

DESIGN & ACCESS STATEMENT



**3 WINDMILL HILL
LONDON NW3 6RU**

**TO ACCOMPANY A PLANNING APPLICATION FOR MINOR
ITEMS FOLLOWING CONSENT UNDER Ref. 2024/0903/P**

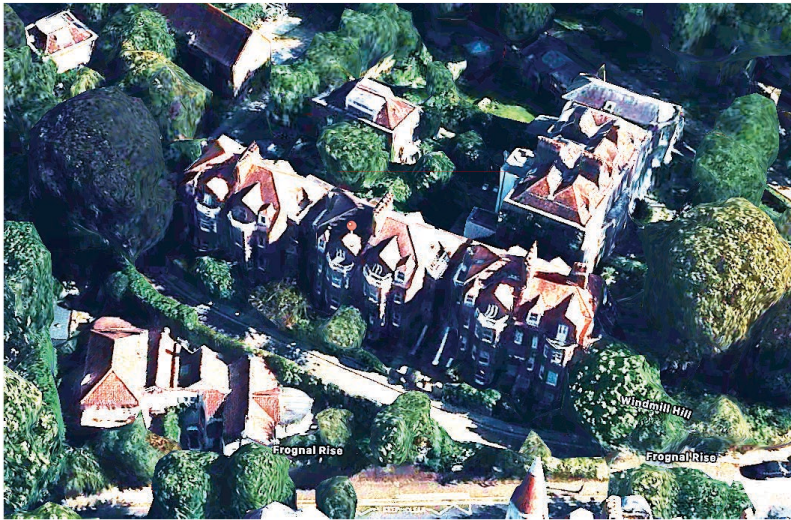
September 2024
Jonathan Freegard

Design and Access Statement for Heat-Pump

Location and Description

The application site, 3 Windmill Hill, is a late 19th Century semi-detached house with accommodation arranged over the lower ground, ground, first and second floor levels.

The property is situated within a row of 6 dwellings (numbered 1 to 6) dating from 1895. The fronts of the properties are of red stock bricks with plain red clay tile pitched roofs. The rear and side walls have harder, plainer bricks of a similar colour.



Aerial view from west (front) [from Google maps]



Aerial view from east (rear) [from Google maps]

The Hampstead Conservation Area

The property is within The Hampstead Conservation Area in the London Borough of Camden, designated on 29th January 1968.

The Hampstead Conservation Area has been subdivided into eight sub-areas according to character. Windmill Hill is within Sub Area Four – Church Row/Hampstead Grove. This area is north-east of Heath Street; and is characterised by a mix of early Georgian houses and Victorian tenements and villas. Principal materials in the Church Row/Hampstead Grove area are red brick, plain red clay tiles, timber and cast iron.

The dwelling is not statutorily listed but is situated within the Fenton House Character Zone of SUB AREA FOUR: Church Row/Hampstead Grove of the Hampstead Conservation Area. A brief description of the dwelling as part of a group is included under Windmill Hill as follows: -

Windmill Hill

*The road winds from Holly Hill to Upper Terrace. At the southern end is the Holly Bush Hill triangular green. On its north side is a row of three fine 1730s houses (Volta House, Bolton House and Windmill Hill House, listed) set back from the road with mature trees in the front gardens behind brick walls with railings. Next to them is the very fine entrance to Fenton House. To the west are the wild roofs of Mount Vernon, located at the apex of Froggnal and Froggnal Rise and described more fully under Froggnal (p.40). The road separates from Froggnal Rise into a narrow road [still Windmill Hill] which twists around **Nos.1-6, a group of six semi-detached red brick 1880s houses with a recessed entrance and wooden balustrades above the bay windows.***

Originally designated a Conservation Area in January 1968 this sub-area was added on 1st April 1978. The current Conservation Area Appraisal was published in October 2002.

Nos. 1-6 Windmill Hill are noted in the Conservation Area Audit (p.56) as contributing positively to the character of the conservation area. These houses are excluded from the Article 4 Direction dated 19.10.76 but are covered by the following restrictions: -

Estate Agent's Boards A direction under Regulation 7 of the Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended) is in force in the Conservation Area. The direction means that consent for estate agent's boards does not apply.

Area of Special Character The Unitary Development Plan (UDP) has a section of particular relevance to the Conservation Area; Chapter 15, Special Policy Areas, The Hampstead and Highgate Ridge Area of Special Character. The policies are contained in Appendix 1 of the Conservation Area Appraisal.

Archaeology The property is in an area identified by English Heritage Greater London Archaeological Advisory Service as an Archaeological Priority Area.

There are no trees protected by Tree Preservation Orders within the application site. The site is not within the Environment Agency's Flood Zones 2 or 3.

Use

Planning consent has been granted under Ref. 2024/0903/P for the property to return to a single dwellinghouse. This application covers minor additional items in connection with carrying out that consent.

Planning Development History

The planning history for the application site can be summarised as follows:

Planning Application – 2024/0903/P (16-03-2024)

Proposal: Amalgamation of basement flat with rest of property to form a single family dwellinghouse.

Decision: Granted 12-07-2024

Planning Application – TP 29153/NW (08-05-1959)

Proposal: Conversion of the basement at 3 Windmill Hill, Hampstead, into a self-contained flat.

Decision: Granted 01-06-1959

Planning Application – TP 29158 (16-03-1942)

Proposal: To convert 3 Windmill Hill, Hampstead, into two self-contained maisonettes.

Decision: Refused 10-04-1942

Reason: The proposed conversion is considered inappropriate and liable to affect adversely the amenities of properties in the vicinity which consist predominantly of single-family dwelling houses.

Pre-Application advice

Emails were exchanged with Miriam Baptist during the consultation period for application 2024/0903/P about the requirements for a heat pump. In her email of 20 June 2024 she advised: “You will need to remove the heat pump from the application and either put in a planning permission with a noise report separately or install a heat pump which strictly adheres to the PD right stipulations.”

This new application includes the attached acoustic report as carried out by Gillieron Scott Acoustic Design of 130 Brixton Hill | London SW2 1RS.

Relevant planning policies

National Planning Policy Framework (2012)

The London Plan (March 2021)

The London Plan Guidance: Housing Design Standards Plan (June 23)

Camden Local Plan (2021)

CC1- Climate change mitigation

CC2- Adapting to climate change

Appendix 3 - Noise Thresholds

Camden Planning Guidance Documents

Camden Local Development Framework Camden Core Strategy 2010 – 2025 (adopted version 2010)

CPG Energy efficiency and adaptation (Jan 2021)

Camden’s Local Area Requirements for Planning Applications (2020)

Section 4 Reports and Assessments: Acoustic report.

Proposal

The proposal is for: -

- 1) An air source heat pump contained within an acoustic attenuation box to be located in the SE corner of the rear garden. This has been chosen to meet LB Camden’s noise requirements, in this case, of 42.5 dB(A) sound pressure level at night as detailed in the attached acoustic report by Gillieron Scott Acoustic Design of 130 Brixton Hill | London SW2 1RS.

Note: It had originally been intended to provide an additional smaller heat-pump to provide both heating and cooling on the side-facing balcony at second floor level (as included in the report) but owing to the difficulty of achieving the required sound levels within the space available, this has been abandoned in favour of a single larger heat-pump in the rear garden.

- 2) A new recycling and bin store attached to the garden party wall just inside the front gate. Although of brick and blockwork it will be clad in vertical larch boards with matching doors to give it the low-key appearance of a garden structure such as a fence. The roof will be clad in a lead-coloured composite roofing material. As this is 1.25m tall to accommodate 2 x 240 litre wheelie bins (so above 1m height limit for permitted development at the front of a property) it requires planning consent despite being lower than the recently approved front piers and railings as well as the existing garden (party) wall.
- 3) A slightly enlarged rear window (numbered W.G9) at ground floor level which will now serve the back of the hallway and not a shower room, although this is assumed to be permitted development being at the rear of the property and not visible from any public vantage point.
- 4) New timber railings around the rear bay window roof to match the other bay window roofs at the front and the side roof terrace. This is to be accompanied by the lowering of the window sill and addition of a pair of casements, matching the existing window frame width, head height and glazing bars in order to provide maintenance access to the bay roof, the dormer roof and adjacent gutters. This would match the similar taller casements and railings on the rear bay window at No.2 Windmill Hill next door (see photo below). This maintenance access is particularly necessary as the external side-access to the rear garden is only 330mm wide against the neighbour's rear extension making it very difficult to bring in high-level access equipment such as a scaffold tower.



Rear bay railings at 2 Windmill Hill

The previous, recently approved application included the following alterations: -

- The replacement of windows throughout with like-for-like high-performance timber windows with double glazing and seals.
- Internal insulation to all external walls, ground floor and roof.
- Replacement timber railings on the front and side balconies.

Arrangement

The heat pump and minor alterations to the windows do not affect the previously approved use of the property as a single family dwellinghouse.

Landscaping

This application does not include any landscaping proposals.

Appearance, Character and materials

The heat pump will be encased in an acoustic attenuator box with louvres all powder-coated a dark green colour. It will be located in the SE corner of the rear garden where the existing extensions at Volta House and No.2 Windmill Hill will provide maximum shielding both visually and acoustically from both neighbours.



Example of heat-pump attenuator box.



Example of similar size of bin store to that proposed.

The new windows will match the existing ones in frame and glazing-bar widths and will be of white-painted timber.

The bin/recycling store will be clad in vertical larch boards that will weather to a mid-grey. The roof (lid) will be of a lead-grey composite (such as fibre-glass) roofing material.

Sustainability

The walls, roof and ground floor are already being upgraded with insulation along with new high-performance windows as approved under the recent planning consent. The heat-pump will reinforce the sustainability credentials of the proposal.

Access Statement

Pedestrian to the property will remain unchanged. There is no vehicular access. The proposals will not affect access to the property.

Summary

The proposed heat pump and other minor alterations will enhance the property without impacting the neighbours. These alterations allow the upgrading of the house to meet current environmental performance, amenity and space standards for a family dwelling whilst maintaining or enhancing its appearance within the Conservation Area.