²	1064.3 ft ²	4
48	Private	2B4P	03	74.83 m ²	805.4 ft ²	3
49	Private	2B4P	03	75.92 m ²	817.2 ft ²	3
50	Private	2B4P	03	85.72 m ²	922.7 ft ²	3
51	Private	2B4P	03	80.75 m ²	868.2 ft ²	3
52	Private	2B4P	03	71.19 m ²	768.3 ft ²	3
53	Private	2B4P	03	74.86 m ²	805.8 ft ²	3
54	Private	2B4P	03	71.19 m ²	768.3 ft ²	3
55	Private	2B4P	03	72.45 m ²	779.9 ft ²	3
56	Private	1B2P	03	60.70 m ²	645.8 ft ²	2
57	Private	3B5P	Bishops Road 03	86.63 m ²	932.5 ft ²	4
58	Private	2B3P WCH	Bishops Road 03	88.62 m ²	938.8 ft ²	3
59	Private	2B4P	Bishops Road 03	70.06 m ²	754.2 ft ²	3
60	Private	3B6P WCH	Bishops Road 03	108.25 m ²	1165.5 ft ²	4
61	Private	3B5P	04	96.80 m ²	1042.0 ft ²	4
62	Private	2B4P	04	71.86 m ²	773.7 ft ²	3
63	Private	2B4P	04	75.92 m ²	817.2 ft ²	3
64	Private	2B4P	04	85.72 m ²	922.7 ft ²	3
65	Private	2B4P	04	77.80 m ²	837.4 ft ²	3
66	Private	2B4P	04	71.19 m ²	768.3 ft ²	3
67	Private	2B4P	04	72.70 m ²	782.5 ft ²	3
68	Private	2B4P	Bishops Road 04	70.07 m ²	754.2 ft ²	3
69	Private	3B6P	Bishops Road 04	125.00 m ²	1345.5 ft ²	4
70	Private	1B2P	Bishops Road 04	60.05 m ²	638.6 ft ²	2
71	Private	3B6P Lower Floor	05	86.63 m ²	932.5 ft ²	4
71	Private	3B6P Upper Floor	06	100.11 m ²	1077.6 ft ²	4
72	Private	3B6P	05	110.72 m ²	1191.7 ft ²	4
73	Private	2B4P	05	81.35 m ²	875.7 ft ²	3
74	Shared Ownership	2B3P WCH	Mews 00	88.30 m ²	935.1 ft ²	3
75	Shared Ownership	1B2P	Mews 00	60.75 m ²	646.2 ft ²	2
76	Shared Ownership	2B4P	Mews 00	72.37 m ²	779.0 ft ²	3
77	Shared Ownership	2B4P	Mews 01	74.71 m ²	804.2 ft ²	3
78	Shared Ownership	1B2P	Mews 01	60.69 m ²	645.7 ft ²	2
79	Shared Ownership	2B4P	Mews 01	72.37 m ²	779.0 ft ²	3
80	Shared Ownership	2B4P	Mews 02	74.71 m ²	804.2 ft ²	3
81	Shared Ownership	1B2P	Mews 02	60.75 m ²	646.2 ft ²	2
82	Shared Ownership	2B4P	Mews 02	72.37 m ²	779.0 ft ²	3
				6076.50 m ²	65407.1 ft ²	



Notes
 Do not scale from this drawing.
 All dimensions must refer to the site and be responsible for taking and checking dimensions.
 All construction and location dimensions must refer to the proposed boundaries.
 Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
 The drawing is the work of the author and the copyright of John Thompson & Partners.

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Key

- 3-5 storeys
c. 60% of total footprint
- 6 storeys
c. 12% of total footprint
- 7 storeys
c. 7% of total footprint

10/20/14 Planning/Development 1000 0
 No. 1000 1000000 0000 0000
 Drawing No. 1000 1000000 0000 0000
 Date 10/20/14

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Bellway

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Highgate Police Station

Drawing for
Storey Height Diagram

Scale 1:200
 Date 10/20/14
 Drawing No. 1000 1000000 0000 0000
 Scale 1:200

Storey height diagram

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01. East elevation - Bishop's Road
1:200



02. North west elevation - Church Road
1:200



03. West Elevation - Internal View
1:200



04. South east elevation - Internal View
1:200

Main block elevations 1

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05. North Elevation - Archway Road
1:200



06. South Flank Elevation - Church Road
1:200



07. West Flank Elevation - Bishop's Road
1:200

Main block elevations 2

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08. Mews Block East Elevation
1:100



09. Mews Block West Elevation
1:100



10. Mews Block South Elevation
1:100



11. Mews Block North Elevation
1:100

Mews block elevations

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01: Archway Road 1:500



02: Bishop's Road 1:500



03: Church Road 1:500

Proposed street elevations

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04. Section Through Tower
1 : 200



05. Section through Bishop's Road
1 : 200

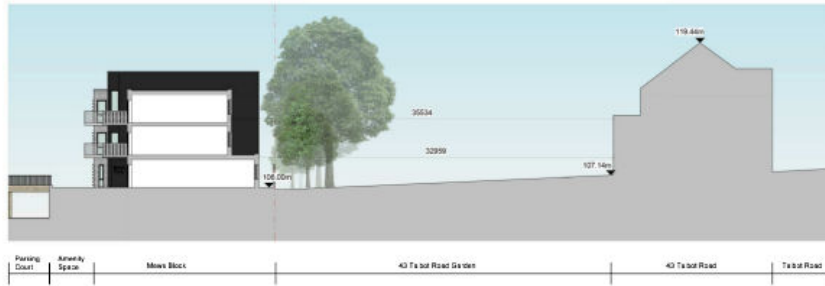


06. Section through Vehicular Access Ramp
1 : 200

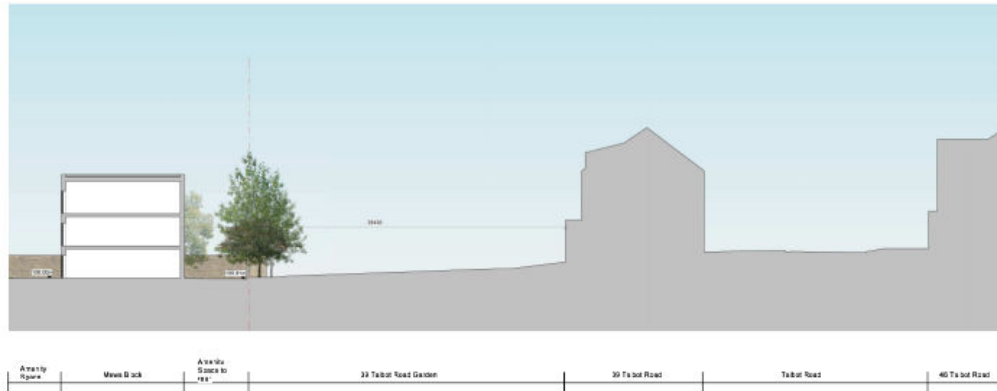
Proposed sections

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07. Section through Mews Block and 43 Talbot Road
1:200



08. Section through Mews Block and 39 Talbot Road
1:200



09. Section through Mews Block and Vicarage
1:200

Proposed sections – Mews Block

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Proposed CGI 1 – Archway Road & Bishops Road

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Proposed CGI 2 – Archway Road & Church Road

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Proposed CGI 3 – Bishops Road

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Proposed CGI 4 – Mews Block

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Proposed CGI 5 – Courtyard



Proposed CGI 6 – Archway Road (East)

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Proposed CGI 7 – Archway Road (West)

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Proposed winter view from Highgate Wood



Proposed summer view from Highgate Wood

Appendix 2: Comment on objections

No.	Stakeholder	Comments	Response
1	LBH - Transportation	In summary they raise no objection.	Noted.
2	LBH – Environmental Health	In summary Strongly suggests that there are no exposed balconies onto Archway Road. No objection to the energy and contamination issues subject to conditions. Recommends refusal on basis that the development does not meet London Plan policy. Conditions are recommended. A S106 planning obligation or CIL is also sought towards environment and health improvement.	Conditions included as requested.
3	LBH – Design	In summary they raise no objection.	Noted.
4	LBH – Conservation	In summary they raise no objection. Conditions requested.	<p>Conditions included as requested.</p> <ol style="list-style-type: none"> 1) No demolition works should be undertaken unless a minimum of Level 3 recording of the Highgate Magistrate’s Court and a minimum of Level 2 recording of the Highgate Police Station as per English Heritage’s guidance to ‘Understanding Historic Buildings: A guide to good recording practice’ has been submitted and agreed to with the Council. 2) Details of all materials including fenestration, bricks, mortar and cladding should be submitted to the Council for further approval. 3) Further details of the landscape treatment of the angled sections at the edge of the tower should be submitted. 4) Any public realm improvement around the listed Cattle trough would be encouraged and should be secured as part of Sec 106 agreement.

No.	Stakeholder	Comments	Response
5	LBH – Housing Investment & Sites Team	Raises an objection but has pragmatically accepted the offer.	The current offer has been accepted because a change to the mix would impact on the scheme's viability and reduce the overall level of affordable housing.
5	LBH – Nature Conservation	In summary they raise no objection.	Noted.
6	LBH – Energy Officer	In summary they raise no objection.	Noted.
7	LBH – Waste Management	In summary they raise no objection.	Noted.
8	Designing Out Crime Officer	In summary they raise no objection.	Noted.
9	London Fire Brigade	No objection	Noted.
10	Thames Water	In summary they raise no objection subject to the imposition of conditions.	Noted.
11	Transport for London	In summary they raise no objection.	Noted.
12	Environment Agency	In summary they raise no objection.	Noted.
13	City of London Corporation	Objection to the impact on Highgate Wood	See below.
14	Local Residents & amenity groups	<ul style="list-style-type: none"> i) Overdevelopment/density ii) Parking and highway impact iii) Loss of trees; iv) Loss of privacy and overlooking; 	<p>The development falls within the London Plan density standards.</p> <p>Occupants of the new development will be prohibited of applying for a car parking permit.</p> <p>Replacement trees are proposed and the protection of the existing trees is imposed as per Condition 19</p> <p>Obscure glazing is proposed to affected windows and imposed as per Condition 22.</p>

No.	Stakeholder	Comments	Response
		<p>v) Loss of light and overshadowing;</p> <p>vi) Design and impact on conservation area and Highgate Wood;</p> <p>vii) Concept of gateway/landmark development</p> <p>viii) Quality of habitable accommodation</p> <p>ix) Unacceptable provision of amenity space</p> <p>x) Inadequate refuse provision</p> <p>xi) Noise and disturbance</p> <p>xii) Accessibility</p> <p>xiii) Pressure on local infrastructure</p> <p>xiv) The lack of an environmental statement</p> <p>xv) Ecology impact</p> <p>xvi) Lack of affordable housing;</p>	<p>The development generally meets the BRE guidelines.</p> <p>The design is an improvement over the existing vacant buildings and would not have a significant impact on the conservation area, listed structure and nearby Highgate Wood.</p> <p>The tower is considered acceptable in its local context</p> <p>The majority of the living accommodation meets the London Plan space standards.</p> <p>As above</p> <p>The size and location refuse provision is acceptable and contained within the blocks.</p> <p>Noted and imposed as per Condition 14.</p> <p>The proposal meets the requirements of Lifetime Homes standards and provides 10% wheelchair accessibility housing. Condition 8 seeks the provision of 10% disabled parking.</p> <p>The application would be subject to Haringey CIL to help raise funds to support the delivery of the infrastructure that is required as a result of new development</p> <p>The site area of the development is less than the 0.5 hectare screening threshold.</p> <p>There is no known ecological impact arising from the development. Bat and bird boxes are proposed as part of the proposal.</p> <p>A viability report has been submitted to support the level of affordable housing offered. The report has been independently assessed and considered acceptable by Officers.</p>

No.	Stakeholder	Comments	Response
		<p>xvii) Contrary to Haringey's Site Allocation Consultation Document;</p> <p>xviii) Drainage and sewerage impact (Officer Comment:</p> <p>xix) Loss of employment and community work;</p> <p>xx) Lack of children's play space;</p> <p>xxi) The financial viability assessment unreasonably withheld</p>	<p>This document is in draft form and has no weight in determining the application.</p> <p>Noted and imposed as per Conditions 15 and 16.</p> <p>The site is currently vacant and a S106 contribution is sought for the loss of the employment-generating floorspace (Telfer House). The site is not a community facility.</p> <p>The communal amenity provided accords to the GLA play space standards.</p> <p>A redacted copy of the applicant's viability report was released following several Freedom of Information (FOI) requests.</p>

