

HERITAGE, DESIGN AND ACCESS STATEMENT



**FOR INTERNAL ERECTION OF A SECURE FENCE OF PLACE OF SAFETY OF
HIGHGATE MENTAL HEALTH HOSPITAL.
DARTMOUTH PARK HILL, LONDON,
GREATER LONDON, N19 5JG**

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Image 1: Highgate Main Entrance View. Source Google Street view.

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1.0 Introduction

1.1 Purpose

This statement has been prepared on behalf of North London NHS Foundation Trust, to accompany a full planning application for works at erect of a secure fence at Highgate Mental Health Hospital to the Place of Safety. The Hospital provides mental health service for adults, drug and alcohol service, learning disability service and eating disorders service.

Highgate Hospital comprises a number of buildings. The site has locally listed buildings. The earliest buildings date from 1890's.

North London NHS Foundation Trust, with this application, seeks consent to Erect a secure garden area to the side of the Place of Safety with the purpose of providing fresh air to the persons who are present in the place of safety.

1.2 The nature of the proposal

In order to facilitate the safety of the service, users secured gardens have been proposed, individually accessed from separate wards. The gardens will be formed from 4.2m high 358 security mesh finished in green with appropriate blanking graphics installed facing internally and externally if required, where required for privacy measures, to provide the service users with an environment that feels natural in the existing setting.

The height between the FFL and the GL is particularly different for the gardens and for Part M of building regulation introducing steps would contravene the use of the service and would be detrimental to the persons visiting.

All areas including gardens and link have been designed to limit any impact to external areas outside of the site. The proposed security fencing height never exceeds the existing building main heights. The location of the gardens has been designed to the rear of the property to avoid the effect of the list property from roadway views.

The security fencing is an essential design requirement as The Department of Health's Environmental Design Guide for Adult Medium Secure Services (published in 2011) advises that all units should have a 'secure external perimeter'. The Royal College of Psychiatrists' document 'Standard for Medium Secure Units, Quality Network for Medium Secure Units' defines the rationale for this as "the physical security protects the privacy and dignity of patients, facilitates their care and treatment, prevents the passing of contraband items, and offers protection to the public such as to make escape/abscond difficult."

1.3 Background to a HBPOS

Highgate Mental Health Hospital and the Place of Safety is designated as a mental health hospital and is the sole use site, the previous development to the site and sympathetic to the hospital and surrounding areas.

A health-based place of safety is a space where people detained and transported under Section 135/136 of the Mental Health Act 1983 can be managed safely while an appropriate assessment is undertaken.

A mental health crisis can be defined as a situation that the person experiencing the crisis or anyone else believes requires immediate support, assistance and care from an urgent and emergency mental health service due to an apparent risk.

The principles are several aspects which should be highlighted from a service user's perspective. These aspects relate to the service user's experience, treating service users with compassion and dignity making every effort.

The height of the fencing is critical to the care of the person who is detained in the HBPOS, the outside space given access to fresh air and is determined under the human rights Act and the height of the fence is determine by the legislation forementioned. The fence height is necessary to service and person to reduce absconding risk and to keep the person safe.



1.4 Planning History

The Council's Planning website records some of the more recent planning applications and listed building consents applications for the site:

Highgate Mental Health Centre Dartmouth Park Hill London N19 5NX (2022/2169/P) Granted (Jul 13 2022) - Full Planning Permission
Highgate Mental Health Centre Dartmouth Park Hill London N19 5NX (2022/1691/P) New application (Apr 21 2022) - Full Planning Permission
Highgate Mental Health Centre Dartmouth Park Hill London N19 5NX (2010/3946/P) Granted (Aug 18 2010) - Non Material Amendments
Highgate Mental Health Centre Dartmouth Park Hill London N19 5NX (2018/4834/P) Granted (Mar 29 2019) - Full Planning Permission
Highgate Mental Health Centre Dartmouth Park Hill London N19 5NX (2024/2788/P) New application (Jul 9 2024) - Full Planning Permission

1.5 Consultations undertaken

No consultation with the Local Authority has been undertaken.

1.6 Approach and Methodology

The assessment of significance has been carried out using client information, historic map evidence, visual site assessment and desktop sources.

The format of this Statement follows the advice contained within Statements of Heritage Significance: Analysing Significance in the local conversation area and local listed buildings. The Statement provides analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development and design of the proposals.

2.0 Plan of significance

2.1 Photographs

Photographs here shown are only of Place of Safety, subject of the proposed works.



Image 2: side elevation of the proposed location of the Secure Garden



Image 3: Direct view of the location of the secure garden



Image 4: Google Earth: view from the street showing no visual impact on the viewing



Image 4: Direct view from Waterlow Park Screening perverting views of the building and detract from the proposed secure garden



2.2 Assess the significance of the heritage asset.

There is a fall across the site, Some re-profiling will be required, with some retaining structure anticipated. The site is at a lower level than the park and well screened by trees and vegetation along and within the park boundary.

The proposed site is near the existing Centre access from Dartmouth Park Hill and the existing car park in front of the building will be not be altered to accommodate these access requirements, the enclosed garden from the previous construction will be adapted to reflect the secure garden.

The appear of the existing flat roof building will not be affect by the proposal as the fence line will meet the height of the existing parapet rooms and therefore does not impact on the outlook from the first floor patient rooms in Sapphire Ward which face North towards Waterlow Park.
Ground floor patient rooms look onto a garden area.



3.0 Historic interest

3.1 Appearance

All finishes will be designed to ensure minimal impact on the existing building and the local environment.

The secure garden areas will be finished in green to blend into the existing landscape. A scheme is to be proposed to the external extents of the secured gardens to provide a secondary screening to further blend the proposed gardens into the existing landscape

All elements of this application have been designed to limit any impact on the existing buildings, landscape and adjacent areas. There will be no increased visual impact from the boundary of the site and all material changes to the existing building will be designed to match that of the existing building and fenestration.

3.2 Summary Proposals

The gardens will be formed from 4.2m high 358 security mesh finished in green with appropriate blanking graphics installed facing internally and externally if required, where required for privacy measures, to provide the service users with an environment that feels natural in the existing setting.

The building

The building POS will not be affected internally, the fence will be encapsulating a section of the side elevations that is visible from the car park but not from the roadside.

The use

The use and facilities of the area affected by the proposal remains unchanged. The proposal aim is to improve the service the Hospital provides regarding mental health under the Place of Safety unit, by adding a new secure gardens, improving the key requirements for a person within the POS.

Materials

The gardens will be formed from 4.2m high 358 security mesh finished in green with appropriate blanking graphics installed facing internally and externally if required, where required for privacy measures, to provide the service users with an environment that feels natural in the existing setting

Relevant Policies

National Policy

NPPF. 208. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

Avoid harmful impact(s) and Justification for harmful impacts

Careful consideration has been given to the design so to avoid harm to any significant part of the building. The design has aimed to be sympathetic to the building. When impact hasn't been able to be avoided, it has been considered that the benefit that the proposal will bring, out-weighs the loss of the conversation area. The proposed works will bring substantial benefits to the facility provided by the Hospital and ultimately the community it serves.



4.0 Impact table/Table of Effects

4.1 Access

There is no change to the existing method of access to the building and it will not be affected by the works.

4.2 Summary

The approach and design of the proposed works mentioned above have been carefully informed through our knowledge of the conservation area and the approach to adapt them to improve the current PoS unit with a secure garden.

We think the proposed works are sensitive alterations to the building.