Appendix 5: Further Information

Building Near Trees – General

National Joint Utilities Group publication # 10 (1995), *Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees. Downloadable at www.njug.demon.co.uk/pdf/NJUG%20Publication10.pdf*

NHBC Standards Chapter 4.2., *Trees and Buildings.*

Horticulture LINK project 212. (*University of Cambridge,* 2004), *Controlling Water Use of Trees to Alleviate Subsidence Risk.*

Tree Planting and aftercare

See www.trees.org.uk/leaflets.php# for downloadable leaflets on selecting a garden tree, planting, aftercare and veteran tree management.

British Standards

BS 5837: 2012. Trees in Relation to Design, Demolition and Construction – Recommendations.
Bs 3998: 2010. Recommendations for Tree Work.
BS 3936: 1992. Nursery Stock. Part 1: Specification for Trees and Shrubs.
BS 3936: 1992. Nursery Stock. Part 10: Specification for Groundcover Plants.
BS 4043: 1989. Transplanting Root-balled Trees.
BS 8004: 1986. Foundations.
BS 8103: 1995. Structural design of Low-Rise Buildings.
BS 8206: 1992. Lighting for Buildings.
BS 8545:2014. Trees: From nursery to independence in the landscape – Recommendations
BS 3882: 2007. Topsoil.
BS 4428: 1989. General Landscaping Operations (excluding hard surfaces).

Permission to do Works to Protected Trees / Tree Law

Forestry Commission (Edinburgh, 2003), *Tree Felling – Getting Permission*. Country Services Division - Forestry Commission. Downloadable at www.forestry.gov.uk/website/pdf.nsf/pdf/wgsfell.pdf/$FILE/wgsfell.pdf

Transport and the Regions (Department of the Environment, 2000), *Tree Preservation Orders, A Guide to the Law and Good Practice*. Downloadable at www.communities.gov.uk/publications/planningandbuilding/tposguide

C. Mynors, *The Law of Trees, Forests and Hedgerows* (Sweet and Maxwell, London, 2002)

Communities and Local Government website with numerous downloadable documents, from: http://www.communities.gov.uk/planningandbuilding/planning/treeshighhedges/

Lighting Levels

P.J. Littlefair, *B.R.E. 209: Site layout planning for daylight and sunlight A guide to good practice.* B.R.E. Bookshop, London.

British Standards Institution. Code of practice for day lighting. *British Standard* BS 8206: Part 2 (1992).

Chartered Institution of Building Services Engineers. *Applications manual: Window Design* (London, 1987).

NBA Tectonics. A study of passive solar housing estate layout. *ETSU Report* S-1126. Harwell, Energy Technology Support Unit (1988).

I.P. Duncan; D. Hawkes, Passive solar design in non-domestic buildings. *ETSU Report* S-1110. Harwell, Energy Technology.

P. J. Littlefair, Measuring Daylight, *BRE Information Paper 23/93 f3.50.* (Advises on measuring daylight under the real sky or an artificial sky, allowing for the changing nature of sky light).

High Hedges

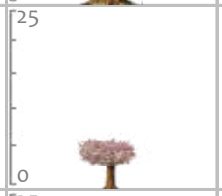
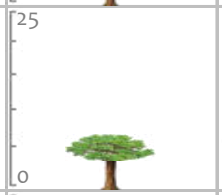
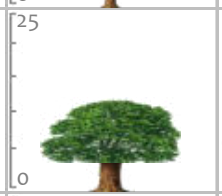
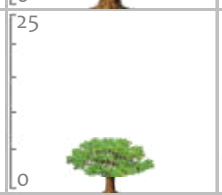
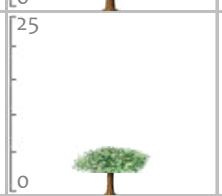
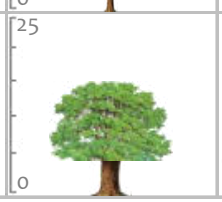
Communities and Local Government website with numerous downloadable documents, from: http://www.communities.gov.uk/planningandbuilding/planning/treeshighhedges/

Tree Specific Websites

www.crowntrees.co.uk	Crown Consultants site containing useful information
www.trees.org.uk	Arboricultural Association
www.rfs.co.uk	Royal Forestry Society of England, Wales and N. Ireland
www.treehelp.Info	The Tree Advice Trust
www.woodland-trust.org.uk	The Woodland Trust
www.treecouncil.org.uk	The Tree Council

Appendix 6: Tree Data Schedule and Site Plan(s)

The Tree Data Schedule and any drawings accompanying this report follow this page. They are also provided as separate documents for ease of printing and screen viewing.

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m) 9 0 9	Notes	Recommendations (Independent of any development proposals) Priority / Inspect Freq (yrs)	Vigour Physiological Condition Structural Condition	Amenity Value Life Expectancy (yrs) Retention Category
T1	Mature **London Plane** Platanus x hispanica.	25	8	106	N 8 W 11.5 E 10 S 8		Form: Twin-stemmed at 5m with a well-formed crown. History: Multiple pruning wounds due to crown thinning. **Defects: No significant defects observed.**	No action required. n/a / 1	Moderate Good Good	High 40+ **A**
T2	Early-Mature **Cherry** Prunus sp.	6	3	23 @ Base	N 4 W 4.5 E 2 S 6		Form: Multi-stemmed at 1m with an unbalanced crown. History: No evidence of significant pruning. **Defects: No significant defects observed.**	No action required. n/a / 3	Moderate Good Fair	Low 20-40 **C**
T3	Mature **Japanese Maple** Acer japonicum.	6	3.5	30	N 3 W 4 E 4 S 3		Form: Twin-stemmed at ground level with a balanced crown. History: No evidence of significant pruning. **Defects: No significant defects observed.** Other: Recorded stem diameter is equivalent for 2 stems (20cm, 22cm).	No action required. n/a / 3	Moderate Good Fair	Moderate 20-40 **B -**
T4	Mature **Lime** Tilia sp.	12	4	76	N 6 W 6 E 5 S 6		Form: Twin-stemmed at 5m with a balanced crown. History: Occasional pruning wounds due to crown reduction. **Defects: Snapped branch hung up at circa 6m above ground level.** Other: Dense canopy.	Remove snapped branch and crown thin. High / 3	Moderate Good Fair	Low 40+ **B +**
T5	Early-Mature **Field Maple** Acer campestre.	6	2	25	N 3 W 5 E 3 S 3		Position: Situated on third party land. Form: Single stemmed and vertical with a slightly unbalanced crown. History: No evidence of significant pruning. **Defects: No significant defects observed.** Other: Limited inspection, dimensions estimated.	No action required. n/a / 3	Moderate Good Fair	Low 20-40 **C**
T6	Early-Mature **Magnolia** Magnolia sp.	5	3	16	N 1.5 W 2 E 3.5 S 4		Form: Single stemmed with a slight lean and an unbalanced crown. History: No evidence of significant pruning. **Defects: No significant defects observed.**	No action required. n/a / 3	Moderate Good Fair	Low 20-40 **C**
T7	Mature **Sycamore** Acer pseudoplatanus.	15	5	65 @ Base	N 6 W 5 E 4 S 5		Position: Situated on third party land. Form: Twin-stemmed at 3.5m with a balanced crown. History: No evidence of significant pruning. **Defects: No significant defects observed.** Other: Limited inspection, dimensions estimated.	No action required. n/a / 3	Moderate Good Fair	Low 40+ **B**

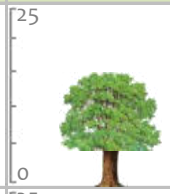
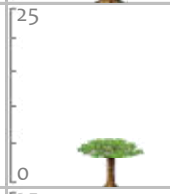
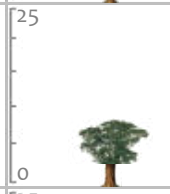
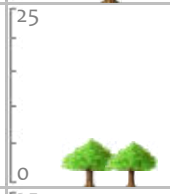
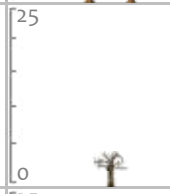
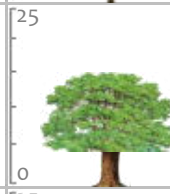
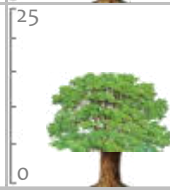
Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m)	Notes	Recommendations (Independent of any development proposals) Priority	Inspect Freq (yrs)	Vigour / Physiological Condition / Structural Condition	Amenity Value / Life Expectancy (yrs) / Retention Category
T8	Mature **Sycamore** Acer pseudoplatanus.	15	5	50	N 5, W 2.5, E 5, S 4		Position: Situated on third party land. Form: Single stemmed and vertical with an unbalanced crown. History: No evidence of significant pruning. **Defects: No significant defects observed.** Other: Limited inspection, dimensions estimated.	No action required.	n/a / 3	Moderate / Good / Fair	Low / 40+ / **B**
T9	Mature **Japanese Maple** Acer japonicum.	5	3.5	18	N 0.5, W 3, E 3, S 4		Form: Twin-stemmed at ground level with an unbalanced crown. History: No evidence of significant pruning. **Defects: No significant defects observed.** Other: Recorded stem diameter is equivalent for 2 stems (10cm, 15cm).	No action required.	n/a / 3	Moderate / Good / Fair	Low / 20-40 / **C**
T10	Early-Mature **Elm** Ulmus sp.	8	3	30	N 2, W 2, E 4, S 5		Position: Situated on third party land. Form: Single stemmed with a slight lean and an unbalanced crown. History: No evidence of significant pruning. **Defects: No significant defects observed.** Other: Limited inspection, dimensions estimated.	No action required.	n/a / 3	Moderate / Good / Fair	Moderate / 20-40 / **B**
G11	Semi-Mature **Leyland Cypress** X Cupressocyparis leylandii.	av 5	av 1.5	av 15	N av, W 2, E 2, S 2 each		Position: Situated on third party land. Form: Five close growing specimens. History: No evidence of significant pruning. **Defects: No significant defects observed.** Other: Limited inspection, dimensions estimated.	No action required.	n/a / 3	High / Good / Good	Low / 40+ / **C**
T12	**Dead** **Pear** Pyrus sp.	3	2	15	N 0.5, W 1, E 1, S 2.5		Form: Dead tree.	Remove.	Moderate / N/A	Dead / **Dead** / **Dead**	Dead / Dead / **U**
T13	Mature **Sycamore** Acer pseudoplatanus.	15	5	60 @ Base	N 6, W 5, E 6, S 6.5		Position: Situated on third party land. Form: Multi-stemmed specimen. History: No evidence of significant pruning. **Defects: No significant defects observed.** Other: Limited inspection, dimensions estimated.	No action required.	n/a / 3	Moderate / Good / Fair	Low / 40+ / **B**
T14	Mature **Sycamore** Acer pseudoplatanus.	15	5	70	N 7, W 4, E 4, S 6.5		Position: Situated on third party land. Form: Single stemmed and vertical with a balanced crown. History: No evidence of significant pruning. **Defects: No significant defects observed.** Other: Limited inspection, dimensions estimated.	No action required.	n/a / 3	Moderate / Good / Fair	Low / 40+ / **B**

Photo 1

Photo 2

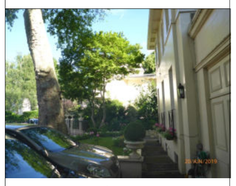


Photo 3

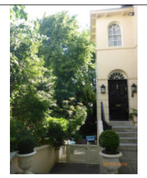
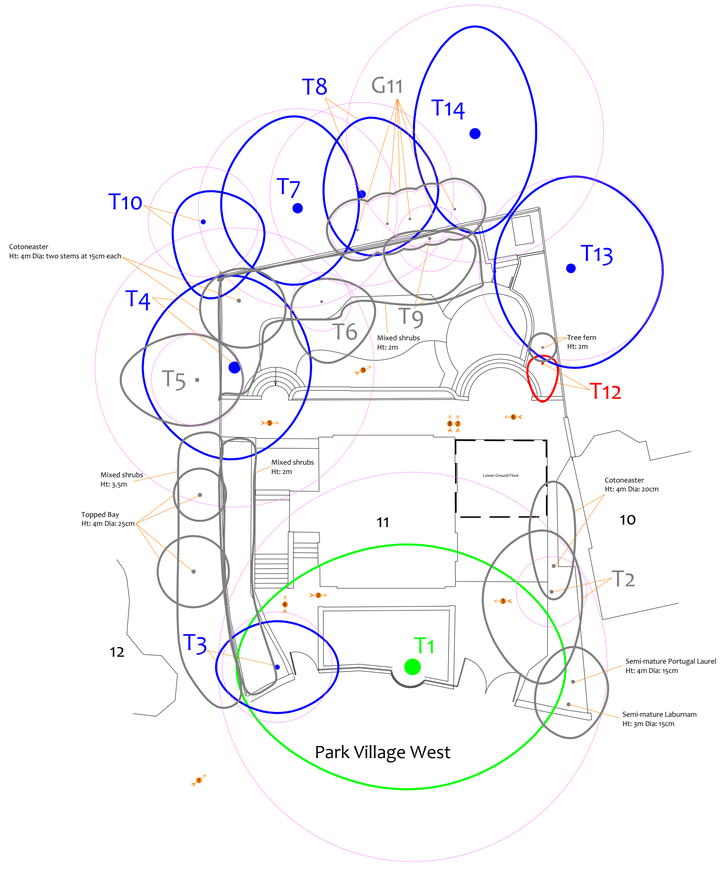


Photo 4

Photo 5

Photo 6



Tree Constraints Plan

(Existing Layout)

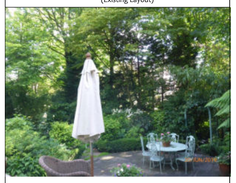


Photo 7

Photo 8

Photo 9

See the accompanying report for more photographs

Tree Ref.	Species	Height (m)	Root Protection Area		
			Radius (m)	m²	Square (m)
T1	London Plane	25	12.7	508	22.5
T2	Cherry	6	2.3	17	4.1
T3	Japanese Maple	6	3.6	41	6.4
T4	Lime	12	9.1	261	16.2
T5	Field Maple	6	3.0	28	5.3
T6	Magnolia	5	1.9	12	3.4
T7	Sycamore	15	6.5	133	11.5
T8	Sycamore	15	6.0	113	10.6
T9	Japanese Maple	5	2.2	15	3.8
T10	Elm	8	3.6	41	6.4
G11	Leyland Cypress	5	1.8	10	3.2
T12	Pear	3	1.8	10	3.2
T13	Sycamore	15	6.0	113	10.6
T14	Sycamore	15	8.4	222	14.9

Drawing No:	CCL 10347 / TCP Rev: 1
Title:	Tree Constraints Plan (Existing Layout)
Site:	11 Park Village West NW1 4AE
Scale:	1:200
Paper Size:	A1

0 5 10m

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01422 316660

Tree Retention Categories
Stems & canopies shown

Category A tree	Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
Category B tree	Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees
Category C tree	Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.
Category U tree	Trees unsuitable for retention due to their very poor condition.

Tree Constraints Plan

BS 5837 Root Protection Area (radius = 12xstem diameter)

Root Protection Area needing amendment due to site conditions, e.g. presence of exising road or building.

Root Protection Area having been amended to account for for site conditions

T1 = Tree No 1 G2 = Group No 2 H3 = Hedge No 3

1 Photo 1

MN = Measured North:

Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.

Excerpts from the Arboricultural Impact Assessment

Overview

It is proposed to extend the existing lower ground floor, and install a new basement within the same footprint, beneath the existing garage. It is also proposed to construct a new first floor element above a small section of the existing garage. The proposal is indicated on the plans in Appendix 6. The existing layout is indicated in black, the footprint of the proposed lower ground floor layouts is indicated in pale green and the footprint of the proposed first floor layout is indicated in turquoise.

The table below summarises the potential impact on trees due to various activities.

Activity	Trees Potentially Affected
Tree Removal: Retention Category A	None
Tree Removal: Retention Category B	None
Tree Removal: Retention Category C	T2, the 4m tall cotoneaster and the 2m tall tree fern
Tree Removal: Retention Category U	T12
Tree Pruning	None
RPA: Basement and Lower Ground Floor Foundations	T1 and T13
RPA: New Hard Surface	None
RPA: Replace Existing Hard Surface	None
RPA: Underground Services	None Anticipated
RPA: Change of Ground Levels	None
RPA: Soil Compaction	Trees adjacent the construction area (preventable by installing tree protection measures)

Other potentially damaging activities often associated with construction sites include demolition or the careless use of plant machinery, hazardous materials, or fires. All of the above potential impacts are considered in detail throughout this section.

The accompanying Arboricultural Method Statement (duplicated in Appendix 6) specifies the measures proposed to minimise all possible potential risks of damage to the retained trees.

Tree Removal

All trees to be removed are indicated on the Tree Removal Plan and are listed below:

- **Retention Category A:** It is proposed to retain all Retention Category A trees.
- **Retention Category B:** It is proposed to retain all Retention Category B trees.
- **Retention Category C:** It is proposed to remove the following Retention Category C trees: T2, the 4m tall cotoneaster and the 2m tall tree fern.

  These are all relatively small trees (maximum height 6m). Consequently, they are considered to have a low amenity value. Their removal shall not have a significant impact on the visual amenity of the locality and they are not considered to be a material planning consideration.
- **Retention Category U:** It is proposed to remove the Retention Category U tree T12.

  Trees within this category are in such poor condition that they should be removed regardless of development proposals. Consequently the removal of Category U trees is not considered to be a direct impact of the development.

None of the above are protected by a tree preservation order or considered worthy of special protection.

Details specific to each tree can also be found in the Tree Data Schedule.

Mitigation Planting

The trees/shrubs to be removed are of such low amenity value that no mitigation planting is considered necessary.

Impact on Tree Canopies

The canopies of all retained trees are located sufficiently far from proposed building works and sufficiently high over access routes throughout the site that they shall not be impacted upon by any construction activity. Consequently no pruning works are required to facilitate construction activity or access throughout the site. Restrictions are placed on activities throughout the site to ensure that no canopies are accidentally damaged – see the accompanying Arboricultural Method Statement

Impact on Tree Roots

Basement and Lower Ground Floor Foundations:

The foundations for the new basement and lower ground floor will extend into to the theoretical Root Protection Areas of T1 and T13. However, only a small portion of each Root Protection Area shall be affected (see the Impact Assessment Plan) so the potential impact is considered to be relatively negligible. In addition, where excavation is proposed within the Root Protection Area of T1, little rooting activity is anticipated. This is due to the decreased availability of oxygen and water beneath the existing garage, resulting in inhospitable rooting conditions.

In order to ensure that the basement does not impact on more than of the RPAs of T1 and T13 than is absolutely necessary, is it proposed to install the basement in a manner that does not disturb any of the soils beyond the footprint of the basement. This may be done via contiguous piling, sheet piling, pinning or any similar method which restricts excavation to the basement footprint.

New Surfaces:

No new surfaces are proposed within the Root Protection Areas of any trees.

Underground Services:

No underground services should be installed through any Root Protection Area without consulting the project arborist and if necessary, gaining approval from the local authority.

Changes in Ground Levels:

Other than the proposed excavation for the basement and lower ground floor, no further ground level changes are proposed over Root Protection Areas.

Summary

In order to facilitate the development, it is proposed to remove one Retention Category C tree and one Retention Category U tree which are located internally to the site. These are all small trees and/or are hidden from public vantage points. Consequently the impact of tree removal on local amenity shall be minimal.

No pruning works are required to facilitate the proposal.

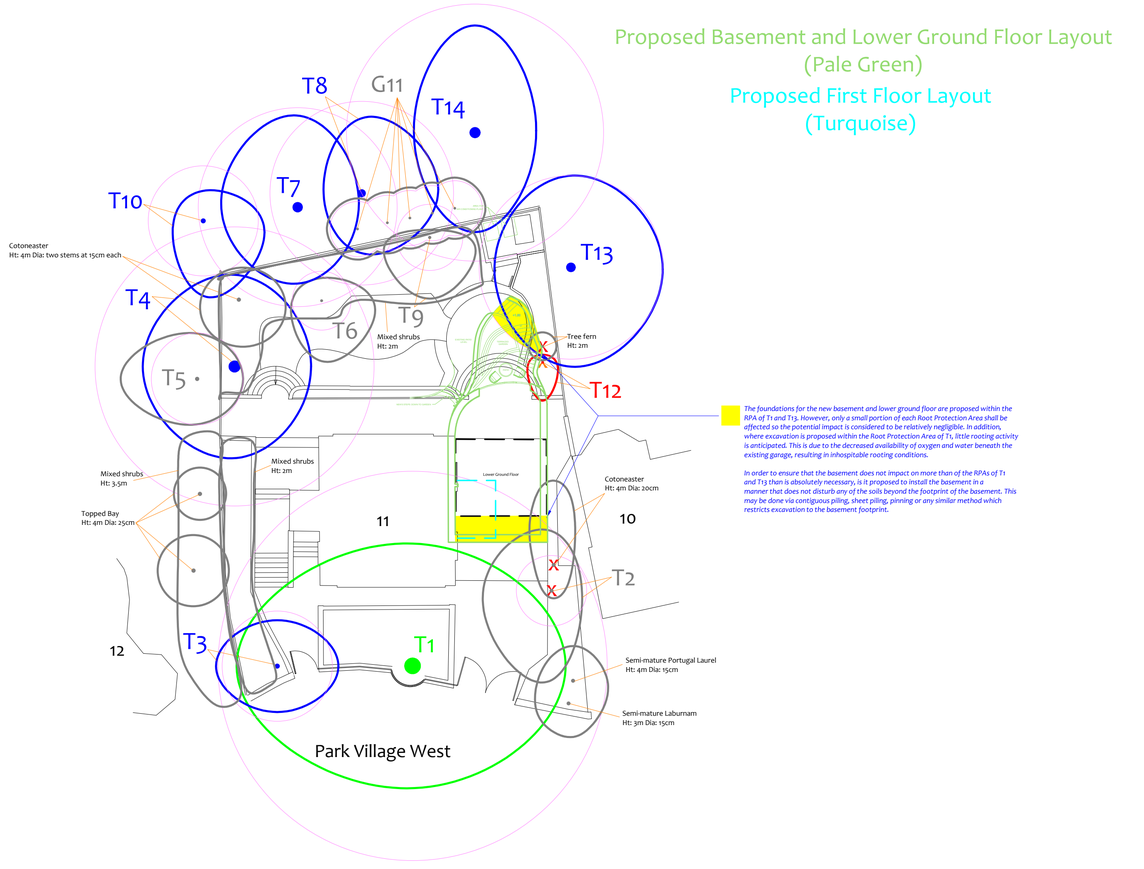
No hard surfacing is proposed in RPAs.

Foundations for the lower ground floors are proposed within the Root Protection Area of T1 and T13. However, the small extent of RPA affected coupled with the sympathetic foundation design shall ensure no detrimental impact on trees.

A suitable load spreading surface shall need to be maintained throughout the Restricted Activity Zones A.

Tree protection measures are specified throughout the accompanying Arboricultural Method Statement that will ensure no negative impact on retained trees due to construction activity.

See Section 4
for a more
detailed assessment



The foundations for the new basement and lower ground floor are proposed within the RPA of T1 and T13. However, only a small portion of each Root Protection Area shall be affected so the potential impact is considered to be relatively negligible. In addition, where excavation is proposed within the Root Protection Area of T1, little rooting activity is anticipated. This is due to the decreased availability of oxygen and water beneath the existing garage, resulting in inhospitable rooting conditions.

In order to ensure that the basement does not impact on more than of the RPAs of T1 and T13 than is absolutely necessary, is it proposed to install the basement in a manner that does not disturb any of the soils beyond the footprint of the basement. This may be done via contiguous piling, sheet piling, pinning or any similar method which restricts excavation to the basement footprint.

MN

Impact Assessment Plan

(Existing Layout with Proposals Overlaid)

Tree Ref.	Species	Height (m)	Root Protection Area		
			Radius (m)	m²	Square (m)
T1	London Plane	25	12.7	508	22.5
T2	Cherry	6	2.3	17	4.1
T3	Japanese Maple	6	3.6	41	6.4
T4	Lime	12	9.1	261	16.2
T5	Field Maple	6	3.0	28	5.3
T6	Magnolia	5	1.9	12	3.4
T7	Sycamore	15	6.5	133	11.5
T8	Sycamore	15	6.0	113	10.6
T9	Japanese Maple	5	2.2	15	3.8
T10	Elm	8	3.6	41	6.4
G11	Leyland Cypress	5	1.8	10	3.2
T12	Pear	3	1.8	10	3.2
T13	Sycamore	15	6.0	113	10.6
T14	Sycamore	15	8.4	222	14.9

Drawing No: CCL 10347 / IAP Rev: 1

Title: Impact Assessment Plan (Existing Layout with Proposals Overlaid)

Site: 11 Park Village West, NW1 4AE

Scale: 1:200 (0, 5, 10m) Paper Size: A1

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Arboricultural Consultants
01422 316660

Tree Retention Categories
Stems & canopies shown

Category A tree	Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
Category B tree	Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees
Category C tree	Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.
Category U tree	Trees unsuitable for retention due to their very poor condition.

BS 5837 Root Protection Area (radius = 12xstem diameter)

Root Protection Area needing amendment due to site conditions, e.g. presence of exising road or building.

Root Protection Area having been amended to account for for site conditions

T1 = Tree No 1 G2 = Group No 2 H3 = Hedge No 3

X Tree to be removed to facilitate the proposal

X Tree to be removed due to its low quality

Proposed pruning

MN = Measured North:

Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.

Arboricultural Method Statement

CROWN Tree Consultancy 08000 14 13 30

Site: 11 Park Village West, NW1 4AE

Author: Joe Taylor
FdSc (Arboriculture), M. Arbor A

Date: 08 / 10 / 2019 | Revision: 1 | CCL ref No: 10347

Client: Belsize Architecture

CROWN Tree Consultancy 08000 14 13 30

Tree Protection Barriers

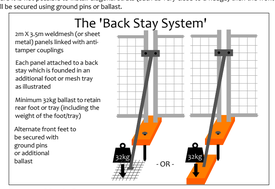
The purpose of tree protection barriers is to keep construction activity away from Restricted Activity Zones or Construction Exclusion Zones. They should be appropriate to the nature and proximity of activity within the site. The barriers should be erected prior to the commencement of all activity including demolition, soil stripping and delivery of materials and demolition (except where existing structures require demolition to enable the barriers to be installed). Barrier systems are specified below and should be installed according to the legend on the Tree Protection Plan.

The Back-Stay System

This system may be installed where indicated by a solid or dashed purple line on the Tree Protection Plan. It is more practical over existing hard surfaces or where the fencing needs to be moved to enable permitted activities within a Restricted Activity Zone. This system should be able to withstand occasional knocks by machinery and should not be relocated except with the consent of the site manager and the approval of the local authority.

Within this system, weldmesh fencing panels (minimum height 2m) are affixed into rubber or concrete feet and clipped together with anti-tamper couplers. Two couplers should be used, spaced at least 1m apart. Alternate panels should be attached to a diagonal back stay connected to an additional foot or baseplate secured with ground pins or additional ballast. Where ground pins are not used, the total weight of the foot/plate plus ballast should total not less than 32kg.

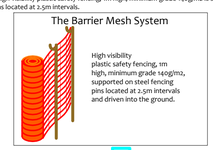
Where it is not possible to install diagonal struts (such as very close to a hedge) then the front feet shall be secured using ground pins or ballast.



The Barrier-Mesh System

Where indicated by a thick red line (solid or dashed) on the Tree Protection Plan, it shall be acceptable to install a less robust system than those specified above. This is because of the nature of construction activity or its distance from tree protection areas. The purpose of such a system shall be to demarcate the protection zone. It is not intended that such fencing will withstand knocks by construction machinery.

In this system, high visibility plastic safety fencing, 1m high, minimum grade 140g/m2 is supported on steel fencing pins located at 2.5m intervals.



Stem Protection – Timber Boxing

Where indicated by a turquoise square on the Tree Protection Plan, it shall be necessary to install robust plywood boxing to protect a tree stem, The plywood boxing specification is indicated in the diagram opposite. The actual size of the plywood boxing shall be determined by the extent of the root flare at the base of each stem. The box shall be large enough to avoid contact with any part of the tree that it surrounds. No fixings shall be attached to any part of the tree. Instead, it shall be free standing or attached to the ground or adjacent structures (e.g. walls or fences). It shall be made firm enough to withstand occasional knocks from any plant machinery that may be operate in its vicinity.

Stem Protection – Cloth and Chestnut Paling Wrap

Where indicated by a turquoise star on the Tree Protection Plan, it is proposed to protect a tree stem using sturdy cloth and chestnut paling double wrapped around the stem and. Other tree protection barriers, such as those specified above, are not considered appropriate due to the proximity of the tree stem to proposed activity.

The tree stem and any low limbs shall be protected from ground level to a height of 2.5m by wrapping them at least three times with a sturdy material such as hessian cloth or similar. Around this, chestnut paling shall be wrapped at least twice around and secured.

The wrappings shall be secured using string, wire or plastic cable clips. They shall not be secured by driving nails or tacks into the tree stem or bark.

Restrictions in Specific Zones

Restricted Activity Zone A

Within this zone trees roots are likely to be present where access will be required to facilitate construction. The following restrictions shall apply:

- No vehicles or plant machinery shall park or operate unless a suitable load spreading surface is in place. The load spreading surface shall be installed and/or maintained as specified under the heading ***Ground Protection Measures***. This shall remain in place throughout the entire construction phase or until any new permanent hard surfacing is installed. Any pedestrian activity other than very occasional shall also require a suitable load spreading surface.
- Removal of existing structures such as, walls, steps and hard surfaces (where applicable) shall be undertaken using hand tools or a mechanical excavator operating from outside the Restricted Activity Zone and carefully marshalled by the project arborist.
- No excavation shall occur beneath any existing hard surfacing and its sub-base or beneath the foundations of any structure such as wall, steps or patio.
- No further excavation shall occur in this zone without consulting the project arborist and obtaining approval from the local authority.
- Existing ground levels shall be retained undisturbed or raised by no more than 150mm. Ground levels may only be raised using granular topsoil (not rich in clay) or where new surfacing is proposed.
- No new permanent or temporary structures shall be erected other than those shown on the planning application documents unless approved by the local authority.
- Underground services shall not be installed in this area without prior consultation with the project arborist and a methodology agreed and approved by the local authority.
- If roots are encountered in excess of 25mm diameter, they shall be retained wherever possible and protected with damp sacking during times that they are unearthed. Any roots in excess of 50mm that need to be severed shall be pruned with secateurs.
- Storage of materials and spoil shall be avoided unless it has been agreed with the project arborist that the ground protection measures are adequate to ensure no soil compaction or contamination occurs. All hazardous materials (including non-essential cement products) shall be forbidden.
- No fires shall be permitted.

Restricted Activity Zone B

Within this zone it is proposed to excavate for the basement. Either contiguous piling (or sheet piling) shall be installed along the edge of the basement, or an alternative method shall be adopted which does not disturb soils beyond the footprint of the basement (e.g. pinning). A typical method of pinning would be to excavate to a specified depth (e.g. 1m), install shuttering and then cast the concrete basement walls. Then to excavate short sections beneath this wall and cast deeper concrete. Then to excavate in between these deeper sections and infill with concrete. In this manner excavation may continue to any specified depth without disturbing soils beyond the footprint of the build.

The specific method adopted will vary between contractors. However, the following restrictions will apply and must be adhered to:

- No excavation or ground disturbance shall occur beyond the footprint of the basement.
- Where a small excavator is used, it shall operate from within the footprint of the basement.
- The excavator or piling rig shall be marshalled to ensure no contact is made with any tree canopy.
- The project arborist shall oversee the initial stages of excavation or piling.

General Restrictions - Throughout the Site

Preparatory Works

No demolition, removal of surfaces, or soil stripping shall commence until the protective fencing and ground protection measures are installed to the satisfaction of the local authority.

Fires

No fires shall be permitted beneath any tree canopy or within 5m of any tree stem, branch or foliage. No fires shall be permitted within any Construction Exclusion Zone or Restricted Activity Zone. No fires shall be permitted in the vicinity of any exposed tree roots.

Canopy Protection

In order to protect tree canopies the following restrictions shall apply throughout the site:

- No machinery in excess of 3m shall pass beneath the canopy of any tree without being carefully marshalled in order to ensure that no branches are damaged.
- If materials require installation or delivery beneath tree canopies, this shall be done without the use of overhead cranes.
- If materials are to be installed or delivered close to tree canopies (but not beneath them) and a crane is required, they shall be carefully marshalled in order to ensure that branches are not accidentally damaged.

Storage of Spoil and Materials

Storage of materials and spoil shall be avoided in any Construction Exclusion Zones and Restricted Activity Zones unless it has been agreed with the project arborist that the ground protection measures are adequate to ensure no soil compaction or contamination occurs. All hazardous materials (including non-essential cement products) shall be forbidden.

Notices

Suitable weather-proof notices should be displayed to identify tree protection zones. They should state the purpose of the fencing and that it should not be moved, or traversed, other than by authorised personnel.

Removal of Tree Protection Barriers

Removal of protective fencing or ground protection measures shall be done after all major construction work is complete and their removal has been approved by the appointed arborist.

Ground Protection Measures

Within Restricted Activity Zones, soils containing roots may be subject to compaction due to general construction activity (including pedestrian activity and use of plant machinery). In order to minimise compaction, it is proposed to ensure that a suitable load-spreading surface is in place at all times.

Any existing hard surfacing may be retained and reinforced (where applicable and adequate), otherwise suitable new ground protection measures shall be installed. The ground protection shall need to be able to adequately spread the load of construction traffic. Where existing hard surfacing is to be retained, it shall not be necessary to install additional ground protection measures. However, the hard surfacing must be firm enough to spread the load of any traffic passing overhead.

Where only pedestrian traffic will occur, the ground protection measures may be as simple as timber boards, or scaffold planks installed directly onto a geotextile fabric on the ground. The ground should first be made even by raking, or by adding a few centimetres of sand or woodchip. Alternatively the boards may be supported by a scaffold framework. The scaffold may be founded on poles driven into the ground and/or onto blocks (to raise the scaffold) with additional couplings to make the framework secure.

Where only light vehicles are to operate (e.g. barrows, trolleys or occasional cars), thick wooden boards or scaffold planks should also suffice, though at least 150m of compressible woodchip will need to be installed first to help spread the load. Sturdier systems are specified below:

Where cars will regularly park or heavier vehicles/plant machinery will occasionally operate, sturdier ground protection measures will be required such as metal road plates, or purpose built synthetic road mats over a compression resistant layer such as 150mm of woodchip or 100mm of a 3D cellular confinement system in-filled with 7–40mm angular gravel (e.g. CellwebTM).

A temporary concrete slab may also be considered as a suitable load spreading platform. Where a pile driver needs to operate, a concrete slab may be the preferred option.

Where existing structures need to be removed, this shall be done with temporary ground protection measures in place to enable this to be achieved without compacting soils.

The ground protection measures shall be installed and approved before commencement of demolition and construction activity and before the arrival of plant machinery or materials. They shall remain in place until all heavy construction activity is complete or until they are due to be replaced with a new hard surface.

Construction Exclusion Zones

Within Construction Exclusion Zones the following restrictions shall apply:

- Tree Protection Barriers shall be erected and maintained throughout the entire project as indicated on the Tree Protection Plan and under the header -*Tree Protection Barriers*.
- These shall remain in place at all times except when authorised landscaping works are being undertaken. At such times, all restrictions that apply to the *Restricted Activity Zone* shall apply. Furthermore, the project arborist shall be informed prior to any works being undertaken in these zones.
- No construction activity or excavation shall occur unless agreed otherwise by the project arborist and local authority.
- No vehicles or plant machinery shall be driven or parked.
- No tree works, other than those specified in this report shall be undertaken.
- No alterations of ground levels or conditions shall occur.
- No chemicals or cement washings permitted.
- No temporary structures shall be installed.
- No spoil shall be stored.
- No fires shall be permitted.
- All hazardous materials (including non-essential cement products) shall be forbidden.
- Removal of hard surfaces, structures or turf shall be done using hand operated tools only and supervised by the project arborist.

Tree Works Specification

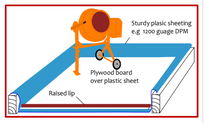
The following table specifies the tree works which will be required prior to the commencement of construction activity:

Tree Reference	Action Required	Notes
T2, the 4m tall cotoneaster and the 2m tall tree fern	Remove.	Stumps of trees within the RPAs of retained trees shall be removed with a stump grinder NOT a mechanical excavator.

General Restrictions - Throughout the Site (Continued)

Hazardous Materials

Any mixing of cement based materials shall take place outside the Construction Exclusion Zones and Restricted Activity Zones. Where cement is to be mixed at considerable distances from trees and water run-off cannot enter Root Protection Areas, then no further special measures are required. Otherwise, provision shall be made to ensure that the mixing area is contained so that no water run-off enters the Root Protection Area of any trees (see diagram for example). Mixers and barrows shall be cleaned within this area.



All other chemicals hazardous to tree health, including petrol and diesel, shall be stored in suitable containers as specified by current COSHH Regulations, and kept away from Root Protection Areas.

Underground Services

No underground services (including soak-aways) shall be located in any part of the Construction Exclusion Zones or Restricted Activity Zones unless done so in a manner detailed in a specific Method Statement and approved by the local authority.

Site Hoarding

If site hoarding shall be installed over the Root Protection Area of any tree, the following restrictions shall apply:

- Ground levels shall be maintained as existing.
- Post holes shall not exceed 300mm x 300mm.
- No post hole shall be excavated within 1.5m of any tree stem.
- Post holes shall be excavated using hand tools or by a post-hole auger attached to plant machinery sited outside of Root Protection Areas.
- Roots in excess of 25mm shall be retained wherever possible.
- Roots in excess of 10mm shall be pruned with sharp secateurs.
- Pruning shall be minimal and only undertaken where absolutely necessary to facilitate the site hoarding. It shall be undertaken by a reputable tree surgeon working to BS 3998 (2010).

Site hoarding may be installed in place of the specified tree protection measures subject to the approval of the local authority with regard to its location and specification.

Siting of Cabins

Cabins shall be located outside of Construction Exclusion Zones and Restricted Activity Zones unless agreed otherwise by the project arborist. Where this is being considered, the project arborist shall be consulted and specific tree protection measures agreed. The following general restrictions will apply:

- All services to and from site cabins shall be installed above ground through any Root Protection Areas.
- No excavation shall occur within Root Protection Areas to enable cabins to be installed.
- The cabins shall be founded on a suitable load spreading surface.

Use of Heavy Plant

All machinery operatives are to be made aware of any Construction Exclusion Zones and Restricted Activity Zones that apply to this site.

All machinery operatives are to respect these zones and ensure that no damage occurs to trees due to the careless use of machinery.

Mechanical excavators should have tracks rather than wheels to help spread their load. They should be carefully marshalled when working close to tree canopies.

Scaffolding

If scaffolding is required in areas containing ground protection measures, the protective boards shall need to remain in-situ and be strengthened and stabilised to bear the weight of scaffold poles.

Prior to the installation of any scaffolding within 0.5m of any tree branches, the project arborist shall be consulted to specify any pruning works that may be required.

Tree Data

Tree Ref.	Species	Height (m)	Root Protection Area		
			Radius (m)	m²	Square (m)
T1	London Plane	25	12.7	508	22.5
T2	Cherry	6	2.3	17	4.1
T3	Japanese Maple	6	3.6	41	6.4
T4	Lime	12	9.1	261	16.2
T5	Field Maple	6	3.0	28	5.3
T6	Magnolia	5	1.9	12	3.4
T7	Sycamore	15	6.5	133	11.5
T8	Sycamore	15	6.0	113	10.6
T9	Japanese Maple	5	2.2	15	3.8
T10	Elm	8	3.6	41	6.4
G11	Leyland Cypress	5	1.8	10	3.2
T12	Pear	3	1.8	10	3.2
T13	Sycamore	15	6.0	113	10.6
T14	Sycamore	15	8.4	222	14.9

Tree Protection Plan

CROWN Arboricultural Consultants 01422 316660

BS 5837 Root Protection Area (radius = 12xstem diameter)

Root Protection Area needing amendment due to site conditions, e.g. presence of exising road or building.

Root Protection Area having been amended to account for for site conditions

T1 = Tree No 1 | G2 = Group No 2 | H3 = Hedge No 3

Tree Retention Categories
Stems & canopies shown

Category A tree	Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
Category B tree	Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees
Category C tree	Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.
Category U tree	Trees unsuitable for retention due to their very poor condition.

Drawing No:	CCL 10347 / TPP Rev: 1
Title:	Tree Protection Plan (Existing Layout with Proposals Overlaid)
Site:	11 Park Village West NW1 4AE
Scale: 1:100	Paper Size: A1

0 2.5 5m

Site Monitoring Schedule

Inspection	Site Attendees	Comments
Pre- Start Desk-top To occur prior to any works taking place on the site.	N/A.	Project Manager and Site manager to study this Method Statement & contact the Project Arborist to agree all protection measures.
Pre-Start Meeting After tree works completed & tree protection barriers / ground protection measures installed. Prior to any other activity, inc. demolition & soil stripping.	Site manager, project arborist. Tree Officer invited.	Tree protection fencing locations & specification checked. Additional ground protection measures checked. Further protection measures / restrictions agreed.
All ground disturbance in Restricted Zones & Construction Exclusion Zones Including demolition, soil stripping, removal of hard surfaces, excavation for new surfacing, foundations, service trenches etc.	Site manager, project arborist. Tree Officer invited.	Two week's notice to be given prior to excavation. Excavation to be as specified in this Method Statement. Excavations to be recorded and photographed. Mitigation measures to be employed specified by the project arborist.
Intermediate Inspection and Reporting Throughout the demolition and external construction phase.	Site manager and project arborist.*	Project manager, site manager and project arborist to liaise regarding any issues which may affect trees. To occur at least once per month.
Post-Construction Meeting Post external construction activity but prior to removal of fencing & landscaping operations.	Site manager, project arborist. Tree Officer invited.	Retained trees inspected. Ground conditions assessed and mitigation measures agreed where appropriate. Further landscaping operations and restrictions to be agreed.
Post-Landscaping Meeting After completion of all hard and soft landscaping.	Site manager, project arborist. Tree Officer invited.	Confirm landscaping and mitigation planting is acceptable.

* Where agreed with the L.A. it may be acceptable to supply photographs of the fencing to avoid the necessity for a site visit.

Timing of Operations

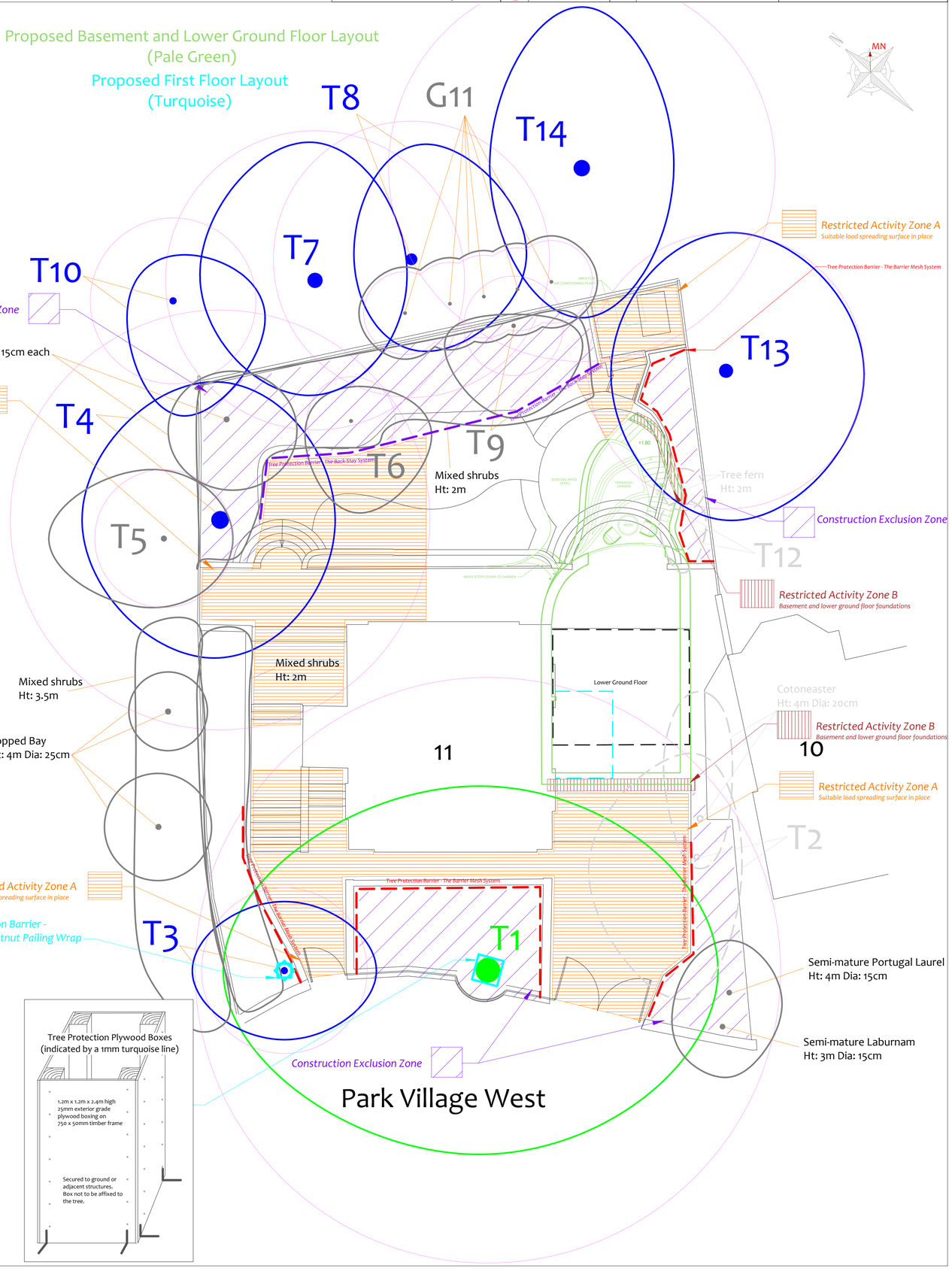
Activity within the site shall be phased according to the following chronology

Order	Phase	Activity
1st.	Pre-Construction Phase	Planning conditions relating to trees to be identified and discussed with the Project arborist and site manager.
2nd.		All specified tree removal to be undertaken (see Header -*Tree Works Schedule*).
3rd.		Install the tree protection barriers (fencing and ground protection boards - see Headers -*Tree Protection Barriers* and *Ground Protection Measures*).
4th.		Pre-Commencement site meeting: Tree protection barriers inspected. Additional protection measures to be agreed. Variances to be agreed. Location of underground services to be agreed. Extents of excavation to be agreed. Scaffold restrictions to be agreed. Scope of future inspections / monitoring to be agreed.
5th.		Arboricultural Method Statement to be revised and approved.
		Protection measures confirmed acceptable by the local authority
6th.	Construction Phase	Demolish existing structures and remove existing surfaces where applicable.
7th.		Install new buildings, hard surfaces and services taking into account restricted activities as specified in this Arboricultural Method Statement.
8th.		Site meeting with project arborist. Condition of retained trees to be assessed and mitigation agreed. Ground conditions to be assessed and ground remediation to be agreed.
9th.	Post-Construction Phase	Remove protective barriers (fencing and ground protection measures as applicable).

Site Monitoring Accountability

This table should be completed at the Pre-Start Meeting or earlier

Position	Name	Contact Phone & email	Roles
Project Manager	Insert Details	Insert Details	Liaising with site manager & project arborist regarding any potential issues relating to trees. Oversight of this monitoring schedule. Instructing the project arborist and arranging access. Liaising with local authority regarding discharge of planning conditions and variances to the Arboricultural Method Statement.
Site Manager	Insert Details	Insert Details	Familiarity with Arboricultural Method Statement. Implementation of the tree protection measures. Day-to-day compliance with Tree Protection Measures. Informing the Project Manager of Tree Protection variances & issues affecting trees.
Project Arborist	Crown Tree Consultancy	08000 14 13 30 0203 797 7449 Info@crowntrees.co.uk	Inspect tree works and report to the project manager. Inspect tree protection measures and report to Project Manager. Oversee excavations in RPAs, provide mitigation advice, undertake root pruning. Monthly site monitoring and reporting to the Project Manager on tree protection and variances.
Local Authority	London Borough of Camden	Tree and Landscape Officer 020 7974 4444	Liaising with the project arborist and project manager regarding tree protection issues relating to planning conditions. Advice and assistance with the discharge of planning conditions relating to trees.
Additional Contact	Insert Details	Insert Details	Insert Details
Additional Contact	Insert Details	Insert Details	Insert Details



10.7 Flood Risk Assessment and Drainage Report

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FLOOD RISK ASSESSMENT AND DRAINAGE STATEMENT

Scheme name: PARK VILLAGE WEST, LONDON, NW1 4AE

Document reference: **3557-PARK-ICS-XX-RP-C-001**

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Tim Trotman
MEng (Hons), CEng, CWem, FIHE, MCIWEM

August 2019
Project Number: 3557

Registered Office: Jamesons House, Compton Way, Witney, OX28 3AB
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Date:	**13th August 2019**
Project Number:	**3557**
Project Name:	**Park Village, London**
Prepared By:	**M. Blanco**
Prepared For:	**James Sweetbaum**
Client Contact:	**Bellsize Architects**

Document Revision Record

Issue	Checked By	Date	Description
MBD	**AJG**	**13th August 2019**	**Initial Issue**

Foreword

This document has been prepared solely as a Flood Risk Assessment and Drainage Statement for the Client. No responsibility or liability will be accepted for any use that is made of this document other than by the Client for the purpose it was written. The conclusions resulting from this study and contained within this report are not necessarily indicative of future conditions or operating practices at or adjacent to the site.

No person other than the client may copy use or rely on the contents of this document without prior permission.

Some of the information presented within this report is based on third party information which is believed to be correct; no liability will be accepted for any discrepancies in accuracy, mistakes or omissions in such information. The report also assesses the flood risk in relation to the requirements of the Environment Agency and as such assesses the site for a specific flood event and not all flood events. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Infrastruct CS Ltd

Table of Contents

1.0 Summary

A Flood Risk Assessment (FRA) and drainage strategy has been undertaken to accompany the planning application for the proposed redevelopment at 11 Park Village West, London, NW1 4AE**.** This report has been prepared by Infrastruct CS Ltd on behalf of the Client in accordance with the guidelines set out in the National Planning Policy Framework.

The following table is an overview of the flood risk and drainage strategy for the proposed development of the site, based upon currently available information and finds the following –

ITEM	RESPONSE
Site Location	The existing house to be partially refurbished and extended is located at 11 Park Village West, NW1 4AE, Camden, and is located 150m east of Regent's Park and 450m west of Mornington Crescent tube station. The approximate grid reference is 528716E, 183383N (Nat Grid TQ 28716 83383)
Size and Current Land Usage	The site covers a brownfield area of 650m2, approximately rectangular on plan and occupied by a detached house and its garden.
Flood Zone	The development site falls entirely within Flood Zone 1, which is classified as low probability of flooding.
Fluvial Flood Risk	**Low** – Refer to Section 6.1
Overland Flood Risk	**Medium** – Refer to Section 6.2
Groundwater Flood Risk	**Medium** – Refer to Section 6.3
Sewerage Flood Risk	**Low** – Refer to Section 6.4
Artificial Flood Risk	**Low** – Refer to Section 6.5
Proposed Development	This scheme consists of the partial refurbishment of 11 Park Village West as well as the construction of a new basement and the landscaping of the associated rear garden.
Drainage features proposed for this scheme	The proposed features for the development of land will comprise a linear channel and a pumping station sized to accommodate the runoff volume beneath the rear patio.

Based on this assessment, it is concluded that in accordance with the Flood risk vulnerability and flood zone compatibility table in Section 5.6 from the Planning Practice Guidance document, the report considers the proposed development appropriate.

2.0 Introduction

2.1 Commission

James Sweetbaum has commissioned Infrastruct CS Ltd to prepare a Flood Risk Assessment (FRA) and a drainage statement to support a planning application for the refurbishment and construction of a new basement at 11 Park Village West, Camden. The proposed planning layout drawings are contained in Appendix B.

2.2 Guidance

This flood risk assessment has been compiled in accordance with the recommendations of the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

2.3 Aims and Objectives

The purpose of this flood risk assessment is to assess the potential flood risks by and to the proposed development. It will identify the flood risk zone, potential sources of flood risk, consider the proposed drainage and will be used to support the proposed planning application.

3.0 Site Details

3.1 Location

The existing house to be partially refurbished is located at 11 Park Village West,NW1 4AE, Camden bound by the road to the west, two detached houses to the north and south (10 and 12 Park Village West, respectively) and the rear garden of 16 Park Village East to the east.

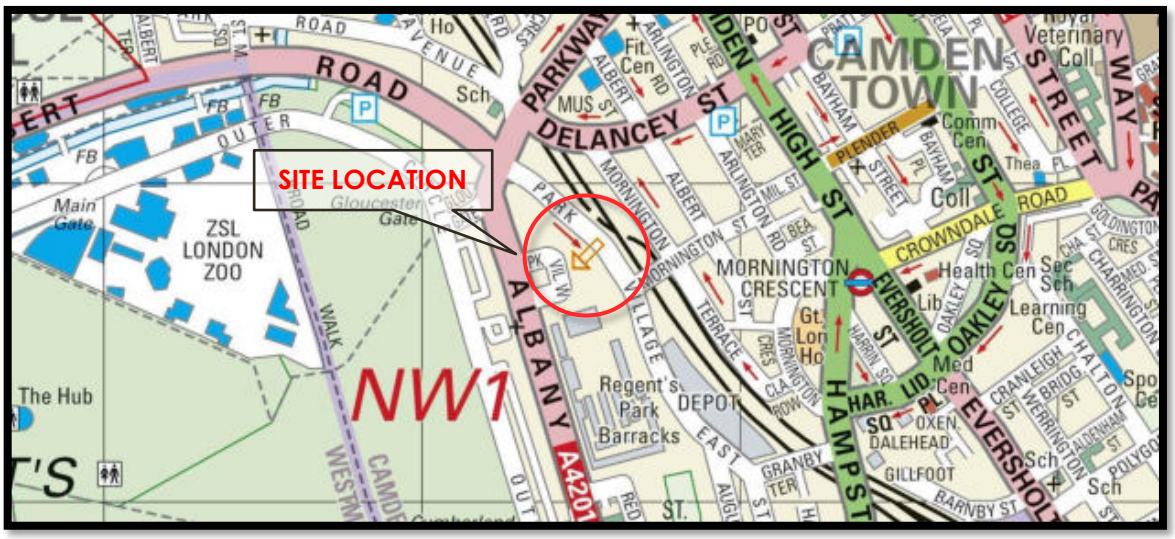


Figure 3.1.1 - Site Context

Figure 3.1.2 - Site location, 150m east of Regent's Park

3.2 Grid Reference

The Ordnance Survey National grid reference for the centre of the site is:

528716E, 183383N (Nat Grid TQ 28716 83383)

3.3 Topography and Site Description

The site covers a brownfield area of 650m2 and is located 150m east of Regent's Park and 450m west of Mornington Crescent station. The site is approximately rectangular on plan with its long axis running in a Northeast-Southwest direction.

Levels vary within the site between 9.25mAOD to the north-eastern corner and 13.51mAOD near the western entrance. The maximum fall across the site is 4.26m over 29m, giving an average gradient of 14.7%. See Appendix A for topographic survey.

3.4 Ground Conditions

Reference to the Geological survey of Great Britain indicates the following strata:

- **Bedrock: London Clay Formation** - Clay, Silt and Sand. Sedimentary Bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by deep seas. These sedimentary rocks are marine in origin. They are detrital and comprise coarse- to fine-grained slurries of debris from the continental shelf flowing into a deep-sea environment, forming distinctively graded beds.

Historic site investigations carried out in the vicinity of the development, and shown on the British Geological Survey database, found firm clay from depths of 0.5mbgl. Refer to Appendix F for SFRA Geological Map.

3.5 Ground Water

The aforementioned boreholes carried out in the vicinity of the site found no ground water within the first 15m. A review of the maps within the West London Strategic Flood Risk Assessment (SFRA) indicate that the site is at a low risk flooding.

3.6 Existing Site Drainage

The Thames Water wastewater plans show a Ø610mm combined water network within Park Village West. The exact depth (3.45m) of the connection has been investigated via CCTV survey however its condition could not be clarified. See Appendix C for Thames Water's asset location search information.

3.7 Existing Watercourses

The nearest watercourse to the site is the Regent's Canal, which is approximately 500m to the north-west. It provides a link from the Paddington Arm of the Grand Union Canal to the Limehouse Basin and the River Thames in east London. The closes main river is the Thames, 3.3Km to the south.

3.8 Environment Agency Groundwater and Aquifer Protection

Reference to the Environment Agency Groundwater protection zone map shows the area is sited outside all groundwater protection zone. The Environment Agency have defined Source Protection Zones (SPZs) for groundwater sources such as wells, boreholes, and springs used for public drinking water supply. The purpose of SPZs is to provide additional protection to safeguard drinking water quality through constraining the proximity of an activity that may impact upon a drinking water abstraction.

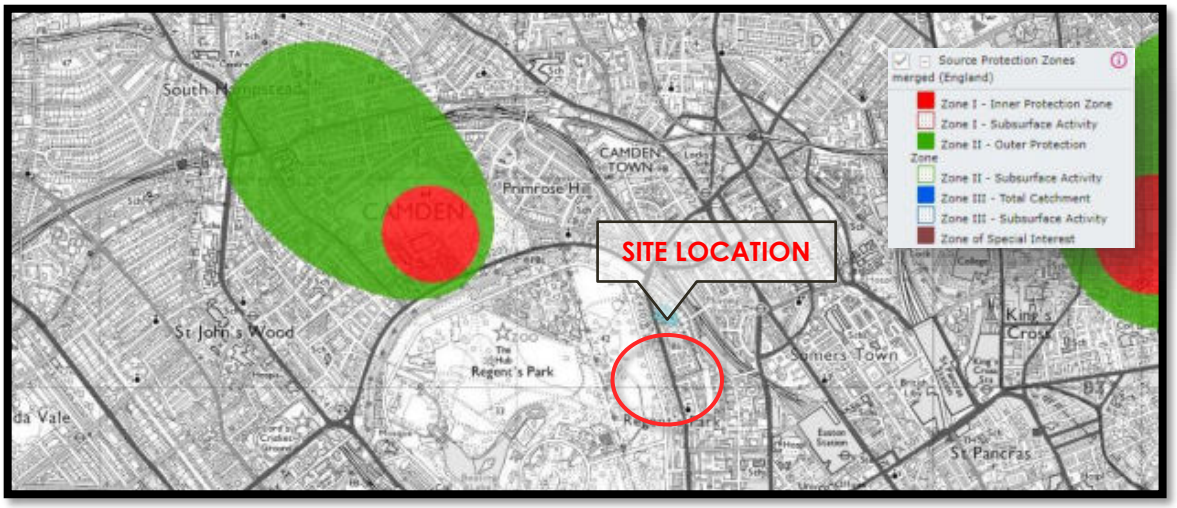


Figure 3.8.1 – Groundwater Source Protection Zone map from the Natural England MAGIC website.

The Environment Agency use the zones to set up pollution prevention measures in areas which are at a higher risk, and to monitor the activities of potential polluters nearby. A study of the aquifer maps on the Environment Agency website revealed the site to be located very outside any bedrock or superficial aquifer.

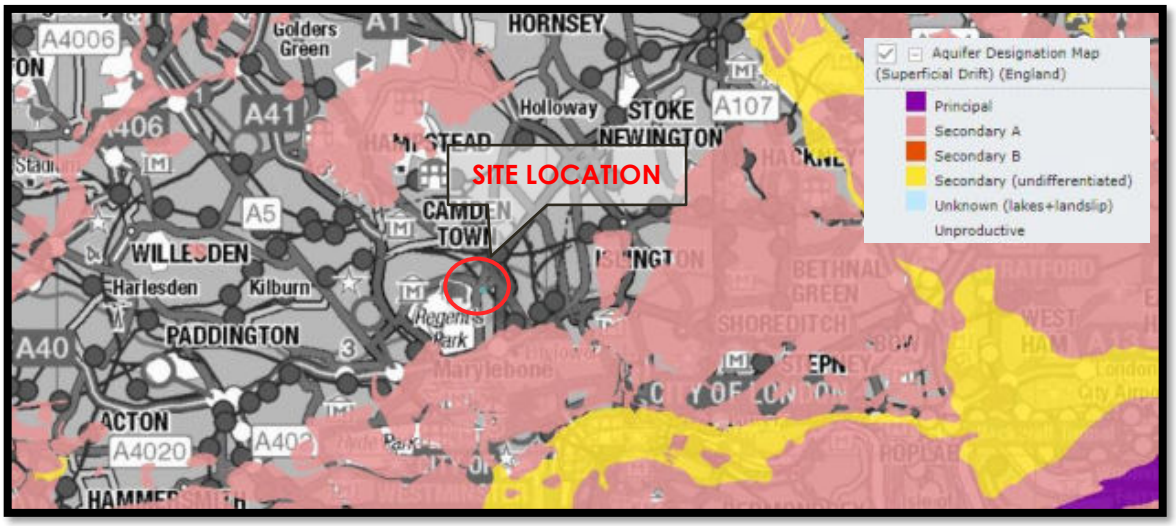


Figure 3.8.2 – Superficial aquifer map from the Natural England MAGIC website.

4.0 Proposed Development

This scheme consists of the partial refurbishment of 11 Park Village West as well as the construction of a new basement and the landscaping of the associated rear garden. The proposed development plans can be found in Appendix B.

5.0 Flood Risk Policy

5.1 Environment Agency Flood Map

The flood map for the development site shown below suggests that the site wholly falls within Flood Zone 1, which is defined as land assessed as having a less than 1 in 1000 annual probability of river flooding in any one year.

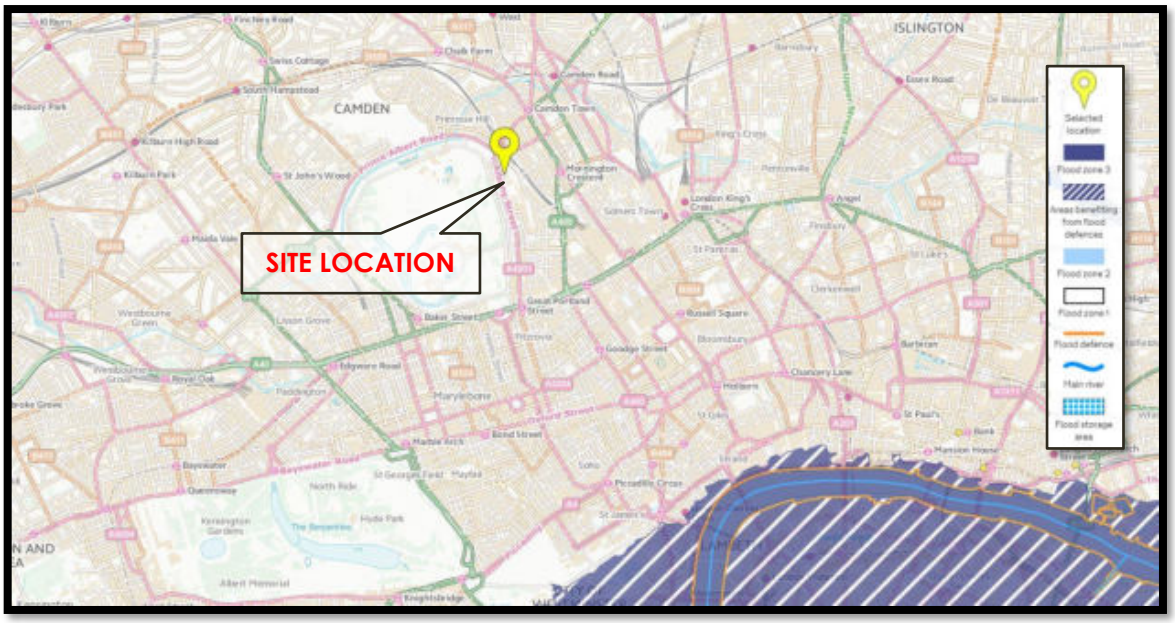


Figure 5.1 - Environment Agency Flood Zone map

5.2 The National Planning Policy Framework

The National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG) gives direction for development with respect to flooding. These documents promote a sequential approach to encourage development away from areas that may be or are susceptible to flooding. In doing so it categorizes flood zones in the context of their probability of flooding, as shown in the table within Section 5.3 below.

5.3 Flood Zone Definition

The National Planning Policy Framework Definition of Flood Zones

Flood zone	Fluvial	Tidal	Probability of flooding
1	< 1 in 1000 year	<1 in 1000 year	Low probability
2	Between < 1 in 1000 year and 1 in 100 year	Between <1 in 1000 year and 1 in 200 year	Medium Probability
3a	> 1 in 100 year	> 1 in 200 year	High probability
3b	Either > 1 in 20 or as agreed between the EA and the LPA	Either > 1 in 20 or as agreed between the EA and the LPA	Functional flood plain

5.4 Flood Zones – Table 1 – Planning Practice Guidance

(Note: These Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences)

Zone 1 - Low Probability
Definition
This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).
Appropriate uses
All uses of land are appropriate in this zone.
FRA requirements
For development proposals on sites comprising one hectare or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the development on surface water run-off, should be incorporated in a FRA. This need only be brief unless the factors above or other local considerations require particular attention.
Policy aims
In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage techniques.

5.5 Flood Risk Vulnerability Classification - Extract from Table 2 - Planning Practice Guidance (PPG)

Highly Vulnerable

- Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.
- Emergency dispersal points.
- Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure').

5.6 Flood Risk Vulnerability & Flood Zone Compatibility Table

Vulnerability classification flood zone	Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
1	√	√	√	√	√
2	√	√	Exception test required	√	√
3a	Exception test required	√	x	Exception test required	√
3b	Exception test required	√	x	x	x

√ Development is appropriate. x should not be permitted

The above table, taken from PPG (table 3), confirms that basement dwellings within Flood Zone 1 is appropriate development.

5.7 Other Flooding Mechanisms

In addition to the potential for assessing flooding from fluvial and tidal sources NPPF also requires that consideration is given to other mechanisms for flooding:

- Flooding from land – intense rainfall, often in short duration, that is unable to soak into the ground or enter drainage systems, can run rapidly off land and result in local flooding.
- Flooding from groundwater – occurs when water levels in the ground rise above the surface elevations.
- Flooding from sewers – In urban areas, rainwater is frequently drained into surface water sewers or sewers containing both surface and wastewater sewers known as combined sewers. Flooding can result causing surcharging when the sewer is overwhelmed by heavy rainfall.
- Flooding from reservoirs, canals and other artificial sources – Non-natural or artificial sources of flooding can result from sources such as reservoirs, canals lakes etc, where water is held above natural ground levels.

5.8 Local Strategic Flood Risk Assessment SFRA and Local Policy

London Plan:

Policy 5.11 Green roofs and development site environs. Major development proposals should be designed to include roof, wall and site planting, especially green roofs and walls where feasible, to deliver as many of the following objectives as possible:

1. adaptation to climate change (i.e. aiding cooling)
2. sustainable urban drainage
3. mitigation of climate change (i.e. aiding energy efficiency)
4. enhancement of biodiversity
5. accessible roof space
6. improvements to appearance and resilience of the building
7. growing food.

Policy 5.13 of the London Plan is a key policy with regards to flood risk and water resource management. The policy provides the drainage hierarchy to ensure that reasonable measures are taken to sustainably manage and reduce the overall amount of rainfall being discharged from a development site. Developers should take measures to ensure that surface water management features higher up the drainage hierarchy are incorporated. The current London Plan drainage hierarchy is as follows:

1. Store rainwater for later use
2. Use infiltration techniques, such as porous surfaces in non-clay areas
3. Attenuate rainwater in ponds or open water features for gradual release
4. Attenuate rainwater by storing in tanks or sealed water features for gradual release
5. Discharge rainwater direct to a watercourse
6. Discharge rainwater to a surface water sewer/drain
7. Discharge rainwater to the combined sewer

Drainage should be designed and implemented in ways that deliver other policy objectives of this Plan, including water use efficiency and quality, biodiversity, amenity and recreation.

Developers should aim to achieve greenfield runoff rates via their proposed SuDS measures and ensure that surface water runoff is managed as close to the source as possible. The proposed measures should be incorporated in line with the Non-statutory technical standards for sustainable drainage systems, prepared by DEFRA in 2015

Policy SI12

Current and expected flood risk from all sources across London should be managed in a sustainable and cost-effective way in collaboration with the Environment Agency, the Lead Local Flood Authorities, developers and infrastructure providers.

Development Plans should use the Mayor's Regional Flood Risk Appraisal and their Strategic Flood Risk Assessment as well as Surface Water Management Plan, where necessary, to identify areas where particular flood risk issues exist and develop actions and policy approaches aimed at reducing these risks. Boroughs should co-operate and jointly address cross-boundary flood risk issues including with authorities outside London.

Development proposals which require specific flood risk assessments should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses.

Developments Plans and development proposals should contribute to the delivery of the measures set out in Thames Estuary 2100 Plan. The Mayor will work with the Environment Agency and relevant local planning authorities, including authorities outside London, to safeguard an appropriate location for a new Thames Barrier.

Development proposals for utility services should be designed to remain operational under flood conditions and buildings should be designed for quick recovery following a flood.

Development proposals adjacent to flood defences will be required to protect the integrity of flood defences and allow access for future maintenance and upgrading. Where possible, development proposals should set permanent built development back from flood defences to allow for any foreseeable future upgrades.

LB Camden - Local Plan

Policy CC2: Adapting to Climate Change: The Council will require development to be resilient to climate change. All development should adopt appropriate climate change adaptation measures such as:

- the protection of existing green spaces and promoting new appropriate green infrastructure;
- not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems
- incorporating bio-diverse roofs, combination green and blue roofs and green walls where appropriate
- measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.

Any development involving 5 or more residential units or 500 sqm or more of any additional floorspace is required to demonstrate the above in a Sustainability Statement.

Policy CC3: Water and Flooding: The Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible. We will require development to:

- incorporate water efficiency measures
- avoid harm to the water environment and improve water quality
- consider the impact of development in areas at risk of flooding (including drainage)
- incorporate flood resilient measures in areas prone to flooding
- utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible
- not locate vulnerable development in flood-prone areas.

Where an assessment of flood risk is required, developments should consider surface water flooding in detail and groundwater flooding where applicable. The Council will protect the borough's existing drinking water and foul water infrastructure, including the reservoirs at Barrow Hill, Hampstead Heath, Highgate and Kidderpore.

6.0 Flood Risk to The Development

6.1 Flooding from Fluvial Sources

The proposed development site lies entirely within Flood Zone 1 which is classified as land assessed as having a less than 1 in 1000 annual probability of river or sea flooding and is appropriate to all uses of land.

It is, therefore, the consideration of this FRA that the site has a low risk of flooding from fluvial sources.

6.2 Flooding from Overland Flows

The risk of flooding due to overland flood flows is considered very low by the Environment Agency. The surface water flood data, shown below, indicates that there is low to medium flood risk in the rear gardens nearby, to the northeast of the site, but very low risk within the site itself. The basement, however, will depend on positive drainage of the patio and therefore there is a risk of flooding due to poor maintenance or the lack of power supply to the pumping station. Therefore, an alternative power supply system is recommended such as an oil generator.

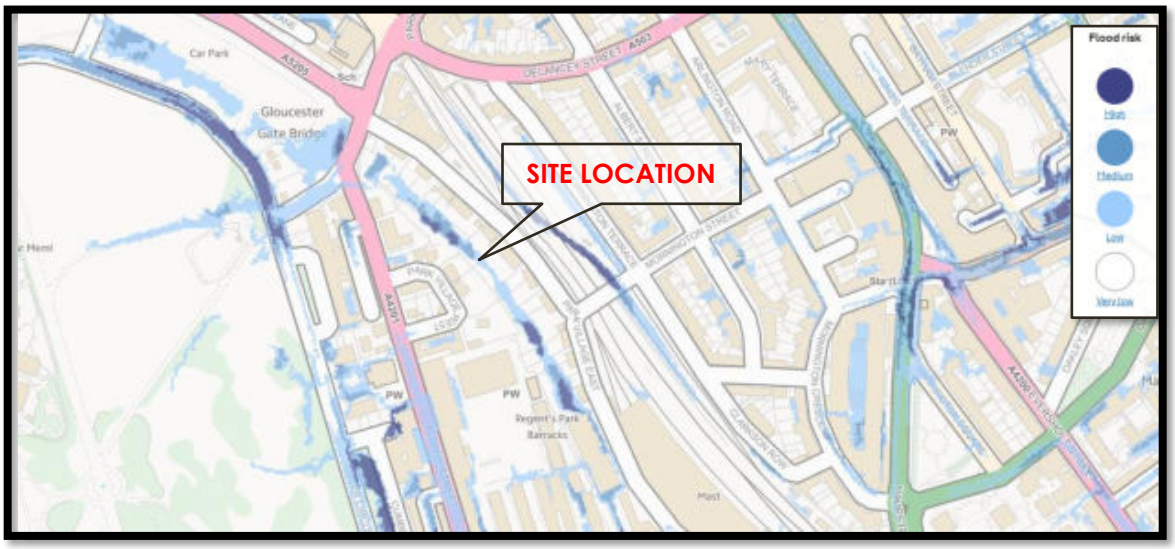


Fig 6.2 – Environment Agency Flood Risk from Surface Water map

It is, therefore, the consideration of this FRA that the site has a medium risk of flooding from overland flow.

6.3 Flooding from Rising Groundwater

Groundwater flooding occurs because of the underground water table rising, which can result in water emerging through the ground and causing flooding in extreme circumstances. This source of flooding tends to occur after extensive periods of heavy rainfall. Groundwater flooding can occur in areas where the underlying soil and bedrock can become saturated with water. Therefore, ground composition and aquifer vulnerability are significant influences on the potential rate of groundwater flooding.

A majority of the sub-region is underlain by Thames Group (also referred to as London Clay) bedrock, a composition of silty clay/mudstone, sandy silts and sandy clayey silts of marine origin. This geological unit generally has a low hydraulic conductivity which means water does not easily move through it.

The proposals include a basement which is 6.21m below the ground level and therefore the potential for the water table to raise above the basement level is higher. Since the water table levels are unknown, they must be confirmed via groundwater monitoring over a period of time, ideally in winter.

The site is shown outside the "Increased Susceptibility to Elevated Groundwater" area but nearby a location where a groundwater flood incident occurred in the past, identified by the Environment Agency. See map in Appendix G.

It is, therefore, the consideration of this FRA that the site has a medium risk of flooding from rising groundwater levels.

6.4 Flooding from the Local Sewerage Network

Sewer flooding can occur due to sewer infrastructure failure or due to an increased flow and volume of water entering a sewer system which exceeds its hydraulic capacity, causing the system to surcharge. If sewer outfall points are either blocked or submerged due to high water levels, water can back up in a sewer system and cause flooding. These issues can result in water overflowing from gullies and manholes, causing flooding in the local area. Blockages caused by sediment or debris can further exacerbate the probability of sewer flooding.

Drainage in the sub-region is serviced by Thames Water Utilities who provide surface water, foul and combined sewer systems. Modern sewer systems are designed to be separate surface water and foul water systems, typically accommodating up to 1 in 30-year rainfall events. However, sewer system segments across London vary in capacity due to age. Older segments have a smaller capacity and may not be designed to accommodate rainfall events as significant as 1 in 30-year events.

The Thames Water historical sewer flooding dataset provides details on the number of reported sewer flood incidents within a four-digit postcode area. Information on historical sewer flooding is shown in the SFRA indicates no flooding from sewers in the vicinity of the site.

It is, therefore, the consideration of this FRA that the site has a low risk of flooding by surcharging of the local sewer network.

6.5 Flooding from Reservoirs, Canals & Other Artificial Sources

Reservoirs in the UK have an extremely good safety record. The EA is the enforcement authority for the Reservoirs Act 1975 in England and Wales. All large reservoirs must be inspected and supervised by reservoir panel engineers. It is assumed that these reservoirs are regularly inspected and essential safety work is carried out. These reservoirs therefore present a minimal risk.

Flooding may result from the failure of engineering installations including flood defence, land drainage pumps, sluice gates and floodgates. Hard defences may fail through the slow deterioration of structural components such as the rusting of sheet piling, erosion of concrete reinforcement and toe protection or the failure of ground anchors.

The Regent's Canal is not considered to pose a significant flood risk as all the flows and levels are managed and under control.

It is, therefore, the consideration of this FRA that the site has a low risk of flooding by reservoirs, canals or other artificial sources.

7.0 Flood Risk As A Result Of The Development

7.1 Effect of The Development Generally

Development by its nature usually has the potential to increase the impermeable area with a resultant increased risk of causing rapid surface water runoff to watercourses and sewers, thereby causing surcharging and potential flooding. There is also the potential for pollutants to be mobilised and consequently flushed into the receiving surface water system.

Increases in both the peak runoff rate (usually measured in litres per second l/s) and runoff volume (cubic metres m^3) can result.

7.2 Surface Water Drainage & Sustainable Drainage Systems

Sustainable Drainage techniques (SuDS) covers a range of approaches to manage surface water runoff so that-

'Surface water arising from a developed site should, as far as is practicable, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account. This should be demonstrated as part of the flood risk assessment.'

7.3 Peak Storm Design Criteria

The proposed sustainable drainage techniques for the development should accommodate the peak rainfall event for a 1 in 100 year storm event with an additional allowance for climate change. Table 5 of NPPG recommends for developments that have a life expectancy beyond 2085 that an additional factor of 40% is applied to the peak volume of runoff.

7.4 Existing Surface Water Runoff Rates

The property -including the garden- occupies and area of 650m2, although the house itself is150m2 only. The construction of the proposed basement will not change the total impermeable area but will increase the positively drained value up to 190m2. The current runoff rates, estimated below, will be increased by the 2l/s pumped from the basement.

Return Period	Greenfield Runoff Rate l/s	Brownfield Runoff Rate l/s
1 in 1 year	0.2	9.6
Qbar	0.2	12.4
1 in 30 year	0.5	23.1
1 in 100 year	0.8	30.0

Table 7.4 Existing Runoff rates

Greenfield runoff rates were calculated using the ICS SUDS Method within MicroDrainage Software. Calculations can be found in Appendix E.

7.5 Infiltration Testing

A ground investigation has not been undertaken. However, reference to the Geological Survey of Great Britain borehole data indicates the site is over London Clay. It is therefore assumed that infiltration is not feasible, subject to confirmation by an intrusive ground investigation.

7.6 Sustainable Drainage Hierarchy

A hierarchical approach has been undertaken in consideration of the application of SuDS in relation to the development. This is in order to meet the design philosophy of ensuring that surface water run-off is managed as close to its source as possible and the existing situation is replicated as closely as possible.

The following drainage hierarchy has been undertaken with reference to the procedures set out in the SuDS Manual (CIRIA C753, 2015) to assess the viability of the application of SuDS techniques to this scheme:

- **Store rainwater for later use**: Storing rainwater for later use in water butts is recommended but it is not enough to accommodate the runoff volume from the whole development.

- Use infiltration techniques, such as porous surfaces in permeable strata areas: Soakaways cannot be used due to the reduced soakage of the clay.

- Attenuate rainwater in ponds or open water features for gradual release to a watercourse. There are no watercourses in the vicinity of this site.

- Attenuate rainwater by storing in tanks or sealed water features for gradual release to a watercourse. Not feasible because there are no watercourses in the close vicinity.

- Attenuate rainwater by storing in tanks or sealed water features for gradual release to a surface water sewer. There are no surface water sewers in the vicinity.

- **Discharge rainwater to the combined sewer.** As a last resort, foul and surface water from the basement will be discharged into the main combined sewer, replicating the arrangement of the rest of the house, which will be retained. Surface water flows will be attenuated in the pumping station tank, and pumped into one of the private chambers to the west of the main building.

The sustainable drainage hierarchy shown above is intended to ensure that all practical and reasonable measures are taken to manage surface water higher up the hierarchy (1 being the highest) and that the amount of surface water managed at the bottom of the hierarchy is minimised.

The site-specific drainage hierarchy checklist considered for the drainage design for this development is detailed in Table 7.6.

It should be noted that where the SuDS techniques are noted as feasible or possible it does not necessarily follow that they will all be used. Reference should be made to the drainage strategy drawing in Appendix D which indicates the drainage proposals.

SUDS OPTIONS	Comments	Potential for flow rate control	Volume reduction	Maintenance requirement	Space requirement	Cost	Included in final detailed design
Rainwater harvesting	Rainwater from roof runoff collected for re-use. Cost-benefit considerations	L	M	H	L	H	N
Water butts	Rainwater collection from roof runoff. Included in final design	L	L	L	L	L	Pos
Living roofs	Vegetated roofs that reduce runoff volume and rate	M	L	M	L	H	N
Bio-retention	Shallow vegetated areas to retain and treat runoff.	L	L	M	M	L	N
Constructed wetlands	Waterlogged areas that can support aquatic vegetation. Replicates existing conditions and provides ecological benefit.	M	L	H	H/M	M	N
Swales	Shallow grassed drainage channels. Replicates existing conditions	H	M	L	M/H	L	N
Soakaways	Subsurface structures that dispose of water via infiltration.	H	H	L	L	M	N
Permeable pavements	Surface that infiltrate through surface. Retains pollutants.	H	H	M	L	M	N
Tanked storage systems	Oversized pipes or cellular storage.	H	L	L	M	M/H	Y
Infiltration basins	Depressions in the ground to store and release water through infiltration	H	H	H/M	H	M/L	N
Detention basins	Temporary retention of runoff with controlled discharge	H	L	M	H	M/L	N

Table 7.6 Drainage design hierarchy (SuDS techniques considered for use in this scheme)

7.7 SUDS Techniques Employed

The patio runoff will be collected using a linear channel and a yard gully that lead into a package pumping station, from where the flows will be pumped into an existing chamber which is already connected into the main sewers along Park Village West. The system has been sized to accommodate a 1 in 100y storm event, including a 40% allowance for climate change. Potential sediments will be trapped using a catchpit.

Therefore, the site runoff will be controlled by the pumping station and limited to 2l/s. This arrangement increases the runoff into the main sewers but reduces the risk of surface water flooding elsewhere as more area is being positively drained. Calculations can be found in Appendix E.

7.8 Residual Flood Risk & Exceedance

Flood risk can be managed but never completely removed. Residual risks are those which remain after following the sequential approach and taking action to control risk.

Alternative means of power (i.e. oil generator) are encouraged for the surface water pumping station since during a big storm event it is more likely for a power cut to occur.

The proposed surface water drainage measures will however be designed to contain the peak storm event that can be expected for a 1 in 100 year situation. A 40% allowance has already been applied to the site to account for future climate change.

Flood resistance and resilient measures should be considered due to the nature of the site.

7.9 Dry Means of Escape

For basement development it is necessary to provide safe access and egress during a flood. A safe access or exit route must be appropriate for use by occupiers to escape flooding without the intervention of the emergency services.

Based on the Environment Agency flood maps, the main entrance to the building is in Flood Zone 1. Therefore, a safe access/egress will be available through the internal stairs.

8.0 Proposed Foul Water Drainage System

The development proposals will seek to connect the foul water from the new basement into the existing chamber serving the current building. This will be subject to a Section 106 connection consent from Thames Water. Flows from this chamber and into the main sewer will be via a gravity fed connection.

Since the development site will increase the flow rates and volumes of foul sewerage into the Thames Water network, a capacity enquiry has been made to the undertaker. At the time of writing this report, no answer has been received.

9.0 Recommendations and Conclusion

The development proposals together with the site layout have been assessed in relation to the provision of SuDS drainage associated with the works.

The report has assessed the feasibility of implementing the SuDS hierarchal approach and has confirmed that this development is likely to be able to install suitable drainage measures into the design proposals.

Therefore, in line with the recommendations of the National Planning Policy Framework, the development site lies within land classified as Flood Zone 1, which is considered at a low risk of flooding, and therefore appropriate for a development of this nature. Having assessed the other forms of flood risk to and from the development site, this report finds that the site is not considered at high risk from any other sources of flooding.

9.1 Flood Resistant measures

As part of the works associated with the new development it is the recommendation of the report that consideration should be given to flood resistant measures. These are mechanisms which can be implemented by the occupier to provide additional defences against flood water ingress. More information can be gained from the CIRIA document 'Improving the flood performance of new buildings'.

9.2 Flood Resilient measures

It is also the recommendation of the report that flood resilient measures are used within the design to minimize the impact an extreme flood event would have on the property. As these works are associated with the construction of the residential dwelling it would mainly involve the sighting of sockets and fuse boxes away from floor level. More information can be gained from the CIRIA document 'Improving the flood performance of new buildings'.

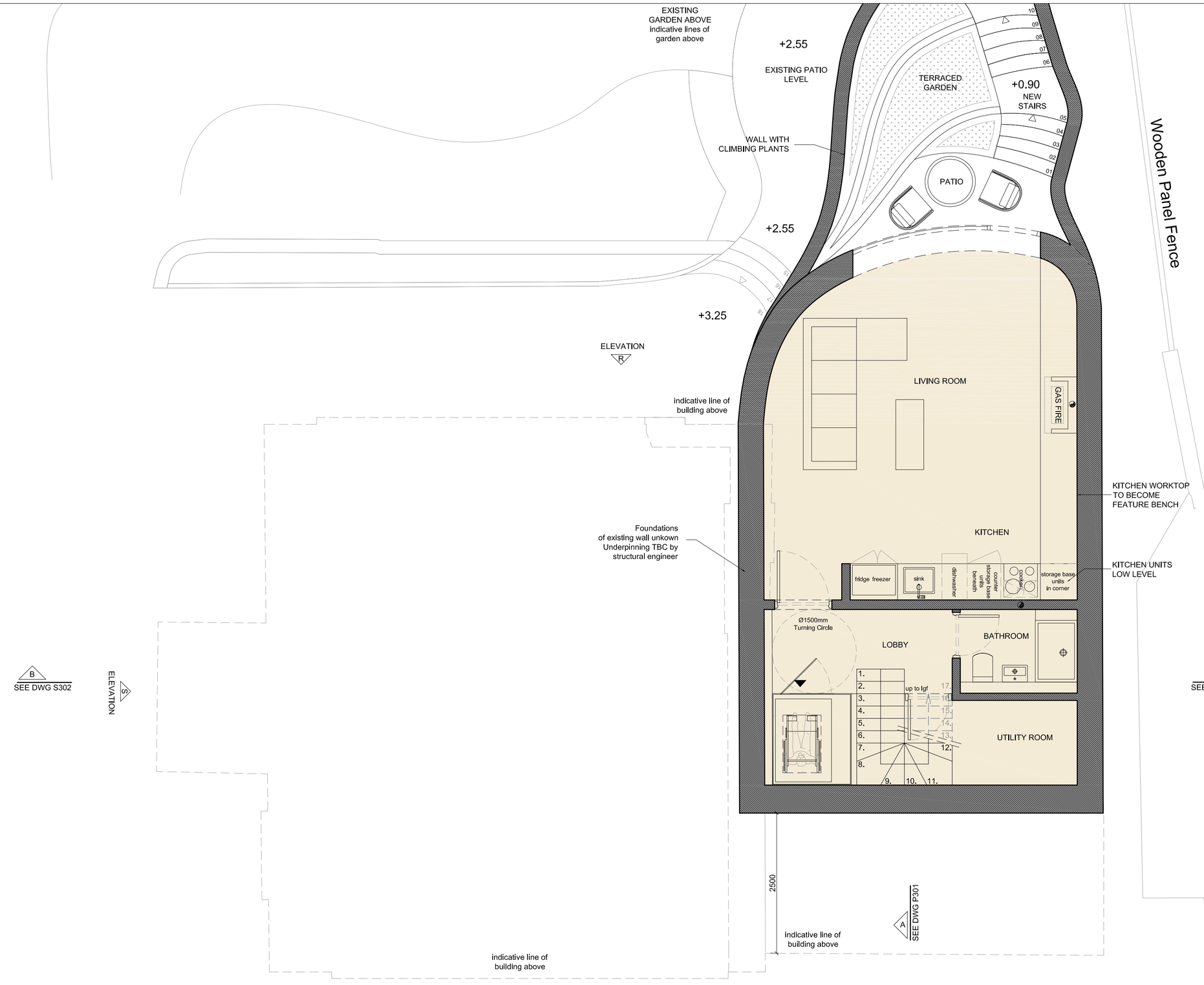
10.0 References & Bibliography

- The National Planning Policy Framework July 2018
- Planning Practice Guidance.
- Environment Agency - Rainfall-Runoff Management for Developments
- Environment Agency indicative flood maps https://flood-map-for-planning.service.gov.uk/
- Environment Agency indicative groundwater source protection zone maps http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx
- Environment Agency indicative Aquifer designation maps http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx
- CIRIA 2007, The Sustainable Drainage Systems (SUDS) Manual C753
- Sewers for adoption 7th edition
- DEFRA Non-statutory technical standards for sustainable drainage
- The London Plan sustainable design and Construction Supplementary Planning Guidance
- Preliminary FRA for London Borough of Camden – 2011 by Halcrow
- London Borough of Camden SFRA – 2014 by URS
- Managing Flood Risk in Camden – 2013 by Camden Council
- Camden Planning Guidance 4 – Basements - 2018
- Flood Estimation Handbook
- Environment Agency - Adapting to Climate Change: Advice for the Flood and Coastal Erosion Management Authorities March 2016

Appendix A - Topographic Survey

FENCE
Steel Mesh Fence
TOF:10.74
TOW:9.76
SHED
9.25
9.87
TOW:10.08
9.79
9.80
9.96
9.99
9.88
9.92
VEGETATION
HEDGE
L1
10.00
10.09
10.26
TOF:12.10
9.87
TOF:11.74
VEGETATION
PAVING
10.08
10.04
9.95
10.12
PAVING
10.13
Wooden Panel Fence
FIT MARK B
HEDGE
10.12
10.11
VEGETATION
10.11
10.76
10.62
TOW:11.11
10.76
VEGETATION
10.74
TOW:11.07
TOW:11.07
PAVING
TOF:13.21
SEE DWG S302
10.78
10.77
10.82
PAVING
10.82
10.82
10.84
10.85
TOW:11.79
11.03
11.19
TOW:12.06
F.C 0.62
C.H 1.94
F.C 0.62
C.H 1.94
F.C 0.64
C.H 1.92
F.C
PAVING
F.C 1.35
C.H 0.59
GV
STORE
2.97
FL 13.85
RECEPTION
3.02
FL 13.85
OFFICE
2.91
FL 13.87
FP
CBD
12.85
11.26
MH
LIFT
2.99
2.34
2.39
F.C 0.93
C.H 1.85
HALL
2.98
FL 13.85
2.96
3.03
L2
SEE DWG S302
2.85
2.40
AH
AH
3.86
10 PARK VILLAGE WEST
Wooden Panel Fence
TOW:12.15
12.46
PAVING
11.69
13.72
13.00
SITTING ROOM
3.03
FL 13.85
RECEPTION
3.01
FL 13.85
FP
HALL
2.22
FL 12.90
GARAGE
2.24
FL 12.90
CBD
Steel Mesh Fence
SEE DWG S302
FENCE
13.21
TOF:14.54
TOW:13.45
12.97
F.C 0.25
C.H 2.35
F.C 0.25
C.H 2.35
F.C 0.25
C.H 2.35
GY
GY
12.98
LIGHTWELL
12.90
LIGHTWELL
12.89
LIGHTWELL
12.90
12.88
SEE DWG S302
12.91
13.17
TOW:13.33
MH
MH
FL 13.39
PAVING
12.96
13.33
13.28
TOW:13.55
TOW:13.53
GRASS
DRIVEWAY
VEGETATION
Steel Mesh Fence
FENCE
FIT MARK A
13.36
13.55
13.50
12.96
TOW:13.48
TOW:13.60
13.45
GATE
12.97
12.88
13.51
12.94
13.11
GATE
12 PARK VILLAGE WEST
EXISTING GROUND FLOOR PLAN
11PVW/S102
1 - 50 @ A2
MARCH 2016
GIA:125.36m² / 1349.36ft²
N
0
10m

Appendix B - Architectural Proposals



PLANNING ISSUE

REVISIONS

REV A: 25.07.19
- Reduced extent of LGF & Basement

NOTES

IN PROGRESS

EXISTING WALL CUT BACK

NEW WALL/INFILL TO EXISTING WALL

11 PARK VILLAGE WEST
REGENTS PARK
LONDON NW1 4AE

PROPOSED BASEMENT PLAN

DWG No: 11PVW/P100A

SCALE: 1 - 50 @ A2

DATE: APRIL 2018

BELSIZE ARCHITECTS

48 PARKHILL ROAD, LONDON, NW3 2YP
T: 020 7482 4420
E: MAIL@BELSIZEACHITECTS.COM

1 **Proposed Basement Floor General Arrangement Plan**
1:50@A2/1:100@A3

N

0 5m

PLANNING ISSUE

REVISIONS

NOTES

IN PROGRESS

11 PARK VILLAGE WEST
REGENTS PARK
LONDON NW1 4AE

PROPOSED REAR
(GARDEN) ELEVATION

DWG No: 11PVW/P202

SCALE: 1 - 50 @ A2

DATE: MAY 2018

BELSIZE ARCHITECTS

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T: 020 7482 4420
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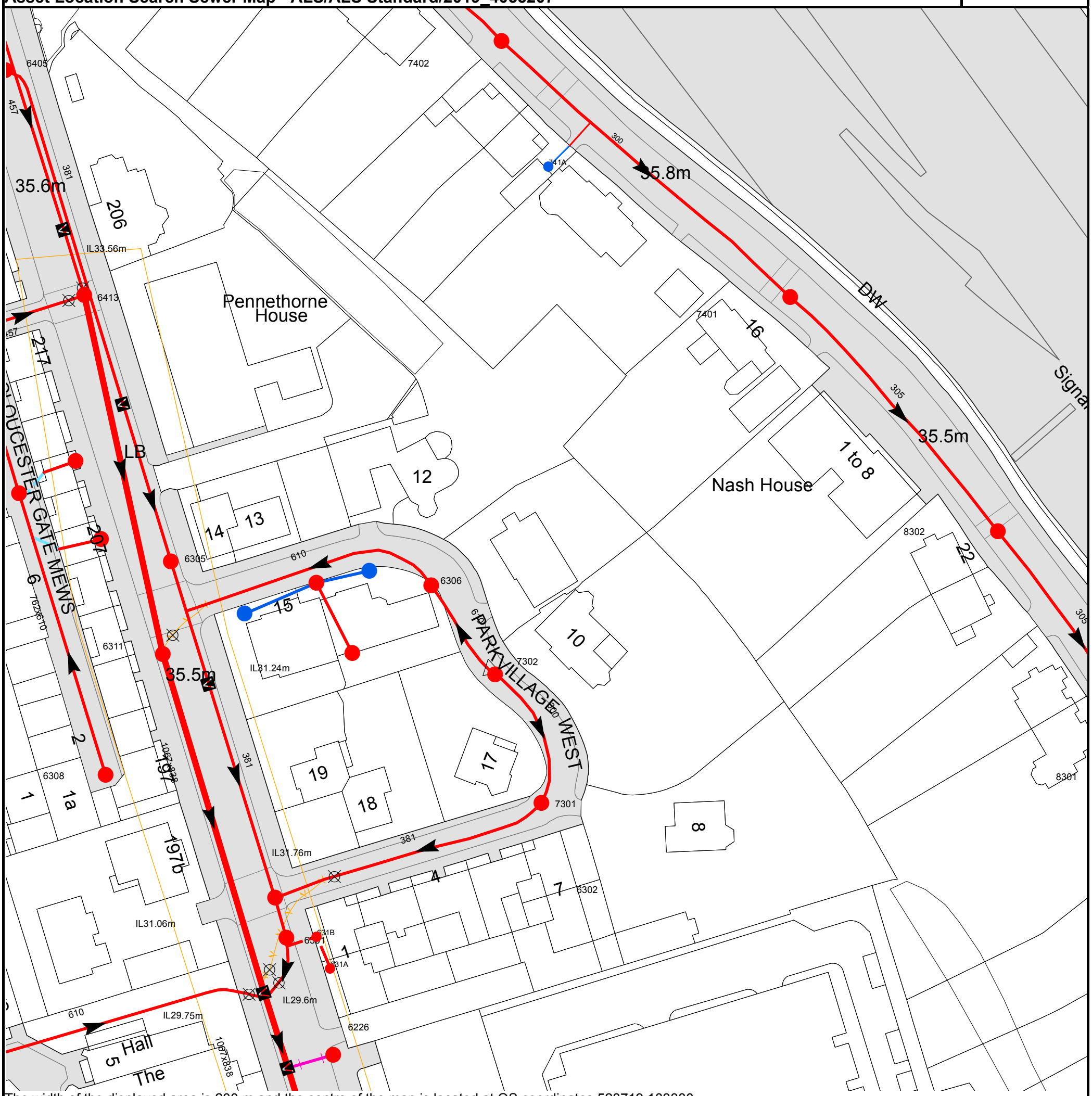
Appendix C - Thames Water Sewer Records

Asset Location Search Sewer Map - ALS/ALS Standard/2019_4055207



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 528719,183380

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
6405	35.49	n/a
6413	35.48	30.57
7402	35.77	31.64
741A	n/a	n/a
7401	35.65	30.82
6226	n/a	n/a
631A	n/a	n/a
6301	35.03	29.65
631B	n/a	n/a
6302	n/a	n/a
7301	n/a	n/a
6308	n/a	n/a
7302	n/a	n/a
6311	35.34	30.01
63DI	n/a	n/a
63EB	n/a	n/a
6306	n/a	n/a
63DJ	n/a	n/a
63EA	n/a	n/a
6305	35.37	29.84
63CE	n/a	n/a
8302	35.18	30.25
6307	n/a	n/a
63BH	n/a	n/a

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

Foul: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.

Surface Water: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.

Combined: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.

- Trunk Surface Water
- Storm Relief
- Vent Pipe
- Proposed Thames Surface Water Sewer
- Gallery
- Surface Water Rising Main
- Sludge Rising Main
- Vacuum
- Trunk Foul
- Trunk Combined
- Bio-solids (Sludge)
- Proposed Thames Water Foul Sewer
- Foul Rising Main
- Combined Rising Main
- Proposed Thames Water Rising Main

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

- Air Valve
- Dam Chase
- Fitting
- Meter
- Vent Column

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

- Control Valve
- Drop Pipe
- Ancillary
- Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

- Outfall
- Undefined End
- Inlet

Other Symbols

Symbols used on maps which do not fall under other general categories

- Public/Private Pumping Station
- Change of characteristic indicator (C.O.C.I.)
- Invert Level
- Summit

Areas

Lines denoting areas of underground surveys, etc.

- Agreement
- Operational Site
- Chamber
- Tunnel
- Conduit Bridge

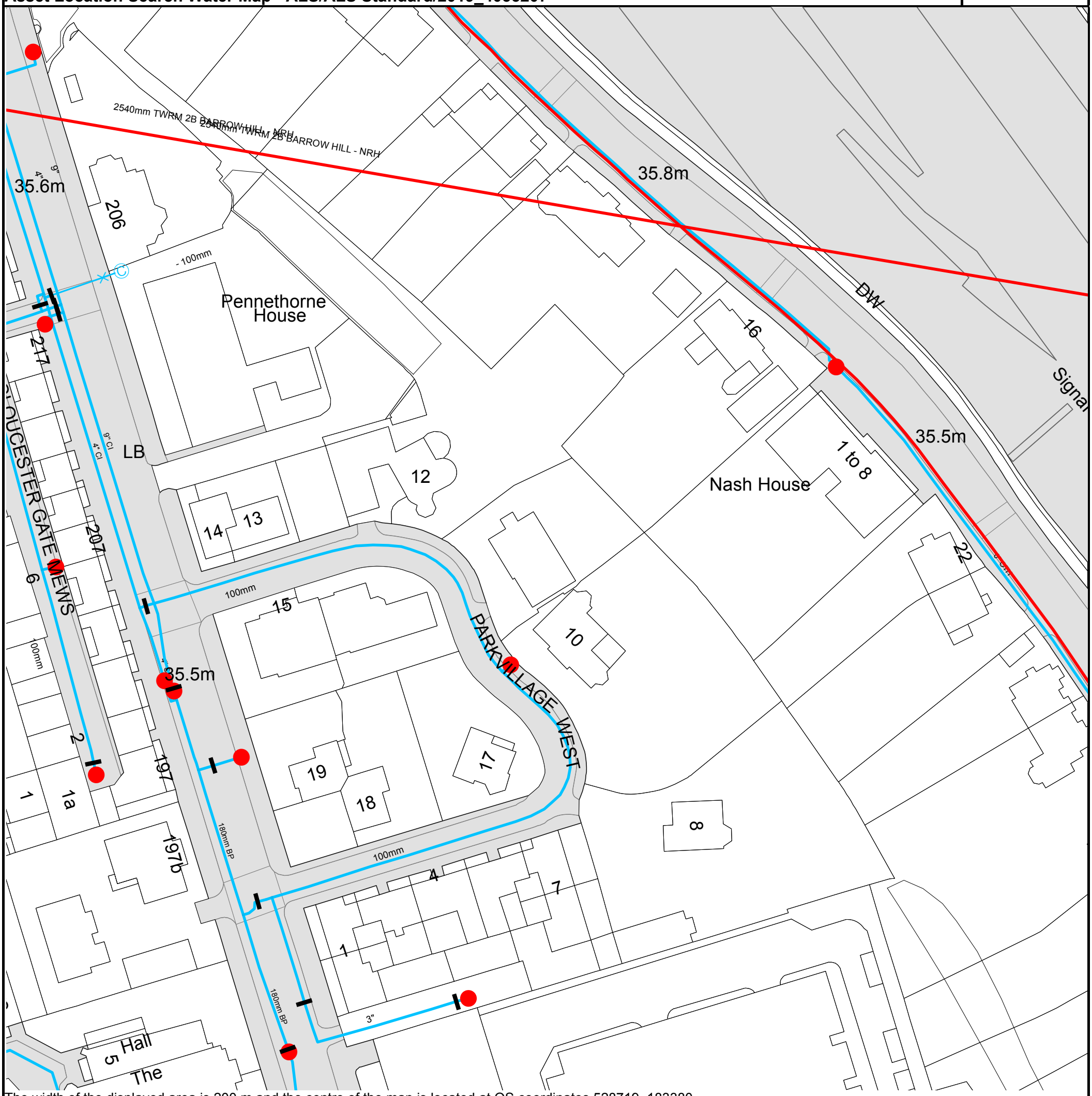
Other Sewer Types (Not Operated or Maintained by Thames Water)

- Foul Sewer
- Combined Sewer
- Culverted Watercourse
- Surface Water Sewer
- Gulley
- Proposed
- Abandoned Sewer

Notes:

1) All levels associated with the plans are to Ordnance Datum Newlyn.
2) All measurements on the plans are metric.
3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
5) 'na' or '0' on a manhole level indicates that data is unavailable.
6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in milimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.

Asset Location Search Water Map - ALS/ALS Standard/2019_4055207



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 528719, 183380.

ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

4"

Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.

16"

Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.

3" SUPPLY

Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.

3" FIRE

Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.

3" METERED

Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.

Transmission Tunnel: A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.

Proposed Main: A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

Hydrants

- Single Hydrant

Meters

- Meter

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

Other Symbols

- Data Logger

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Other Water Pipes (Not Operated or Maintained by Thames Water)

Other Water Company Main: Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.

Private Main: Indiates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Appendix D - Drainage Strategy Layout

CDM RESIDUAL RISK ITEM
Existing services likely within working area.
Danger to site personnel and general public

CDM RESIDUAL RISK ITEM
Works within confined spaces.

BURIED UTILITIES RISK NOTE

- Buried utilities are present on and in the vicinity of the site.
- The Contractor must satisfy themselves that they have seen utility returns for the area and that appropriate Risk Assessment Method Statement (RAMS) are in place and implemented to ensure that buried and/or overhead services are located prior to any works taking place.
- Any RAMS shall address safe procedures for protection and working in the proximity of services.

DESIGNERS CDM NOTE - RESIDUAL RISKS IDENTIFIED

The design Engineer(s) have analysed this design as the scheme has been developed, in order to identify if there are any significant residual risk hazards (i.e. unusual, unexpected, abnormal or difficult).

Residual risks **HAVE** been identified and are therefore shown on this drawing. These risks have not been possible to remove by design.

This statement assumes that a competent Contractor with the appropriate qualified staff will be employed for the works, and that they will be familiar with site wide construction risks and hazards that they can reasonably be expected to encounter as part of their work.

Survey: Rec'd: 05/08/19
Site Plan: Belsize Architects 11PVW/P101A Rec'd: 05/08/19

NOTES

1. All dimensions and levels are in metres unless otherwise noted
2. This drawing is to be read in conjunction with the relevant Architect's/Engineer's drawings, specifications and CDM documentation
3. This drawings has been produced electronically and may have been photo reduced or enlarged when copied. Work to figured dimensions only (DO NOT SCALE). All dimensions to be checked on site. Any errors or omissions to be reported to the engineer immediately.
4. This drawing contains coloured lines / information that may not be clear if reproduced in black and white.
5. Digital copies of this plan can only be considered accurate if supplied directly by Infrastruct CS Ltd.

Construction Note
It is essential that new drainage associated with the development is laid from the outfall(s) into the site. This is essential to avoid unforeseen obstructions where encountered (such as services). If the drainage is laid from the site out to the outfall it can result in significant abortive works to relay and overcome such obstructions.

Location of Public Sewers have been taken from record drawings which should be fully substantiated by the contractor prior to commencing works on site

All manholes covers located within carriageways shall have no slip covers to prevent motorcycles/cycles losing control

Drainage Key

Sewers

—▶—▶—	Foul water drain (private/non adoptable)
—>—>—	Surface water drain (private/non adoptable)
	Foul rising main
	Surface water rising main
—▶—▶—	Existing combined water drain (private/non adopted)

Chamber Key

FW	SW	
● mac	○	Mini access chamber (mac) - 300mmØ *
⊗	⊗	PPIC - 475mmØ *
■	□	P.C.C. units/brick *

* General note
(Refer to standard details & long sections for chamber sizes.
Size may need to increase dependant on number of incoming pipes/size of incoming pipes)

F1	Manhole reference number
○	Rain water down pipe (roddable access)
⊗ ST	Silt Trap (ST) with removable silt bucket
●	Soil vent pipe/soil stack
yg ■	Yard gully (150m - 200mmØ trapped)
	Linear drainage channel
	Cellular storage (refer to drawing for sizes)
	Retaining wall
FFL XX.XX	Finished Floor Level (FFL)
➡	Overland Flows Route

REV	DRAWN	CHECK	REVISION COMMENTS	ISSUE DATE
P01	MBD	AJG	Initial issue	13/08/19

DRAWING TITLE: Proposed Drainage Strategy
SHEET NO.: 1/1

PROJECT: Park Village West
NW1 4AE
London

CLIENT: James Sweetbaum

Infrastruct CS Ltd

The Stables, High Cogges Farm, High Cogges, Witney, OX29 6UN - Tel: 01993 709709: info@infrastructcs.co.uk

SCALE @ A1: 1:100 (0m 2.5m 5.0m)
ENGINEER: MBD
DRAFT: AC
APPROVED: TST
PROJECT NUMBER: 3557
STATUS: S2
ISSUE PURPOSE: INFORMATION

PROJECT	ORIGIN	PHASE	LEVEL	TYPE	ROLE	NO.	REVISION
PARK	ICS	01	XX	DR	C	0200	P01

X:\ICS Jobs\3500 Jobs\3557 - PARK - Park Village, London (QED Structures)\01 - Drawings\01 Civil\3557-PARK-ICS-01-XX-M2-C.dwg

Appendix E - MicroDrainage Calculations

Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Summer	0.622	0.622	2.0	0.6	O K
30 min Summer	0.551	0.551	2.0	0.6	O K
60 min Summer	0.298	0.298	2.0	0.3	O K
120 min Summer	0.158	0.158	1.6	0.2	O K
180 min Summer	0.120	0.120	1.2	0.1	O K
240 min Summer	0.097	0.097	1.0	0.1	O K
360 min Summer	0.070	0.070	0.7	0.1	O K
480 min Summer	0.056	0.056	0.6	0.1	O K
600 min Summer	0.047	0.047	0.5	0.0	O K
720 min Summer	0.040	0.040	0.4	0.0	O K
960 min Summer	0.032	0.032	0.3	0.0	O K
1440 min Summer	0.023	0.023	0.2	0.0	O K
2160 min Summer	0.017	0.017	0.2	0.0	O K
2880 min Summer	0.013	0.013	0.1	0.0	O K
4320 min Summer	0.010	0.010	0.1	0.0	O K
5760 min Summer	0.008	0.008	0.1	0.0	O K
7200 min Summer	0.006	0.006	0.1	0.0	O K
8640 min Summer	0.006	0.006	0.1	0.0	O K
10080 min Summer	0.005	0.005	0.0	0.0	O K
15 min Winter	0.562	0.562	2.0	0.6	O K
30 min Winter	0.397	0.397	2.0	0.4	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
15 min Summer	149.324	0.0	1.7	12
30 min Summer	96.288	0.0	2.2	20
60 min Summer	59.033	0.0	2.7	34
120 min Summer	34.961	0.0	3.1	64
180 min Summer	25.405	0.0	3.4	94
240 min Summer	20.147	0.0	3.6	124
360 min Summer	14.505	0.0	3.9	184
480 min Summer	11.486	0.0	4.1	244
600 min Summer	9.578	0.0	4.3	304
720 min Summer	8.254	0.0	4.5	366
960 min Summer	6.522	0.0	4.7	482
1440 min Summer	4.674	0.0	5.0	734
2160 min Summer	3.345	0.0	5.4	1100
2880 min Summer	2.636	0.0	5.7	1464
4320 min Summer	1.882	0.0	6.1	2140
5760 min Summer	1.481	0.0	6.4	2904
7200 min Summer	1.229	0.0	6.6	3584
8640 min Summer	1.055	0.0	6.8	4392
10080 min Summer	0.927	0.0	7.0	5072
15 min Winter	149.324	0.0	1.7	13
30 min Winter	96.288	0.0	2.2	21

Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
60 min Winter	0.178	0.178	1.8	0.2	O K
120 min Winter	0.109	0.109	1.1	0.1	O K
180 min Winter	0.080	0.080	0.8	0.1	O K
240 min Winter	0.064	0.064	0.6	0.1	O K
360 min Winter	0.046	0.046	0.5	0.0	O K
480 min Winter	0.036	0.036	0.4	0.0	O K
600 min Winter	0.030	0.030	0.3	0.0	O K
720 min Winter	0.026	0.026	0.3	0.0	O K
960 min Winter	0.021	0.021	0.2	0.0	O K
1440 min Winter	0.015	0.015	0.1	0.0	O K
2160 min Winter	0.011	0.011	0.1	0.0	O K
2880 min Winter	0.009	0.009	0.1	0.0	O K
4320 min Winter	0.006	0.006	0.1	0.0	O K
5760 min Winter	0.005	0.005	0.1	0.0	O K
7200 min Winter	0.004	0.004	0.0	0.0	O K
8640 min Winter	0.004	0.004	0.0	0.0	O K
10080 min Winter	0.003	0.003	0.0	0.0	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
60 min Winter	59.033	0.0	2.7	34
120 min Winter	34.961	0.0	3.1	64
180 min Winter	25.405	0.0	3.4	94
240 min Winter	20.147	0.0	3.6	124
360 min Winter	14.505	0.0	3.9	184
480 min Winter	11.486	0.0	4.1	244
600 min Winter	9.578	0.0	4.3	306
720 min Winter	8.254	0.0	4.5	366
960 min Winter	6.522	0.0	4.7	490
1440 min Winter	4.674	0.0	5.0	734
2160 min Winter	3.345	0.0	5.4	1068
2880 min Winter	2.636	0.0	5.7	1420
4320 min Winter	1.882	0.0	6.1	2128
5760 min Winter	1.481	0.0	6.4	2952
7200 min Winter	1.229	0.0	6.6	3856
8640 min Winter	1.055	0.0	6.8	4528
10080 min Winter	0.927	0.0	7.0	5000

Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	100	Cv (Summer)	0.900
Region	England and Wales	Cv (Winter)	0.900
M5-60 (mm)	20.800	Shortest Storm (mins)	15
Ratio R	0.442	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+40

Time Area Diagram

Total Area (ha) 0.005

Time (mins) From:	To:	Area (ha)
0	4	0.005

Time Area Diagram

Total Area (ha) 0.000

Time (mins) From:	To:	Area (ha)
0	4	0.000

Model Details

Storage is Online Cover Level (m) 2.500

Tank or Pond Structure

Invert Level (m) 0.000

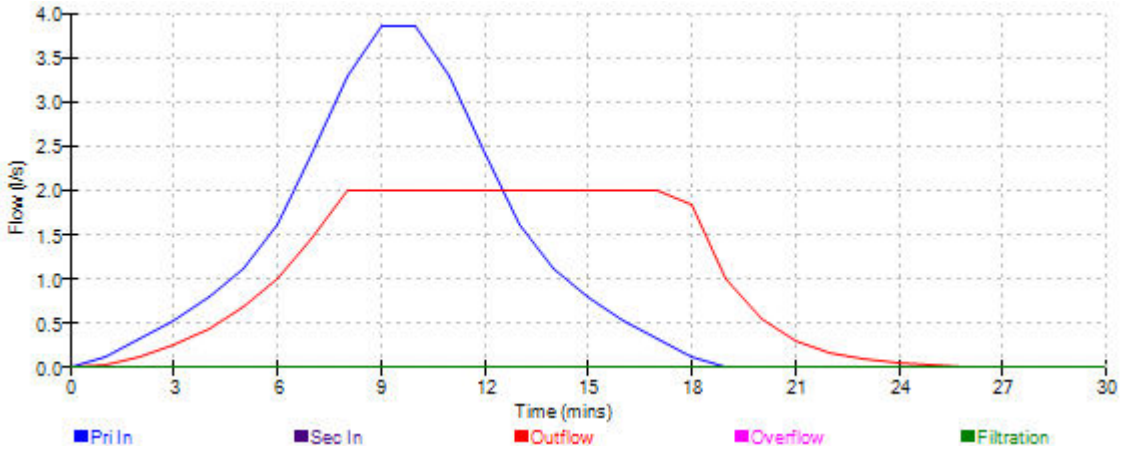
Depth (m)	Area (m²)	Depth (m)	Area (m²)	Depth (m)	Area (m²)
0.000	1.0	2.000	1.0	2.010	0.0

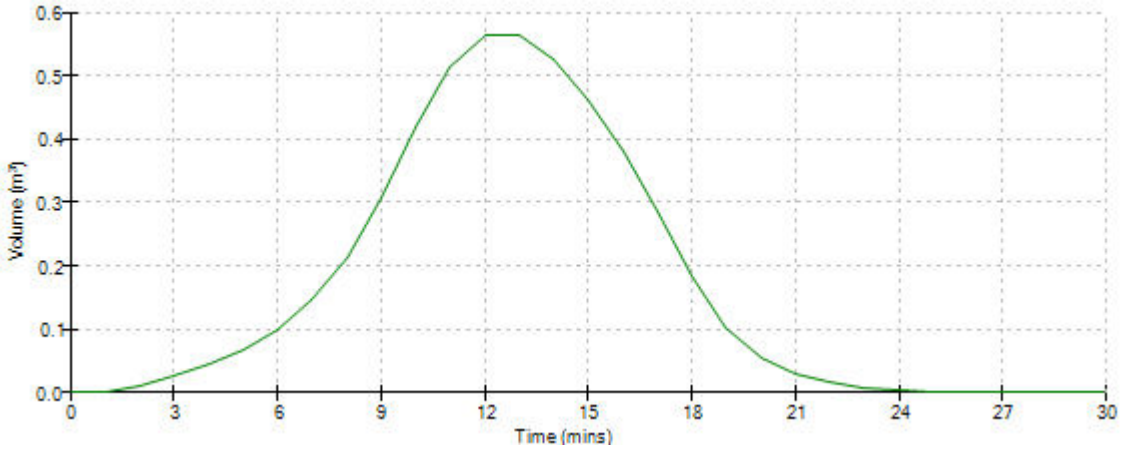
Pump Outflow Control

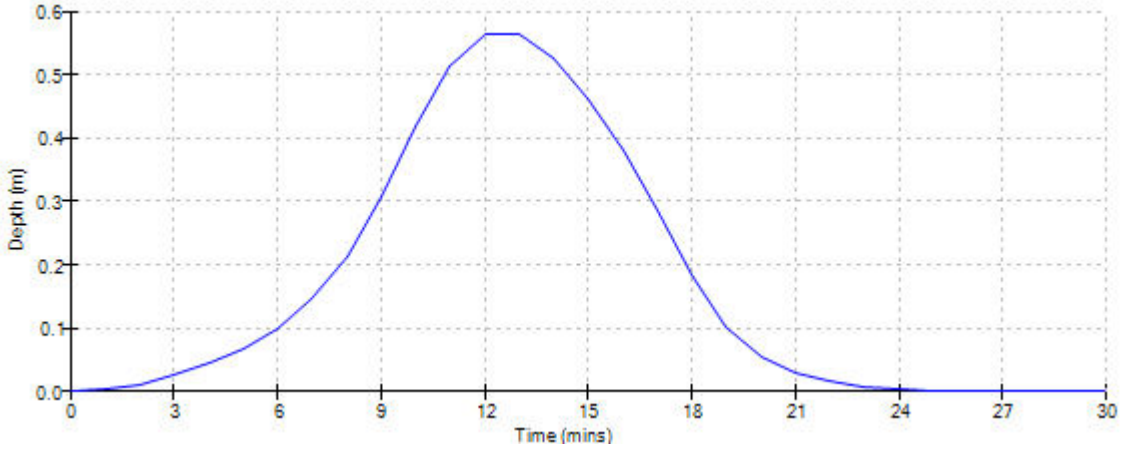
Invert Level (m) 0.000

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.200	2.0000	1.800	2.0000	3.400	0.0000	5.000	0.0000
0.400	2.0000	2.000	2.0000	3.600	0.0000	5.200	0.0000
0.600	2.0000	2.200	0.0000	3.800	0.0000	5.400	0.0000
0.800	2.0000	2.400	0.0000	4.000	0.0000	5.600	0.0000
1.000	2.0000	2.600	0.0000	4.200	0.0000	5.800	0.0000
1.200	2.0000	2.800	0.0000	4.400	0.0000	6.000	0.0000
1.400	2.0000	3.000	0.0000	4.600	0.0000		
1.600	2.0000	3.200	0.0000	4.800	0.0000		

Event: 15 min Winter







ICP SUDS Mean Annual Flood

Input

Return Period (years)	100	Soil	0.450
Area (ha)	0.065	Urban	0.000
SAAR (mm)	600	Region Number	Region 6

Results l/s

QBAR Rural	0.2
QBAR Urban	0.2
Q100 years	0.8
Q1 year	0.2
Q30 years	0.5
Q100 years	0.8

Appendix F - Local Geology Map

NORTH

0 1
KILOMETRES

THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

LEGEND

- London Borough Camden Boundary
- Bagshot Formation
- Claygate Member
- Lambeth Group
- London Clay Formation

Revision Details	By / Check	Check Date	Suffix

Purpose of Issue: FINAL

Client: Camden

Project Title: LONDON BOROUGH OF CAMDEN STRATEGIC FLOOD RISK ASSESSMENT

Drawing Title: British Geological Society Bedrock Geology

Drawn	Checked	Approved	Date
CB	JS	MT	03/07/2014

URS Internal Project No.: 47070547

Scale at A3: 1:40,000

URS Infrastructure & Environment UK Limited
6 - 8 Greencoat Place
London
SW1P 1PL
Telephone +44 (0)207 7985000
Fax +44 (0)207 7985001
www.ursglobal.com

URS

Drawing Number: FIGURE4b

Rev: Rev 1

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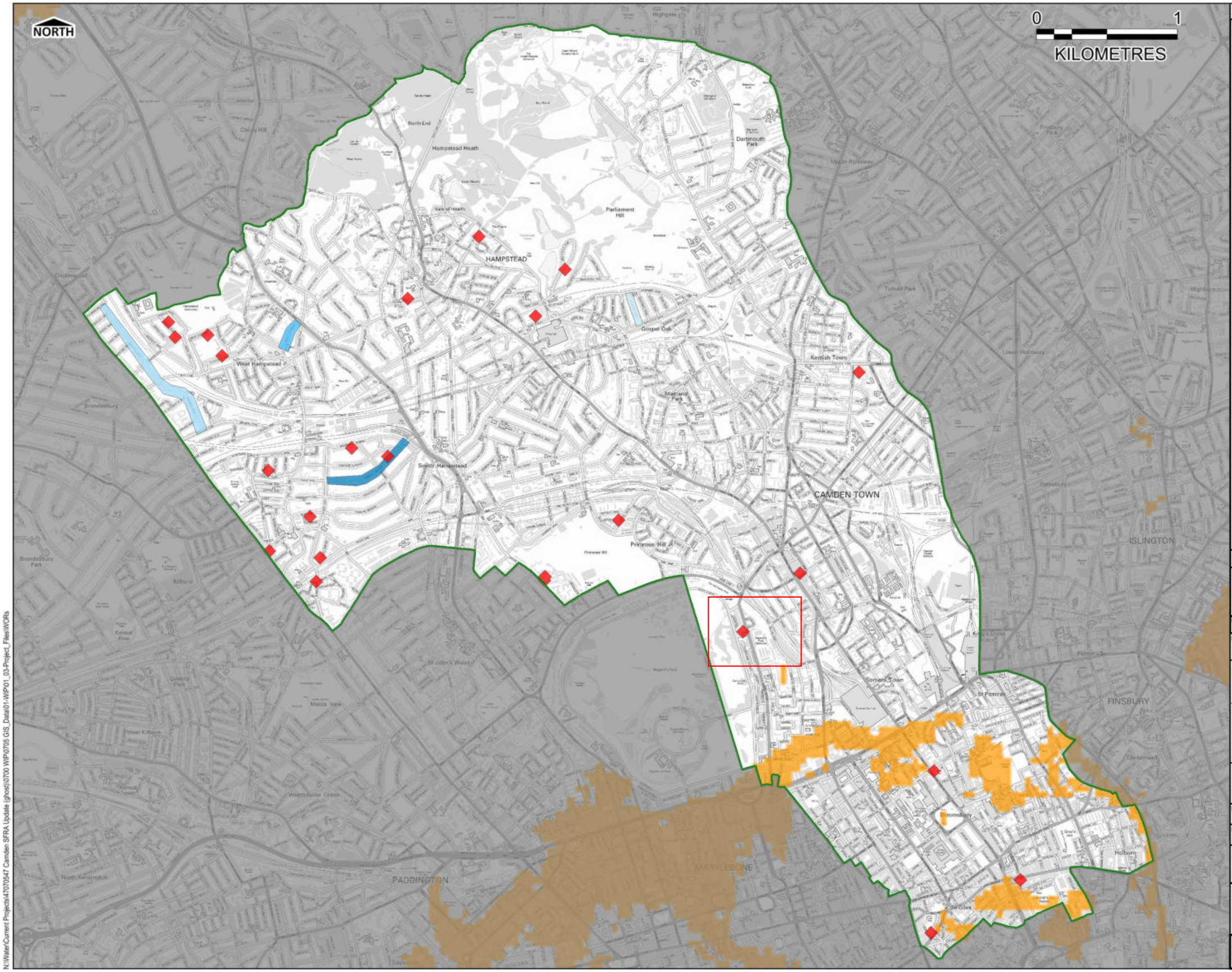
Appendix G – Groundwater Susceptibility Map



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT.

LEGEND

- London Borough Camden Boundary
- LBC Historic GW Flooding Record
  No. Properties affected
  - 1
  - 6
  - 7
  - 8
- Increased Susceptibility to Elevated Groundwater
- Environment Agency groundwater flood incidents

Revision Details	By / Check	Check Date	Suffix

Purpose of Issue: FINAL

Client: Camden

Project Title: LONDON BOROUGH OF CAMDEN STRATEGIC FLOOD RISK ASSESSMENT

Drawing Title: Increased Susceptibility to Elevated Groundwater

Drawn	Checked	Approved	Date
CB	JS	MT	03/07/2014

URS Internal Project No.	Scale at A3
47070547	1: 40,000

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www.ursglobal.com

URS

Drawing Number: FIGURE 4e

Rev: Rev 1

N:\Water\Current Projects\47070547 Camden SFRA Update (ghost)\0700 WIP\0705 GIS_Data\01-WIP\01_03-Project_Files\WORs

10.8 Construction Traffic Management Report (CTMP)

Construction Traffic Management Plan

11 Park Village West, Regents Park, London, NW1 4AE

By Open Road Associates

OPEN ROAD ASSOCIATES

Document Content

Version: A2

Release Date: 30 August 2019

Introduction

This Construction Traffic Management Plan (CTMP) has been prepared by Open Road Associates to help the developer and their contractors minimise the impact of their works on the surrounding community and local road network, both for the activities on site and transport arrangements for servicing the site.

This CTMP is subject to third party approvals and therefore amendments are possible. Liaison with neighbours and interested parties will continue throughout the project, as information is updated and as the project develops. Attention will be paid to ensure that neighbours are kept appraised of progress and future works on the project. The information provided in this document is an overview of the key project activities at site known as 11 Park Village West, Regents Park, London, NW1 4AE.

(Note the term 'vehicles' used in this document refers to all vehicles associated with the implementation of the development, e.g. delivery of plant & materials, construction, etc.

.

1 Site Contacts

Full postal address of the site and planning reference relating to the works.

Site Address: 11 Park Village West, Regents Park, London

Planning Application ref: TBC

Reason from CTMP: To support a full planning application and to satisfy the requirements of The London Borough of Camden as highway authority in respect to works being carried out at number 11 Park Village West, Regents Park. This report relates specifically to how the activities on site will impact the local highway network.

Contact details for the main contractor responsible for undertaking the works on site.

Name: TBC

Address: TBC

Tel: TBC

Email: TBC

Contact details of the site and project manager responsible for day-to-day management of the works.

Name: TBC

Address: TBC

Tel: TBC

Email: TBC

Contact details of the person responsible for dealing with any complaints from local residents and businesses etc.

Name: TBC

Address: TBC

Tel: TBC

Email: TBC

Contact details of the person responsible for community liaison if different to above.

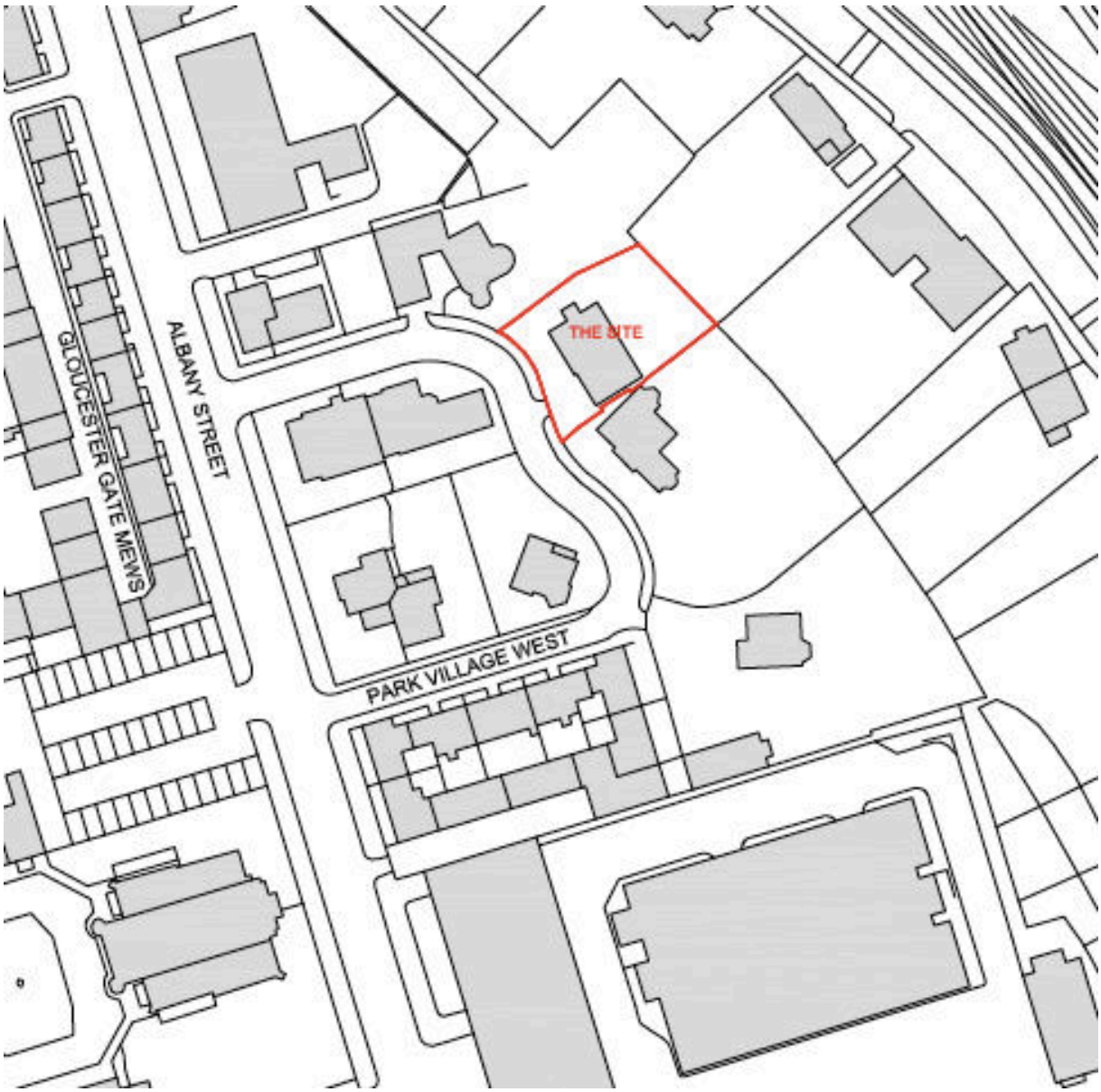
Name: TBC

Address: TBC

Tel: TBC

Email: TBC

2 About the site



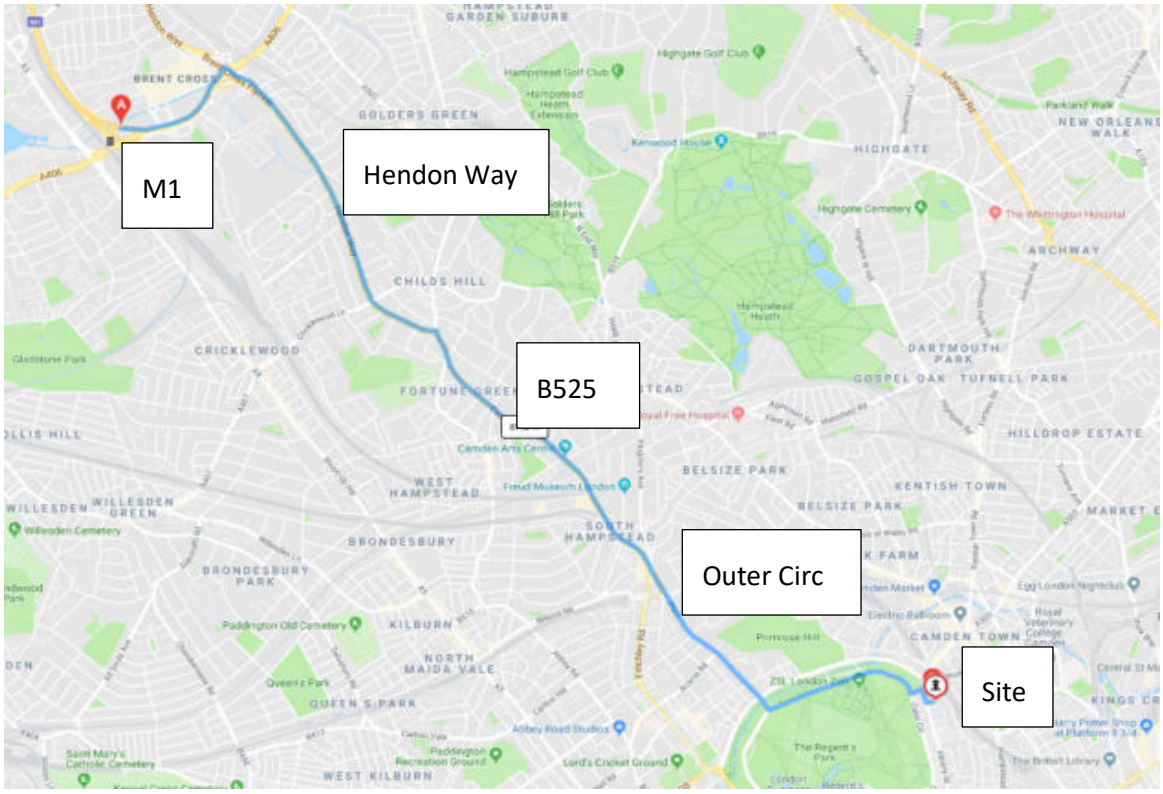
2.1 The building is listed Grade II along with numbers 1-8, 10,12,14 & 17-19 Park Village West. A layout of 16 related houses forming a cluster of suburban housing close to Regent's Park. The site is located in the Regents Park Conservation Area and accessed off the public highway known as Park Village West.

2.2 For the purposes of this CTMP, the existing access from Park Village West is deemed suitable to be used by all types of vehicles associated with this project.

2.3 The development will utilise the existing access from Park Village West. The main route to the site will utilise the surrounding public highway network which is deemed suitable to accommodate all types of traffic. Where possible this will be via the M1, onto the A406 North Circular Road, Hendon Way, Finchley Road, continue onto Avenue Road B525, Outer Cir, onto Gloucester Gate, Albany Street before turning left into Park Village West.

2.4 Where possible vehicles will be able to turn around within the site utilising the parking area and exit onto Park Village West in forward gear. Where this is not possible, a banksman will be available to assist vehicles in reversing onto the site so that they may leave in a forward gear. No reversing onto the public highway will occur at any time.

A map of the route to and from site is shown below:



2.5 The site is surrounded by a road network suitable to accommodate all types of vehicles that will be involved in the project. All vehicles associated with the project will be told to access the site only via the existing strategic network and to avoid the lower classification of roads.

2.6 The nearby public highway condition should be surveyed prior to commencement of the development and will be carried out in the following sequence:

- Notify the London Borough of Camden (as local highway authority) when the proposed start date for the project has been confirmed and arrange a suitable date for the survey.
- Carry out joint survey with The London Borough of Camden.
- Carry out photo survey of Park Village West and any other areas to be agreed with The London Borough of Camden using suitable cameras to record the condition of the road, footway and verges; the extent of the survey to be agreed with the Council.
- Identify during the survey specific areas where pre-existing damage has occurred.
- Inspect each area of specific damage and record the details such as;
    - Location of damage
    - Type of damage
    - Extent of damage
    - Potential for increased damage (vulnerability)
    - Photograph the damaged areas.
    - Compile a report to include the recorded details and submit the report to The London Borough of Camden for consultation and consent.
    - The Council to approve details recorded in the report.
- A working brief will be in place in the interim period between the survey date and the commencement of site operations. Any additional defects will be documented and notified to The London Borough of Camden.

3 Traffic Management

3.1 A banksman will be overseeing all traffic, along with the site manager on all deliveries. This will not affect pedestrian safety. There will be no overhead works where pedestrians are required to walk under any overhead gantries. A scaffolding will be erected around the frontage of the area impacted by the conversion works for the duration of the project. However, no part of the structure will encroach onto the public highway therefore no prior approvals are required from the local highway authority.

3.2 The site has limited space available within the existing boundary. Where possible, the site will request smaller delivery vehicles where available for plant and materials. Tracking has been provided in Appendix A of this document to demonstrate a small tipping wagon can safely access the site. Where a larger vehicle is unavoidable, there will be a requirement for temporary unloading from the public highway.

3.3 As per the Safety at Street and Road Works: A Code of Practice, when a delivery vehicle is directly outside the site, there will not be sufficient width for the footway on the sites side to remain open. The contractor will provide appropriate Chapter 8

(Traffic Signs Manual) temporary traffic management to close the existing footway for pedestrian safety.

3.4 There is an adequate footway directly opposite the site which pedestrians can use as an alternative route. The contractor will ensure they provide pedestrian ramps in the absence of existing dropped kerbs to accommodate all types of pedestrians in crossing to the opposite footway. There will be pedestrian marshals available on site whilst these types of activities are ongoing to assist in crossing the road safely.

3.5 As well as pedestrian management, the delivery vehicles will encroach onto the carriageway. The minimum width required for two-way traffic flow will not be able to be maintained whilst the delivery vehicle is in situ. The contractor will provide a Give & Take system for vehicular traffic to pass the area safely. Advanced warning boards with directional arrows will be placed on Albany Street to ensure traffic turning into Park Village West from both directions do so at a low speed.

3.6 The total duration of these types of activities will be a maximum of 30 minutes and kept to an absolute minimum. Although infrequent and for short duration, the contractor must comply with the relevant Codes of Practice and legislation when encroaching onto the public highway, so appropriate temporary traffic and pedestrian management will be provided.

3.7 The contractor will, at the earliest opportunity, contact the London Borough of Camden's street works team. The London Borough of Camden is a Permitting Authority, as such the contractor is required to 'book space' on the public highway by submitting a road space permit application to the Council with appropriate Traffic Management Plans and insurances.

4 Access and Egress Arrangements

4.1 On a weekly basis, the site manager will evaluate details of the daily profile of deliveries proposed for the upcoming week. Deliveries will be controlled, and vehicles will not be waiting on the local highway network, unless being unloaded/loaded within the confines of the above-mentioned traffic management set up.

4.2 No deliveries will occur to the site or removals from site between the hours of 07:30 to 09:30 and 15:30 to 18:00.

4.3 Sufficient time will be provided between deliveries to allow for any delays as a result of the delivery vehicle being stuck in traffic or the loading/unloading taking longer than expected to avoid any vehicles waiting on the surrounding highway network.

4.4 In order to minimise the impact upon the surrounding public highway and residential amenity, vehicle movements will be limited, and carried out outside peak hours. Delivery vehicles and supply contractors will avoid the morning and afternoon peak hours of 07:30 to 09:30 and 15:30 to 18:30. This will ensure there is negligible impact, if any, on any highway network routes to the site. All contractors, sub-contractors, delivery companies and visitors will be advised of and required to adhere to these hours and all other terms of this plan.

4,6 Swept path analysis for a maximum length articulated vehicle which can be used to access the site is provided in Appendix A. The analysis has been carried out tracking a large concrete mixer vehicle and also a smaller tipping wagon. The site lacks available space. The existing driveway will serve as the parking area for vehicles associated with the site.

4.7 All vehicle movements on site will remain on hard standing, preventing soil compaction and dirtying of vehicles, and the subsequent distribution of this material onto the local streets. Loading operations will also take place, utilising standard HGV-mounted grab, plant or excavators to load/unload HGVs.

4.8 Vehicle movements will be governed by the onsite contractor, using radios both on-site and within the HGVs, to ensure that the required route to the site is clear of other vehicles when entering and exiting the site. The only parking available in Park Village West is reserved for those with residential permits. Parking will need to be provided for vehicles associated with the project in the area of the existing driveway.

4.9 Any damage resulting from the use of the identified local road network by heavy construction vehicles involved in the project, aside from that resulting from normal wear and tear, will be required to be repaired, unless otherwise agreed by the local highway authority, in this instance The London Borough of Camden. As highlighted above in this report, it is recommended that a condition survey is undertaken of the local highway network in conjunction with the local highway officer prior to works starting on site.

4.10 Park Village West has permitted parking near the site. This effectively makes it a single carriageway at this point. If a vehicle was to stop at this location on the opposite side, this would effectively close the road. It is therefore proposed that the contractor contacts the London Borough Parking Shop at the earliest opportunity to discuss the temporary suspension of the necessary bays. This will allow for the proposed traffic management to be safely implemented without fully closing the Park Village West.

5 Environmental Issues

5.1 This section of the CTMP is a description of Environmental issues e.g. noise, wheel washing facilities.

- All HGV's removing spoil from the site will be fully sheeted to minimise the risk of any mud over spilling onto the road. A wheel-washing facility will be provided, as required, for the duration of the construction works to ensure the levels of spoil on roadways near the site are minimised. The wheel-washing facilities will be in the form of a hose down point located adjacent to the egress. The excavation is being loaded directly from conveyors into a lorry. So, the wheel washing requirement is minimised, any overspill will be washed off the road surface.
- The contractor will ensure that the area around the site including the surrounding public highway is adequately swept to prevent any accumulation of dust and dirt.

- A road sweeper will be commissioned at the reasonable request of the local highway authority.
- Any inadvertent damage caused to the adopted public highway during operations on site will be repaired in a timely manner at no expense to the Highway Authority.

6 Conclusion

6.1 The agreed contents of this CTMP will be complied with unless otherwise agreed with the Council. The site manager and their consultant will work with the Council to review this CTMP if problems arise in relation to the activities on site.

Appendix A

10.9 Heritage Statement

11 Park Village West

Heritage Statement

AuthenticFutures

August 2019

Robert Bevan/Authentic Futures
Ground Floor, 72-74 Mare Street, London E8 4RT
www.authenticfutures.com

11 Park Village West London

Heritage Statement

Contents

Executive Summary

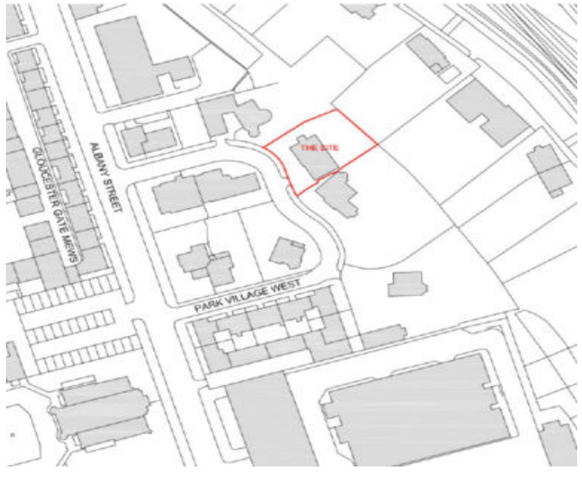
11 Park Village West is one of a group of Grade II* listed villas that forms part of John Nash's Picturesque vision for Regent's Park. Park Village West and Park Village East helped pioneer the leafy urban suburb. Each detached villa is different from its neighbour.

No 11 is a relatively conservative Italianate design lacking the bays, turrets, wings and other features that characterise the development's most romantic houses. In the mid-1970s it was extended to one side behind a garage. This provided additional, separately accessed accommodation for the family house but its rectilinear form worked against Picturesque qualities in the house and its setting.

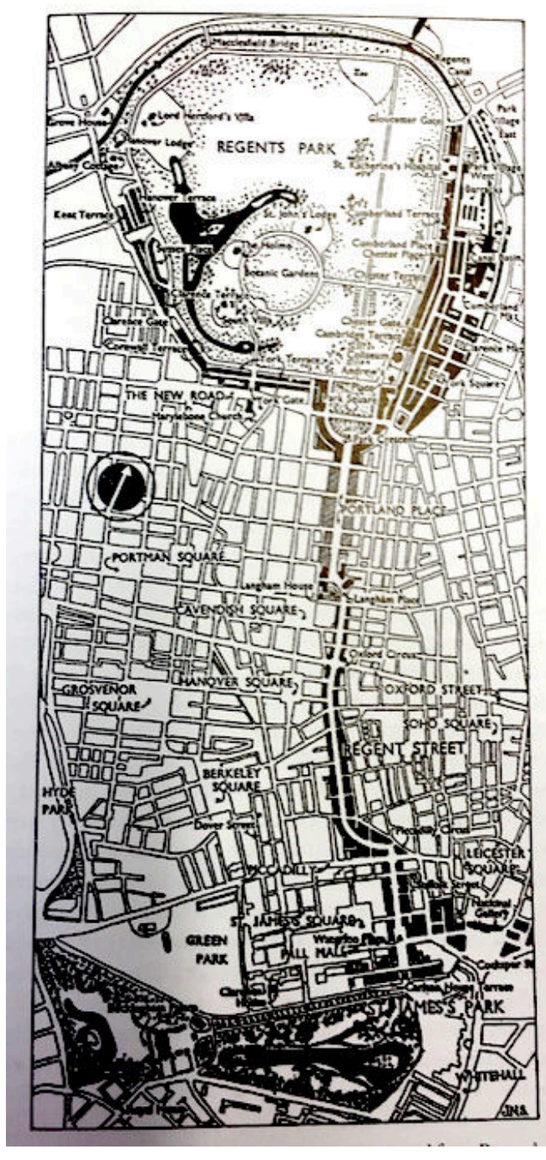
Belize Architects are now proposing to rework this later addition. It integrates the extension into the main house more effectively and includes a lift allowing aging family members to remain in their home. An additional basement floor (below the extension only) is created including a new bay front set into the slope of the rear garden. All this can be achieved without disturbing the interior of the main house except for three gable wall connections on different levels.

Externally, the changes have been used as an opportunity to enhance the Picturesque qualities of No 11 and its setting, using a small first floor wing and rear garden bay to create a more intricate and romantic silhouette and better integrating the house into its rear garden.

Overall, the changes are a minor to moderate enhancement that better reveals significance, causes no harm and preserves and enhances the character and appearance of this part of the conservation area.



Bottom Left: Site Plan.
Below: John Nash's 'metropolitan improvements for the Prince Regent extended south from the new park to St James's Park.



1.0 Introduction

This Heritage Statement forms part of a submission for planning permission and listed building consent by Belsize Architects for works to the Grade II* listed property at 11 Park Village West (the Site).

It is part of a Grade II* group listing that includes Nos. 1-8, 12-14 and 17-19 Park Village West and the attached railings to each of these buildings. There are further Grade II* listed villas to the rear on Park Village East (Nos. 2-16, 22-34, 36A and 36B., The Site is within the Regent's Park Conservation Area designated by Camden in 1969.

The nearby Regent's Park is a Grade I Registered Park and Garden of Special Historic Interest. This and other assets such as listed buildings on Albany Street have been scoped out of this assessment because of their distance away and the small scale and location of the proposals.

The main purpose of the works is to create an accessible home for the extended family spanning generations that live there and to take the opportunity to better integrate a 1970s extension into the overall composition. The strategy taken is to minimise alterations to the interior and fabric of the main house and the impact on areas of highest significance. The works also involve creating a new lower level below the '70s extension rather than under the main house or garden.

This report addresses above-ground heritage matters and should be read in conjunction with the submitted drawings, Design and Access Statement and other relevant consultants reports including the basement impact assessment, structural engineering and on arboricultural matters.

The report sets out the historical development of the Site and its surroundings and describes the relevant heritage assets. It evaluates the assets' significance, assesses the impact of the proposals on this significance and tests them against applicable heritage policies.

The Heritage Statement has been written by Robert Bevan (BA Hons) Architecture, Master of Civic Design (RTPI recognised), Dip Urban Design, Director of Authentic Futures.

Above: 11 Park Village West, together with its railings and the nearby street lamp forms part of a Grade II listing within the Regent's Park Conservation Area.*

2.0 Understanding: Nash, the Picturesque and the evolution of the Site

2.1 Origins

Regent's Park was developed on land to north of the expanding West End and south of what would later become Camden Town. Known as Marylebone Park, the area was part of the manor of Marylebone that was held by the nunnery at Barking until it became crown land and was enclosed as a deer park under Henry VIII until Cromwell's time. The area was subsequently farmland with fields, and small settlements as depicted on Rocque's map of 1746. From c.1756, it was divided from central London by the New Road (now Marylebone Road) that was built as a Georgian by-pass and to open up areas nearby for development.

Through his political connections and his association with Humphrey Repton, architect John Nash had come to the attention of the Prince Regent (later King George IV). In 1806 Nash was appointed architect to the Surveyor General of Woods, Forests, Parks, and Chases and would work for the royal family for much of the rest of his career. Since at least 1793, the Prince's had been drawing up proposals for the area and the opportunity to act would come after the Duke of Portland's lease on the land ended in 1811. An 1809 scheme by John Fordyce foundered but the following year Nash (with James Morgan) won a competition to find a suitable designs. His initial concept was much denser and more formal than what later unfolded. Within the park were to be dozens of villas set around a double circus, a new royal palace and a lake, all framed by grand palace-front terraces. Nash's vision for the development went through a number of iterations, evolving even as parts of the development were underway, and with the latest phases emerging at the very end of his career. As well as architect, Nash had his own financial interest in related developments, a conflict that was to dog his public work.

Rocque's 1746 survey of the area prior to Nash's development.
It captured the farmland and isolated settlements that characterised the area following an earlier incarnation as a hunting park.

2.2 Regent's Park

The private park and its surrounding buildings took seventeen years to construct (the Park Villages continued later. Work began in 1812 with Park Crescent, which due to financial problems, was not completed until 1822. Construction of Park Square followed between 1823-5. Development of the terraces began with Cornwall Terrace in 1821, Kent Terrace being the last in 1827.

Treasury interference, commercial considerations, and hostility to the development of what had been open land and the building of a substantial barracks close to a restive populous were among the reasons behind the changes. The dozens of villas within the park originally envisaged was reduced to eight by 1827, each to be located within landscaping that aimed for the illusion that each house was set within its own extensive parkland. The changes also included the removal of the formal lake, the central circus. and the Prince's Palace or "Guignette". The development was created by issuing building leases to interested builders/developers (these included Nash himself when it came to the Park Villages).

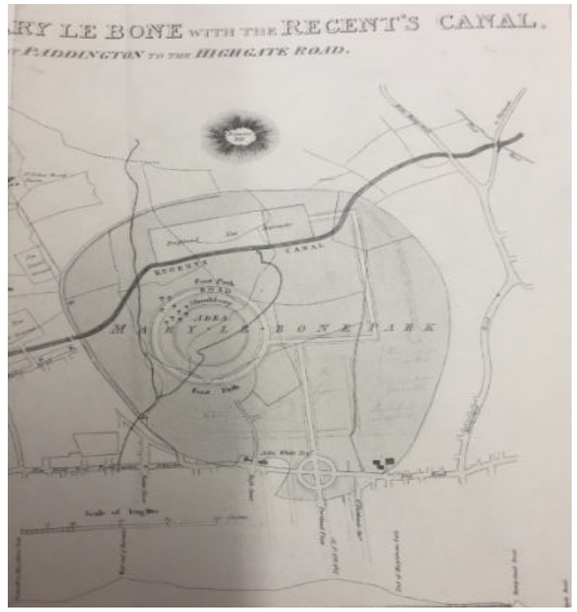
By 1824, the Inner Circle was let as a nursery and later leased by the Royal Botanic Society in 1839. St. Marylebone Parish Church (Thomas Hardwick) was built to the south of Marylebone Road between 1813-19. In 1826, a twenty-acre site on the north edge of the park was leased by the Zoological Society.

Framing the park itself are the massive stucco terraces that vary in style but are each of grand scale, as is the totality. A number of architects were involved under Nash's supervision. The highly formal and uniform terraces, the are of classical design.

During the Victorian period, the character of Regent's Park changed from that of a private residential estate to its current role as a public park with incidental private dwellings.

Later alterations to the park's immediate environs included the Royal Academy of Music (1910) and Harley House (1904) that occupy sites formerly taken up by two eighteenth century houses outside the Nash design.

More recent additions to Regent's Park are the London Central Mosque by Sir Frederick Gibberd, Sir Denys Lasdun's Royal College of Physicians and three pastiche Classical villas within the park and facing the canal by Quinlan Terry.



The 1809 iteration of Nash's design for Regent's Park with its entrance circus and concentric circles of development. The Park Villages were not proposed at this point.

2.3 The Marylebone Estate and the Park Villages

To the east of this grand park ensemble, behind Chester Terrace and Cumberland Terrace and their mews, were areas of quite different character that Nash laid out on crown land as a working class service quarter, a middle-class enclave, and a barracks.

The service quarter was laid out with small houses and three squares. The northernmost was Cumberland Market for hay, vegetables and meat. The Haymarket was relocated here from near Piccadilly Circus in 1830 but it was never a great commercial success despite its connection to the Regent's Canal (constructed between 1812 and 1820) by the Cumberland Arm which led to the Cumberland Basin with its warehousing. A hospital and Christ Church were built — the latter by Nash's assistant and wife's second cousin James Pennethorne. There was also industry such carriage and vinegar works.

Adjacent to the north was built the Regent's Park barracks. North again from here, on the east side of Albany Street and either side of the arm of the Regent's canal were set out Park Village East and Park Village West. These estates of villas, some paired, and small terraces on small, winding streets, were aimed at the middle-classes, a picturesque but compressed version of villas within a landscape as originally envisaged for the park proper. The estates were designed towards the end of Nash's working life and while he was occupied with building Buckingham Palace and it is thought that Pennethorne was responsible for the final appearance of most houses (although Charles Lee in Nash's office designed No 8 Park Village West). Pennethorne went on to design projects such as the Public Records office and the University of London building at 6 Burlington Gardens.

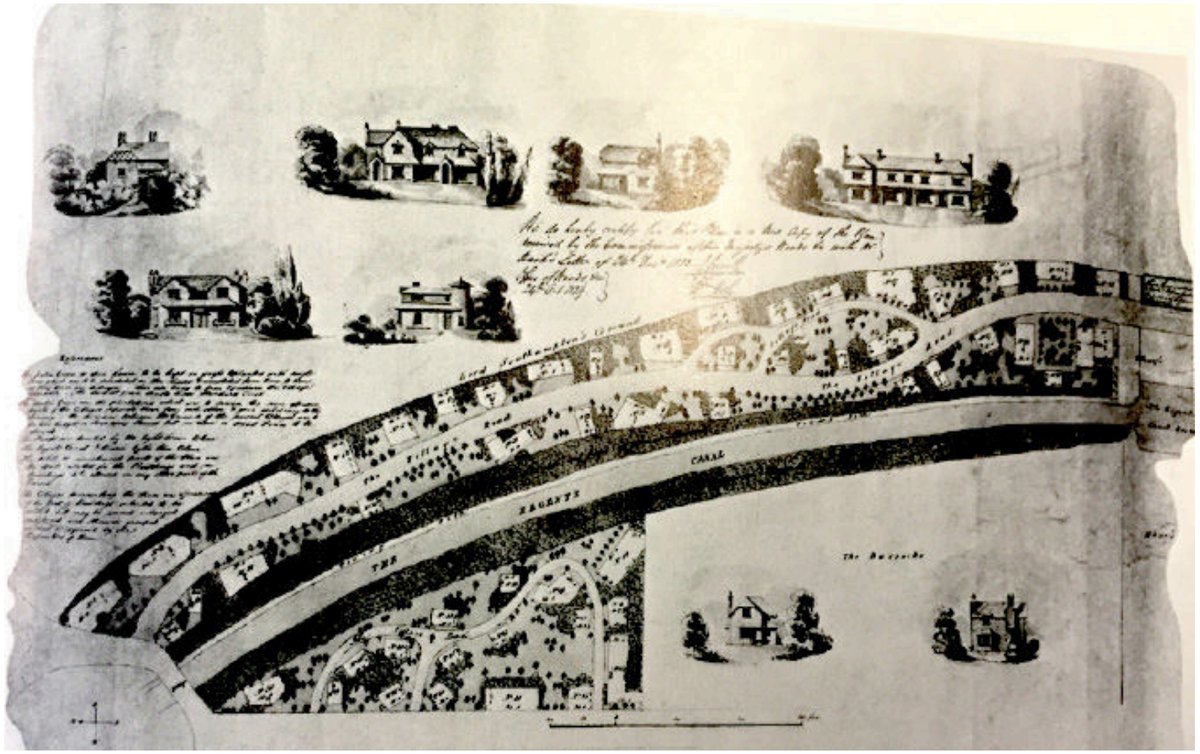
Park Village West is laid out on a loop off the east side of Albany Street. Here the houses are mostly arranged individually without a strict building line. Those on the east side of the loop had gardens that sloped down to the canal which separated the villas from Park Village East. The houses of Park Village East are similarly inventive and diverse with those on the west side of the street also having large rear gardens to the canal (which had both use and ornament and whose banks were to be planted with "plantations and shrubberies". The eastern side of Park Village West was demolished soon after completion to build the mainline to Euston (the 1906 widening of the cutting led to further demolitions). Both East and West Villages were also damaged by Second World War bombing. The war also led to the infilling of the canal arm. Canal trade had declined and the water had become polluted and the basin and canal were in-filled with rubble from bombed buildings then covered in topsoil to form allotments. The sunken course of the canal arm, hidden within trees and bushes can still be discerned.

The seven acre Crown land site for the Villages hadn't attracted a speculative builder so it was Nash himself who, in 1823 proposed leasing the plots and developing them more "for amusement than profit" as '4th Rate houses "scattered about in an irregular manner as Cottages with plantations between". The lease was granted for 99 years from January 1824 and stipulated that there should be no more than 54 dwellings. Accounts of the construction period vary (and Summerson appears incorrect in his earlier dating) but it appears that the Villages took 15 years to complete beginning with Park Village East in April 1825. Park Village West, on the 'best' side of the canal, began in 1832.

The "Villas" comprising Park Village West and Park Village East are important examples of the romantic element introduced into domestic architecture by John Nash. John Summerson says of them that "they were among Nash's very last works and are full of interest. The houses are very small and often charmingly planned. Some are 'Italian' some 'Gothic,' some affect a kind of châlet style. Building this essay in the picturesque compensated him for having to leave out the clusters of villas he planned for the park itself. Trees, water, fanciful gables and balconies—all the properties of the romantic village scene as illustrated in the almanacs and the keepsakes are here...They are, in a sense, ancestors of all picturesque suburbia".

Nos. 1 to 7 are six cottages, that form a single block with rustic and Gothic motifs and casement windows. No. 8, assigned to Nash in 1824 and leased to Joseph Baxendale in 1839 was the last to be completed, a broad, two-storey simplified Italianate building with a low-pitched roofs with deeply projecting eaves set well back from the road in sweeping grounds. No. 10 is two storeys divided by a plain band, sash windows and hipped slate roofs. No. 11, assigned to Nash in 1824 and leased to Adam Duff in 1836, is rectangular in plan with lateral projections and covered with a simple hipped roof. No. 12, on the turn of the lane, is an Italianate design with a three-storey octagonal tower towards the road. The ground falls behind and the three storeys of the main house are all a stage lower than the tower.

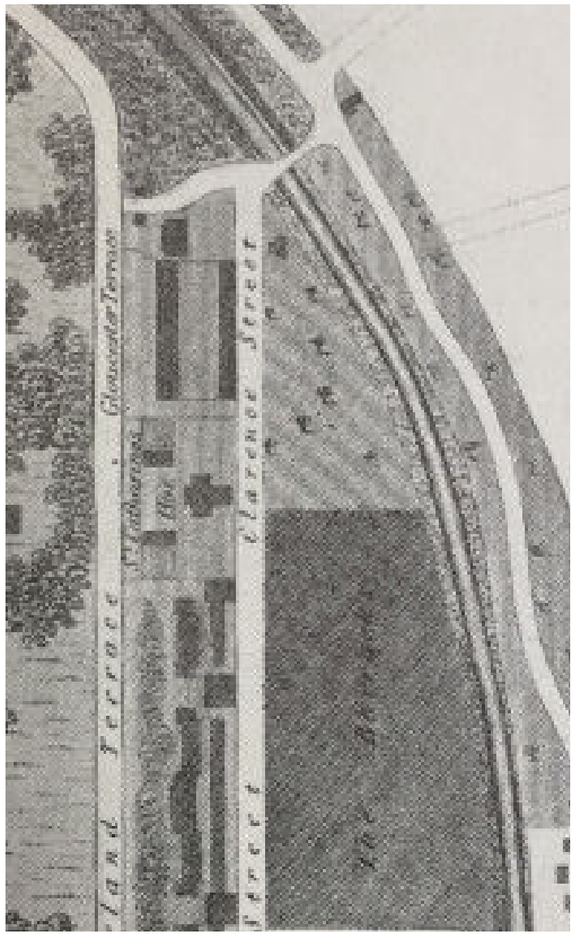
No. 13, west of No. 12 is described in the Survey of London as "a pleasantly designed two-storey building in stucco, with no striking departure from contemporary usage" while No. 14, "at right angles and is carried a storey higher, and although both houses have symmetrical fronts the marked difference in height introduces an element of surprise". Three more original villas remaining within the island formed by the lane, all leased to John Nash in 1824: No. 17, was intended to be in the late



Nash's Park Villages proposals in their 1923 iteration proposed a series of romantic houses , similar in feel to Blaise Hamlet and sited in continuous lawns.

Gothic style with a steep roof terminating in gables with moulded parapets. Nos. 18 and 19 to the south, have bay windows, label mouldings and even battlements. No original drawings survive for the houses of either Village.

Despite the prosperous initial residents, the whole area east of Albany Street had declined by the 1860s to the point where newspaper editorials were decrying its red-light character. At least one house in the Villages was a likely brothel in the early 1900s. Two houses on the island site were completely destroyed by bombing in 1940–41 and has the site rebuilt relatively recently. The London County Council bomb damage maps record that the surrounding houses suffered blast damage. The area continued to decline in the post-war period when the poor condition of the Crown's Regent's Park holdings became an issue of national concern. The group of 16 surviving stucco dwellings and their attached railings were listed in May 1974 at Grade II* but the list entry description has been updated since.



Extract from the 1828 Plan of Regent's Park showing completed buildings. The overall scheme for the area east of the park was far more rectilinear than what eventuated. The Park Villages were to be built on the wooded site north of the barracks on what was then Clarence Street.

2.4 John Nash and the Picturesque

Blaise Hamlet near Bristol was Nash's earlier exercise in Picturesque village planning but it is in a much more rural idiom than the Park Villages with green space rather than built form predominating.

John Nash was born in Lambeth in 1752 and was apprenticed to the Palladian architect Sir Robert Taylor before setting up his own practice in 1777-78. His early works were straight-fowardly Georgian and he designed some of Bloomsbury's first stucco-fronted houses before moving to Wales following bankruptcy.

It was in Wales that his interest in the Picturesque emerged. He met Richard Payne Knight who had written on Picturesque landscape and architecture and, in 1790, Uvedale Price whose theories on the Picturesque likewise influenced Nash.

The term 'Picturesque' is difficult to define and its meaning has varied over time and in relation to different mediums of expression. It emerged in the late 17th century and is apparently derived from the Italian pittoresco (or the French pittoresque) and meant 'like a picture' or 'as if painted'.

The term was used throughout the eighteenth century, but as an aesthetic theory can be raced to Edmund Burke's *Philosophical Enquiry into our Ideas of the Sublime and Beautiful* (1757). Burke divided objects into two categories: Beautiful objects were those that appealed to our reason because of their regularity, smoothness, order and proportion, and thus gave pleasure. Objects which excited the emotions of awe or terror through their vastness, irregularity, grandeur or wild disorder were sublime.

In the later century, the term's meaning was thoroughly debated by Knight, Price and William Gilpin – although largely in the sphere of the landscape and in landscape painting by the likes of Claude Lorrain and Poussin and through concepts such as the serene and sublime. Gilpin, from 1782, published a series of travel guides that identified picturesque rural views, while Price and Knight discussed designed landscapes.

Price, whose 1794 *An Essay on the Picturesque, as Compared with the Sublime and the Beautiful; and on the Use of Studying Pictures, for the Purpose of Improving Real Landscape*, argued that the picturesque was a third category of aesthetic pleasure, between the beautiful and the sublime; precisely where was debated. Price thought that specific forms and textures could elicit specific thoughts and feelings. He described the picturesque as an aesthetic category in which perceptions of roughness, irregularity, and unexpected variety could produce sensations of curiosity and pleasure.

Putting the Picturesque into design practice – creating landscapes that resembled paintings was vital to designers such as William Kent and Capability Brown and the Picturesque landscape tradition became influential. In part it was part of the Romantic reaction against the regulations and formulas of Neoclassicism (Nash was criticised by more academic architectural contemporaries for playing fast and loose with matters such as the details of Classical orders) and the Picturesque in architecture

was never a coherent theory. It emphasized the scenic, the irregular, and the relationship between structure and nature rather than symmetry or perfect proportions.

Nash met Humphry Repton in 1792 and the pair formed a landscape and architecture partnership (until 1800) that created a number of Picturesque and asymmetric country houses and castles. Blaise Hamlet (1811, and Grade I listed) was an important pre-cursor to the Park Villages. A group of nine asymmetrical cottages, it was described by Nikolaus Pevsner as the *ne plus ultra* of the Picturesque movement and the first fully realized exemplar of a garden suburb.

When Nash was appointed Surveyor General to the Prince Regent he continued the Picturesque in his designs for Regent's Park. Price worked for the same government department. Nash prepared several schemes for the park over more than a decade and, as the amount of building reduced and parkland increase, the designs became less influenced by Napoleonic grandeur and increasingly picturesque with, for instance, the canal moving to the edge and the formal long water becoming a more Repton-like, serpentine lake. The terraces around the park, though palace-fronted (drawing on Bath) are set in gardens and geometry does not govern their placement in relation to each other.

Nash stated that the buildings:

...when combined with the rural and picturesque scenery of the Park itself, formed by the intermixture of trees, lawns and water, (provided that in the grouping of them a general unity of Parklike character be preserved) comprehended in one magnificent whole, will be produced.

Park Village East and Park Village West were set out towards the end of the Regent's Park project. No two buildings are the same or in line with its neighbours and most are set in relatively small front gardens behind railings (No 8 is rather different in this respect with its grounds filling the south east corner of the Park Village West triangle.

Nash's original vignette sketches show more rustic houses, chalets or cottages orné, as at Blaise Hamlet but these were then adapted for an urban location. Their individual design as built varies with some Italianate and other a Regency Gothic (sometimes called Gothick) with Tudor elements.

Park Village West survives, relatively intact in comparison to Park Village East, as an example of *rus in urbe* – the sense of countryside within the city. Their green setting and the balance between building and landscape was an important part of the composition but the spaces between the houses was limited so in their overall scale and disposition they have an important role pre-cursors to early suburban developments across the country.

However, this not full *rus in urbe*; there is no attempt to attempt to hide the villas entirely from each other in an illusion of isolation – some of the houses even touch each other. Isolation is not the primary factor with juxtaposition, intimacy, asymmetry and variety key to the effect. The reduced densities that eventuated around the park itself were not replicated east of Albany Street—quite the opposite.

In a 2000 lecture, *London's Arcadia John Nash and the Planning of Regent's Park*, J Mordaunt-Crook stated that Nash's Picturesque vision was only fully realised (and in miniature) at Park Village East and West but this is not quite correct – it is conceptually different from the Picturesque as conceived of at Regent's Park proper where the villas that were built aimed for the illusion of the discreet and discrete country seat. Park Village West is romantic but also practical, a speculative housing estate for the middle-class. By comparison Blaise Hamlet is considerably more fanciful in its compositions and the balance between house footprint and garden tips much more in favour of the latter.

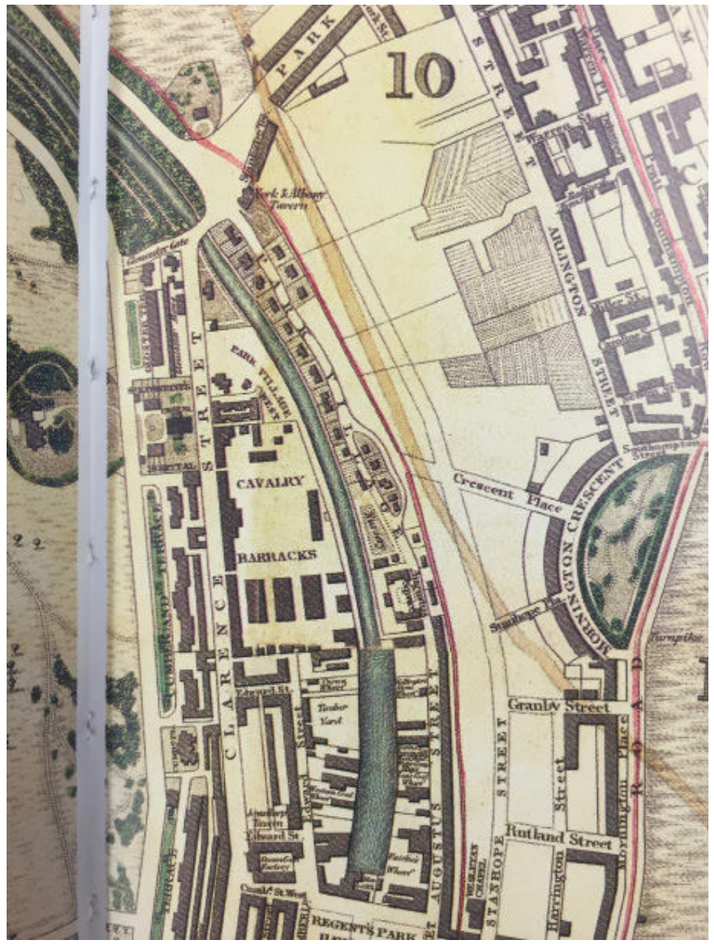
Decimus Burton, a Nash associate who also built at Regent's Park, was experimenting similarly at the Calverley Estate in Tunbridge Wells but here too the spaces between the (mostly larger) houses are often wider and the landscape dominates whereas at Park Village West it is complementary. Perhaps the closest area in character – although far more extensive and varied – is the almost contemporaneous St John's Wood, in part laid out by developer and Nash collaborator James Burton (the father of Decimus).

John Ruskin later pointed out that the Picturesque first flourished (architecturally, at least) just as the Industrial Revolution was being born and one can see in Nash's work at the Park Villages a marriage of the pragmatic and the desire to temper the urban with the rustic.

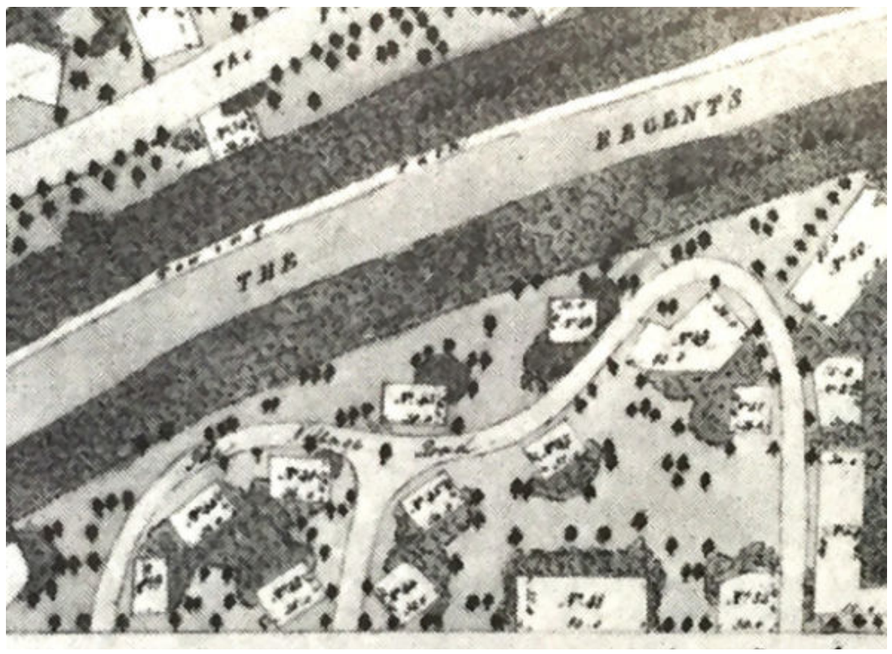
Whether Ruskin would approve of Nash's interest in artifice and the theatrical is another matter. He would have likely seen it as too untruthful and superficial, too commercial, too lacking in "angular and broken lines, vigorous oppositions of light and shadow, and grave, deep, or boldly contrasted colour" (*The Seven Lamps of Architecture*). He would have also hated the "no two houses alike" suburban estates that proliferated before the First World War.

As Summerson writes of the Park Villages in his Nash biography: "Nash, the cottage architect came back to his favourite employment and left behind him a model – slight, hasty as ever and gently humorous – for a suburbia of the future. It did not pass unnoticed by the estate developers of the next generation."

Pevsner, however, was certain of the importance of the Picturesque to architecture: "The first feeling-your-way theory of art in European history and far the greatest contribution England has made to aesthetic theory."



Benjamin Davies' Topographical Survey of 1834 showing the largely complete Park Village East with few villas on the Park Village West loop in place.



A later iteration of Nash's proposals for Park Village West (c.1834) showing a layout much closer to that constructed but with key differences such as the much greater distance between what became Nos 10 and11. The loop road was much longer, taking in the grounds of what would later become No 8.

2.5 The Evolution of 11 Park Village West

The majority of the plots in Park Village West, including that of No 11 and its neighbours were assigned to Nash in 1824. No 11 was completed before 1836 when it was leased to Adam Duff. As mentioned above, the date given for Park Village West vary but 1836 for No 11 seems almost certain given the lease to Duff (the dates 1834 to 1837 have been given for the construction of No 10).

The identity of Duff is not clear but it is possible that it is Adam Duff (born 1800) from the titled Scottish family who married in the recently built Christ Church, Cosway Street, in 1829. Dr James Johnson, physician to William IV. Johnson moved in to No 12. On the other side at No 10, Rev. Horace George Cholmondeley (1796-1851), the son of an aristocratic family, was an early resident.

Among the varied designs along the street, Nos 10 and 11 are among the most obviously Italianate. At first glance, No 11 is relatively restrained even for Park West. The *Survey of London* describes it thus:

…rectangular in plan with lateral projections and is covered with a simple hipped roof.The main front looks west and has three tall sash windows on the ground floor, each with balconies. The three corresponding windows on the first floor have semicircular heads with an interrupted band at sill level and a continuous one at the height of the springing. The whole design is unusual and effective.

The May 1974 listing description (updated to include the 1975 works) summarises No 11 as follows:

No.11: c1834-7 by Nash office for A Duff. Restored c1975. Slated hipped roof with bracketed eaves. Tall, stuccoed slab chimney-stacks to right and left. 2 storeys and semi-basement. Symmetrical facade of 3 windows. Entrance in channelled stucco porch projection to left; round-arched doorway with radial fanlight and panelled door. Ground floor casements with cast-iron guards. 1st floor sashes with architraved heads linked by impost bands. SUBSIDIARY FEATURES: attached cast-iron railings on sleeper wall.

Neither description fully captures the subtle projections and recessions of the planes main west façade, a modelling that, together with its side porch and deep, bracketed eaves add to its novelty and Picturesque qualities. The list description's use of the word 'symmetry' is also somewhat misleading. The house always had a degree of asymmetry in addition to the regular three-bay main façade. The semi-circular window heads breaking through a moulding at first floor successfully populate the upper part of the facade. Arguably, however, the ground floor, unadorned apart from the windows and balconies are somewhat overly plain to be completely successful. The chimney stacks and the visible slates to the pitched roof with its deep bracketed eaves together with the asymmetrical side porch are important to conjuring the Picturesque. The double-height porch is unusual in that its roof is only just below the main roof.

While No 11 is undoubtedly part of the Picturesque whole, individually, it is not the architectural Picturesque in full flight compared, say, with No 12 adjacent with its extravagant octagonal corner tower. No 11 is a reminder that Park Village West is a much more urban, a more commercial proposition than, say Nash's cottages at Blaise Hamlet near Bristol – the houses are also substantially larger and relatively closely packed along the street even if given a varied building line. Their full scale is more readily apparent at the rear where it is clear that the houses on the east side of the road were built into the slope down to the canal and are a full storey higher than at the front.

Stanford's map of 1862, the first to show the completed villas, is somewhat diagrammatic and it is not until the OS map of 1870 that we first clearly see the footprint of No. 11. Some of the houses, including Nos 8 and 10 have clearly already been altered since construction but No 11 remains four square apart from the side porch and steps -- perhaps the least expressive in terms of projecting wings and bays of the individual villas. A drive leads to the porch and a path traces the perimeter of the plot.

However, the OS maps of 1894 and 1913 show small accretions to the rear of the porch and a small rectangular structure attached to the house's flank on the side with No 10 (see over).

No archive photographs of the property have been discovered at the Crown Estate, LMA, RIBA or Camden's local studies collection. However, a photograph of No 10 dating from 1975 allows a glimpse of a single-story, mono-pitch garage in the same location as the earlier small outbuilding – it is also shown on the OS Map of 1962.

There are no surviving original drawings to show the plan form as built either and early drainage plans are simple diagrams rather than floor plans but the garage – with apparently, a basement/garden level with garden store to the rear is confirmed in in a planning approval of 1966 for works to a family house. This first documentation of the interior of the property is faint approved drawings on microfiche records that show proposed alterations on top of existing plans. The basement/garden level is shown plus ground, first and second (contained within the roof form).

Right: Stanford's map of 1862 is somewhat diagrammatic when compared to the 1870 OS map for the area (below) that shows each villa in its plot. No 11 is relatively square in plan with fewer of the bays, wings and Picturesque features common to the other houses on Park Village West.

OS Map of 1894. The perimeter path to No 11 has gone but there are small additions to shown to the villa including an extension on its flank with No 10 and accretions -- possibly landscaping features behind the porch wing.

1913/14 OS map with variations to the layout of the grounds.

Right: LCC Bomb Damage map(Thames & Hudson 2016 edition).
No 11 (hidden in page crease) suffered minor blast damage when the villa opposite was destroyed by enemy action.

At each level is a main front and rear room at the south end of the house and an L-shaped hall leading from porch to staircase at the northern end. A smaller room is sited between the hall and the front elevation. At ground floor, the side extension is a garage (this indicates that the vehicular entrance had already moved from the porch end of the frontage to the south end of the plot).

The 1966 proposals at garden level involved dividing the main front room to form a kitchen, works to create bathroom and various other minor changes. At ground and first floor the main works are respectively a cloakroom and bathroom plus minor changes. These appear to include the creation of wardrobes within the alcoves either side of the chimney breast at first floor level. At this stage, there are no double connecting floors between front and rear main room at ground floor.

In September 1974, some months after the building was listed, consent was granted for further internal changes including alterations to partitions, the creation of an opening between front and rear main rooms at ground floor and the formation of new steps and terracing at the rear and side of the property. Shortly afterwards in 1975, permission and listed building consent were granted for the demolition of the existing garage and store and the creation of a new double garage in its place. This included ancillary accommodation in the garage accommodation at basement and ground floor level. The Crown Estate was consulted on the changes.

The Crown Estate's architectural advisor at the time was Sir John Summerson. He advised on aspects of the garage's front elevation including echoing the depth of the first floor frieze (ie the space between the moulding band and the eaves of the house) in the dimensions of the space between the garage door and the moulding below the garage's parapet (concealing a flat roof).

However, these proportions do not visually compare exactly because the frieze space of the main house is interrupted by the arched heads of the first floor windows. The panels of the garage doors also have a more horizontal emphasis rather than the vertical emphasis that might be expected. This extension is not shown on the 1976 OS Map – presumably because the area was surveyed before it was erected. This map shows the tank opposite (on the bombsite) replaced by two new houses – Nos 15 and 16 that were designed in pastiche.

A proposal to create a bedroom and bathroom in an extension above the garage was refused in 1989. This featured a bottle baluster parapet and mansard roof; stylistically, these were not in the spirit of the Nash Picturesque.

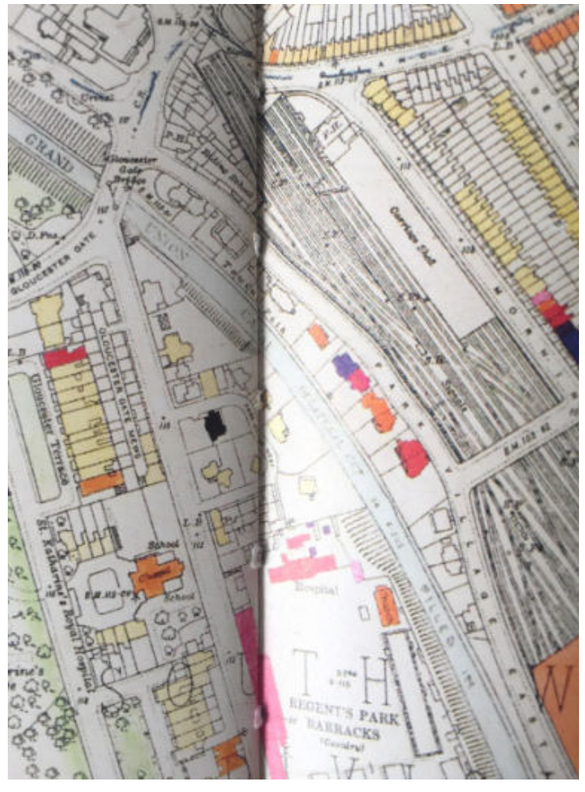
In 1993 and then again in 1995, further consents were granted for internal alterations at basement level to create a kitchen, morning room, bedroom and bathroom and for small scale alterations at first floor level including a new bedroom chimney piece.

The immediate garden setting of No 11 has evolved over time. Initially, the driveway led directly to the porch but the front garden and railings has moved – presumably a change that coincided with the building of the first garage. The age of the extant front railings and dwarf wall is unknown.

To the rear, the original perimeter path has long gone and instead are a series of terraces leading down the steeply sloping garden to a thick shrubbery with trees at its foot, bordering the course of the in-filled canal.

The loss of the canal, which was a designed element of the Picturesque setting of the Villages has conspicuously altered the setting of the villas that abutted it.

Today, some villas of Park Village East can be glimpsed through the trees along with substantial post-war apartment blocks that have replaced villas.

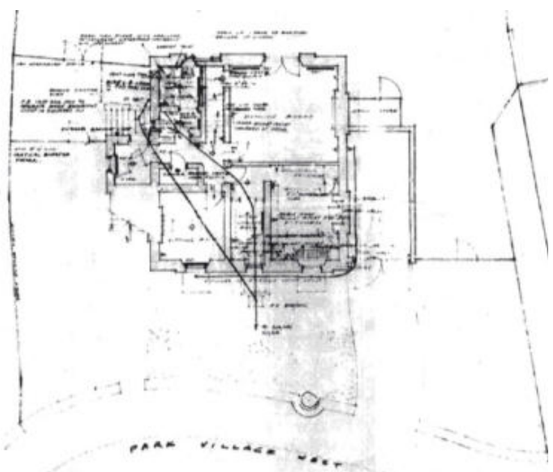


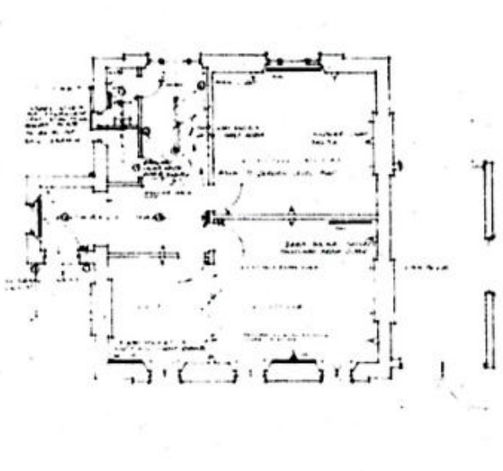
Look from the rear garden towards the rear of No 11 and it is evident that the house appears very different from the front with the fully visible basement/garden level making it evident that this is a substantial building. The stuccoed rear elements of the garage to one side with its pastiche details, and the rear of the porch on the other flank set up a degree of asymmetry. Very present in this view are the rear bays of No 10 that rise the height of the building. From this perspective, the space between the two houses closes up. The relationship between No 11 and No 12 is quite different given that the latter is on the bend in the road and the greater distance between the dwellings.

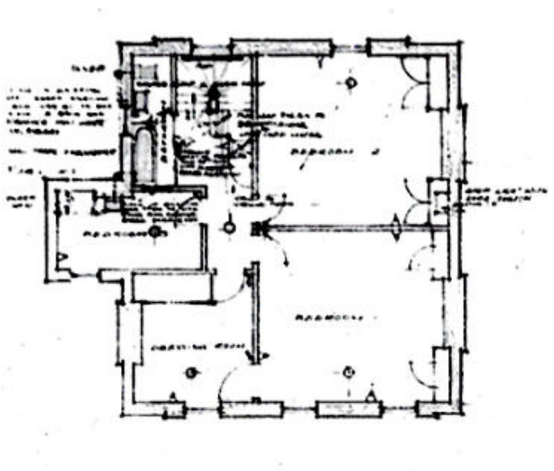
This variation is an established element of the character of Park Village West where, from the start, there has been great variations in the distance between the buildings – a situation that has itself evolved over time as the villas have changed and been extended or, in some instance, rebuilt.

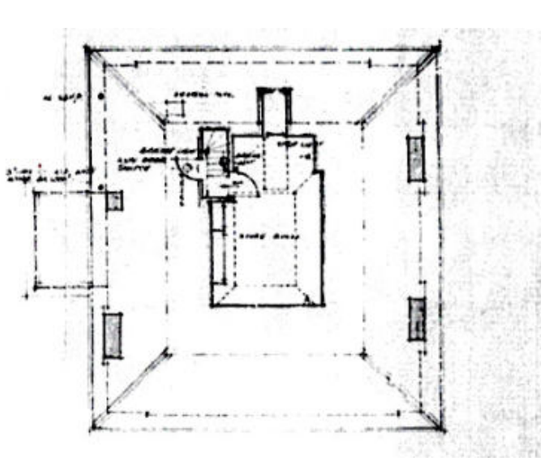
Right: 1962 OS ma showing the additions to No 11 at this point including a garage on the flank with No 10. Note the water tank occupying the bomb site opposite. Far Right: Photograph of No 10 from 1975. This was taken shortly before the building of the garage extension to No 11 and the previous slate-roofed garage can be glimpsed at the left of the image.

Below, left to right: Floor plans from 1966 relating to a planning approval for alterations (prior to listing).

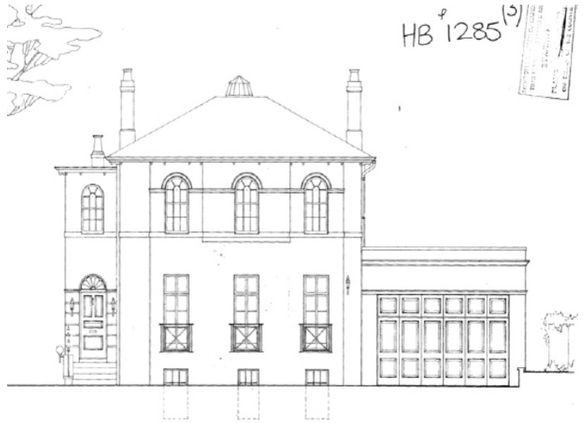


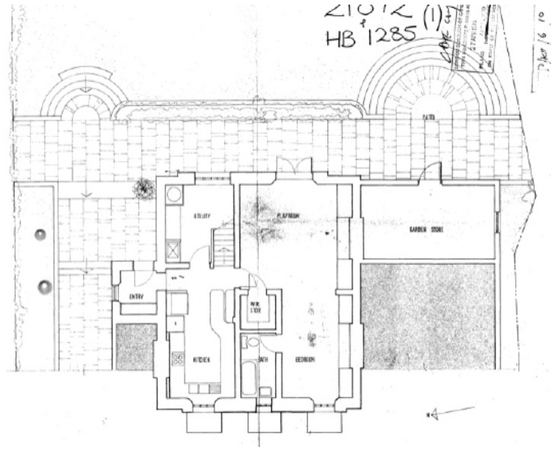


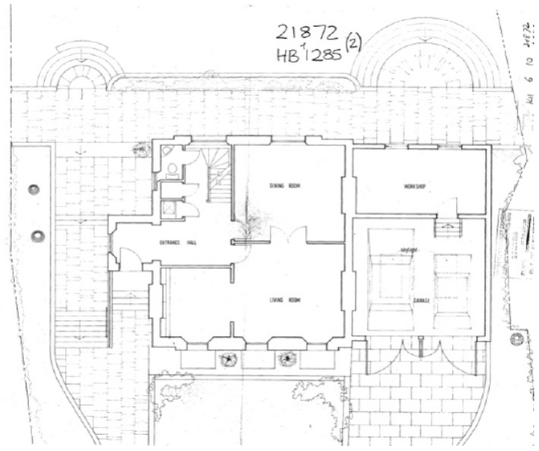




2.6 Nearby Heritage Assets







Above: The plans approved in 1974 for internal alterations and a side extension built into the slope with a garage at front and two storey garden wing to the rear.

Right: The 1989 refused scheme feature a mansard and bottle balusters. Both features were not in the spirit of Nash.
Top Right: Park Village East shortly after completion in an engraving of 1829.

The heritage assets beyond the Site that have been scoped into this Heritage Statement are very few. This is because the rear garden-level proposals will almost certainly only be visible to No 10 Park Village West (and then only partially).

It is highly unlikely that the rear garden–level works will be visible from No 12 Park Village West or from the properties along Park Village East even in winter months because of the extent of intervening planting and the distance between the buildings. However, Nos 10 and 12 Park Village West and the grade II* houses at Nos 14, 16, 22 and 24 Park Village East have been included in this assessment (the latter two being the listed properties closest to the rear of the site.

18-20 Park Village East – between the above two properties – is Nash House, a two-part block of post-war flats that replaced the original villas following wartime bomb damage. They are not heritage assets and have not been assessed as such.

Any impact of the new small side wing above the garage housing the proposed lift will also be assessed from these same properties the listed group.

Nos 15 and 16 Park Village West were constructed in the late 1960s/early 1970s long after war damage destroyed the original house on the site. These are not heritage assets.

The impact of the changes on this part of the Regent's Park Conservation Area will also be assessed. The eastern boundary of this conservation area runs along the middle of the road at Park Village East. All of Park Village West and Albany Street are within the conservation area.

The site also falls within the protected viewing cone from Parliament Hill Fields. However, given that the proposed works are at low level or on the south side of No 11 below the roof line, there will be no change in the view and the impact of the proposals has not been assessed further as there can be no conceivable impact.

Likewise, there is no impact on Regent's Park as a Grade I Registered Historic Park and Garden and this has been scoped out as an asset.

Archaeological impacts have not been considered as part of this assessment.

HERITAGE ASSETS

All of the Park Villages land is contained within the Regent's Park Conservation Area whose western boundary is shown in yellow.

*Properties in red are all Grade II * and contained within the group listings for Park Village West and Park Village East.*

The Site is also within the viewing cone of the Strategic View from Parliament Hill.

3.0 Assets and Their Significance

3.1 Assessing significance

Assessing 'significance' is the means by which the cultural importance of a place and its component parts is identified and compared, both absolutely and relatively. The identification of areas and aspects of higher and lower significance, based on a thorough understanding of the site, enables proposals to be developed which safeguard and, where possible, enhance the character and cultural values of a place. The assessment is an essential step towards the identification of areas of a site and its setting where greater or lesser amounts of change could be considered, as well as locations where change might enhance our understanding and appreciation of the site's significance.

The significance of a 'heritage asset' is defined in Annex 2 of the *National Planning Policy Framework* (Feb 2019) as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

These interests can be described as:

Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Architectural and Artistic Interest: These are the interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Historic England's *Conservation Principles* (2008) includes a methodology for assessing significance by considering 'heritage values' which broadly align with the 'interests' of the NPPF. These are arranged in four categories:

Evidential (or archaeological) value: the physical aspects of a building that yield evidence about its past.

Historical value: the extent to which the building is associated with or illustrative of historic events or people.

Aesthetic (architectural/artistic) value: includes the importance of buildings or places for their design, visual, landscape and architectural qualities.

Communal value: includes the importance of buildings or places to societies and communities, including for local identity.

The assessment below has taken these documents into account as well as other best practice guidance. It begins by looking at the significance on No 11 and the relative significance of its constituent elements then looks at its setting's contribution to significance and then the significance of other identified heritage assets.

Significance drawings have been prepared: High Significance is denoted in red; Significance in yellow; Some Significance in green and Neutral in blue.

3.1 Significance of No 11

As a statutorily listed building, No 11 is a nationally important building and is of high significance. This significance is reinforced by it being Grade II* and by being part of a group of similarly important buildings in the Park Villages and as an element of Nash's wider Regent's Park development. However this designation reflects only the statutory importance of the building; it does not set out what features are important, or to what degree; nor does it describe what elements play a neutral role, or detract from significance. Understanding these aspects is essential in enabling informed decisions to be taken when proposing alterations to the site, so that its special interest can be conserved wherever possible. The purpose of this section is to provide an assessment of significance, so that the effects of any proposed changes upon the listed building can be fully evaluated.

The Park Villages' primary value/interest is architectural/ aesthetic as an important prototype for suburban development nationally an internationally and for its role

Left: Park Village West from its garden gate. The greenery between No 11 and No 10 framing the garage will remain in situ. The new first floor extension proposed will not be seen from this location.

in the Picturesque architectural tradition in an urban environment. Arguably, it also has some historical interest in that this tradition perhaps illustrates a concern to bring the natural world into residential environments at a time of industrialisation and densification.

However, No 11 is, compared to others in the group, one of the more conventional houses of the Park Village, it signals its Picturesque qualities largely in the heavy roof form and oversailing eaves, in the asymmetrically placed porch and the externally expressed chimney breasts, and in its setting. When constructed, it did not have the complex forms of bays and towers or elaborately detailed Tudor windows, bargeboards or cast-iron trim found on other Park Village dwellings.

If one were considering the house in isolation it would probably be regarded as a Grade II standard asset. It is the villa's group value as part of the Park Villages that makes it Grade II*, ie of "particular importance" and "more than special interest". Nash's houses are not technically innovative either -- indeed some are notoriously poorly constructed, including at least some in the Park Villages. Overall, and in relative terms to the whole then, the interiors are of significance rather than high significance — with the exception of the staircase (see below).

All surviving original elements of its external envelope and primary structure are, relatively, of high significance. Some external elements such as individual windows to the original house haven't been dated and assessed as no change is proposed and no impact will result from the works.

The 1970s extension, is, overall, of neutral significance and in some aspects of its form — such as its excessive, boxy, regularity when seen from the street — it currently detracts from significance. Aspects of its detailed design such as the garage door panelling, while created with care, do not have sufficient vertical emphasis and marginally detract. From the rear, this extension makes, to some degree, a positive asymmetrical contribution to the composition of the villa but this garden elevation of the extension should be regarded as essentially neutral in terms of significance.

The interiors of No 11 have been altered in various ways over almost two centuries but even in their original state would have been fairly typical for their time and rate of house. They are important but not of "particular importance" or of "more than special interest". They are not the reason for the Grade II* listing. The staircase from basement to first floor is particularly elegant and it and its compartment is of high significance except on the north side of the compartment where partitions have been reconfigured.

At basement/rear garden level of the main house there has been extensive subdivision which has changed its configuration repeatedly. Surviving principal partitions are of significance and the basement dining room retains its proportions but overall the basement plan form is of neutral or some significance depending on the degree of alteration. Fitted cupboards and other fixtures are of neutral significance.

At raised ground floor level and beyond the staircase compartment, the floor plan of the main reception rooms is relatively intact and is significant — as are surviving original internal partitions. The decorative scheme appears to be heavily restored and updated in period style rather than in its original state (cornices, for instance, have been recreated around built in shelving).

This is also true at first floor level where built-in cupboards are extensive and extensive and in the rear bedroom have fully concealed the chimney breast affecting the plan form of the room. Cornices have been run around the new cupboards. The plan form of the front and rear bedroom is of significance, as are any surviving original partitions.

The second floor level is not affected by the proposals but, even though a secondary and simple space is an attractive and complementary feature with an unusual skylight and this attic room is of significance.

3.2 Significance of the setting of No 11 and of nearby assets

As an exercise in the domestic *rus in urbes* Picturesque, it is the interplay between buildings and its setting that is of particular significance at the Park Villages and this is especially so in the case of No 11 where the architecture taken alone is relatively unadventurous. It is the *mise en scène* that is paramount — the total *effect* that is created by the placement of houses, gardens and other planting. This Picturesque ensemble has evolved over time as the planting has matured and the water element in the form of the canal arm in-filled. These relationships --between house and landscape, between house and the streetscape of Park Villas West are highly significant.

The immediate setting of No 11 is its garden. This too has evolved with matured trees, shrubs and lawns. The arrangement of railings and driveway has changed since the house was completed with a separate pedestrian and drive in place and commensurate modification of the front railings in the past to allow for this. This includes the gap between buildings, planting in the foreground of the villas of Park Village West and the backdrop of tall trees in rear gardens and along the course of the

Left: The entrance porch wing at No 11 with substantial planting between its flank and the neighbouring villa at No 12. This arrangement will remain unchanged by the proposals.

Below left: The rear of No 11 showing the garden extension and the close proximity of No 10. The proposed new wing at first floor will not be seen from here or much of the garden. The bow front of the basement addition will occupy a similar location to today's patio and steps.

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4 x SIGNIFICANCE PLANS

former canal that can be seen from parts of Park Villages West's public realm. There is an especially Picturesque relationship between No 11 and the extravagant volumes of No 12 where there is substantial planting between in fore-, middle-, and background.

These relationships — between house and front/flank garden and wider landscape, between house and the streetscape of Park Villas West with its other houses and gardens are highly significant. This significance is expressed less emphatically in the relationship between No 11 and No 10 because these two houses are positioned more closely together than the other individual houses and paired villas of the street with the north east corner of No 10 approaching close to No 11 even before the building of No 11's garage The expansion of the garage in boxy form has changed this relationship further.

However, extremely tall trees in the rear gardens and canal zone remain present in view through the gap between these two houses. These views are limited from the street because of its narrow and winding nature. While the tree-filled gap between No 11 and No 12 is apparent from the junction of Park Village West with Albany Street, the gap between No 11 and No 10 is appreciated in kinetic street views only from outside No 11 itself and then sometimes partially or at an acute angle.

Within the rear garden, the situation is somewhat different. The setting of the house within the steep and terraced slope down to the canal and the presence of the garden level of the house makes No 11 a far more substantial presence when looking back towards it. Nearby houses are far less visible than from the street -- although the multi-level rear bays of No 10 are very present. And while No 11 is built into the slope, it is flat fronted and doesn't have as sophisticated interplay of forms, planes and slope as either of its neighbours. However, these views remain significant.

The view towards Park Village East has change radically since the houses were built. The rears of the Park Village houses within their gardens were designed to interplay across the canal as part of the Picturesque composition. The replacement of the canal with a sunken, heavily treed zone means that this original relationship, while still discernible when one is aware of the history of the Park Villages, is far less readily evident to the casual viewer. In addition, the two closest villas of Park Village East have been replaced by flats and other villas are difficult to discern through the tree growth even in winter because of distance and the density of planting. However, the very limited glimpses between Park Village East today are significant as traces of Nash's original vision.

Regent's Park Conservation Area (Camden)

As designated heritage assets, conservation areas are usually regarded as having low or low-to-medium heritage significance. Regent's Park, because of its influence on city planning nationally and internationally and its role as an exemplar of the urban Picturesque is firmly at the upper end of this spectrum. Not all parts of the Conservation Area are of equal significance, however. This is in part because of the varying degrees of preservation and redevelopment.

However, Park Village West is among the most significant parts of the conservation area. While it does not have the grandeur and scale of the park terraces, its history as a proto-residential suburb means that it has considerable architectural and historical value/interest. There is also considerable communal value/interest in the park itself but this is far less true of Park Village West which is essentially a private residential enclave and which is not associated with first rank historical figures, social or other movements. The loss of the canal arm and the truncation of Park Village East by the railways might also be regarded as having a negative effect on significance — although these changing fortunes have their own interest. The landscaped areas of the park itself is also a Grade I Registered Historic Park and Garden.

The Conservation Area was designated in 1969 (and the west side in parallel by the City of Westminster) and it has been extended since, most recently in July 2011 to include the Regents Park Barracks on Albany Street and the Cumberland Estate to its south. Camden's *Regent's Park Conservation Area Appraisal and Management Guidelines* were adopted in July 2011.This document describes aspects of its special interest and this is set out in the Policy section below. The scoped-in Statutorily Listed buildings are discussed below (all are within the Conservation Area).

Other Statutorily Listed Buildings and Structures

There are many listed buildings within the vicinity of the Site, including along Albany Street but, as described above, most have been scoped-out of this assessment because of their limited relationship between them, the Site and the location and scale of the proposed works because of distance and/or the presence of intervening structures and dense planting.

Among those scoped in are some of the Grade II* listed houses within the Park Village West group listing. These are Nos 10, 12, 13 and 17 plus the listed railings and listed lamposts (one of which is outside No 11). These are of high significance.
Also scoped in are the post-war pastiche houses at No 15 and 16. These are not heritage assets but sit within the Conservation Area (as asset) and make a positive contribution to its character and appearance.

Those listed houses within Park Village West further away from No 11 such as Nos 1- 7 have not been scoped in.

Also scoped in are the Grade II* listed houses on Park Village East that are closest to the Site and from where glimpses of the rear and south flank of No 11 might just be possible. These are Nos 16 and Nos 22 and 24 (semi-detached villas) and each is of high significance and aspects of their setting make a contribution to this significance.

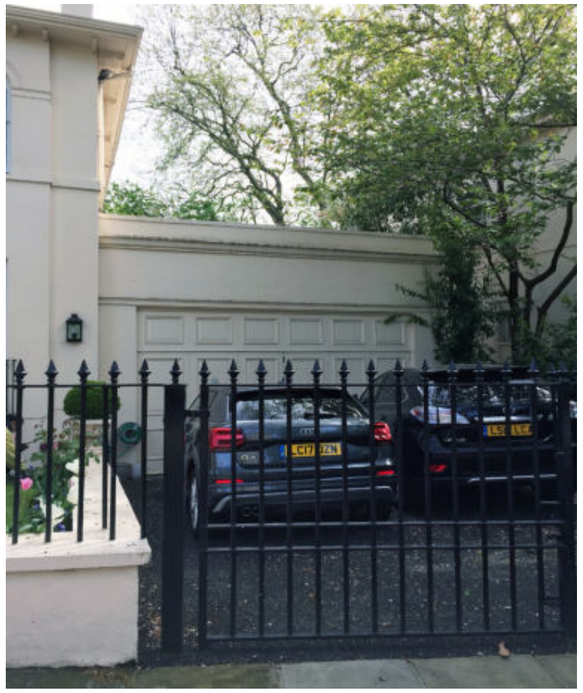
Camden's Local List

Camden's local list was adopted on 21st January 2015. As well as buildings it includes some 'Natural Features or Landscape' among its assets. In the vicinity of the Site, there are no locally listed assets except for the 'Canal cutting in gardens of Park Village East' which is regarded as having "Historical and Townscape Significance" -- ie historical and architectural value/interest. As a locally listed asset, it is of low significance. It is described thus:

Dry canal cutting, part of John Nash's Regents Park development. John Nash influenced the route of the Regent's Canal so that it ran close to his new park and housing development. In 1813 an Act of Parliament authorised construction of a branch canal to run from Regent's Canal which was then under construction to Nash's Cumberland Market - the working class service area of his masterplan.

The resulting branch, known as the Collateral Cut or more familiarly by canal users as the Cumberland Turn, ran south at the ends of Park Villages East and West gardens and ended at the docks (known variously as Regents Park Basin or Cumberland Basin), surrounded by wharfs supplying the markets in the adjacent squares east of Albany Street.

The cutting was drained during the blitz, reputedly because it was too conspicuous during air raids, and the canal basin to the south was filled with rubble from the many bombed properties in the Euston area. (It was covered with topsoil and became the base of the Crown Tenants Horticultural Society, who turned the basin into allotments as part of the Dig for Victory campaign). The canal cutting was mostly incorporated into the gardens of Park Village East and remains visible as a linear depression with walls remaining visible in some locations, and has been incorporated into the picturesque landscaping of the area - visible to the public from Gloucester Gate bridge.



Top: The view of No 11 from outside No 16. The first floor extension will not appreciably change this view. Above: The garage extension at No 11. The first floor wing will affect views of the greenery behind the houses but some three-quarters of the greenery will remain visible above the extension and in the gap between the houses.

4.0 Legislation, Policies, and Guidance

4.1 Introduction

This section sets out policies in respect of the preservation and enhancement of heritage assets and their setting including those related to listed buildings and conservation areas within the National Planning Policy Framework and the London Plan. It also sets out Westminster City Council's emerging planning policies in respect of the need to safeguard and enhance heritage assets in line with national policy and guidance.

4.2 Statutory Controls

Listed buildings and conservation areas are subject to the **Planning (Listed Buildings and Conservation Areas) Act 1990**, together with parts of the Enterprise and **Regulatory Reform Act 2013**. Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that listed building consent is required for:

any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest …

Section 16(2) of the Act states that:

In considering whether to grant listed building consent for any works the local planning authority … shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

With regard to applications for planning permission affecting the setting of listed buildings, Section 66 of the Act requires that:

…in considering whether to grant planning permission for development that affects a listed building or its setting or whether to grant listed building consent, the local authority shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Conservation Areas

The Planning (Listed Buildings and Conservation Areas) Act (1990) sets out regarding applications for planning permission within conservation areas that:

s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

There is no corresponding statutory duty to have special regard to the desirability of preserving the setting of conservation areas.

Case Law

Recent case law has added clarification to the interpretation of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.
It has been held that in enacting Section 66(1) of the Listed Buildings Act 1990, Parliament intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm. It should be given 'considerable importance and weight' when the decision-maker carried out the balancing exercise.

Historic Buildings and Ancient Monuments Act 1953

This makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

4.3 National Planning Policy and Guidance

The National Planning Policy Framework

The National Planning Policy Framework introduced in March 2012 replaced previous Planning Policy Statements (PPSs) and sets out the Government's planning policies for England on the delivery of sustainable development through the planning system. The Latest version dates from February 2019.

NPPF identifies the economic, environmental and social dimensions of sustainable development and places emphasis on the role of planning in creating strong, vibrant and healthy sustainable communities, strong and competitive economies and protecting and enhancing our natural, built and historic environments.

It identifies a presumption in favour of sustainable development and entails seeking positive improvements in the quality of the built, natural and historic environment.

Paragraph 195 of the NPPF (February 2019) requires applicants to:

…describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary…

This report meets these requirements at an appropriate level of detail.

National heritage policy governing the application of the primary legislation is contained within section 16 of the latest NPPF.

Pertinent paragraphs to this Site and proposals are:

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional63.*

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and
b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. 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.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

In respect of Conservation Areas:

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The NPPF is accompanied by the online Planning Practice Guidance (PPG). The section on the historic environment can be found at: **http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-andenhancing-the-historic-environment/overview/**

PPS5: Planning for the Historic Environment: Practice Guide (2010) that pre-dated the NPPF has been replaced by Good Practice Advice notes including, to date:

Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment

Good Practice Advice Note 3: The Setting of Heritage Assets

This supercedes now withdrawn guidance on the subject (2011).

These documents amplify and explain concepts contained within the NPPF and PPG with the need to assess the impact on the significance of an asset and its setting continuing to be at the heart of the process.

Historic England Advice Notes have also been issued that include detailed, practical advice on how to implement national planning policy and guidance. Among the relevant advice notes published to date are:

Historic England Advice Note 1 - Conservation Areas
Historic England Advice Note 2 - Making Changes to Heritage Assets

Conservation Principles

Conservation Principles was published by English Heritage (now Historic England) in 2008. It provides a comprehensive framework for the sustainable management of the historic environment, wherein 'Conservation' is defined as "the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations".

The guidance also provides a set of four heritage values, which are used to assess significance. The values are evidential, historical, aesthetic and communal and are discussed in Section 4 of this report.

4.4 Regional Planning Policy

The **London Plan Spatial Development Strategy for Greater London** (2016) consolidates alterations to the Plan since 2011. It is the overall strategic plan for Greater London. It sets out an integrated economic, environmental, social and transport framework for the development of London over the next 20-25 years.

It maintains that development should have regard to the physical character of a place through providing high quality design response to the form, function, structure, scale, mass and orientation of surrounding buildings.

Policy 7.8 relates to heritage assets specifically. Relevant elements include the following:

London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefield, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account…

…Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology…

Planning decisions

Development should identify value, conserve, restore, re-use and incorporate heritage assets, where appropriate…

…Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

4.5 Local Planning Policy

Camden's **Local Plan**, adopted in 2017, sets out the Council's planning policies, providing a robust and effective framework within which development can take place.
The principal policy of relevance to this assessment is D2 – Heritage, which is reproduced below:

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated Heritage Assets

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
a the nature of the heritage asset prevents all reasonable uses of the site;
b no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
c conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
d the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation Areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:
a require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
b resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
c resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
d preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's Architectural Heritage

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:
a resist the total or substantial demolition of a listed building; b resist proposals for a change of use or alterations and
extensions to a listed building where this would cause harm to
the special architectural and historic interest of the building; and c resist development that would cause harm to significance of a listed building through an effect on its setting.

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

Supplementary Planning Guidance

Camden Planning Guidance provides advice and information on the implemenation of planning policies. Adopted CPG documents can be 'material considerations' in planning decisions, although they have less weight than the Local Plan or other development plan documents. Among the CPGs adopted are:

Altering and extending your home CPG - March 2019

Amenity CPG - March 2018

Basements CPG - March 2018

Design CPG - March 2019

Trees CPG - March 2019

The basement CPG applies in this instance because even though the new lowest floor below the garage is accessed from ground level within a sloped, this has been achieved with excavation. In addition, an Article 4 Direction covers the whole borough. Among key messages are that new basements should have regard to the architectural character and heritage significance of the building and area and be subordinate to, the host building and property and nearby trees and minimise the loss of garden space (matters that, in this instance, contribute to significance).

The document notes that the presence or absence of lightwells helps define and reinforce the prevailing character of a neighbourhood. In the case of listed buildings, applicants will be required to consider whether basement and underground development preserves the existing fabric, structural integrity, layout, interrelationships and hierarchy of spaces, and any features that are architecturally or historically important. The guidance notes that the acceptability of a basement extension to a listed building is assessed on a case-by-case basis and sets out the need to ensure that the building is not damaged by the construction works.

Regent's Park Conservation Area Appraisal and Management Guidelines

This document, adopted in 2011 describes aspect of the area's character and appearance that have special importance and that may contribute positively to the asset's significance.

Under character and plan form it notes that:

At the northern end of Albany Street are the Park Villages East and West, which have a less formal plan, and comprise picturesque villas set in an Arcadian landscape. They were once divided by the canal and today are set apart from each other by their gardens in a wooded dell.

To their north the route of the infilled canal assumes a linear form following the gentle curve of the Park edge, and remains an open space, currently grassed or hard surfaced and in use as a car park.

And under landscape and topography:

The private gardens in Park Villages East and West provide picturesque settings. Park Village East extends into the valley formed by the infill of the canal, creating a 'dell' at its northern end which is visible from Gloucester Gate Bridge.

The depression left by the infilling of the canal is further appreciable to the north of Gloucester Gate bridge, where, at its north end the basin by its junction with the Regents Canal remains in its original use; and to the south where the site of the infilled Cumberland Basin has been retained as an open space in use as horticultural allotments.

One of its spatial elements is: *Park Village West and East, picturesque on a domestic suburban scale*.

Among the key views are those into the wooded dell between the Park villages seen from Gloucester Gate Bridge but no views within the Park Villages are mentioned.

The Park Villages are also a 'character zone' which it describes thus:

The Park Villages are a distinct and distinctive part of Nash's wider scheme for Regent's Park. They are clearly of different form and layout from the other areas of the Park. Individually composed of a mix of villas, paired houses, and groups of smaller terraced houses, their design ranges from 'Italianate' to gothic. The buildings are unified by the setting, a picturesque landscape which largely survives. The balance of building to landscape is often visible in views between buildings and across intriguing sight lines and is a fundamental element in the special character of the Park Villages.

Park Village West forms a loop off the east side of Albany Street. Here the houses by Nash and Pennethorne are arranged individualistically, they are inventive and 'Italianate'. The corner house at number 12 has a distinctive corner entrance and a side view of the pediment to the studio behind. The canal formerly ran at the rear of the properties forming the boundary between Park Villages West and East.

The houses of Park Village East are similarly as inventive and pretty as Park Village West. Whilst they all front onto the road behind small front gardens, they have large rear gardens which contain the former canal cutting. The infilled canal cutting can be appreciated in views from the east side of Gloucester Gate Bridge looking towards the gardens of Park Village East, where it appears as a wonderfully secluded and semi-wild area of mature trees and undergrowth.

In 1906 the houses on the east side of Park Village East were demolished in order for the 1836 railway cutting to be enlarged (the houses on the western side of Mornington Road (now Terrace) on the far side of the railway line were also demolished). A high red brick wall with stone tops to the piers was erected which reflects the materials and design of Mornington Bridge, with its listed stone piers. A strip of soft landscaping bounded by a low brick wall creates a green edge to the street and is important in providing some sense of enclosure and balance to the remaining west side of Park Village East.
The York and Albany stands at the entrance to Park Village East and has high townscape value. Once on English Heritage's 'Buildings at Risk Register' it was listed in 2000 and following this a sensitive refurbishment by local architects Arts Lettres Techniques was undertaken. The neighbouring No1 Park Village East was built as an indoor riding school in the York and Albany's tea garden in 1892. The ramp leading to the stables on the first floor remains intact and a replica horse has been re-instated, copied from the original sculpture now within a local garden. The building has housed a photographic and film studio since 1969.

Their role in land-use is also set out:

The Park Villages face each other over the now filled-in canal branch.

John Nash with J. Pennethorne established a model for the suburban Victorian Villa. This was Nash's final contribution to Regent's Park. The exteriors are in mixed styles, romantic, classical with stucco, projecting eaves and black lattice pergolas and cast iron decoration. Park Village East in particular have large gardens, which bear the vestiges of the filled in canal in their topography.
The Park Villages West and East provide individualistic variations on the theme of a villa that was to become an inspiration for suburban development, and of houses in a picturesque setting. The setting of these buildings in the landscape is of particular significance in the Regent's Park development where landscaping, including the canal, plays an important role.

And under the contribution of green spaces to character:

Gardens and a rural feel are integral to the Park Villages. Gaps between houses afford glimpses into this green and mature setting. Views into the wooded dell between the Park Villages adjoining Gloucester Gate Bridge afford a view of a wonderfully secluded and semi-wild area of mature trees and undergrowth, which responds well to the picturesque design of the Park Villages.

Later it adds that the landscape and buildings are part of one composition and are of equal importance in the character of the area.

It also notes that basements will be resisted where such development is considered to harm the character or appearance of the conservation area.

Top: The relationship between No 11 and No 12 and the interaction between built form and the landscape are key aspects of the Picturesque that inform its more than special interest. Right: The view from Albany Street. Both these views will remain unchanged by the proposals.

5.0 The Proposals

5.1 Introduction

Proposals to unite the disparate elements of the house and create a lifetime home for a multi-generational family have been emerging over a number of years. Earlier proposals sought to create these linkages internally and explored the idea of an extensive basement under the rear garden. The latest proposal are much more modest and focus changes on the 1970s extension.

5.2 Design Development

A pre-app scheme was submitted to LB Camden in May 2016 and a site visit followed and letter dated 2nd August 2016 sent to Belsize Architects. At this point the proposals included the excavation of an extensive under-garden basement and sunken courtyard and the installation of two lifts to connect existing floors and new areas of accommodation. The proposed basement extended beneath the main house and garage as well as the garden. LB Camden had a number of concerns that were expressed in its letter. In relation to heritage, the LPA considered that: "involve the loss and impact upon historic fabric and would impact on the special interest of the Listed Building and therefore consider this to be harmful and would not be supported within an application.[SIC]"

It noted that "there would be no objections to alterations under the existing modern side extension and insertion to floor structures/fabric in this location, however there are concerns where the proposed lift and basement will be sat under and adjacent the historic footings/fabric. [SIC]|"

It also stated: "The side extension is of fairly recent construction, the main house however has seen little alteration including its plan form...there may be an opportunity to provide a basement only, if it has no impact on the historic plan form, the hierarchy,footings of the main listed house, and by removing the historic pan form." In respect of lifts the letter stated: "If it can be proven that little or no historic fabric is to be removed or impacted upon this element could be supported." The need to protect trees was among the other observations.

Since this advice was received, the proposals have been extensively revised and are now largely confined to changes within and around the 1970s extension leaving the interior of the main house very much unaltered. The extent of the excavation to create the basement (already much reduced) has been reduced further to safeguard trees on the boundary. Other changes include those to the small lift enclosure and rear basement elevation to emphasise a Picturesque architectural approach.

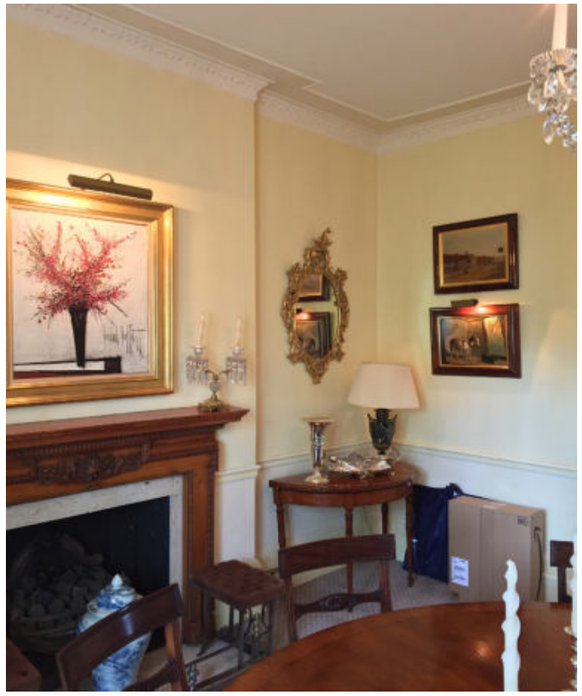
5.3 The Proposed Scheme

Essentially, the proposals to which this Heritage Statement relates are for the internal reorganisation of the 1970s extension, the formation of connections between the extension and the main house including a small lift enclosure above the extension and the provision of a small basement below the extension as an ancillary living area that extends a short way under the rear garden together with associated landscaping.

At present lower ground/garden level the changes are limited to internal re-arrangements of the extension and creating a doorway between the extension and the family room at this lower level in the main house.

Similarly, at ground floor, the changes are largely confined to the interior of the extension with a new connecting door to the rear room of the main house. The garage frontage is adjusted to improve the entrance arrangements and provide a more vertical emphasis to the garage front's panelling.

At first floor level (ie roof level of the extension), some concealed skylights are installed and the proposed lift that runs from the new basement to first floor is housed in a small enclosure whose form echoes that of the porch entrance wing. A door is created in the rear bedroom of the main house where a built-in wardrobe exists now.



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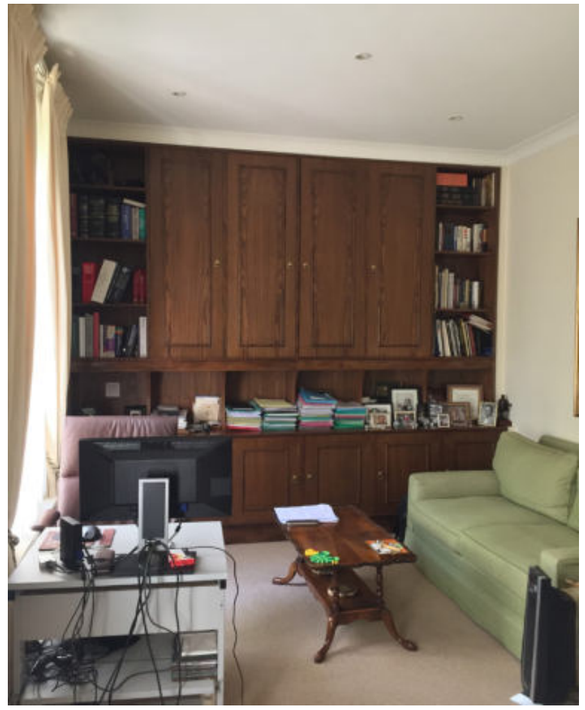


INTERIOR PHOTOS
CAPTION TO COME

6.0 Impact Assessment

In addition to meeting the pragmatic requirements for better use of internal space and improved accessibility for a family as it ages, a primary concern of the proposals is to respond sensitively to the Picturesque qualities of the house and its setting, avoiding harm and where possible emphasising these qualities in a way that enhance the villa's significance while at the same time minimising the effect on the physical fabric and plan form of the main house.

Below, the elements of the scheme are considered first in turn.

Internal Changes

Internal changes are very limited and move away from the pre-app scheme that sought to achieve lift and other connections internally to the main house and which also linked to a substantial basement below the garden. The internal changes now focus almost exclusively on the 1970s extension so that internal changes elsewhere in the main house are avoided. The changes are now confined to creating connections between the house and extension, integrating these volumes more successfully in the process and avoiding upsetting the original hierarchy of the main building including its plan form.

The lift connection (one lift rather than the two proposed at pre app) is entirely within the extension and connected to the main house at each floor. This connection is located in the rear half of the house, placed discretely adjacent to the chimney breast and the internal spine wall. There is no loss of original decoration on any floor because those decorative elements present in this zone such as cornices are modern and run around the relatively recent built-in shelves and wardrobes on each floor. These decorative elements have no heritage significance. There is no heritage significance to the interior of the 1970s extension either.

There is likely to be a small loss of original material necessary to create these openings on the south flank wall but this is a vanishingly small fraction of the overall historic fabric of No 11 and will not appreciably affect the significance of the house and will have no impact on the exterior qualities of Park Village West wherein lies the Site's chief interest. This south flank wall has, in any case been altered externally at various times and in various ways during the 20th century with additions coming and going to create garaging and other uses. The significance of the external face has already been diminished radically by its enclosure and concealment within the 1970s extension.

Internally, this south flank wall has also had its internal finishes altered over time. Beyond being part of the primary structure of the house, there is only some significance to the surviving basement area because of its plan form rather than any internal features. And, as has been mentioned above, the internal face at ground and first floor has been altered previously; to create built-in furniture, for instance.

Taken in isolation then, the slight loss of material involved in opening up is a very minor adverse impact at worse. A more useful measure is that, taken overall, the limited loss of material to create these connections will have a neutral impact on significance when the house and its context are considered holistically where its Picturesque qualities and proto-suburb character are its primary interest.

There will be no impact externally from these actions and consequently no impact on other assets such as nearby houses in the Park Village West group or on this part of the conservation area.

First Floor Addition

A central aspect of the proposals is the installation of a domestic lift to serve all levels of a family dwelling that is home to different generations. In great part, the lift is hidden within the new extension and is only visible externally at first floor level where its creation has been used as an opportunity to add positively to the overall character and appearance of the house and the conservation area, in a way that enhance the Picturesque qualities that are a key component of their architectural interest.

The small first floor wing containing the lift and the lobby connection to the main house has been designed as a companion piece to the porch wing on the north side of the house. It is at a similar scale to the porch wing and features the same hipped roof form with matching overhanging eaves and brackets. Its front and rear facades are modelled with a blind arch-headed window to the front echoing those of the front façade and, on its flank, recessed and proud planes that similarly echo in miniature the projecting and recessing planes of the main façade.

The entire first floor structure is small, only slightly larger than that of the porch wing. The size differential reinforces the Picturesque asymmetry of the secondary volumes in a way that wings of equal dimensions would not. It also sits snug below the eaves in the same manner of the porch wing.

The chimneys will still be read externally, in large part to

Top: Front view of No 11. The first floor extension will not disturb the balance between built form and planting. Above: The view from the rear of No 11 through dense planting to the rear of Park Village East.

the same degree today with only some of the new wing partially overlapping one of the chimney breasts. This first floor addition is also set well back from the front and rear elevations and is subservient to them. The minor changes to the garage door that create a more vertical emphasis to their panelling also enhance these same qualities.

At the same time, the first floor addition also serves to mitigate the form of the 1970s extension – at present a not entirely well-integrated and boxy appendage when viewed from the front. By amplifying the irregular and asymmetrical aspects of the Picturesque with additive volumes, this aspect of the proposal enhances No 11 in a suitably Italianate manner, softening and adding interest to its silhouette amongst planting.

It also takes cues from neighbouring properties such as Nos 8, 10 and 12 where angled and semi-circular bays, wings and other projecting volumes extend from the main volume to create a play of forms within the landscape, reducing the apparent bulk of each main house and creating a more romantic silhouette to each within the landscape.

The gaps between the freestanding houses of Park Villas West are an important aspect of the listed group's character and contribute towards the significance of the grouping and this conservation area. The first floor addition is designed to avoid any negative impact on the gap between No 11 and No 10, instead enhancing Picturesque effect outlined above.

The first floor extension's small scale, sympathetic form and detailed design, location set back from the facades, and its ameliorating effect on the 70s extension all serve to modulate the gap in a way that increases rather than lessens the Picturesque aspects of the relationship between the houses as it has existed since the mid-1970s. And great distance between the villas is not, in any case, a feature of this relatively dense proto-suburbia that do not derive its character from villas in splendid isolation but from their interplay with each other and the landscape – they are on nodding terms.

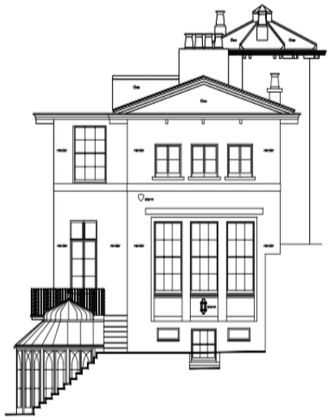
The 'negative space' between the Nos 10 and 11 is, at present, not pleasing; its contribution to the Picturesque layout of Park Villas West has been reduced by the rectilinear from of the 1970s extension juxtaposed with the plain, vertical flank of No 10. The space between the villas is, at present, too regular, to simplified rather than being characterised by complexity and variety in volumes and outline.

The proposals improve this situation with the new addition at first floor increasing the irregular and curious qualities of the Picturesque while, at the same time, not appreciably closing the gap or appearing in long views. So, even though the first floor wing is an additional quantum of built form the space between the houses, and thus the setting of the houses, will be enhanced.

The addition will be seen from very few places – in short, only from the roadway directly outside the Site. The proposed extension's position and the irregular disposition of the houses along winding roadway of Park Village West ensure this. Tall trees and garden shrubs will, meanwhile, still frame the villa in both foreground and as backdrop and the great majority of this greenery will remain be visible in the space between the houses when seen from the limited stretch of roadway from which the existence of the gap is registered at all.

From the rear, it is unlikely that this first floor addition will be seen at all from either the garden of No 11 itself, from other listed villas nearby in Park Village West or from the wider conservation area. The steep gradient of the garden means that any viewer within it will be either on the terrace close to the house (and unable to see the set back addition) or viewing it from an angle elsewhere in the garden where the main house obscures the new work. This means that there is no likely effect on views from rear gardens. It is just possible, however, that new extension will be viewed against the sky when seen from the bottom of the back garden slope directly behind the 1970s wing. If so, when viewed, it will enhance rather than diminish the scene's overall Picturesque qualities for the reasons set out above. The same is true of any potential glimpses of the first floor extension from the foot of No 10's back garden through intervening foliage.

The villas of Park Village East are a substantial distance away from the extension and at angles where the relationship between the Site and No 10 at the rear will be very difficult to observe at all. There is also extensive intervening planting within gardens and along the



Far left: The current relationship between the garden extension at No 11 and the rear bays of No 10. Left: Drawings of the rear of No 12 whose varied volumes more successfully integrate built form into the sloping site in a Picturesque manner.

Below left: Drawing of the rear of No 10 again showing a greater complexity of forms that enliven the relationship between the rear of the house and its sloping garden. At present, in comparison to these two houses, No 11 is less well integrated into its setting and is less successfully Picturesque in its composition.

6.0 Conclusions

course of the former canal meaning that the new first floor addition is unlikely to be seen at any time of year. If glimpsed at all, the first floor extension will likewise enhance the Picturesque qualities of the villa's outline when seen in these long glimpses.

Overall, the interplay of planting with a more pleasing silhouette to the villa itself and a more articulated space between the Site and No 10 will enhance *rus in urbes*, Picturesque qualities rather than diminishing them. For all the above reasons, this first floor element of the proposed works will have a moderately beneficial effect on the significance of the Site, its setting, and the villas nearby within the group listing. It will enhance their significance while having a limited (because barely seen) but positive impact on the immediate conservation area.

Basement Addition

Three quarters of the new basement (containing a living room, kitchen, bathroom and internal staircase) is beneath the existing extension and will be invisible from any external location or from within the main house. There will be no impact on significance from this aspect of the works.

Where it emerges into the rear slope of the garden, the basement addition takes on the shape of an Italianate bow-fronted form, but one made contemporary by its Picturesque asymmetry. This playful exploration of historical forms in a modern manner continues externally with the small patio, steps and enclosing terraced planting which together, to paraphrase Paul Klee, takes an Italianate line for a walk. This aspect of the proposal adds to the original rather than subtracting from it; the basement bow becomes part of the ensemble of curves, bays and projections that are part of the character of Park Villa West.

This is especially true of the character of the Site when considered from the rear in the context of the rear treatments of Nos 10 and 12 adjacent. These flanking houses (No 12 especially) relate to their rear garden setting with a series of turrets, bays and other semi-circular, hexagonal and part-hexagonal projections, They establish a creative interplay with their sloping setting in a way which is a component of their romantic, character. To date, however, these aspects of the Picturesque have been more limited at No 11 – and to its detriment. The 1970s extension may have introduced some welcome asymmetry in addition to that previously provided by the porch wing alone but it was a somewhat rigid and rectilinear asymmetry which compounded the lack of playfulness. The bow-fronted stucco façade, by contrast, increases the Picturesque interplay between the sloping grounds and built form at No 11 in a manner that enhances its established character and echoes that already achieved at No 10 and No 12.

An earlier iteration of the basement proposals posited a concave bay beneath a cantilevering terrace for the basement facade but this could have read as too emphatic a scooping out. Instead, the swelling bay projection that has since emerged from design development uses the language of the additive, accretive forms characteristic of Park Village West's villas with their bays and bows.

It is noted that No 12 has recently won consent for an extensive basement floor but one that is entirely beneath landscaping. This is probably the right solution for that site because further additive forms in that location would have been excessive if expressed exernally – it already has many volumes and projections including a coach house, conservatory and linking wing – some of which fully interact with the sloping ground to Picturesque effect.

The additive external bay of the proposed basement at No 11 is far more discreet than those extant on the flanking properties and which form part of their character. The basement bow to No 11 is also being added to an existing structure whose Picturesque qualities at rear are, relatively speaking, limited. The basement projection consequently offers scope for enhancement to the rear of No 11 in ways that playfully interlocks the house and its landscape setting, more successfully responding to the Italianate rus in urbe artifice of the Park Villages than the present excessively rectilinear relationship between house and garden.

The proposed basement bay front has contemporary details such as large areas of glazing that flow from its sinuous, asymmetrical form. This fenestration is of very limited visibility beyond the new patio. It is also considered that in this location (which is an extension to an extension rather than being in direct juxtaposition with the main house) a contemporary language of details rather than pastiche becomes a matter of personal taste rather than objective pre-requisite (as is the case when considering the first floor side extension). There is, in any case, a better internal logic to contemporary detailing on a contemporary bay rather than seeking to apply pastiche fenestration to an asymmetrical curve.

The contemporary language continues on the terrace above the bay where bronzed terraced railings provide an elegant transition between contemporary and traditional elements.

The very small scale of the projection of the new basement means that the area of the garden it takes up is, likewise, a very small fraction of the whole. The slight change in balance between built form and landscaping is marginal and even more marginal when considered in relationship to the entirety of the Park Villages. The Site for the bow front of the extension and terrace above is already occupied by hard landscaping (semi-circular steps) and will not reduce the space available for soft landscaping from that which exists today. The area taken up by the bow front and patio has been substantially reduced during design development to take into account of aboricultural advice.

This is also a change that will not be visible from anywhere beyond the immediate garden of the Site (with the possible exception of limited glimpses from the upper rear bay of No 10 from an oblique angle). The villas of Park Village East are a substantial distance away and view the Site at angles that mean that the basement addition will be very difficult to observe at all. There is reinforced by extensive intervening planting within gardens and along the course of the canal even outside the growing season.

The basement proposals thus constitute a minor to moderate enhancement of No 11 as a heritage asset by emphasising its Picturesque qualities and better integrating the 1970s extension into the whole ensemble. The change is in the spirit of the Picturesque's asymmetry and irregularity, drawing upon the architectural style's desire to arouse curiosity and pleasure.

The changes have no impact at all, positive or negative, beyond the garden setting of No 11. There is no appreciable diminution of its garden setting and this aspect of the proposal also preserves the character and appearance of this part of the conservation areas and the setting of all nearby heritage assets.

INCORPORATES STRUCTURAL COMMENT

ARBORICULTURAL COMMENT

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In conclusion, beyond the very minor adverse impact resulting from removing material in the south flank to create door openings, the proposals otherwise offer between minor and moderately positive impacts Picturesque qualities are emphasised and enhanced in locations where they were previously lacking.

Taken overall, the proposals preserve the more than special interest of the house and the group of statutorily listed assets of which it forms a part as well as the special interest of the conservation area which is preserved in some aspects and enhanced in others. No harm is caused to assets, their significance or their setting.

In reaching this conclusion, great weight has been given to the conservation of the designated assets.

Consequently, the proposals comply with national, regional and local heritage planning policy and guidance and the council is urged to grant listed building consent and planning permission for the changes subject to suitable conditions.