

**THE WATER HOUSE,
LONDON, N6**

PLANNING STATEMENT

**PREPARED ON BEHALF OF
Mr MUNFORD**

AUGUST 2011

Urban Design

- 6.6 PPS1 (2005) outlines the Government's approach to Delivering Sustainable Development through planning. It states that good design is inseparable from good planning and is a key element in achieving sustainable development.
- 6.7 PPS1 requires that planning should facilitate and promote sustainable and inclusive patterns of development through a number of measures. These include the promotion of high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, "*...not just for the short-term but over the lifetime of the development.*" It explains that design which fails to take the opportunities available for improving character and quality of an area should not be accepted.
- 6.8 At a regional level, good design is a central objective to the London Plan. Policy 3.5 sets out the principles of quality and design of housing developments. This policy seeks to enhance the quality of local places, taking in to account the physical context, local character, and relationships with open spaces. In addition to this, the policy emphasises the importance of the sustainability, durability and adaptability of developments.
- 6.9 Policy CS14 (Core Strategy) states that the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by requiring development of the highest standard of design that respects local context and character.
- 6.10 Policy DP22 and DP24 (DPD) emphasize that design should be of a high standard, should respect its setting, improve spaces between buildings and public areas, have easily adaptable floorspace to changing economic and social requirements, be sustainable, provide high quality landscaping and seek to improve the attractiveness of the area. Design should respect existing building lines and plot sizes, existing natural features, quality of materials, make provision for visually interesting frontages at street level and have consideration of the impact on views and skylines.

- 6.11 DP6 of the DPD also requires that all new homes be designed to lifetime homes standards.

Scale and Massing

- 6.12 The context of the wider area is one of individual houses of a variety of architectural styles and scales set within their own grounds. The area is well vegetated, secluded and rural in feel. The unique character of the area stems from the variety of architecture present, which has built up over the years.
- 6.13 The existing building has limited impact on the wider public realm as it is relatively well screened behind the boundary wall. The roof can be seen from limited positions along Millfield Lane, but not from further away. The proposed new building will be positioned in broadly the same place within the plot but orientated eastward and with the footprint enlarged. There will be a reduction in the maximum height of the dwelling.
- 6.14 Policy CS15 requires development in private open spaces to be limited in size and ancillary to the use of the land. Furthermore, developments adjacent to open space, such as Hampstead Heath, should not cause harm to the wholeness, appearance or setting of that space. The proposed footprint of the building, though larger than existing, retains a significant amount of unbuilt open space. Furthermore, extensive use of green roofs and semi-basements areas under landscaped mounds maintains the feeling of openness. As such, the development is not considered to harm the quality or openness of the private open space.
- 6.15 It is considered that the developments increase in size can be accommodated within the plot and, moreover, the additional accommodation is located in such a way as to result in no undue increase in overall scale in accordance with policy CS15.

Form of Development

- 6.16 The proposed development is modern in design and is both simple and rational. Rather than introducing grand statements, the development makes use of high quality naturally occurring materials to ensure the building fits comfortably within the surroundings. This is particularly important bearing in mind the verdant and sensitive nature of the surroundings.
- 6.17 Furthermore, the building is shielded from the surrounding area by the dense tree cover on the boundary of the property and on the edge of the heath. As such the impact on the wider area will be negligible.
- 6.18 The building has also been designed to lifetime home standards. Further detail of this is provided in the Lifetime Homes Assessment prepared by SHH.
- 6.19 It is considered that the detailed design of the building accords with policy CS14, DP6, DP22 and DP24.

Conservation and Built Heritage

- 6.20 At a national level PPS5 provides guidance on Planning and the Historic Environment (2010), and emphasises the positive role which heritage can play in relation to regeneration. The overarching aim of the Government within this document is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.
- 6.21 The London Plan states that development affecting heritage assets should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.
- 6.22 The Core Strategy seeks to ensure that development is of the highest standard of design and respects local context and character. Policy CS14 seeks to preserve Camden's heritage assets and their settings, including conservation areas and listed buildings.

6.23 Policy DP24 (DPD) states that the Council will require all developments to be of the highest standard of design and will expect developments to consider (inter alia):

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;

6.24 The proposed development has been sensitively designed, replacing the existing building with a sympathetic scheme. The increase in scale and mass has been achieved in such a way as to avoid any harm to the conservation area.

6.25 The proposed scheme represents an improvement to the existing building and represents a minor positive enhancement to the Highgate Conservation Area. As such, the development conforms with policy DP24.

6.26 Further details of the existing property and its relative contribution to the conservation area have been examined as part of the PPS5 assessment appended to this report.

Amenity

6.27 Development Policy DP26 states that the Council will '*protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.*' The factors they will consider include:

- a) visual privacy and overlooking;
- b) overshadowing and outlook;
- c) sunlight, daylight and artificial light levels;
- d) noise and vibration levels;
- e) odour, fumes and dust;
- f) microclimate; and

g) the inclusion of appropriate attenuation measures.

Noise

- 6.28 In terms of Planning Policy Guidance 24 (PPG 24) (September 1994) the site is currently occupied by a residential dwelling, is located within a residential area and it is therefore considered that a residential dwelling is acceptable in this location.
- 6.29 The London Plan Policy 7.15 aims to reduce noise from new development by utilizing distance, screening and layouts and also through the introduction of new technologies to reduce noise at source.
- 6.30 The proposed development comprises the replacement of the existing residential dwelling. An Acoustic Report has been submitted with this application in relation to the proposed plant equipment. It concludes that noise conditions at the site will be no worse and will remain within local authority defined tolerances and are thus in accordance with policy.

Sunlight and Daylight

- 6.31 In terms of the impact of the development on daylight and sunlight, a letter from GIA is appended to this report (Appendix C). This letter details the desk based assessment the scheme has been the subject of. The letter concludes that it would not appear that the development would have a material affect upon the daylight to any of the surrounding residential properties in accordance with Policy DP26.

Transport

- 6.32 The double garage and large driveway is capable of accommodating more than 1 car space in excess of parking standards. This is considered acceptable given the existing parking arrangements, site location and low level of public transport accessibility.
- 6.33 The pedestrian access to Fitzroy Park will remain.

Sustainability and Renewable Energy

- 6.34 PPS22 'Renewable Energy' (2005) sets out the Government's commitments on climate change and sustainable development. It confirms that the wider environmental and economic benefits of all proposals or renewable energy projects are material considerations, whatever their scale, and should be given significant weight when determining planning applications.
- 6.35 The London Plan Policy 5.2 requires residential development to improve on 2010 building regulations by 25% (Code for Sustainable Homes level 4).
- 6.36 Policy CS13 of the Core Strategy and Policy DP22 of the DPD encourages developments which conserve energy and resources through energy efficient designs; renewable energy use; the optimisation of their energy supply; and the use of recycled and renewable building materials.
- 6.37 Furthermore, the Council will require development to be resilient to climate change by ensuring schemes include appropriate climate change adaptation measures, such as summer shading and planting; limiting run-off; reducing water consumption; reducing air pollution; and not locating vulnerable uses in basements in flood-prone areas.
- 6.38 An Energy Statement is submitted with this application and outlines the energy and sustainability measures incorporated within the design to ensure the formulation of an energy efficient development of a high sustainable standard. As detailed in this report the development will achieve Code for Sustainable Homes Level 4 rating.
- 6.39 Furthermore, should all the proposed renewable energy technologies be incorporated in to the scheme, it can be expected that the renewable energy on site saving will be in the order of 24% against the base buildings energy target.
- 6.40 An element of flexibility will be required in relation to the energy inclusions for the scheme due to the ever improving energy technologies. Flexibility is therefore necessary to ensure that the technologies included within the scheme are the most suitable and viable at the time of detailed design.

- 6.41 These measures proposed are considered to accord with policy at the national, regional and local level.

Hydrology

- 6.41 Policy DP27 (DPD) provides guidance on determining proposals for basements and lightwells. The policy states that the Council will only grant planning permission for basement and other underground development that inter alia; does not harm the amenity of neighbours; ensures the structural stability of neighbouring properties; and does not include habitable rooms and other sensitive uses in areas prone to flooding.
- 6.42 Three separate, single storey basements are proposed. A Basement Impact Plan has been prepared by SWP, which accompanies the application and provide further information in this regard.
- 6.43 The Basement Impact Assessment states that the proposals will not affect the local hydrogeology, as the new basements are in three discrete locations and at varying depths, some of which are only semi-basement. As such the effects on water flows and potential flood risk are ameliorated. Furthermore, the basements do not extend beyond one storey or the footprint of the proposed dwelling and have a negligible impact on trees and the landscape.
- 6.44 In addition, a Surface Water Drainage Strategy has also been prepared and submitted with this application. The document states that additional surface water retention measures will include soakaways and/or underground storage vessels. Further underground storage will be provided by way of the Fin Drain system included to convey the flow of ground water around the basement structure. The design of the Green Roof areas will also introduce surface water retention. These measures will reduce the propensity of Millfield Lane to flood.
- 6.45 In light of the above, it is considered that the development accords with policy DP27.

Arboriculture

- 6.46 A full Arboricultural Impact Assessment has been prepared by Landmark Trees after site visits and communication with the LB Camden's Tree Officer and is included with this submission. This report has been used to provide guidance to the architects on the constraints that the trees may have on the use of the site.
- 6.47 It is concluded that the potential impacts of development are all relatively low in terms of both tree removals and Root Protection Area (RPA) encroachments. The full potential of the impacts can be largely mitigated through design and precautionary measures.
- 6.48 The trees recommended for felling are of little individual significance, such that their loss will not affect the visual character of the area. The development thus accords with Policy CS15 of the Core Strategy and Policy DP24 of the DPD.

Construction Management

- 6.49 A Construction Management Plan (CMP) prepared by CPA and MOTION has been submitted with this application. This document provides detailed information on methods of demolition/construction, details of access arrangements and mitigation measures to protect the amenity of local residents throughout the demolition and construction process. The CMP has been prepared after considerable consultation with local interest groups and presents a reasoned approach taking in to account these views.
- 6.50 As mentioned in paragraph 2.5, vehicular access to the site is solely via Millfield Lane. This Lane is rural in nature and has several narrow pinch points. Furthermore, the Lane is regularly used by visitors to the ladies bathing pond and general recreational use associated with Hampstead Heath.
- 6.51 Due to the constrained and rural nature of the Lane it has been necessary to carefully plan the construction vehicle types and movements in order to ensure

a minimal impact on the road surface itself, pedestrian safety, local amenity, air quality and hydrology. Details of how this will be undertaken are presented in the CMP.

7.0 CONCLUSION

- 7.1 In conclusion residential uses are acceptable in this location. The design in terms of scale, mass and form are sympathetic to the local context of the area and its position within the Highgate Conservation Area.
- 7.2 The replacement building will have no worse impact on the amenity of neighbours than the existing property while the proposed transport arrangements for the house remain as existing.
- 7.3 Sustainability and renewable energy solutions have been considered at length for the scheme. The resulting strategy will see an improvement over the minimum standards. In terms of water resources, the building is designed in such away as to improve the local hydrological conditions by better managing drainage both through and over land.
- 7.4 The development will aim to protect the majority of trees on site with only a small number of those of little value to be removed. New trees will be planted to offset this loss.
- 7.5 Lastly, the development has been conceived in such a way as to protect the amenity of local interest groups and neighbours during the demolition and construction process.
- 7.6 In summary it is considered that this application accords with the adopted planning policies at the national, regional and local level and it would be appropriate to grant planning permission and conservation area consent.

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APPENDICES

APPENDIX A: FORMAL PRE-APPLICATION RESPONSE FROM LB Camden

Pre-application meeting report



Applicant name and address:	Site address:
DP9 100 Pall Mall London SW1Y 5NQ	The Water House Millfield Lane London N6 6HQ
Meeting date:	Case Ref:
17.5.11	CA/2011/ENQ/01665
Proposal(s)	
Demolition of existing house and erection of a replacement house	
Lead officer for Camden:	
Charles Thuaire	
Other Camden officers attending:	

Charlie Rose (design)
Applicant(s)/Agents(s) attending:
David Graham, Tom Horne (DP9), Peter Sturgeon (transport), Graham Harris, Stuart McLaughlan (SHH architects), Simon Robinson (engineer),

1.0 INTRODUCTION

1.1 This planning statement has been prepared in support of an application for full planning permission and conservation area consent on behalf of Mr Munford for the Water House, London, N6.

1.2 The full planning application proposes the following:

“Demolition of the existing dwelling and replacement with a single family dwelling.”

1.3 The planning application comprises the following material, which should be read in conjunction with this Planning Statement:

- Cover letter prepared by DP9;
- Forms and certificates prepared by DP9;
- Planning Application Drawings prepared by SHH Architects;
- Design and Access Statement prepared by SHH Architects;
- Lifetime Homes Assessment prepared by SHH Architects;
- Statement of Community Involvement prepared by DP9;
- Engineers Report containing the Energy Strategy, Drainage Survey, Acoustic Report and Sewer CCTV Survey prepared by SWP;
- Basement Impact Report prepared by SWP;
- Hydrology Report prepared by HRM;
- Construction Management Plan prepared by CPA and MOTION; and
- Arboricultural Report prepared by Landmark Trees.

2.0 SITE AND SURROUNDING AREA

- 2.1 The Water House is situated to the north of Millfield Lane in the London Borough of Camden (LB Camden). The existing dwelling was originally built in the 1950s, but was remodeled by the architect Richard Paxton. It is a two-storey house, with gables and a shallow pitched roof and large areas of glazing at ground floor level. The landscaped grounds include a pond and there is a separate studio building on the site. The site has a slight gradient from north east to south west.
- 2.2 The building itself is not listed but sits within the Highgate Conservation Area. There are a number of listed buildings in the local area but none in the immediate vicinity of The Water House.
- 2.3 The site is bounded by The Wallace House to the north west, Dormers to the north, 51 Fitzroy Park to the north east and 53 Fitzroy Park to the east. To the south east is the pond associated with 55 Fitzroy Park and to the south, south west and west lies Millfield Lane. Beyond Millfield Lane opposite the Water House is situated the Hampstead Heath Ladies Bathing Pond.
- 2.4 The surrounding uses are almost entirely residential with the exception of the North London Bowling Club located to the north of the site off Fitzroy Park and the ladies bathing pond to the south west.
- 2.5 Vehicular access to the site is solely from Millfield Lane. This lane leads to a junction south east of the site with Fitzroy Park and Merton Lane. Millfield Lane continues from this junction to Highgate West Hill. There is also a pedestrian access to the north of the site which runs between the properties at 51 and 53 Fitzroy Park to the road.

Planning History

- 2.6 There have been several applications at the Water House over the last few years. The majority of these applications have been in relation to works to trees around the property.
- 2.7 One application of note was lodged in 2008 for the demolition of the existing house and the reprovision of a new family dwelling. This application was withdrawn before it reached determination.

3.0 PRE-APPLICATION CONSULTATION

- 3.1 The proposed development has been the subject of extensive consultation with local interest groups, local residents and LB Camden.
- 3.2 Details of the consultation are contained in the Statement of Community Involvement. This document illustrates the scheme changes that have taken place in order to address the comments received.
- 3.3 With regard to the pre-application consultation with LB Camden, this was undertaken at a meeting on 17th May 2011. Full details of this consultation are attached at Appendix A. In summary, the case officer highlighted the importance of the developments impact on hydrology, the construction methodology and the impact of the construction process on amenity. The proposed scheme is considered acceptable in terms of its scale, bulk, position on the plot and its high quality design.

4.0 THE PROPOSED DEVELOPMENT

- 4.1 The proposed development will demolish the existing 517 sq m residential property and replace this with a single family dwelling spread over the lower ground and two storeys and comprising 1,040 sq m.
- 4.2 Furthermore, the existing outbuilding will be demolished and rebuilt on the same footprint and will house a separate guest bedroom.
- 4.3 The proposed development has a footprint of 550sq m, an increase of 225sq m over the existing property. However, it has been designed so that the overall height is lower than the existing building and sits more comfortably within the plot.
- 4.4 As part of the redevelopment, some of the site levels will be altered, particularly to the rear of the dwelling where excavated spoil is to be reused to form the landscaped covering to the proposed gym area.
- 4.5 In terms of material finishes, the south elevation facing the Heath will consist of glazing intermixed with stone and timber cladding and specialist render on the upper bedroom module. The eastern and northern elevations will be layered with stone, timber louvres and render creating a textured finish. The western elevation will be principally covered in a living green wall with the specialist render on the flank of the upper bedroom module. The majority of the roof will support a layer of bio-diverse green roofing and will be edged in stone cladding to match the other areas. For further details and images of the proposals, please refer to the Design and Access Statement.

5.0 PLANNING POLICY FRAMEWORK

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when making any determination under the Planning Acts, it should be done so in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan for the area consists of the London Plan (2011) and the London Borough of Camden Core Strategy and Development Policies Documents (DPD) both adopted in 2010.
- 5.2 LB Camden have also prepared a Camden Planning Guidance note on housing with specific guidance on affordable housing, residential space standards and lifetime homes which was adopted on 6th April 2011.
- 5.3 Further to this there are two additional Camden Planning Guidance notes on design and sustainability which were also adopted in April 2011.
- 5.4 Also of relevance is national guidance which is in the form of Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs); these outline the Government's strategic policy on different elements of planning which local policies should adhere to.

Site Designations

- 5.5 The site falls within the Highgate Conservation Area. The site is also within an area of private open space and adjacent to Hampstead Heath which is designated as Metropolitan Open Land.

6.0 PLANNING POLICY ASSESSMENT

Land Use

- 6.1 The application proposes a single residential dwelling.
- 6.2 National housing policy is contained within Planning Policy Statement 3 (PPS3) Housing (2007). An update to this was issued in 2010. PPS3 aims to provide:
- high quality housing that is well-designed and built to a high standard;
 - a flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously developed land where appropriate.
- 6.3 Policy 3.8 of the London Plan aims to increase the choice of housing available to Londoners in terms of sizes and types.
- 6.4 Policy CS6 of the Core Strategy relates to housing and has the key aim to provide quality homes within Camden. Housing is regarded as a priority land use within the LDF, and the policy contains a number of key targets including:
- Seeking a range of self contained homes of different sizes to meet the Council's identified dwelling size priorities;
 - Seeking a variety of housing types suitable for different groups; and
 - Adjusting the type and mix of housing sought, having regard to the financial viability of development.
- 6.5 The proposed residential dwelling makes better use of the existing plot and better responds to the needs of modern family living. As such, the development accords with the policy objectives at all levels.