346_PS_240402

Planning Statement

2 April 2024

The proposed alterations to Penthouse 1 represent a discrete, sympathetic, improvement to the upper part of the building. They are carefully considered to provide additional accommodation in a way that has little visual impact on the surroundings whilst improving the roof-scape of Mount Tyndal. The tables below set how we believe that our proposals meet the requirements of the relevant planning policies.

Local Plan	
A1 Amenity	The proposals protect the amenity of other building occupants and neighbours; we have consulted with the other building occupants as part of the design development process. The proposals do not affect their privacy, outlook or lighting levels The proposals locate the gym so as to avoid creating vibration nuisance Mechanical plant is located away from neighbouring windows/ receptors
D1 Design	The design and massing of the roof extension and pergolas respects and enhances the host building. The proposals improve the thermal performance, and water management of the penthouse flat and introduce energy saving and generating measures. The detail design of the roof extension and pergola structures is sensitive to its context and works with a palette of high quality materials that complement the original building whilst remaining legible as a subsidiary addition. The proposals carefully integrate mechanical services and equipment.
D2 Heritage	The proposals declutter the roof line to ensure that the building makes a positive contribution to the conservation area by reducing its impact on local views Our visual impact studies illustrate how the proposals respect their unique setting in woodland near the northern ridge of Hampstead Heath, conserving the character of the conservation area and enhancing views from near the listed buildings and structures to the north of the site.

DESIGN Camden Planning Guidance, January 2021	
Context and character	The proposed design responds positively to the existing context and integrates well with the host building.
Accessible	These proposals improve the overall accessibility of the apartment by creating an internal bridge link across the sunken living room area in the southern wing of the apartment. The sizing and arrangement of rooms and of bathrooms in the proposals takes account of wheelchair and ambient disabled accessibility; the location of electrical sockets and switching will take account of accessibility. Whilst it is not practicable to provide lift access to the new roof extension, the proposals do seek, generally to increase accessibility.
Legible	*Issues of wayfinding and connectivity are not applicable to these proposals*
Adaptable	The proposed extension is designed to be appropriate to its intended use as a gym but also adaptable for use as a home office space separate from the main body of the apartment.
Liveable	*This is not a public facing proposal.*
Sustainable	The proposals make effective use of the site and will be implemented with high quality, durable materials.
Safe and secure	*The proposals have no impact on safety/security matters.* We will be providing additional water storage for rain water to reduce run-off and for use as part of the irrigation system.
Neighbours	The extension design has been considered to ensure that it does not reduce neighbours' access to daylight, sunlight or views. The proposal has been located to avoid overlooking into neighbouring properties and maintain neighbours' privacy Mechanical plant, including the air source heat pump condenser unit, has been located as far as possible from neighbouring properties/receptors. Low noise output equipment is being specified and it will be located in an acoustic enclosure integrated into the roof extension design.
Community	The size, form and location of the proposed extension are appropriate to the host building. The proposed modifications at roof level improve the relationship of the building to its context, both from the public realm and in the broader context of its site to the north of Hampstead Heath.

HOME IMPROVEMENTS Camden Planning Guidance, January 2021	
	In developing design proposals, we have researched applicable policy, the development and planning history of the building and site, and thoroughly investigated its context. We submitted a request for pre-application advice and have developed our designs on the basis of the advice received. We have engaged with the neighbouring owners.
Home	During the design development, we have worked with our clients to best understand their long-term requirements and to provide an extension that is both appropriate for their current needs and that will be adaptable for other potential uses. Our proposals will provide a high quality internal environment with adequate storage space and an appropriate ratio of window to wall space. The proposed extension and pergola structures are clearly subordinate to the main building.
Sustainability	The proposed extension will be airtight and insulated to a high standard. It is designed with shading to south facing glazing and the arrangement of windows is considered to allow natural lighting and ventilation. We are proposing the installation of a biodiverse roof with an appropriate specification of planting for its location and proposed usage. We will be providing additional water storage for rain water to reduce run-off and for use as part of the irrigation system.
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HOME IMPROVEMENTS Camden Planning Guidance, January 2021	
1. Materials	The proposed extension is faced with horizontal slats in bronze finished aluminium to match the material of the existing and proposed window frames.
2.2 Roof Extensions	The form and location of the proposed roof extension at the rear of the existing lift motor room is appropriate to the 1970s host building and has no negative impact on the conservation area.
3 External Alterations	
3.1 Windows and Doors	The proposed replacement windows, doors and rooflights significantly improve thermal performance and are in keeping with the original features and with similar replacements elsewhere in the building.
3.3 External pipework	The existing building accommodates all drainage pipework internally. The proposed alterations will maintain this arrangement.
3.4 Roof	The proposed alterations to the roof coverings will make a significant improvement in its impact on the local environment.
3.5 Rooflights	Alterations are proposed to the arrangement of rooflights over the apartment to maintain good levels of natural light within the property; none of the existing or proposed rooflights are visible from the public realm.
5.1 Landscaping	Whilst the soft landscaping/planting proposals for the terraces are outside of the scope of this application and whilst proposed planters are not built-in, the provision of planting to the external terraces remains an ambition, both to provide some privacy and to contribute to the local green infrastructure and biodiversity.
5.4 Garden storage	Water storage butts have been designed-in to the scheme.

HOME IMPROVEMENTS Camden Planning Guidance, January 2021

Home Energy Efficiency Checklist

Measure	Considered	Included	Specification
Roof Insulation	Y	Y	Warm roof insulation to be installed as part of re-roofing works to achieve U-value of 0.15 W/m²K
Pipes/boiler tank insulation	Y	Y	Proposed works involve the complete reinstatement of all building services including hot water pipework and hot water storage all of which will be insulated to reduce heat loss.
Draught proofing	Y	Y	Internal refurbishment, window replacement and re-roofing will be carried out to meet requirements of Part L of the Building Regulations
LED lighting	Y	Y	All new lighting will be LED based and will be located to minimise light spillage/pollution.
Cavity wall insulation	Y	N	*See external wall insulation*
Room in roof insulation	N	N	*Not appropriate to location of the works*
Floor insulation	Y	Y	Although there is limited scope for thermal floor insulation; a combined acoustic insulation/ underfloor heating support substrate will be installed that includes an insulating layer.
Solar PV (electric)	Y	Y	Roof mounted PV panels to provide 8.5MW
Upgrading windows/ new windows single to double glazing	Y	Y	All existing windows and rooflights are to be upgraded to achieve minimum Uw value of 1.0 W/ m²K
Ground source heat pump	N	N	*Not appropriate to location of the works*
Air source heat pump	Y	Y	A 12 kW air source heat pump will be installed to provide hot water and to serve underfloor heating.
External wall insulation	Y	Y	Insulation to be provided to the inside of the external walls to achieve U-value of 0.18 W/m²K

AMENITY Camden Planning Guidance, January 2021

Overlooking, privacy and outlook	The proposed roof extension is located so as to maintain the privacy and outlook of the neighbouring apartments. The only apartment that can see the proposed extension is Flat D on the 1st floor which has limited visibility from the west facing windows of the circular bay to the living room. The arrangement of glazing and external shading to the gym prevents overlooking back into Flat D.
Daylight and sunlight	Daylight and sunlight design development studies were carried out on the proposals; these show negligible impact on any of the neighbouring apartments. There is no impact on any neighbouring properties.
Artificial light	Articificial lighting to Penthouse 1 will be entirely LED based using warm-dimmable and predominantly ≤2700K fittings. Lighting will be positioned to minimise spillage and/or light pollution.
Construction Management Plans	We do not believe that the proposed works are likely to require the preparation of a Construction Management Plan The site for the proposed works is located in a private development with its own off-street parking. Our clients will be entering into a license to alter with the freeholding entity which will dictate the location, within the Mount Tyndal estate, of a compound for the management and storage of deliveries and waste.
Noise and Vibration	The proposed location of condenser unit for the air source heat pump is to the east side of the new roof extension and integrated into the extension itself. It is on the opposite face of the extension to the nearest receptors (the windows and rooflights of Penthouse 1) which are at a distance of more than 8m away in plan.
Wind and micro-climate	These proposals are unlikely to have any impact on the local wind environment. The proposed alterations to the roof coverings are intended to reduced the building's impact on the local heat environment, and consequently mitigate contribution to the urban heat island effect.
Contaminated land	The site is already developed and no works are proposed to contaminated land. The penthouse was stripped out by the previous owners and there is no asbestos present on site.

Hampstead Conservation Area Statement (2001)

The conservation area statement describes Mount Tyndal as a building which detracts from the character of the area and would benefit from enhancement. These proposals, in a modest way, improve the views southwards from Spaniards Road.

HAMPSTEAD NEIGHBOURHOOD PLAN 2018-2033	
Character Area	The site is located in Character Area D: The Outlying Areas.
DH1 Design	These proposals are sympathetic local surroundings of the site and are proportionate to the massing of the existing development. They have been considered to protect the amenity of the adjacent properties and will make a modest improvement to the character of the area.
DH2 Conservation Areas and Listed Buildings	Whilst Mount Tyndal is presented as a negative contributor to the character area, it is not without merit. The proposed modifications at roof level mitigate the existing clutter and are will improve the building's impact on its local environment.