



DESIGN & ACCESS AND HERITAGE STATEMENT

SEPTEMBER 2023

INTRODUCTION

This statement has been prepared in support of a full planning application on behalf of the applicant; Daniel Young. The scheme proposes:

“Provision of a partial new basement extension below existing single-storey premises.”

This report has been prepared following an examination of the site and surroundings, research into the planning history of the property, and an examination of relevant planning policy documents.

The proposed design has been developed in collaboration with a team of technical consultants. The team have provided expertise across planning, sustainability, energy and structural performance and arboriculture.

This submission follows a recent approval of full planning permission in April 2023 (ref. no: 2022/0743/P) which granted consent for the following works: “Provision of a new basement extension below existing rear single-storey premises, minor amendments to rear ground floor, formation of new landscaped patio garden and use of the premises as a self-contained, stand-alone residential property.”



Existing Garage Buildings

SITE AND SURROUNDINGS

SITE LOCATION

The property comprises a single-storey building located at the end of a narrow driveway, beside a cluster of six garages, two of which form the site of this proposal. The driveway is accessed to the side of the original building at 20 Crediton Hill.

The site is located within a 12-minute walk of West Hampstead Rail, Overground and Tube Stations in a south-westerly direction. The site is well served by frequent bus services which can be accessed most locally on Dennington Park Road. Consequently, the site benefits from a public transport accessibility level (PTAL) of 5, adjacent to areas with the rating 6a, indicating excellent levels of public transport accessibility.

SITE DESCRIPTION

The building, which is the subject of this application, was owned by the occupants of a flat within the main block of 20 Crediton Hill and used as ancillary office space. The existing building was granted planning permission in 1985 (see history below).

A basement extension was subsequently granted planning permission in 2018 and more recently full planning permission was granted for the property to be used as a standalone residential dwelling.

The premises are not connected to the main building and are located approximately 10m away from the main building, with a communal garden and communal driveway in-between.

SITE DESIGNATIONS

The property is not statutorily listed site but it is located within the West End Green Conservation Area.

To the rear of the site is Hampstead and Cumberland sports pitches, which are designated as Local Plan Open Space. There is a significant drop in the land at the rear, with the pitches much lower than ground level at the entrance to the application building.

20 Crediton Hill was originally constructed as a large single-family dwelling at the front end of an unusually large site, which covers substantial grounds between Crediton Hill (the main street) to the West and a 10 acre cricket ground to the East.



Location of proposal

PLANNING HISTORY

In 1959 the owners of the main house at 20 Crediton Hill carried out major conversion works to the main building and substantial ground works to their large gardens.

The works involved the formation and construction of a shared drive along the side of the main building, the construction of 6 no. brick-built garages on their own separate plot and a separate large hard-paved forecourt to serve the rear end of the site with 4 no. garages.

Planning permission was subsequently granted in 1985 for the erection of a single-storey conservatory in the North-East corner of the site adjoining an existing garage block. The report for this application stated that “Whilst granting the extension would make it more possible for the building to become a separate planning unit and a separate dwelling, this would require further planning permission. Officers note that residential premises can become lawful if used for 4 years or more. Therefore, a condition is attached to ensure that the premises do not convert to a standalone dwelling without planning permission”.

In 2018 planning permission was granted for a new basement extension below the existing single-storey premises, minor amendments to elevations and the formation of a new landscaped patio garden. This consent was implemented, with planning conditions discharged in 2021.

More recently (in 2022) a full planning application was submitted to establish standalone residential status for the premises approved under the 2018 extant consent. This application was approved in April 2023.

The Officer’s Delegated Report for the 2023 approval states that (with reference to the 1985 consent and condition no.4) the aforementioned condition was attached to prohibit the use of the premises as a standalone residential property, not because this was considered unacceptable, but as this would require further assessment and would trigger section 106 clauses for affordable housing and car-free.

The use of the existing site for standalone residential use is now established as per the latest extant consent.

According to the Council’s online register, 20 Crediton Hill has the following planning history:

Reference	Description	Date	Decision
TP35804/14481	Erection of a range of six lock up garages at no. 20 Crediton Hill, Hampstead and the formation of a new means of access to the highway.	23.10.1961	Approved – Conditional
8501896	Erection of a single-storey conservatory in the North-East corner of the site adjoining an existing garage block as shown on drawings no. 3010/1 and 2.	18.12.1985	Approved
2007/2959/P	Retention of basement level accommodation beneath existing garage for ancillary storage.	03.09.2007	Approved
2018/1012/P	Provision of a new basement extension below existing single-storey premises, minor amendments to elevations and formation of new landscaped patio garden.	02.10.2018	Approved
2022/0743/P	Provision of a new basement extension below existing rear single-storey premises, minor amendments to rear ground floor, formation of new landscaped patio garden and use of the premises as a self-contained, stand-alone residential property.	12.04.2023	Approved

Planning History

PROPOSAL

Permission is sought for the addition of a basement level of accommodation below former garages 5 and 6 situated behind number 20 Crediton Hill.

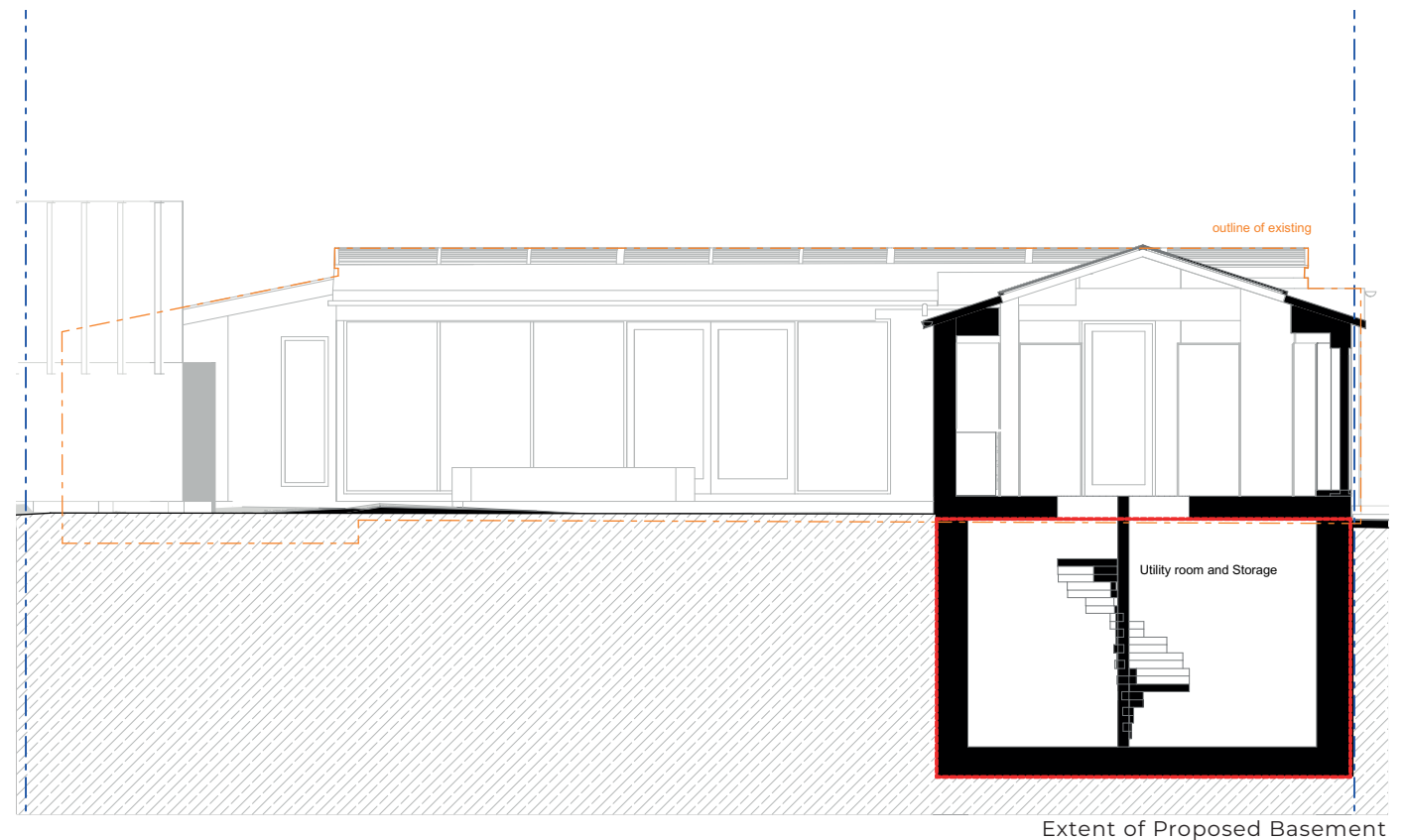
The proposed basement has a floor to ceiling height of approximately 3m and is accessed via a spiral staircase that lands within the existing ground floor.

The proposals would extend the premises below the existing floor area and there would therefore be no increase in bulk upwards or to the sides. There would therefore be little visual impact from the proposal. The development will also have no impact on the amenity of adjoining occupiers.

In 2018 planning permission was granted for a new basement extension below the existing single-storey premises, minor amendments to elevations and the formation of a new landscaped patio garden. This consent was implemented, with planning conditions discharged in 2021.

Planning permission was most recently granted for the site on 12th April 2023 for:

“Provision of a new basement extension below existing rear single-storey premises, minor amendments to rear ground floor, formation of new landscaped patio garden and use of the premises as a self-contained, stand-alone residential property.” This consent is extant and is therefore a significant material consideration.



BASEMENT CONSIDERATIONS

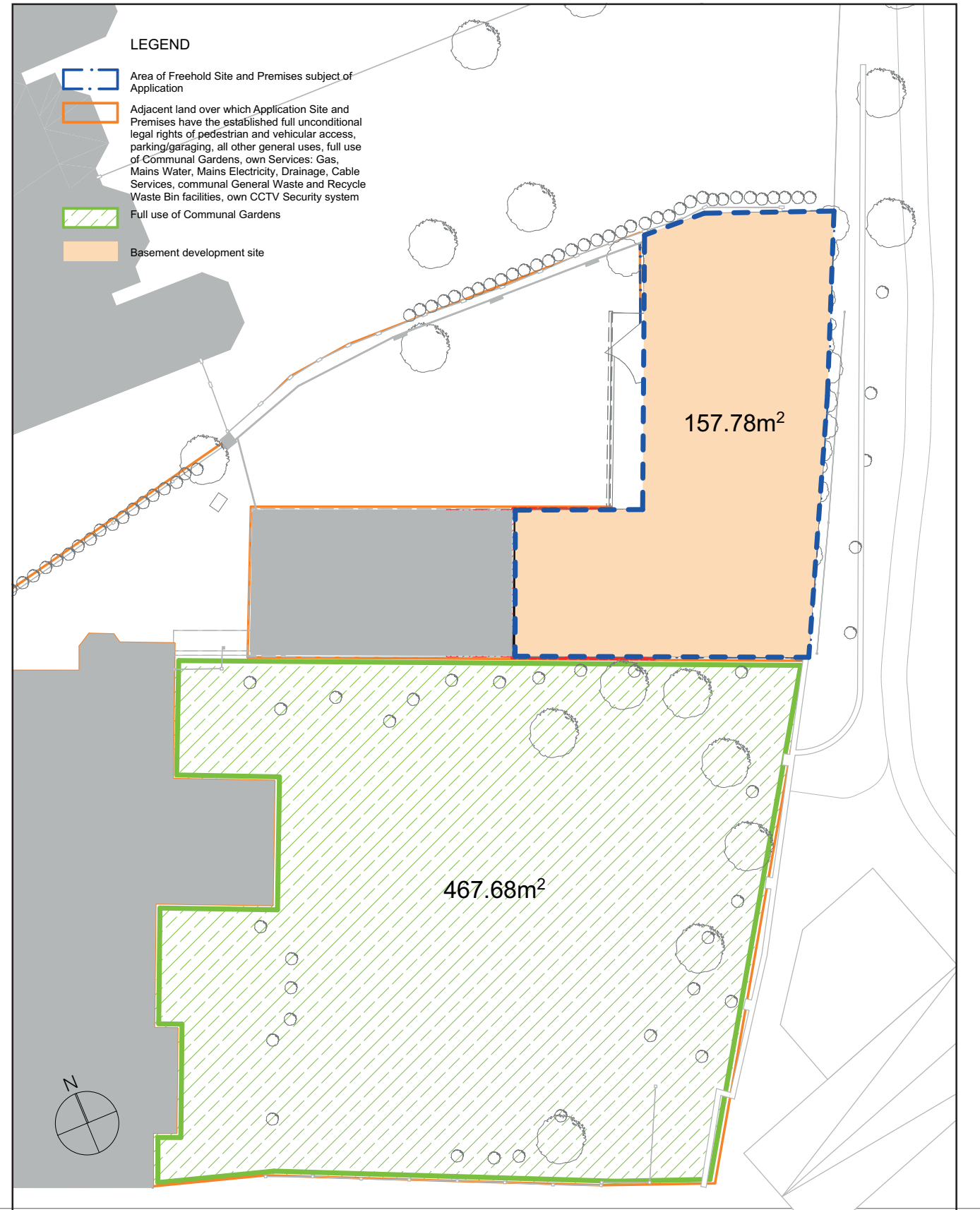
For the basement development there are certain considerations to be taken into account in Camden Council's Policy.

The following table is a checklist of the Council's points according to the Local Plan Policy A5.

The basement is set within the boundary of the site and follows its exact footprint.

The applicant has full access of the communal gardens (Refer to site plan). This is considered amenity and garden space for the property.

LOCAL PLAN POLICY A5 (BASEMENTS)	
f. not comprise of more than one storey.	✓
g. not be built under an existing basement;	✓
h. not exceed 50% of each garden within the property; be less than 1.5 times the footprint of the host building in area;	✓
j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;	✓
k. not extend into or underneath the garden further than 50% of the depth of the garden;	✓
l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and	N/A
m. avoid the loss of garden space or trees of townscape or amenity value.	✓



Marked up site plan

Impact of the Basement Development

With regards to the physical works required to create the new basement structure, the proposal must comply with the requirements set out by Camden Planning Guidance - Basements (CPG, January 2021) and the Local Plan 2017: Policy A5 Basements.

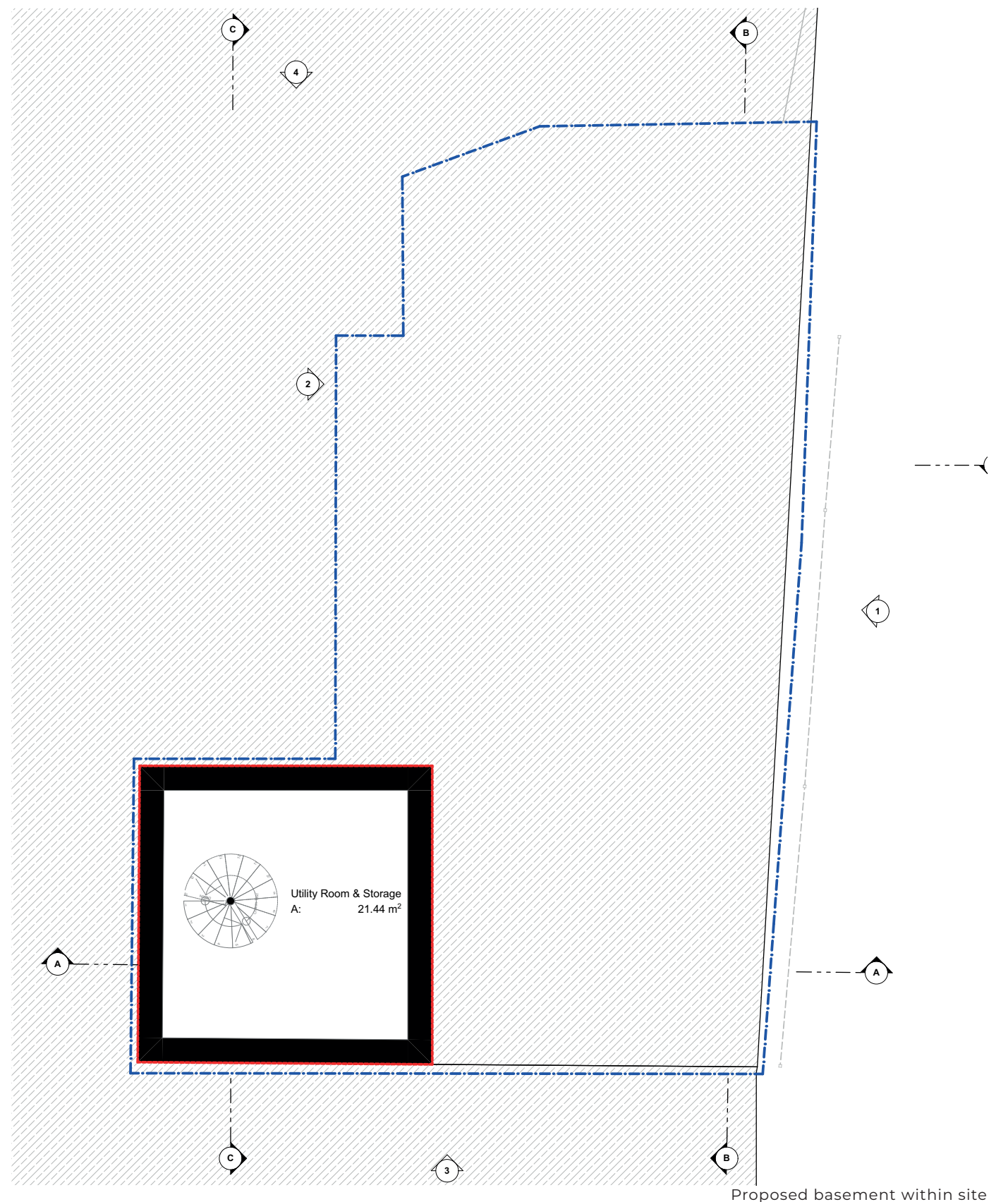
Planning permission has previously been granted for the creation of a basement to occupy the entirety of the footprint of the existing end building, and this has been implemented. The proposal for a basement in this scheme has it sitting beneath the footprint of former garges 5 and 6 but there is no extension of the basement area beyond the footprint of the building into either the communal garden area or the front forecourt area and so there is no loss of garden space or trees of townscape or amenity value.

The proposal will be single storey below ground only, not extend beyond the footprint of the host building nor have any impact on the character and amenity of the area or the architectural character of the proposed building or the significance of heritage assets. In considering the amount of basement development in the context of 20 Crediton Hill as a whole site, the criteria relating to basement extent in Policy A5 will be met.

This application is supported by a Basement Impact Assessment (BIA) (dated 2018), a Basement Impact Addendum to Revision 4 letter (dated 11th May 2023) and Ground Movement Analysis, which have been prepared by Milvum Engineering Services. These documents should be referred to alongside this DAS and the wider application submission drawings in the assessment of the latest proposal.

As stated within the BIA Addendum Letter, planning permission was granted by the London Borough of Camden (LBC) on the 2nd of October 2018 for a basement at the site (Planning Reference 2018/1012/P).

A BIA was submitted (Ref MES/1611/PMA002, Rev 04, February 2018) and accepted as compliant with the relevant policies (CPG Basements; Local Plan Policy A5) by LBC's BIA Auditor, Campbell Reith (Ref 12727-81, Rev F1, August 2018). The referenced BIA, Audit Report and Planning Decision Notice are provided in Appendix A of the BIA submission report. These should be read in conjunction with this Addendum.



As noted within the Officer's Report on the latest extant consent (2023 approval), the basement works approved under the previous application are largely completed.

The proposal is for a single storey basement. Previously, an underpinned construction methodology was to be adopted. Currently, underpinning and piled basement retaining wall options are being considered.

The main building (20 Crediton Hill) and the nearest neighbouring building (22 Crediton Hill) are >13m laterally from the proposed development works. The cricket club pavilion to the south is founded at or below proposed basement formation level.

Groundwater Flow, Surface Water Flow and Flooding

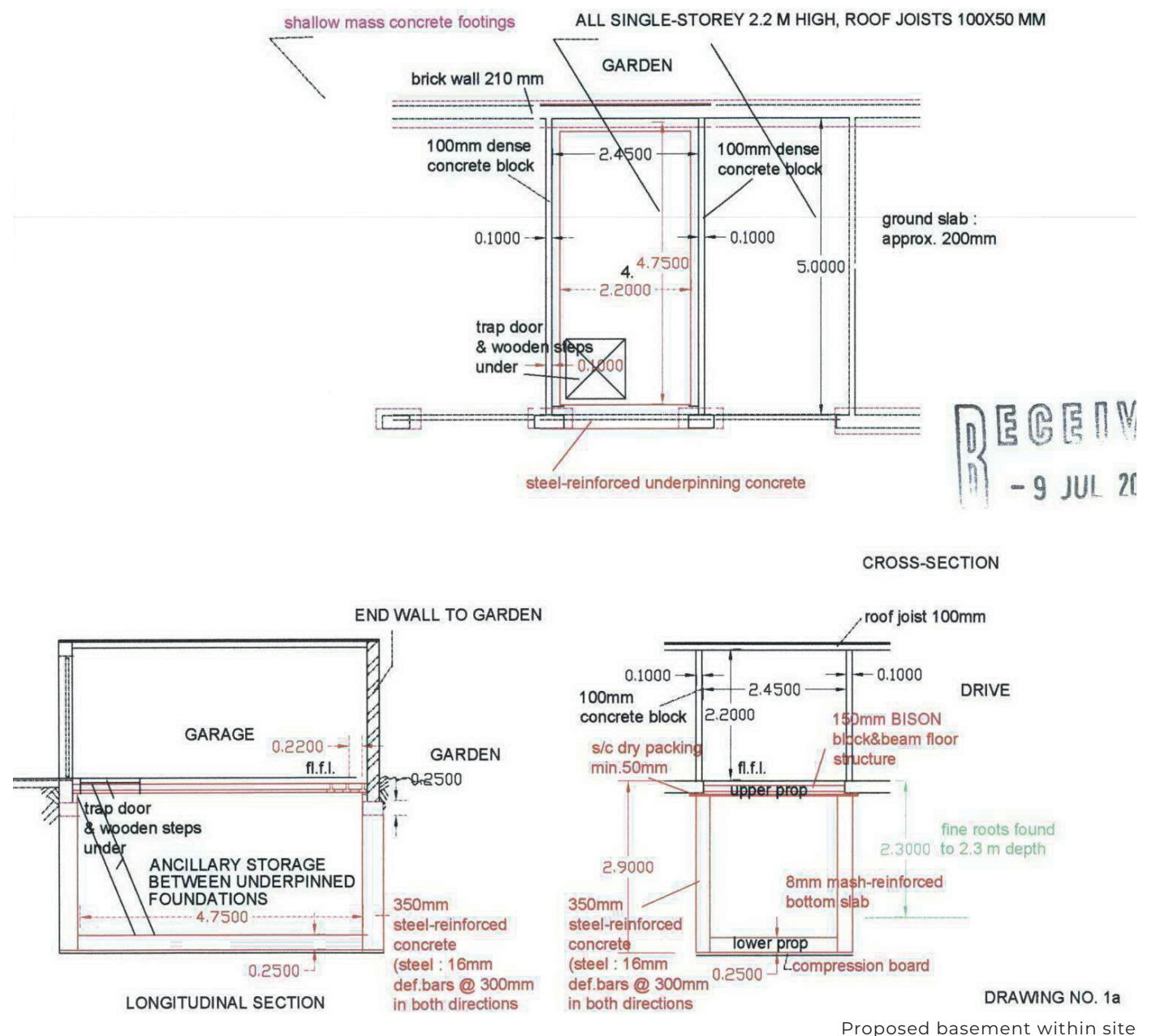
The BIA Addendum states that there will be no adverse impacts to groundwater or surface water flows, and the proposed development does not increase the risk of flooding. The conclusions of the BIA therefore remain valid. Land Stability

The BIA Screening and Scoping for stability previously answered 'No' to all questions with the exception of: • Q5 – the London Clay is the shallowest natural soil at the site. • Q6 – there will be removal of a low-quality pear tree

The BIA Addendum states that Sections of the BIA remain relevant and the conclusions unchanged; no significant impacts will result.

The BIA Addendum states that there is considered to be minimal ground movement influencing the garages, whilst the pavilion to the cricket club is founded at least 3.00m below the site level i.e. at or below proposed basement formation level. Therefore, whilst laterally within 10m of the proposed basement works, it is not considered to be impacted by any movements generated. Damage to the garages and pavilion structures can conservatively be estimated as falling within Category 0 (Negligible) in accordance with the Burland Scale.

There is a basement level partially underlying the main house at 20 Crediton Hill with shallow foundations beneath the rest of the structure. There is no basement at 22 Crediton Hill and all foundations are considered to be shallow. These properties are >13m away from the proposed works. Considering a conservative assessment of potential ground movements, the zone of influence from the works may extend up to 4 x the proposed excavation depth, broadly as described in CIRIA C760.

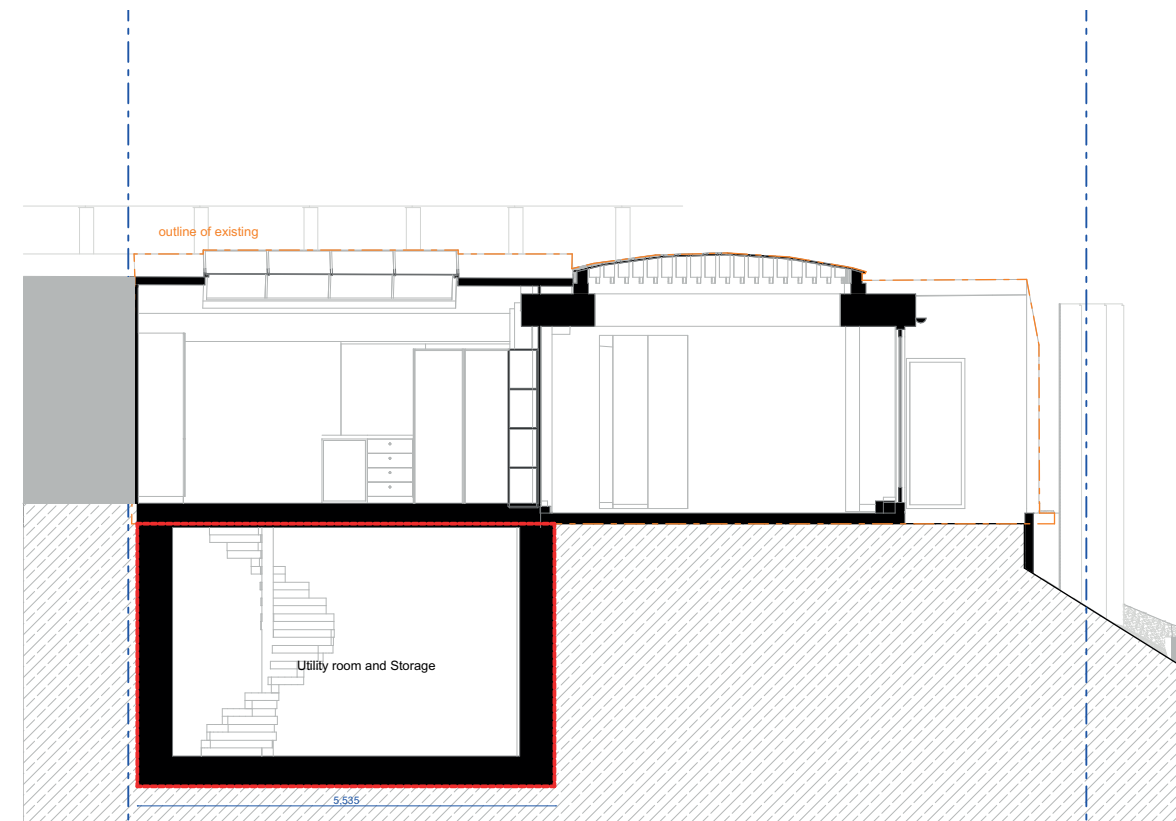


It is therefore considered that these properties are on the periphery of the zone of influence and could be potentially impacted by the works. A ground movement assessment (GMA) is therefore required and presented in the BIA Addendum section, including a check on the movements generated by the alternative construction methodologies currently being considered by the Structural Engineer.

Land Stability – Ground Movement Assessment

The ground movement assessment concludes that Burland Category 0 to 1 damage (Negligible to Very Slight) is predicted for the immediately neighbouring buildings. This is classified as hairline cracks of <0.1mm to fine cracks of <1mm, which should not require repair or can easily be re-decorated if discernible. This category of damage does not constitute structural damage. With the works being undertaken in a controlled sequence by an experienced Contractor and supervised by the Engineer, Category 0 to 1 damage to neighbouring structures is considered feasible.

The assessments undertaken indicate that the conclusions of BIA Rev04 remain valid and that there will be no adverse impacts to groundwater or surface water flow, no increase in flood risk, and no significant impacts to neighbouring structures as a result of the proposed works. Therefore, the works are considered to be compliant with LBC's policies and guidance.



PROPOSED LAYOUT

The proposal entails the below ground extension of the existing building with a new basement level to provide additional ancillary space for use as a utility room.

Existing floorspace 105m²
Proposed floorspace 127m²
Additional floorspace 22m²

SCALE AND MASSING

The basement level accommodation is wholly contained within the footprint of the existing garage and measures approximately 33m² in area. No part of the development is visible from outside the garage structure and consequently has no impact on the appearance of the garage or the character or appearance of the area.

ACCESS

In terms of Access matters, the existing drive and forecourt serve the existing building and adjacent garages, all located behind private Gates, remain in unchanged formal private use.

Therefore, there is no change to pedestrian or vehicular access to the existing and the modified accommodation to existing premises.

Access to Lower Ground Floor Extension is provided by the internal Staircase linking the two.



Existing forecourt with garages to the right