

69 Highgate High Street
Highgate, London, N6 5JX



REF: AP/X5210/A/13/2200586- LPA REF: 2012/6826/P (Planning)
REF: AP/X5210/E/13/2200587 - LPA REF: 2012/6878/C (CAC)

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September 2013

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Appendix - 1
Appeal Team Biographies

Prepared for Iain Brewster by
Greer Pritchard, Peter Stewart & Birds Portchmouth Russum Architects

September 2013

Greer Pritchard

This statement has been prepared by Julie Greer, Director of Greer Pritchard. Julie Greer has over 25 years working within development control. Julie was Senior Design and Conservation Officer at Westminster Council for 10 years and then managed Southwark's Design and Conservation Team from 1990 to 2007 where she established London's first Design Review Panel (DRP). From 2007-2010, Julie joined the Olympic Delivery Authority as Principal Design Advisor. For three years Julie was a full Commissioner for London 2012 Commission for Sustainable Development. Julie serves as a member of the following bodies: Design Council CABI's enabling panel and the National Advisory Panel; the Southwark DRP; and the Wandsworth DRP

Peter Stewart Consultancy

Peter Stewart, was the Director of the Design Review Panel at CABI, the Commission for Architecture and the Built Environment, from 1999 to 2005. He is the principal author of various CABI publications, including Design Review which sets out CABI's approach to assessing projects. Peter Stewart serves as a member of the following bodies: Design Council CABI's enabling panel and Planning Advisory Panel; the Council of the RIBA; the Stratford City DRP; and the Convoys Wharf DRP.

Birds Portchmouth Russum

The architects Birds Portchmouth Russum are highly regarded by their peers and have won many design awards for projects in sensitive locations, most recently in 2013 for Downley House in the South Downs National Park which won a RIBA Award, a Civic Trust Commendation and is currently shortlisted for the Manser Prize.

Formerly the partners were project architects on prestigious commissions at James Stirling's office who commenced their practice upon winning the Architectural Competition for the Avenue de Chartres Car Park in Chichester, which duly won 6 awards including a RIBA Award and Civic Trust Award.

BPR'S work has been exhibited throughout the world and in 2000 the Basle architecture museum in Switzerland held a retrospective of the practice's work. BPR have had over 25 projects selected for the Royal Academy Summer Exhibition and have the unique achievement of winning the Architecture Prize for 3 separate projects. The subject of this appeal, Brewster House, is currently exhibited in the 2013 Summer Exhibition and was commended for the Architecture Prize.

Richard Portchmouth has served many Design Review Panels including; CABI for five years, SERDP for 7 years. Richard is currently Deputy Chair of SERDP and the Islington Design Review Panel. Michael Russum is a visiting Professor of Architecture at Nottingham University

Building Awards;

Birds Portchmouth Russum have won over 15 Design awards and Commendations for their buildings including;

- Avenue de Chartres Car Park, RIBA and Civic Trust Awards
- Plashet School Footbridge, RIBA and Civic Trust Commendation
- Downley House, RIBA and Civic Trust Commendation

In 2013 Downley House, set within the South Downs National Park, has won the Daily Telegraph Most Innovative home Award, Evening Standard Luxury House Award. It is currently shortlisted for the RIBA Manser award, British Construction Industry Award, Best Project under £3 Million.

In 2013 BPR also won the Jersey Architecture Commission Best Unbuilt Project Award for Highlands Housing.

Architectural Competition Success

- 1989 Avenue de Chartres Car Park, Chichester – Open Competition, First Place
- 1997 Imperial War museum for the North, - Invited Competition, Second Place
- 1998 Humberstone Gate, Leicester - Invited Competition, First Place
- 2002 Neighbourhood Nursery Competition - Invited Competition, First Place
- 2006 Blue Boar Creek Bridges- Invited Competition, First Place
- 2007 Southwark Park Primary School - Invited Competition, First Place
- 2010 Downley House - Invited Competition, First Place
- 2012 Hampton Court Magic Garden, - Invited Competition, Second Place
- 2013 Great Fens Visitor Centre - Open Competition, Second Place

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Appendix - 2
Architecture and Townscape Statement

Prepared for Iain Brewster by
Peter Stewart RIBA

September 2013

69 Highgate High Street

London N6 5JX

Planning Inspectorate Ref

APP / X5210 / A / 13/2200586

Appeal Statement by

Peter Stewart MA (Cantab) Dip Arch RIBA

Introduction

- 1.1 This statement is submitted by Peter Stewart in support of the planning appeal.
- 1.2 I am a chartered architect and principal of Peter Stewart Consultancy, a practice that provides expert advice on architecture, urban design and built heritage. I am a former Director of Design Review at CABE, and a former member of the London Advisory Committee of English Heritage.
- 1.3 This statement addresses the issues raised in the Council's first reason for refusal, in respect of architecture, urban design and built heritage.
- 1.4 The design and conservation questions raised are straightforward: is it acceptable in principle to build a new building of the form proposed: and if so, is the architectural approach appropriate.
- 1.5 The answer to both questions is an unqualified yes.

The site and its setting as existing

- 1.6 The site is at a key location between the complicated, busy traffic-dominated road junctions to its north, and the calm green space of Pond Square to its south. The short alley to the west of the site that connects the two is characteristic of Highgate village, where there are many such narrow alleys. The contrast between the townscape found at either end of the alley is marked.
- 1.7 The view towards the site from the north is unsatisfactory – above the blank painted brick frontage to the rather ramshackle buildings presently on the site, there is a gap through which the trees of Pond Square can be seen, the gap being framed by prominent but unremarkable blank brick side walls, to the ends of the runs of buildings on the High Street to the left and West Hill to the right.

- 1.8 Agreeable and attractive visual variety is the most noticeable characteristic of the Site's wider setting¹. Buildings are generally two or three storeys high as viewed from the High Street. There are buildings of many different forms, shapes and sizes, periods, architectural styles, facing materials and so on. Brick, of various kinds, and painted render are the commonest materials. There are several 'one off' buildings such as the Gatehouse pub opposite the site, which contribute to the varied character. All of this is a result of the incremental, piecemeal development found here as in the centres of so many older settlements – a pattern which the proposed development respects and continues.
- 1.9 The existing single storey buildings on the site are in my view of no great merit or significance, and they are rather run down. There is clearly scope to enhance the conservation area by replacing them with something better.

Urban design

- 1.10 A three storey building of much the same height as the existing building next to it is not too big for its site – it conforms to the existing pattern of this urban village centre.
- 1.11 The proposed development retains the route between the High Street and Pond Square, and the view through in each direction. The views are narrowed down compared with the existing situation, and so the view is focussed, not lost – the resulting framed view, in each direction, being entirely characteristic of Highgate Village (as seen on the cover of the Council's Highgate Conservation Area Appraisal). The trees of Pond Square are still seen at the end of the alley, and above the buildings on either side.
- 1.12 The height, bulk and mass of the proposed building are therefore entirely appropriate to the conservation area setting.

¹ The Council agree with this – their Highgate Conservation Area Appraisal says '...a key element of the distinctive character and appearance of the Conservation Area is the variety and eclecticism of the historic village' (pages not numbered, p60 in PDF reader)

Architecture

- 1.13 The main components of the new building, as seen from the High Street, are a glazed base with shop fronts, with a two storey wall above it in render, punctuated by windows. All of this is entirely characteristic of Highgate. The glazed ground floor frontage is entirely appropriate to this high street setting – the blank brick wall that is there now, by contrast, is not appropriate.
- 1.14 The elevation to the other side of the new building is handled differently, as is appropriate to its rather different setting, creating a contrast with formality of the existing house next door, and also reflecting the more idiosyncratic, ad hoc character of the Pond Square elevations of other houses further along this frontage.
- 1.15 The architectural language deployed is individual to this building and to these architects – it is distinctive and characterful. Distinctive and characterful does not however mean wilful and / or arbitrary. The architecture is entirely in tune with the varied and eclectic character identified by the Council in Highgate village. The architects' statement '69 Highgate High Street – The Contextual Rationale', supplied to the appeal, provides a clear and compelling statement of the rationale that underlies the design. Everything in the elevations is there for a good reason that derives from the circumstances of the project. All of the different elements described are brought together in a careful composition, handled in my view with some panache, such that the whole is very much more than the sum of the parts – a proper piece of architecture, in other words.
- 1.16 It is obvious that this is an architectural project rather a vernacular building. The Councils' Delegated Report which accompanied the decision notice of 15 February 2013 referred under the heading 'Detailed design and materials'² to the possible acceptability of an exemplar example of modern vernacular architecture which significantly responds to the character and appearance of the area'. It implies that the appeal scheme doesn't fit the description. While it is hard to say exactly what 'modern vernacular architecture' might be, my view is that a case can be made that this is exactly what the appeal

² No page or paragraph nos. given, but near foot of second page under this heading

scheme offers – an imaginative architectural response that far from being unmannerly, is carefully crafted to respond to what is there already.

- 1.17 In my view this is architecture of high quality – as I would have expected from a prize winning practice such as Birds Portchmouth Russum, whose work I have known and admired for many years. The scheme impressed the eminent judges of this year's Royal Academy Summer Exhibition, too – they gave it a commendation , one of many design accolades that BPR have gained over the years.

Effect on Conservation Area

- 1.18 The existing single storey buildings on the site are identified as 'positive' in Appendix 2 of the Council's appraisal, but there is no mention of them in the main appraisal. It is not said what the positive qualities are thought to be. Single storey buildings are not characteristic of this urban village centre, and these examples do not contribute to the sense of enclosure to Pond Square that the appraisal's narrative identifies as positive; and while the appraisal mentions the alley beside the site, it does not identify the view through, above the single storey buildings, as important. I agree that it is not important. Given the site's prominence and pivotal location, any positive qualities that may be found in the existing buildings (which are certainly not architectural) are significantly outweighed by the positive benefits of the proposed development: an interesting and characterful intervention that is nevertheless responsive to its setting, which enhances the enclosure to Pond Square and the connecting alley, and makes a welcome positive contribution to the appearance of the village centre.
- 1.19 As well as enhancing the appearance of the conservation area, the proposed development preserves the character of the conservation area. It is consistent with the wide variety already present in the village centre.

Conclusion

- 1.20 Some people do not like the proposed development, as evidenced by letters of objection, but the comments made are largely matter of taste and personal opinion. There is clearly no unanimity of opinion, since there are plenty of well-informed and authoritative comments, submitted in evidence to the appeal, that support the design, the quality of which has also already been recognised by a national award.
- 1.21 There are however no objective, rational grounds for deprecating the design.
- 1.22 I regard the proposed development as an architectural project of a high quality that will come to be seen as a very positive contribution to Highgate village.
- 1.23 The appeal should be allowed.

Peter Stewart
Peter Stewart Consultancy
August 2013

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Appendix - 3
The Contextual Rationale

Prepared for Iain Brewster by
Birds Portsmouth Russum Architects

September 2013

69 Highgate High Street - The Contextual Rationale
Birds Portchmouth Russum Architects

Introduction

The proposed design draws heavily on the context and reflects the schizophrenic nature of the 'Urban ' High Street and 'Village' character of Pond Square.

The elevations inter-relate with the plan form and internal requirements to meet the clients needs. The facades and form are resolved into a well mannered holistic composition which;

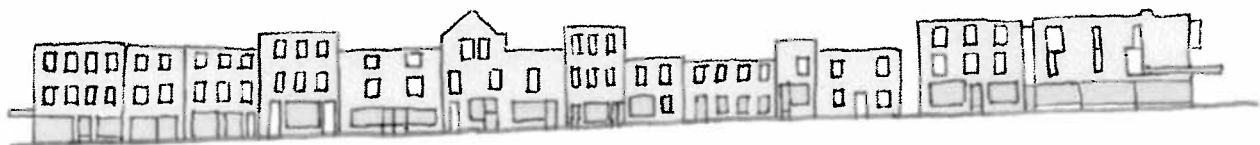
- Completes the High Street terrace
- Creates a gateway into Pond Square
- Establishes a focal marker terminating the approach from North Hill

The following conceptual drawings illustrate how the elevations are drawn from the context and how they have been resolved into a unified composition.

The High Street Elevation



Existing: The existing High Street terminates at the site with a blank brick wall, flower shed and telephone mast.



Proposed: The proposal now continues the active frontage and accommodates the florist and telecoms. The glazed cantilevered canopy at the south end of the terrace is balanced by the glazed canopy of the florist.



The existing buildings along the High Street are primarily formed of either brick or painted render. Render is therefore proposed for the new building.

Brick ☐

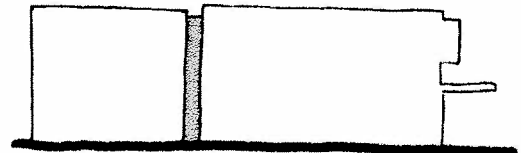
Paint/Render ☐

The High Street Elevation - Developing the bulk, scale and detail

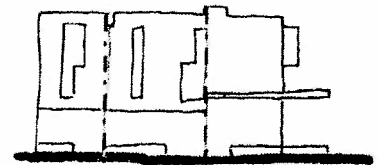
The proposal conforms to the height of the neighbouring building



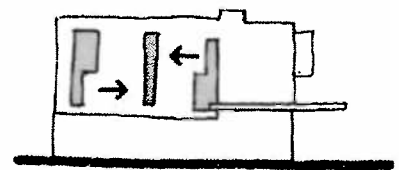
The glazed slot creates clear articulation between the listed neighbouring building and the proposal



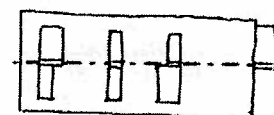
The façade is composed to reflect the incremental development of Highgate High Street. Three elements reflect the existing units on the site and are articulated by rainwater down pipes and chimney flue.



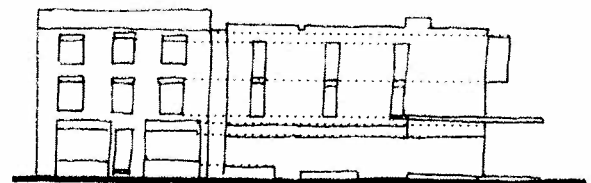
However the proposal is not a pastiche 'stage set' – it is also designed to reflect single domestic occupancy through homogeneity and interlocking windows.



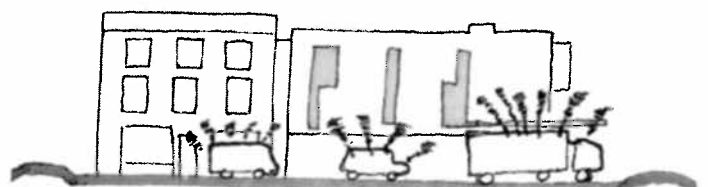
The materials and fenestration composition articulates the maisonette as a two storey dwelling, not for example as two stacked single storey flats



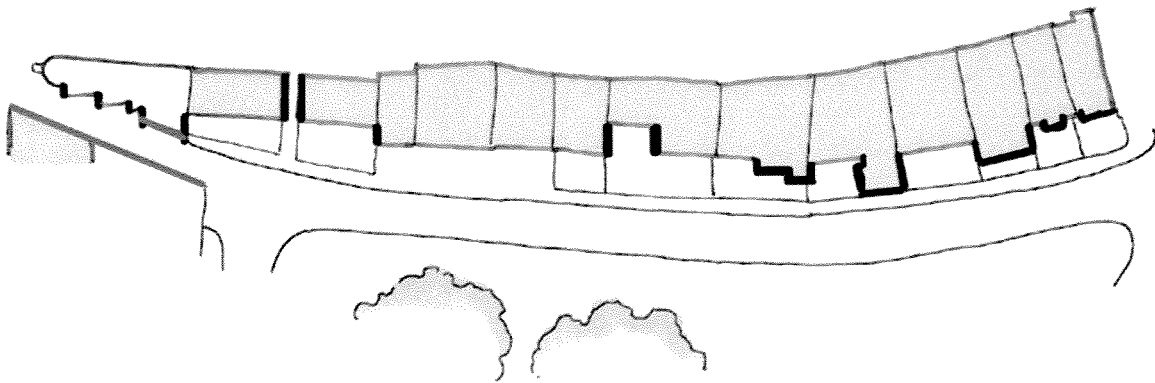
The scale and alignment of the façade composition is informed by the neighbouring windows, floor levels, plinths and entablatures of the neighbouring building.



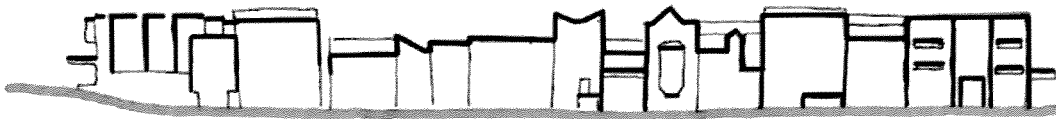
The window apertures are sensibly reduced to provide habitable sleeping accommodation above the noisy road below where the noise is exacerbated by braking and accelerating due to nearby roundabouts.



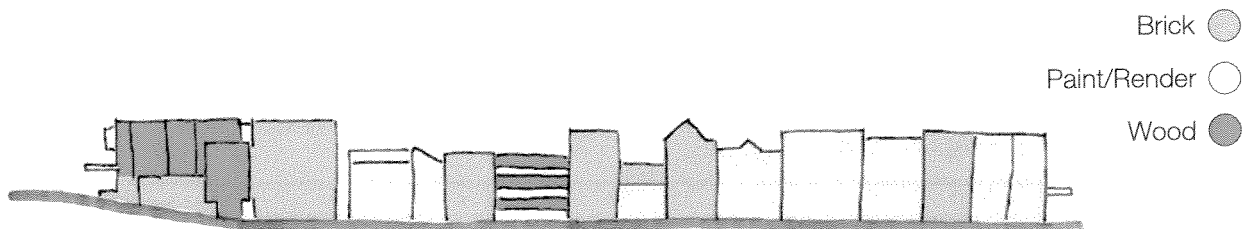
The Pond Square Elevation - Developing the Façade and Form



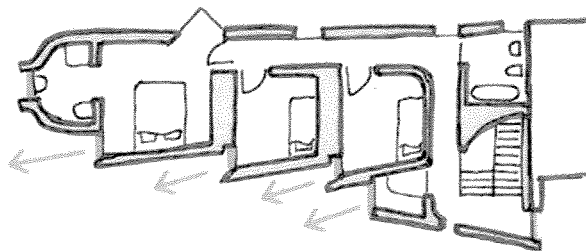
The plan form of the proposal reflects the adhoc set backs and projections of the High Street buildings on their Pond Square frontage and the diagonal route into Pond Square.



The incremental development of the Pond Square elevation creates an adhoc silhouette and together with the many balconies informs the elevation of the proposal.



The brick and wooden weather-boarded elevations on Pond Square as well as the existing buildings on the site informs the external materials of the proposal.



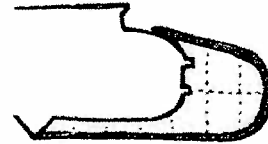
The faceted plan relates to the angle of Snow Hill and facilitates the bedroom layout with 'Medieval' bay projections which provide views and day light without overlooking the neighbours.

The West Hill Elevation - Developing the 'Bull-nose' Composition

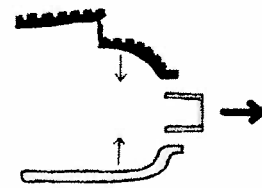
At street level the florist is now located within a glazed shop with external display plinth to make a beautiful focal point – wonderful both at day and night time.



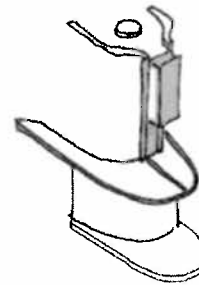
The floral plinth is protected from rain by a bronze and glass canopy - materials reflecting the civic importance of this location.



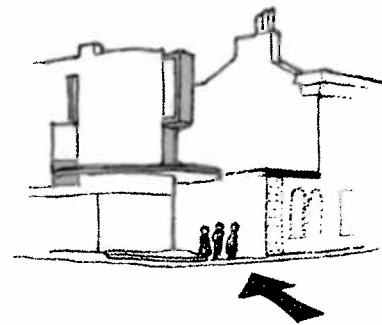
The differing materials of High Street and Pond Square facades are drawn together at the apex with split bull-nose detail through which a bronze bay window emerges



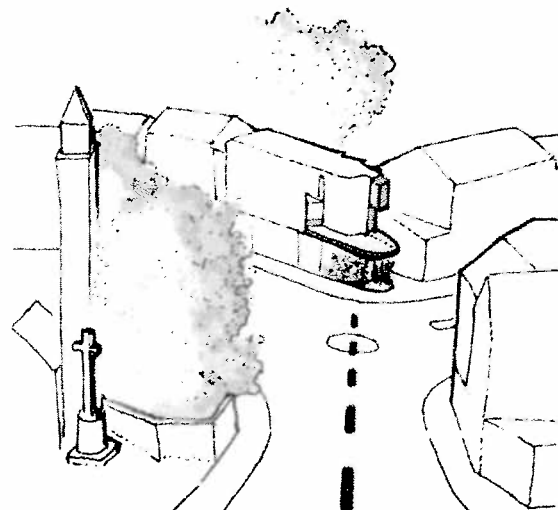
The High Street and Pond Square facades are resolved with a bull-nose composition – a positive resolution where the 'Civic' materials master the domestic backdrop.



The bull nose composition at the apex of the high street together with the plinth and projecting canopy combines with the annex of 51 West Hill to define a public gateway into Pond Square. Furthermore the new retail frontage provides continuity from the High Street to West Hill.



The 'Civic' composition integrates the florist to create a delightful focal point terminating the primary view along North Hill and announces the commencement of Highgate High Street.



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Appendix - 4
Peer Design Reviews

Terry Ferrell CBE
Paul Finch OBE
Geoff Noble
Paul Monaghan
Keith Williams

September 2013

To support this appeal the Appellant sought Peer Design Reviews from eminent critics and practitioners. It is important to emphasise that the authors have no pecuniary interest in the case. Below is a short bibliography introducing each contributor.

Sir Terry Farrell CBE

Sir Terry is considered to be one of the UK's leading architect planners. Farrell has been asked by Culture Secretary and Creative Industries Minister Ed Vaizey to undertake a new, independent Review of Architecture and the Built Environment. Advisor to the Government.

In London, he is the Mayor's Design Advisor and Design Champion for the Thames Gateway, Europe's largest regeneration project. In 2013 he was voted the individual who made the Greatest Contribution to London's Planning and Development over the last 10 years.

Paul Finch OBE

Paul Finch is deputy chair of the Design Council. He went into journalism in 1972, working in various capacities on Building Design (BD) and its sister paper Estates Times (now Property Week). Paul is currently editorial director of the Architectural Review and the Architects' Journal, and director of the World Festival of Architecture. He chaired Cobe's London Olympics design review panel from 2006 to 2012. Paul is Deputy Chair of the Design Council Trustee Board and Chair of the CBE Board.

Geoff Noble

Geoff Noble has more than thirty years experience in planning, urban design and conservation with qualifications in all three disciplines. After working for local authorities in Tyne and Wear, Staffordshire and Hampshire Noble joined EH in 1985 becoming Deputy Director. He was secretary to the London Advisory Committee from 1995-2005 and in 2006 appointed to run the South East Regional Design Panel Kent Architecture Centre,

Paul Monaghan

Paul Monaghan is Director of Alford Hall Monaghan Morris Architects.. The practice has won many RIBA National Awards and been nominated twice for the Stirling Prize

Paul has been Vice Chair of the CBE Schools Design Review Panel, chaired the RIBA awards panel and is currently on the CBE National DRP. He is also a RIBA Client Design Advisor. Paul lives in Highgate.

Keith Williams

Keith Williams, is the founding partner of Keith Williams Architects and has considerable experience in designing award winning civic buildings in historic locations . He has won Civic Trust Awards and most recently the Michael Middleton Special Award for the Best New Building in a Conservation area for the Novium Museum in Chichester. Keith has judged RIBA & Civic Trust Awards and sits on the Southeast Regional Design Review Panel, the National Design Review Panel at Design Council CBE.

FARRELLS

The Planning Inspectorate

TFProf/Let.66

23rd July 2013

Dear Sir / Madam

RE: APP/X5210/E/13/2200587 - 69 Highgate High Street

I write concerning the proposal for the flower stall site at the top of Highgate High Street designed by Birds Portchmouth Russum Architects which is now the subject of an appeal. Having studied the proposal in detail I would like to confirm my fullest support for the project for the following reasons:

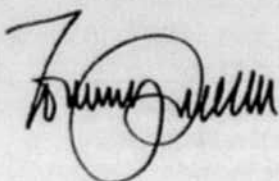
I am very familiar with this important end of terrace site at the head of the High Street. It is surrounded by historic buildings and is prominent from key vistas. The shabby existing blank wall and flower shed on site presents an incoherent architectural termination to the 3 storey terrace and this leaves this important urban frontage weak and incomplete.

The proposed design is a delight. It is sensitive to the scale of all the adjacent buildings, and employs detail elements and materials which echo the architectural context. The form is carefully developed from a plan elegantly informed by the neighbouring façades to further embed the proposal into its context. The differing materiality of the two principle facades are cleverly resolved with a joyful corner composition which creates an attractive gateway into Pond Square. It accommodates the florist's shop and its canopied floral display plinth to provide a delightful focal point in this important location.

I have followed the work of Birds Portchmouth Russum Architects for many years and consider them to be among the very finest architects in this country. They create highly bespoke and exquisitely beautiful architecture that is extremely sensitive to its setting. They have won numerous awards and are held in the highest esteem by their peers.

I therefore fully endorse the proposed design and would urge (the inspector / you) to grasp the opportunity to add this architectural gem to Highgate's collection of award winning contemporary buildings and further enrich its architectural heritage.

Yours sincerely,



Sir Terry Farrell CBE

58 Calbourne Road
London SW12 8LR

20 August 2013

Dear Sir/Madam,

Introduction

I am writing in respect of planning application APP/X5210/A/13/2200586, for the small site at 69 Highgate High Street, north London.

I am familiar with the work of the architects Birds Portchmouth Russum, having published various buildings and projects designed by them as editor of Building Design and then The Architect's Journal.

In addition, I write as a former long-standing chair of the design review panel of Cabe (Commission for Architecture and the Built Environment). I currently chair Cabe (now part of the Design Council), but write in a personal capacity, since our organization lacks the resources to review formally cases of this relatively small scale.

Finally I comment from the perspective of my role as director of the World Architecture Festival, where I have the pleasure of judging high-quality designs for the biggest global awards programme in architecture.

Background

The work of the award-winning practice, BPR, is widely admired by architects (and happy clients). It has always comprised thoughtful architecture, with a degree of attention to detail and quality of materials which is not common. The results, both built and unbuilt, have already earned a place in the architectural history of the recent past, not least because of a certain playfulness which informs their design, which is of a very high order. BPR create an architecture of delight and discovery, never greedy, cynical or dull.

I am most surprised (indeed shocked) to see their designs are opposed by the local planning authority and English Heritage, despite a series of design iterations addressing various concerns that they have raised. In my view there would have been a very strong case for permitting an earlier iteration of the design, but I confine my comments to the application as made.

Design

I have examined the drawings and reviewed them in the light of key paragraphs in the section 'Requiring good design' in the National Planning Policy Framework. The LPA and EH appear to have ignored this strong and clear guidance. My comment as to whether the proposal meets the criteria is in italics, the policy in bold.

Para 56

Planning policies and decisions should ensure that developments:

- **will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.** *The proposal most certainly adds overall quality and will instantly enhance the local conservation area.*
- **establish a strong sense of place, using streetscapes and buildings to**

create attractive and comfortable places to live, work and visit. *That is exactly what it does.*

- **optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;** *The design strengthens the placement of the flower shop, provides a mix of uses, promotes green space by enhancing Pond Square, and gives transport routes an immediately recognizable local landmark.*
- **respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;** *This is an entirely responsive and site-specific design, rooted in its place and related to local materials, without resorting to mimicry. It provides a welcome degree of innovation, itself informed by good urban design principles.*
- **create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;** *This is a vast improvement on the existing and has the support of the Metropolitan Police. and*
- **are visually attractive as a result of good architecture and appropriate landscaping.** *Anyone with an eye for design can immediately identify the quality of both the analysis drawings and those indicating the aesthetic contribution the development will make.*

Para 60

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

- *Camden and English heritage seem intent on ignoring this paragraph in their comments on the proposed design. They provide a perfect example of exactly what they should NOT be attempting to impose. They are indeed trying to stifle innovation, originality and initiative by demanding that the proposal conforms to forms and styles that are more to their taste. They are wrongly promoting the idea that distinctiveness can only be achieved through replication, or maintained as a result of stasis.*

Context

Through their drawings, the architects have explained the rationale for their proposal as a piece of contextual design in clear and convincing fashion. This is an object lesson, for other architects and students, about how to analyse a small but significant urban site, and how to find the clues which help to produce a design solution to a tricky architectural challenge: how to turn a corner.

In this case the result will be a little local gem.

In supporting this application, I am very conscious that the development of Highgate Village, with its distinctive local identity, quirks and mannerisms, was the result of allowing design to flourish, rather than hemming it in -- with requirements based on a false notion of conservation which premiates the miserable and dowdy over the lively and vibrant -- simply because the existing miserable condition is older.

Not only do I support the application, but I would urge the local planning authority and English Heritage, via the Inspectorate, to think hard about whether they should be spending public money on opposing high-quality architecture, which I am sure they would both agree is in short supply. In truth we need more architecture of this sort, not less. That is what the National Planning Policy Framework is trying to encourage.

Paul Finch
Programme director, World Architecture Festival
Editorial director, Architectural Review/Architects' Journal
Chairman, Design Council Cabi

Geoff Noble Heritage + Urban Design

18 Copthall Gardens Twickenham TW1 4HJ

geoffreym.noble@virgin.net

The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

23 July 2013

Dear Sir/Madam

APP/X5210/E/13/2200587 69 Highgate High Street, London N6 5JX

I am writing to SUPPORT the proposed development at 69 High Street and to request that the appeal be allowed.

PREAMBLE

I am a chartered town planner and urban designer with more than 35 years experience in urban and rural conservation, in London and elsewhere. I have known Highgate for many years and at one time lived nearby. This letter is written in a personal capacity. I have no pecuniary involvement in this case and have never met the applicant.

COMMENT

Highgate village is one of North London's finest conservation areas with an informal, eclectic mix of buildings, a fine grain and intimate scale, and a picturesque topography. Trees and green spaces make an important contribution to the character of the area. Highgate is also rich in historical associations. The village character is still evident, despite almost constant traffic and the trappings of highway engineering, including three mini-roundabouts close to the appeal site.

The existing buildings on the site are thought to be 19th century in origin but much of their fabric is later and they are now in a dilapidated state. They have a certain tumbledown appeal on the south-west (Pond Square) side but their plan form is interesting, with a bullnose end to the north. By far the best feature is the flower stall, which lends colour and vitality to the corner. Taken overall, I would regard the buildings as making only a modest contribution to the significance of the conservation area.

The new development will preserve the essential qualities of the existing building – its distinctive footprint, and its active frontage – but in my view it will go further by creating a building of genuine architectural merit that can take its place alongside its historic neighbours elsewhere in the village. The design and access statement demonstrates the care that has been taken to respect the scale, character, form, colours and textures of other buildings in the area, without resorting to imitation. The way the tapering, sloping plot has been handled on all sides is testimony to the skill of the architects.

I do not think the building is too tall, especially for this corner position, and the crowns of the trees of Pond Square will remain visible from further up the hill.

In conclusion, I consider that the loss of a minor, non-designated heritage asset (if the current buildings can be so regarded) is outweighed by the rare calibre of the proposed replacement. It will enrich the street scene and enhance the architectural interest of this fine conservation area.

I am mindful of the advice to local authorities in NPPF paragraph 135 in which they are required to form a balanced view in weighing such applications. I would ask that the appeal be allowed and that planning permission and conservation area consent be granted.

Yours sincerely

GEOFF NOBLE MRTPI IHBC

ALLFORD HALL MONAGHAN MORRIS

9 August 2013

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The Planning Inspectorate
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Dear Sir / Madam

APP/X5210/E/13/2200587 - 69 HIGHGATE HIGH STREET

I am writing regarding the current design proposal for 69 Highgate High Street, which I believe was submitted for planning last year, subsequently refused and is now the subject of an appeal.

I have been a resident of Highgate for 10 years and have always been attracted to the area because of its mix of architecture; both historic and contemporary. Highgate contains some fine examples of Victorian and Georgian architecture, which gives the village great character. However, it is also fortunate to have many fine contemporary houses, most notably The Lawns, 3A Hampstead Road and the Southwood Lane Estate amongst others. These award winning projects sit very comfortably with the older buildings and contribute greatly to the village ambience.

I have had the opportunity to look in some detail at the proposals for 69 Highgate High Street. I have always found that the shed containing the flower stall forms a messy entrance into Highgate and I feel the new design, by contrast, would form a very elegant gateway to the High Street. The curved bullnose corner is distinctive and thoughtfully detailed whilst the curved glazing to the proposed new flower shop will provide great active frontage at a key part of the village.

The massing of the scheme is modest and consistent with the surrounding context. The elevations have been carefully composed and are inventive in their detailing.

I have admired the work of Birds Portchmouth Russum Architects for over 20 years and I couldn't think of more appropriate architects for such a sensitive site in Highgate Village. Their drawings and designs are exhibited and published widely and indeed their model of this project has just won a prestigious award at this year's Royal Academy Summer Show.

My firm has been involved in projects in Camden for many years and have always found that the borough welcomes good contemporary architecture. I was, however, very surprised that Camden decided to reject this planning application.

I have no hesitation in fully supporting the scheme and indeed I believe it will be a future award winning project which will greatly enhance Highgate Village.

Yours sincerely



Paul Monaghan

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Registered in England and Wales

23 August 2013

The Planning Inspectorate

Dear Sir/Madam,

APP/X5210/A/13/2200586 - 69 Highgate High Street, London

I am writing in respect of planning application and subsequent planning appeal for this project.

In considering these matters it is often useful to also consider the calibre of the architects authoring the designs before commenting upon the proposals themselves as this in my view, gives a good indication as to the intelligence and intent behind the project.

I have known the work of Birds Portchmouth Russum over some 20 years. Two of the partners learnt their craft at the office of the late Sir James Stirling, unquestionably one of Britain's finest architects of the 20th century. BPR, are widely regarded as an exceptional firm of architects in their own right, with a deep care and concern for the manner in which their innovative buildings fit appropriately into the site context of each every one of their projects. This is evident by review of the catalogue of their many award winning projects each of which demonstrates a most careful investigation into the appropriate architectural and urban solution for its given site.

The present Highgate site which is an unresolved coming together of building form, open street space and blank walls contributes little to this important urban corner in the Village.

Through the alternate strategies that the architects have considered and rejected, before arriving at their final designs, their rigour and determination to provide the right solution here, is readily apparent. The scale matches exactly that of the buildings the project will abut or stand close to. The proposals successfully handle the acute corner between Snow Hill and High Street with a delicately curved façade. The composition of the primary elevation onto High Street and the nominally secondary rear elevation onto Snow Hill which will also be visible obliquely from Pond Square, and has been punctuated by a pleasing vertical rhythm of bays, have both been handled with equal skill and endeavour.

The sensitive nature of the proposals which integrate the flower stall use within the development whilst resolving the difficult site geometries in a sophisticated way ensure that there is much to commend in what is an appropriately scaled and skilfully composed piece of work.

continued

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directors

Keith R Williams RA(Hons) DipArch(Hons) RIBA MRIAI FRSA

Richard Brown RA(Hons) DipArch RIBA

It seems to me that the approach employed by the architects here is exemplary in both its townscape analysis and its exceptional sensitivity, as well as the skill in the combination of architectural language and material envisaged, which the drawings clearly demonstrate will sit elegantly and appropriately in the neighbourhood.

Through my own work, which has been often concerned with the insertion of contemporary award winning buildings into historic fabric in London and the very heart of the cathedral cities such as Canterbury and Chichester, I am very familiar with the constraints and opportunities that trying to build in line sight of listed buildings and within conservation areas, brings. I also write as architect exceptionally experienced in peer Design Review through the many panels on which I sit.

It is obvious to me that these proposals in Highgate will both maintain and enhance the character of the conservation area, and will also do no harm to the setting of the listed buildings in the vicinity and I do to be frank find it very strange that the applicant has been forced to take the scheme to appeal at all.

I am pleased to add my words of support for this delightful proposal and would urge the inspector to support this appeal against refusal allowing the development to proceed.

Yours faithfully



Keith R Williams RIBA MRIAI FRSA
Founder + Director of Design

Chairman : Lewisham Design Review Panel
National Design Review Panel Member : Design Council CABI
South East Region Design Review Panel Member
National Panel Jury Member : Civic Trust Awards
Honourable Distinguished Professor of Architecture : University of Zhengzhou

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REF: AP/X5210/A/13/2200586- LPA REF: 2012/6826/P (Planning)
REF: AP/X5210/E/13/2200587 - LPA REF: 2012/6878/C (CAC)

Appendix - 5
Photographic Analysis

Prepared for Iain Brewster by
Birds Portsmouth Russum Architects & Greer Pritchard

September 2013

The photographs have been compiled into a series of views as follows:

- The Site, figs 1-3
- Key Views
 - Approach to site from North Hill, figs 4 - 8
 - Approach to site up Highgate High Street, figs 9 -11
 - Approach to site from Pond Square, figs 12 -15
 - Approach to site up Southwood Lane, fig 16
 - Pond Square to Chapel spire and roof, fig 17
- Pond Square Elevation, figs 18 -21
- Highgate Alleys, figs 22 - 23
- Immediate Context, figs 24 -29
- Nearby Contemporary Buildings, figs 30 - 33

Photographic Viewpoints



The Site



Fig 1. Photo at 10.30 AM, Monday, August 1st

View of the site from the corner of North Rd and Highgate High St. The condition of the adjoining flank walls, painted wall, signage and telephone pole present an unattractive ramshackle frontage in an important corner in Highgate.

When the flower stall is shut, the activity in this location is primarily vehicular.

The Site



FIG 2. Photo at 18.30, Saturday August 31st

The apex of the site presents an unattractive and poorly defined completion to the High Street, particularly when the flower stall is shut. The contained view from the Gatehouse into Pond Square will remain if this appeal is allowed. This view demonstrates the challenge of this site, it is very narrow and has to reconcile the busy High St. with the verdant quality of the Square. The proposed design meets this challenge; the dilapidated state of the site will be significantly improved.

The Site

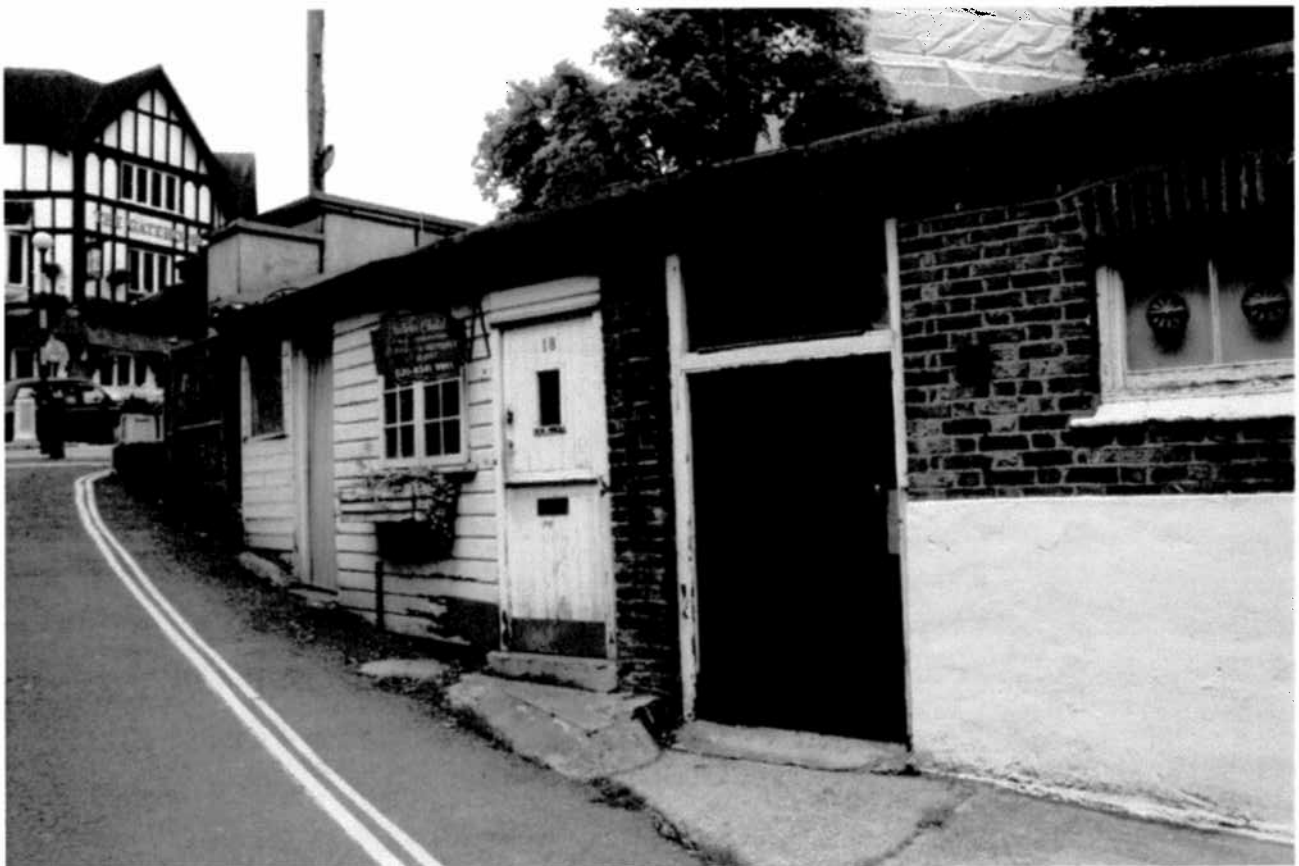


FIG 3. The lean-to buildings are very dilapidated. A study by 'Barrett Firrell' chartered surveyors in February 2009 confirmed that it is not economically viable to restore them,

Key View - Approach to the site from North Hill



FIG 4. View from the Gatehouse and North Road towards Pond Square

This photograph was taken from the middle of North Road. The large mature tree and chapel, currently scaffolded, in the foreground catches the eye - as does the Gatehouse. As one approaches the site the mature tree and Gatehouse, along with the traffic dominates even more.

Key View - Approach to the site from North Hill



FIG. 5 The development will partially obscure some views however, there is no loss of amenity. This view has not been identified in any adopted policy documents. Note splayed oriel windows on Gatehouse Public House, a typical feature in Highgate.

Key View - Approach to the site from North Hill



FIG 6. View from the Gatehouse and North Road towards the apex of the site and Pond Square:
The view of the trees in Pond Sq. would be partially obscured. We must emphasise however, that there is no policy basis to protect this view. Camden has not identified it as an important view.

Key View - Approach to the site from North Hill



FIG 7. The site can't be fully appreciated due to the curvature of the road. From this location, heavy traffic usually disrupts this view.

Key View - Approach to the site from North Hill



FIG 8. View from the Gatehouse and North Road towards Pond Square:

The view opens up as one moves along the pavement. The heavy traffic, noise and pollution tend to dominate the pedestrian experience. The development will partially obscure these particular views (Figures 6-8) however, there is no loss of amenity. The proposed building will largely obscure the bland gable wall of the adjacent buildings. This view has not been identified in any adopted policy documents and therefore the loss of the view towards Pond Sq. is not material.

Key View - Approach to the site up Highgate Hill



FIG 9. The High Street terrace up to the site commences with the undistinguished bus terminus and the banal cantilevered shelter projecting from the end building which fails to contribute positively to the conservation area.

Key View - Approach to the site up Highgate Hill



FIG 10. The listed terrace that adjoins the site. Note the buildings are generally three stories to parapet level with pitched roofs or gabled ends. Highgate High Street hosts a diverse range of buildings in terms of their height, use of materials and architectural treatment.

Key View - Approach to the site up Highgate Hill



FIG 11. The view towards the site shows the Gatehouse terminates and dominates the High Street vista as confirmed in the Conservation Area Appraisal.

Key View - Approach to the site from Pond Square



FIG 12. The Square has a mixed character, in terms of the buildings which contain it. The Square offers a quiet refuge for people who live, work and visit the area. Note the typical oriel window.

Key View - Approach to the site from Pond Square



FIG 13. The scale of the new building is the same as the adjoining buildings on Pond Square

Key View - Approach to the site from Pond Square



FIG 14. View from Pond Square to the Gatehouse. The scale of the new building is the same as the adjoining buildings on Pond Square.

Objections have been raised concerning the impact the development might have on this view. It is our case however, that development will frame this view rather than block it, the urban grain will be significantly improved and interest will be added to the street scene.

Key View - Approach to the site from Pond Square



FIG 15. View from Pond Square to the Gatehouse

Snowhill aligns directly with The Gatehouse entrance, pitched roof and oriel window. This entrance elevation will be framed by the proposal and 51 West Hill.

Snowhill attracts detritus and unsavoury activity at night and the amenity of the area will be uplifted considerably if this appeal is allowed.

Key View - Approach to the site from Southwood Lane



FIG 16. The primary approach from Highgate underground station up Southwood Lane towards Highgate High Street frames the view to the painted render buildings on the High Street. Pedestrians using this route will have time to appreciate the tree canopy in Pond Square.

Key View - Pond Square Towards Chapel



FIG 17. The view to chapel roof and spire from Pond Square will be maintained

Pond Square Elevation / Rear of Highgate High Street



FIG 18. View of Chapel and church yard from Pond Square.

Objections have been raised concerning the loss of this view. The loss of a view is not a material consideration it can be demonstrated that it has a wider impact on amenity.

Camden has not cited 'views' or the 'loss of the gap' as a reason for refusal. The chapel, currently scaffolded, is predominantly obscured by 67 Highgate High St.

Pond Square Elevation / Rear of Highgate High Street



FIG 19. Views towards 67 Highgate High Street and the narrow passage, which can just be glimpsed as a red bus passes. The architecture in terms of style, form, height and use of materials varies considerably, each building is different to its neighbour on the Pond Square elevation.

Pond Square Elevation / Rear of Highgate High Street



FIG 20. View of the buildings that back onto the Square. Figures 18 & 19 demonstrate that there is little consistency in terms of heights, alignments, style, use of materials or detailed design. Timber weatherboard and strip window glazing about a brickwall.

Pond Square Elevation / Rear of Highgate High Street



FIG 21. The rear of the buildings that back onto Pond Square near the bus terminus. The cantilevered canopy bookends the terrace.

Highgate Alleys



FIG 22. The passageway that connects Highgate High St with Pond Square.
Note the change in level. Contained vistas are a common characteristic within this area.
This alley is on the cover of the Highgate Conservation Area Appraisal by Camden Council.

Highgate Alleys



FIG 23. A narrow passage that connects Highgate West Hill with Pond Square and South Grove. A modern infill extends to the footpath boundary.

Immediate Context



FIG 24. The Gatehouse Public House and Apothecary House are substantial buildings from different periods and styles that sit side by side very comfortably.

Immediate Context



FIG 25. The Angel Public House at the 'apex' of Highgate High Street, as it meets the south side of Pond Square.

This is a key precedent for the termination of the terrace, and alike the proposal, its prominence is enhanced by the alley immediately to the side.

It is a substantial, robust building, which steps up slightly to the building it adjoins. The formal composition of bay window, arched window and mansard window on this apex elevation is an important architectural device for terminating and announcing the end of the terrace.

Immediate Context



FIG 26. The Appeal Statement discusses the 'opening-up' of the Square to make room for a bus circle and terminus. The impact is considerable given the 'containment' of the square has been lost. Note the range of building heights, styles and roof forms.

Immediate Context

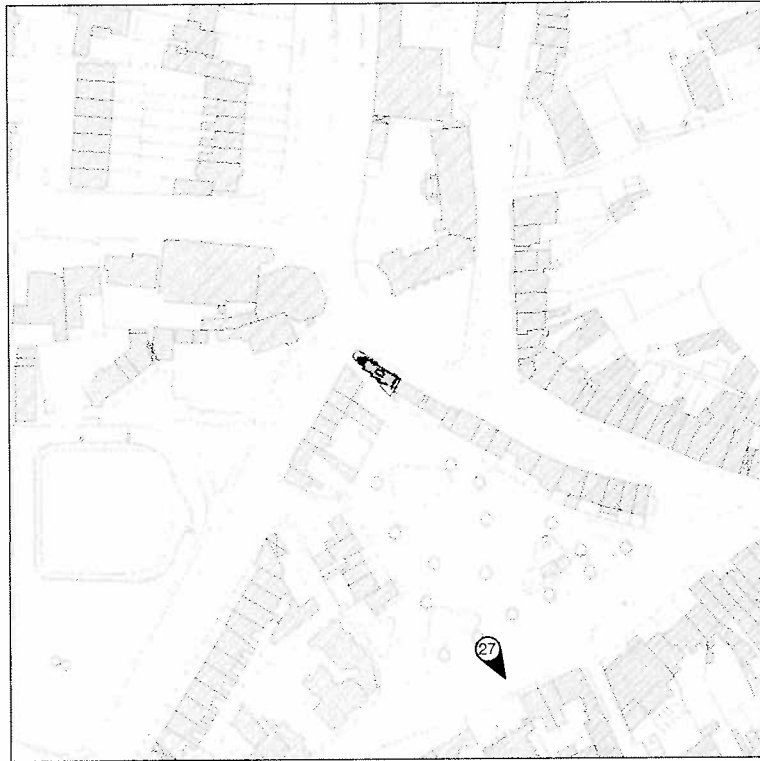


FIG 27. The south side of the Square tends to host more 'public' buildings such as the Highgate Literary & Scientific Institution, the Highgate Society and the Highgate United Reform Church. This image shows a residential terrace sitting comfortably between the Scientific Institution and the United Reform Church, and the rather dominant television mast.

Immediate Context



FIG 28. General view of the Square looking east. It presents an attractive place to linger, this condition will not change as a result of the proposal, but noise intrusion will be reduced.

Immediate Context

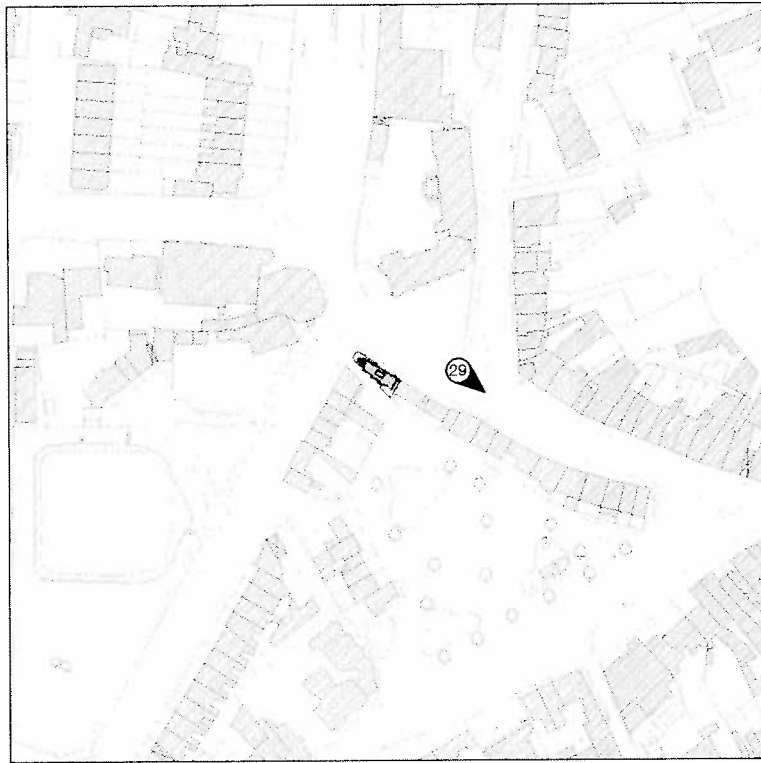


FIG 29. Long view down Highgate High Street.
The terrace is made up of masonry facades of different styles abutting each other.

Nearby Contemporary Buildings

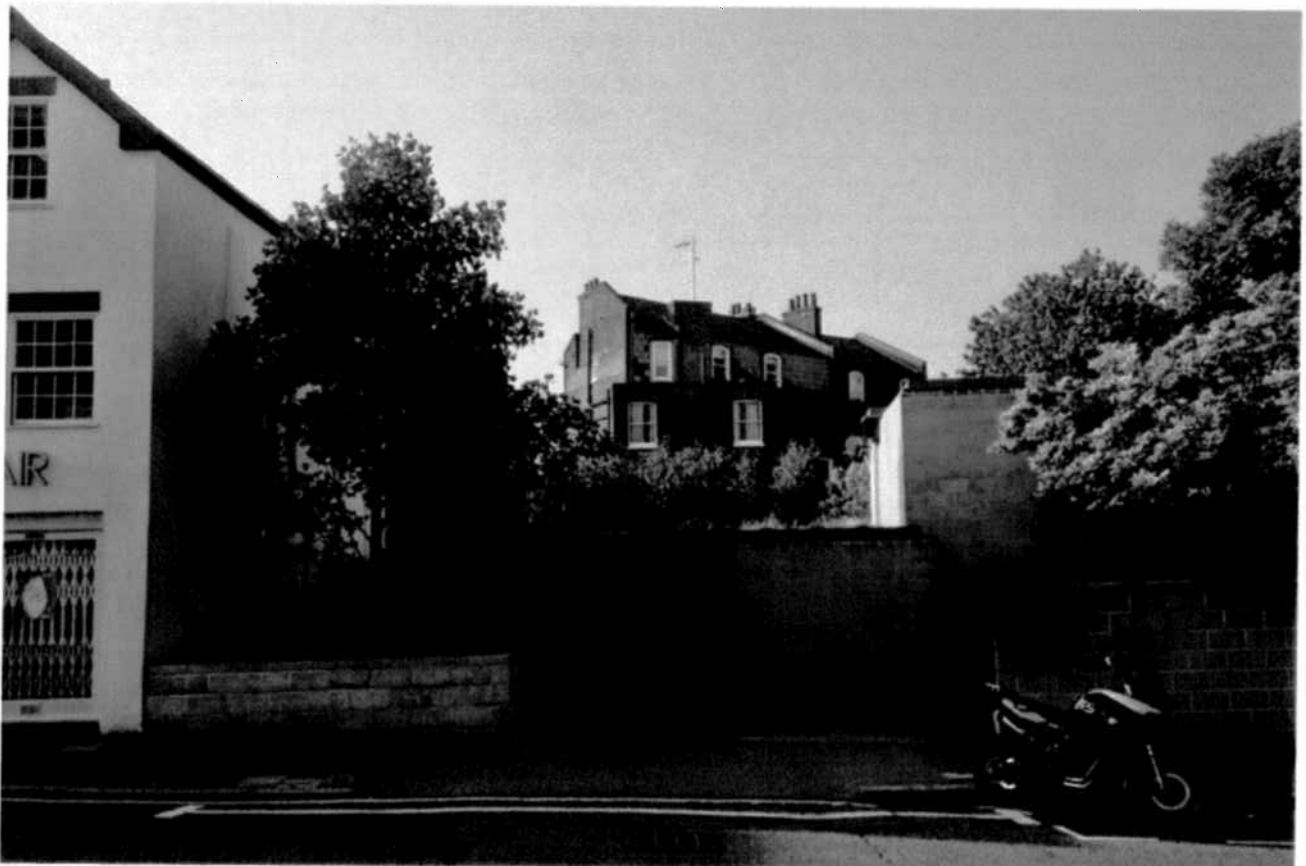


FIG 30. 3a Hampstead Lane. The Camden Conservation Area Appraisal discusses this site in some detail: "No 3a is a two-storey, flat-roofed house, built from concrete blocks, by and for S & M Craig dating from 1967-68. Incorporating a double garage, the building stands apart from its neighbours, preserving a gap in the townscape giving views of the backs of historic properties facing Pond Square. The house is screened by a concrete block wall and trees. The renovation recently received the Manser Prize."

Nearby Contemporary Buildings



FIG 31. 'Three Bells House' Hampstead Lane. In this case the 'gap' has been identified as important. However the existing gap over the appeal site is not mentioned in the appraisal.

Nearby Contemporary Buildings



Fig 32. 'The Lawns' - 16 South Grove
RIBA award winning modern reinterpretation on a house by Leonard Manasseh.

Nearby Contemporary Buildings



Fig 33. 17 South Grove. A modern insertion at the corner of Pond Square.

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Appendix - 6
Summary of Pre-Application Engagement

Prepared for Iain Brewester by
Greer Pritchard

September 2013

Pre-application Engagement with Camden Council and English Heritage

Camden issued a 23 page pre-application report on 01/10/2012. The list of attendees is noted on page one, which included Jonathan Markwell (Senior Planning Officer), Charles Rose (Senior Design and Conservation Officer) and Richard Parish from EH. Parish attended the meeting on 8th May.

Jonathan Markwell, author of the report, gave an overview of advice:

"The proposed scheme, as advanced through this pre-application process, is considered to represent an improvement in comparison with the refused 2010/3735/P application at the site.

In respect of the main design matters, it is considered that the current proposals have sought to address the previous design concerns, fit sensitively in the area whilst not unduly varying the original architectural concept. The now proposed height conforms to the prevailing parapet/eaves height in the area, thus fitting satisfactorily into the area. The form and materials of the pathway towards Pond Square façade is likely to respond positively to the character and appearance of the area. In respect of the Highgate High Street elevation, you are advised to continue to progress the detailed design of this façade in line with comments sent via email on 24th August. At the apex the scheme is considered to have progressed significantly throughout the pre-application discussions and is now very close to successfully responding to the junction, co-join the differing materials from the High Street and Pond Square façades and activate the retail unit at ground level. Again the scheme should be advanced in line with comments sent via email on 24th August."

The report also contains emails sent by officers, including one dated 24/07/13 to Mr. Russum from Jonathan Markwell, setting out Charlie Rose's comments. The email states:

"My colleague Charlie Rose has duly further considered the proposals and is of the view that there is only one remaining issue from a heritage/design perspective; the design of the high level window to the Highgate High Street façade. First, to confirm, the re-introduction of the oriel window is welcomed in principle. In terms of the window units there may have been scope to separate the units but in general the design response is welcomed. However it is advised that some small revisions could result in this element responding better to the traditional fenestration pattern:

- Reduce head of oriel window: to align with 'slot' window on adjoining bay of the development site and; head of 2nd floor window on adjacent building,
- Reposition mullion to align with cill of 2nd floor window on adjoining building,
- Provide solid (timber or bronze?) panel of lower pane to help respond relate to traditionally hierarchy of adjacent building" [sic].

Sketches, prepared by Camden Officers, were included within the report. It is very important to note their concluding sentence:

"It is considered that this helps the development to be viewed as a collection of individual elements, much as a vernacular building would do as it is added too over time, and as such is likely to be welcomed." [sic]

The report also included comments from English Heritage:

“Based on the information submitted by you on 28/06/2012 and that outlined above English Heritage have discussed the proposals further with Camden officers. It is considered that particular consideration should be given to the materiality in terms of the stucco, colours and finish for example. This should be considered in the context of the overall Highgate High Street context and hence it may be beneficial for you to avoid a white finish, which if subsequently proposed may be considered to be too stark in this context.” (Parish, EH)

Some time thereafter, a new EH officer was appointed to deal with this case, presumably after the planning application had been submitted. In EH's subsequent response to the application Ms Claire Brady took the view that the proposal would “introduce architectural references that are almost ‘art deco’ in style...comprising a new aesthetic that does not sit comfortably in this village context.” Brady felt that the proposal would cause ‘some harm’. Brady urged the Council to consider the proposals in the light of NPPF policies 134 and 137 and weigh this ‘less than substantial’ harm against any public benefits that the proposals may generate.

Pre-application engagement depends on constructive and consistent advice. Throughout the Pre-Application phase EH took the view that the appeal proposal, did not harm the significance of the heritage asset. Presumably, Parish felt the public benefits of bringing this underused site forward with a high quality, mixed-use development outweighed any perceived harm.

The D&A Statement, sets out in detail how the designs developed in line with advice from Camden and EH. We draw particular attention to sections 4 and 6.

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Appendix - 7

North Hill, Highgate - 'The Most Architecturally Diverse Street In Britain?'

Prepared by
The Highgate Society

September 2013

NORTH HILL, HIGHGATE

THE MOST ARCHITECTURALLY DIVERSE STREET IN BRITAIN?

Local residents suspect that no other road in London, Britain or, who knows, the world compares with North Hill, Highgate in terms of the variety of its domestic architecture.

This side of this leaflet organises 35 dwellings in North Hill in the order in which they were built, enabling you to trace the evolution of English

domestic architectural styles across the last 400 years.

The reverse side presents the dwellings in walk order, starting from Highpoint at the top of North Hill and ending just 800 yards on at the Esso service station at the junction with Archway Road. Both points are on the 143 bus route originating from Archway tube.

ARCHITECTURAL STYLES

- ☐ Stuart (1620-1700)
- ☐ Queen Anne (1700-1720)
- ☐ Georgian (1720-1800)
- ☐ Regency (1800-1830)
- ☐ Victorian (1830-1900)
- ☐ Arts & Crafts (1860-1910)
- ☐ Edwardian (1900-1914)
- ☐ High Victorian Gothic (1855-1885)
- ☐ Queen Anne Revival (1890-1910)
- ☐ Mock Tudor (1900-1939)
- ☐ International Modernist (1925-1939)
- ☐ Art Deco (1925-1937)
- ☐ Modernist (1945-2010)
- ☐ Neo-Georgian (1980-2010)



Highgate Society

THE HIGHGATE SOCIETY

This leaflet has been inspired by the Highgate Society's long standing Home History Group. A more detailed version of the leaflet is available at www.highgatesociety.com from which information is available on other such guided walks.

Designed by Nicholas May Design
www.nicholasmaydesign.co.uk

HOUSES AND FLATS IN NORTH HILL



TIMELINE

1600

12

16

25

29

6

3

34

1800

13

26

15

31

17

35

9

19

MONARCHS

1649 Commonwealth

1660 Charles II

1685 James II

1689 William & Mary

1702 Anne

1714 George I

1727 George II

1760 George III

EVENTS

1611 King James Bible

1660 Foundation of The Royal Society

1666 The Great Fire of London

1688 The Glorious Revolution

1707 The Act of Union

1715 1st Jacobite Rising

1745 2nd Jacobite Rising

1769 1st Shakespeare Jubilee

1776 Declaration of Independence

1783 Formation of USA

1789 French Revolution

1792 First use of gas to light houses

1805 Battle of Trafalgar

1807 First fare-paying passenger train

1815 Battle of Waterloo

1819 Peterloo massacre

1823 Coleridge moves to The Grove, Highgate.

1829 Roman Catholic Emancipation

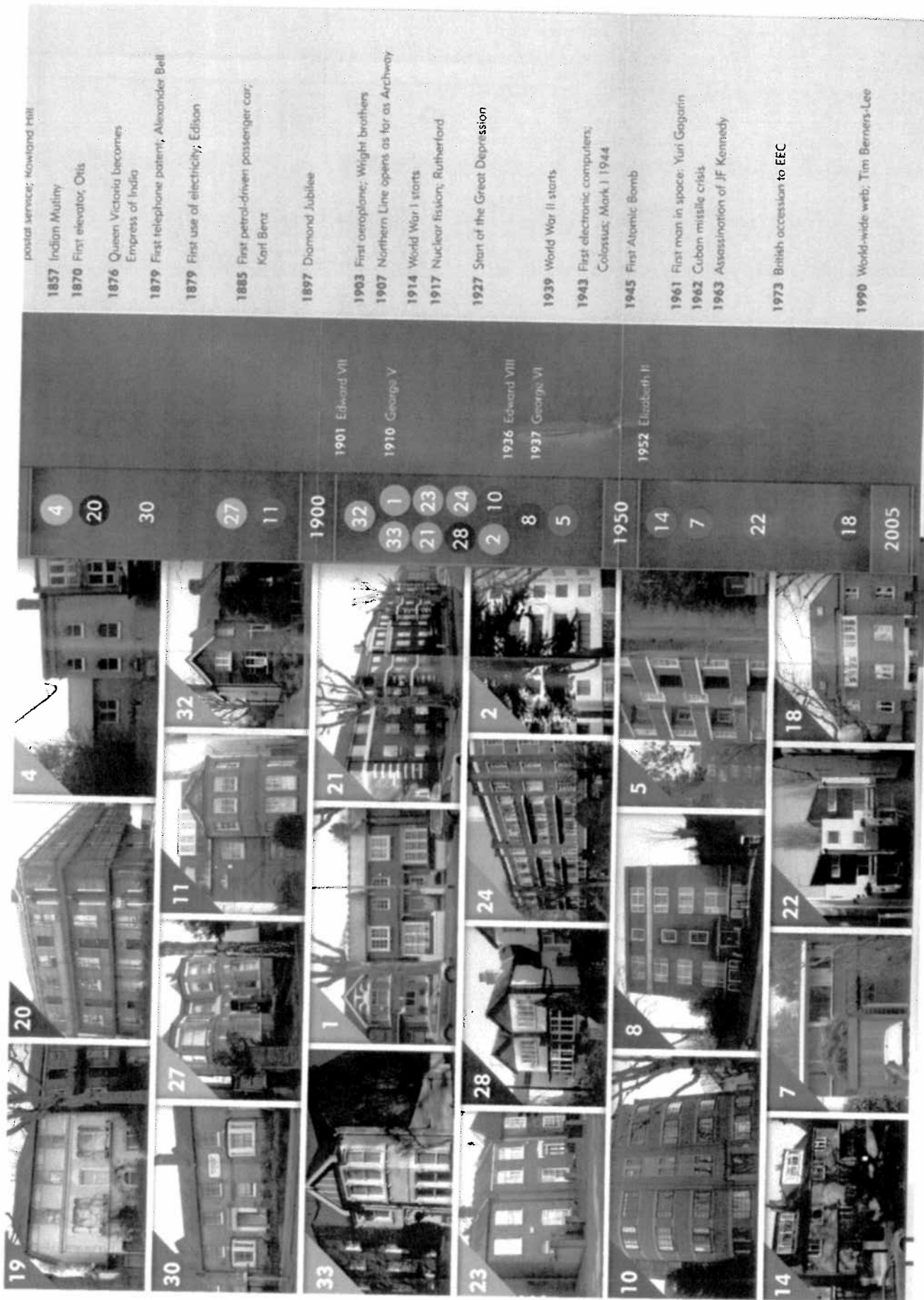
1829 London first linked to Birmingham by canal

1832 Great Reform Bill

1832 Dickens comes to live in North Hill, Highgate

1837 Accession of Queen Victoria

1837 First computer, Charles Babbage



postal service; Rowland Hill

1857 Indian Mutiny

1870 First elevator, Otis

1876 Queen Victoria becomes Empress of India

1879 First telephone patent, Alexander Bell

1879 First use of electricity; Edison

1885 First petrol-driven passenger car; Karl Benz

1897 Diamond Jubilee

1903 First aeroplane; Wright brothers

1907 Northern Line opens as far as Archway

1914 World War I starts

1917 Nuclear fission; Rutherford

1927 Start of the Great Depression

1939 World War II starts

1943 First electronic computers; Colossus; Mark I 1944

1945 First Atomic Bomb

1961 First man in space: Yuri Gagarin

1962 Cuban missile crisis

1963 Assassination of JF Kennedy

1973 British accession to EEC

1990 World-wide web; Tim Berners-Lee

1901 Edward VII

1910 George V

1936 Edward VIII

1937 George VI

1952 Elizabeth II

4

20

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1900

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18

2005

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Appendix - 8
Media Articles

Ham & High Newspaper
'Buzz' Magazine by The Highgate Society
The Architects Journal

September 2013

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@hamandhigh

Battle over ho

One man's dream is 'a disaster for Highgate'

Plan for futuristic home in heart of village meets with fierce opposition

One of Highgate's most iconic views is at the centre of a fierce planning battle between conservationists and a father who wants to build a modern building which has been likened to a "giant toilet" at the heart of the village.

For years the quaint sight of blossoming flowers on a street florist's stall opposite the Gatehouse pub has greeted visitors to Highgate, who can cast their eyes back through the trees to the pretty vista of Pond Square.

But a father-of-two, who has lived in the village for 12 years, has encountered fierce opposition to his plans to erect a modern three storey building on the corner of Highgate High Street and South Grove.



■ An artist's impression of the house and (inset) Janet Burgess of Village Flowers

Life savings

Iain Brewster, 44, who owns a creative agency, says he has invested his life savings in trying to find a "beautiful" modern building to occupy the site, which is currently home to two neglected outbuildings and the popular florists stall Village Flowers.

But his dream of a new home for his family, as well as new shops at ground level, have hit a brick wall for a second time as Camden planners made the surprise decision to refuse the plans without holding a public hearing on Monday (February 18).

The Highgate Society, which has fiercely opposed the bulk and modern design of the proposed new building, welcomed the decision.

Michael Hammerson, of the

society's environment committee, said: "In our view it would have been an extremely damaging development for the village in terms of its character. That whole corner really defines the character of Highgate Village."

Kirsten de Keyser, chairwoman of the society, said: "If it hadn't been for people like us, the awkward squad, this building would probably have been passed. It looks like a grand version of a metal toilet. That's the nearest I could think."

But Mr Brewster, who has two young daughters and whose family have owned the land for 38 years, accused the society of

waging a smear campaign.

He says it has unfairly described him a developer, published a "crude" image of his proposed modern building on its website, and a caricature in society magazine Buzz.

"They've been absolutely abhorrent," said the father-of-two, who lives next door to the proposed new building. "You're not dealing with a developer here, you're dealing with someone who lives in Highgate, loves Highgate, and wants to make something beautiful there and I've paid through the nose in time, effort and money to do that."

Ms de Keyser said: "We never have a personal agenda."

The proposed new building

would have included space for Village Flowers, which has sold bouquets from the site for the last 17 years and counts some of Highgate's most famous residents among its customers.

Owner Janet Burgess, 47, said: "We don't mind moving with the times but it has to be in keeping with Highgate Village's unique atmosphere."

Award-winning architects Birds Portsmouth Russum, who drew up the designs, confirmed the planning refusal would be appealed.

Mr Brewster says he has been approached by two developers interested in buying the land and may be forced to sell if a building design cannot be agreed.

Thursday August 15, 2013, H&H Series

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I NEWS

Will 'toilet' be blocked?

Planning inspector poised to rule on controversial application

by Amie Kestley and Emma Youle

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A father is trying to overturn Camden Council's decision to stop him erecting a modern building that has caused a fierce planning row in the heart of Highgate Village.

Iain Brewster, 41, has been battling for eight years to build a modern three-storey building on the corner of Highgate High Street and South Grove.

But the plans, which include a new home for his family as well as shops at ground level, were rejected by the local authority in February following opposition from the community.

The Highgate Society opposed the development saying it was out of character with the rest of the village and the design was even likened to a "grand version of a metal toilet".

Appealed

It was feared the modern development would ruin one of Highgate's most iconic views as people enter the village, across a pretty vista of trees to Pond Square.

Now agents working on behalf of Mr Brewster have formally appealed the council's decision with The Planning Inspectorate.

The appeal is on the grounds that the council "failed in its legal duty to apply a fair, rational and reasonable interpretation" of its planning policies.

Mr Brewster, who has two young daughters and whose family has owned



■ An artist's impression of the modern building father-of-two Iain Brewster wants to build at the entrance to Highgate Village. Picture: Birds Portsmouth Russum Architects

the land for 38 years, said: "The reason it's been appealed is because the decision was made on political grounds and had nothing to do with the merits of the building."

"A huge amount of thought has gone into it. The design got into the Royal Academy Summer Exhibition, which has given me huge encouragement."

"I have lived in this house for 35 years and want to continue living here. I believe this is the way forward."

Designs for the site, which has been home to Village Flowers florists for 17 years, were drawn up by award-winning architects Birds Portsmouth Russum.

Just months after the scheme was turned down by Camden's planning

committee, the Royal Academy of Arts commended the design and included a model in its prestigious summer exhibition.

But the Highgate Society has vowed to continue to oppose the plans.

Michael Hammonson, of the society's environment committee, said: "We believe the design is completely wrong for this site."

"We're not making any comment on the architecture, whether or not we like it. It's not a matter of the architecture, it's the bulk and the irreparable damage which we think it will do to the historic village character of the area."

"We will be at the appeal and will continue to oppose this application."



FIVE STOREYS? LOOKS MORE LIKE A TOWER BLOCK TO ME.

have been rejected – and, after years consistently refusing gates and railings in this sensitive area of low-scale boundary treatments, several have inexplicably been permitted recently. At the time of writing, five letters to Haringey asking for their reasons have been ignored, as have several others seeking reasons for other questionable permissions granted against Haringey's own policies.

The Society had a rare change of view at 225 Archway Road. Here, a fine Listed House was to be restored, two new houses built along Archway Road, and flats built on the land behind. Adjoining residents convinced us that the impact on their amenities of the proposed new flats would be unacceptable. There was a major setback when Haringey imposed a Preservation Order on a major tree on the site too late, and it was immediately cut down; but current indications are that Haringey will reject the proposals and insist on a modified scheme which will protect residents' amenities.

An application is currently being considered by Camden for a five-storey building on the flower stall and clockmaker's corner site at 69 Highgate High Street. In our view, this is one of the most damaging and badly-conceived developments we have come across in the area. It is a critical open site, balanced by the open churchyard across the road, and the development would destroy views from all directions, including to and from Pond Square; from West Hill, Hampstead Lane and North Road towards the village; and towards the churchyard and Gate House from the High Street. It would reduce the character of the area from an open gateway to a historic village, to a suburban shopping parade and also overwhelm the fine early 19th century Listed house next door at No. 67, of which it is historically and structurally a part and therefore Listed with it. We have registered a detailed objection and anxiously await Camden's decision.

Concerns about the damaging impact on the locality of a proposal to add a fourth storey to the Carob Tree (the old Duke of St. Albans) in Highgate Road were upheld by Camden, who have refused it. However, concerns that the much-disputed single-storey Listowel site opposite will be the subject of a new application soon are reviving; this is another gateway site which needs the most sensitive low-scale treatment. We objected strongly to proposals to demolish the admittedly boring post-war house at 28 Hampstead Lane and replace it with a Bishops Avenue-style porticoed mansion, complete with double-height columns and a vast gable. However, a substantially-revised application was then submitted and granted permission, without being put out for public consultation. We therefore do not know what is going up there. A

Gardens by Jackie Clarke

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| From the editor

Announcing the winners of this year's Royal Academy Summer Exhibition



It gives me great pleasure to announce the winners of the Lend Lease/Architects' Journal awards for the

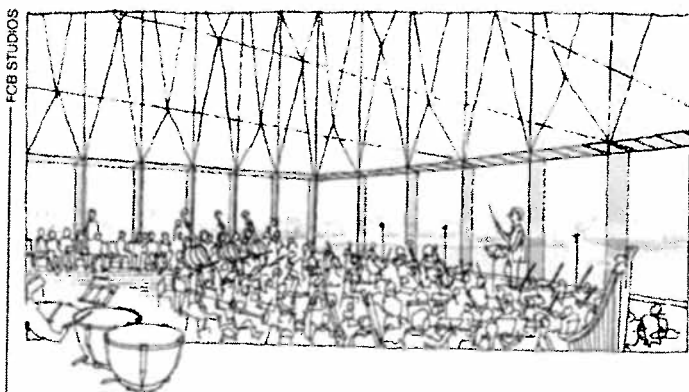
architecture room at the Royal Academy Summer Exhibition, judged by Eva Jiríčná, Paul Finch and Lend Lease's project director, Matt Beasley, and chaired by me.

The winner of the Grand Award for Architecture, worth £10,000, is Feilden Clegg Bradley Studios for its concept models for Festival Wing, Southbank Centre (model by Ken Grix). The judges were impressed by the simplicity and effectiveness of this series of models, which show clarity in the development of the proposed facade of the controversial glass box extension in how it responds to changing light and atmospheric conditions. The jury also wished to commend Spencer de Grey for his joyful development models of Foster's proposed Einstein Museum in Jerusalem, and Birds Portchmouth Russum Architects for its model and drawings for Brewster House, Highgate (wood model by Pipers and plastic model by John Cook).

The winner of the £5,000 First Time Exhibitor prize is Heatherwick Studio for its two exhibits, Teesside Power Station and Masdar Mosque. The judges were charmed by the two different approaches to design taken by the projects, one hidden in the earth, the other cleverly deployed to conceal and improve the appearance of a power station. The jury also wished to commend Mina Gospavic for the elegant four framed pieces entitled Berlin Artspark. Congratulations to the winners and commended, and to Eva Jiríčná for her curation of this year's excellent exhibition.

The chancellor's disappearing billions

The good news is that George Osborne's PFI replacement scheme, uninspiringly named PF2, has failed to attract private investors. The new private finance model, which was designed to attract pension funds with its more stable equity finance model, has not proved attractive, meaning current flagship government projects will be topped up with public money.



The judges were impressed by the models, which show how FCB's proposed Southbank glass box extension responds to changing light

The bad news is that, according to a story in *The Guardian* this week, this means the £3 billion infrastructure spending, announced with fanfare by Osborne in his budget speech, will be spent plugging holes left by a lack of private investment. Existing projects that have failed under PF2 to win private funding include a £1 billion shortfall in the Priority School Programme, a £1 billion gap in the Ministry of Defence soldier accommodation programme and an additional £1 billion gap in Crossrail.

I don't know many architects who would mourn the death of PFI – a procurement model notorious for its waste and bureaucracy. But this news means Osborne's fêted £3 billion will be spent delivering existing projects, not on new infrastructure, and not in a bid to actually stimulate growth. Osborne is barely treading water.

But, while it's bad news to have less money to spend on infrastructure investment – and this does require urgent stimulus – it is a nice change to have public projects actually publicly funded again. Let's make sure these schools are a resounding success, lest the spectres of BSF and PFI rise again.

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