

Principal issues discussed at our meeting

Introduction/Purpose of Meeting

Scheme involves demolishing entire house and outbuilding and replacing them with a new house with wings and a separate guesthouse. It will have a fundamentally different design and layout with 2 storeys and with basements/semi-basements in 3 separate locations. Existing house= 5665 sqft, proposed building= 12.453 sqft with 2712 sqft being basement. The purpose of the meeting was to establish principles in the development process here. Fortunately many of the development team members are the same as those involved in the Fitzroy Farm planning application (2010/3593/P) and thus are familiar with the issues involved in this area.

Overview of advice

The principle of redevelopment and its bulk/footprint and design approach is acceptable. A material consideration to the new scheme's assessment is an earlier scheme here (2008/1303/P) designed by Robert Adam which was later withdrawn but was considered by officers to be acceptable in form, bulk, design and footprint.

However the key issues here are the impact on hydrology by the proposed basement, the construction methodology due to vehicular access being via private roads, and the impact of construction process on hydrology, road safety and local amenity. The lessons learnt by the Fitzroy Farm application process need to inform any development here.

It is imperative that the developers liaise with and gain the approval of both neighbours and City Corporation (Superintendent of Heath) who are joint owners of Millfield Lane, as the successful construction of this scheme is ultimately dependent on their agreement.

<p>Land use principles</p>	<p>The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (LDF) Core Development Strategy and Development Plan Policies adopted November 2010 and the London Plan. The LDF is accompanied by the 'Revised Camden Planning Guidance' (CPG) which was adopted April 2011. These can all be viewed online at camden.gov.uk/planning. Also of relevance is the Highgate Conservation Area Appraisal and Management Strategy.</p> <p>The building is an unlisted dwelling house in the Highgate Conservation Area. The site is within area of private open space and adjacent to Hampstead Heath which is designated as Metropolitan Open Land.</p> <p>Provision of new housing is acceptable here subject to accessibility and sustainability standards being met- see sections below for more detail. Policies CS13 and DP29, DP22 and DP23 are relevant here.</p> <p>The site is designated private open space (no. 169- Fitzroy Open Space; see LDF Proposals map) along with neighbouring gardens which all form a backdrop to the heath. Policy CS15 requires development on such open spaces to be limited in size and ancillary to the use of the land; also developments adjacent to open spaces (such as the heath in this case) should not cause harm to the wholeness, appearance or setting of that space.</p> <p>In this case, the proposed footprint is much larger than that of the existing house although the site still retains a significant area of unbuilt open space. However the area of built space is broadly similar to that of the previous Adam scheme but rearranged differently and with the guest room in the same position as the existing outhouse. Moreover the bulk and height is overall lower than that scheme with use of expansive areas of green roof or semi-basement areas under landscaped mounds so that the perception of openness is maintained. It is therefore considered that the scheme would not appreciably increase the built footprint as existing in such a way as to harm the quality or openness of the private open space. Nevertheless any submission should make clear the differences in built footprint between existing and proposed and should show by montages what impact if any there will be in views from the heath and surrounding properties and streets.</p> <p>See section on conservation/design below for more detail.</p>
<p>Residential policies</p>	<p>n/a</p>
<p>Food and drink policies (for Use Classes A3, A4 and A5 proposals)</p>	<p>n/a</p>

Amenity	<p>There is unlikely to be any impact on neighbour amenity by virtue of loss of daylight, sunlight, privacy or outlook. Although there may be a perceived increase in bulk and consequent loss of outlook from neighbours at Wallace House, Dormers and 51 Fitzroy Park who have been used to a secluded and spacious setting, any impact will be mitigated by the proposed facade treatment and green roofs. However care should be taken to avoid any direct overlooking to neighbouring gardens from 1st floor windows.</p> <p>Details will be needed of any plant required for ventilation of basement areas and pools to ensure that Council noise standards are adhered to.</p>
Listed buildings, archaeology and historic parks and gardens	n/a
Conservation and urban design	See attached design advice
Trees and landscape	<p>All mature and significant amenity value trees either on site or overhanging from neighbouring gardens should be retained; it appears from the plans that this is the case and that the Root Protection Areas of these trees are not encroached upon. A full arboricultural report with an accurate survey will be expected with any submission, showing what trees are retained or felled, what replacement planting is proposed and how trees will be protected during the construction process.</p>
Crime prevention	n/a
Access	<p>It is expected that any new building here will have to comply with both Building Regulations and the DDA in terms of access; also any new housing will need to comply with all 16 criteria of the Council's Lifetime Home standards.</p>

<p>Resources and energy, water</p>	<p>Developments involving 5 or more dwellings are required to submit an 'energy statement' which demonstrates how carbon dioxide emissions will be reduced in line with the energy hierarchy. Nevertheless in this case for one new house, it would be good practise to provide one as part of the process of achieving an energy efficient development here as discussed below.</p> <p>For new build housing, we will require developments to achieve Level 3 of the Code of Sustainable Home and encourage improvements in environmental sustainability performance in line with the objectives outlined in policy CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting Sustainable Design & Construction). With regard to renewable energy, you need to address and follow the Mayor's energy hierarchy (1. be lean- use less energy, 2. be clean- use renewable energy, 3. be green- supply energy efficiently) to show that renewable energy is not just an 'add-on'. Once the first 2 stages of the energy hierarchy have been completed, the scheme should aim to achieve the Council's target of 20% of energy met by on-site renewable energy unless it can be demonstrated that such provision is not feasible. Further details are available in the recently adopted revised CPG3 on Sustainability.</p> <p>This development including basements needs to follow principles set out in DP27 (basements and lightwells) and a basement impact report will be required to ensure that the proposed scheme will have minimal harm to hydrogeological conditions and structural stability of neighbouring properties. This is particularly important here given the proximity of the bathing ponds on the heath and pond in the adjoining garden, as well as the nature of the sandy subsoil conditions here. At this stage, it is anticipated that 3 small basements as proposed here, in discrete separate locations and at varying depths, some being only semi-basement, should help in mitigating any such impact on water flows and flood risk potential. Their size and location also complies with guidance in DP27 in that they do not extend beyond the footprint of the house, are only 1 storey below ground and do not impact on trees and landscape.</p> <p>It is expected that hard surfaces should be of a permeable nature, the green roof should be as biodiverse as possible (rather than just being sedum mats) and a Sustainable Urban Drainage System (SUDS) would be encouraged to mitigate any harm to the water environment. More guidance on this issue is contained in the new CPG4 on basements.</p> <p>Note that the size and nature of basement excavation will also have an impact on the construction process –see transport section below for more discussion.</p>
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<p>Transport and servicing</p>	<p>The double garage and large driveway is capable of accommodating more than 1 car space in excess of parking standards. However this is acceptable given the existing parking arrangements, site location and low level of public transport accessibility.</p> <p>The key issue here is the need for an adequate Construction Management Plan (CMP) and the agreement of this by neighbours and the City Corporation because the only vehicular access to this site is via Millfield Lane, a private trackway. Although the suggestion was made for access to be from Fitzroy Park via no.51, but apparently this option is not possible.</p> <p>The consultants estimate that the construction period will be 100 weeks long with 984 HGV movements, this resulting in a maximum of 8 movements (ie. 4 deliveries per day) with some spikes of 12 movements over a 6 week period. It is also hoped that the construction period will be over a winter period to coincide with less pedestrian/cycle activity on the heath. Comparisons were made with the recently approved Fitzroy Farm scheme (2010/3593/P) in terms of traffic movements which was carefully designed and negotiated with local residents to minimise their impact. However it should be borne in mind that this scheme has the advantage of direct access from Fitzroy Park itself which, although also a private road, is less used as a recreational route by heath users and has a wider hard surfaced carriageway. In contrast, any development at Water House will only be able to use Millfield Lane with the potential for having much greater impact, both in terms of physical damage to road surface and harm to pedestrian safety, local amenity, air quality and hydrology. A careful analysis needs to be made of the comments made by local people and the Inspector regarding the previous Fitzroy Farm redevelopment proposal (2008/0696/P) which entailed access along Millfield Lane and which generated substantial opposition culminating with an appeal dismissal. A careful comparison also needs to be made between this and the current proposal as it is recognised that the former involved a much larger basement thus entailing more lorry movements for spoil removal etc.</p> <p>It would also be useful to review the information submitted for another recent application for 53 Fitzroy Park (2011/1682/P).</p> <p>In conclusion, it is vital that a CMP is carefully designed and full consultation carried out with all interested parties before submission of a planning application. It is recognised that this site has a unique situation of only having access from a private lane and thus it would be unreasonable to refuse any redevelopment here on that basis. However the scheme should be designed to minimise the duration and intensity of the construction process and all necessary mitigating measures should be employed to minimise the harm to the environment and neighbours. To this end, it is crucial to take account of the concerns of local groups and residents and to gain their support at an early stage.</p>
<p>Community development and regeneration</p>	<p>n/a</p>

Contaminated land	n/a
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Design Comments

OS maps show a building on the site by 1914, in the former grounds of Fitzroy Park Farm. The existing building dates from around the 1960s and was substantially altered in recent years, and a single storey swimming pool addition built. The building faces Millfield Lane, and is broadly hidden behind the tall boundary wall. Only the ridge and top of the gable feature is seen from Millfield Lane. The building is not visible from the Heath due to extensive tree cover, although some of the neighbouring properties which are scattered around the fringes of the Heath can just be seen.

The main design issues under consideration are the principle of demolition of the existing building, and the merits of the replacement building.

Principle of demolition

The existing building is unremarkable in its design, and subsequent alterations seem to have diluted any architectural integrity. It is of little architectural and no historic merit, and is not considered to contribute in a positive way to the character or appearance of this part of the conservation area.

The replacement scheme

Fitzroy Park and the environs comprises individual houses of very varied architectural style and scale, set within their own grounds into the topography of the area. It is very verdant and has a secluded, rural feel. Many of the more recent houses, built in the 1960s, were architect-designed, and this variety of materials, forms and styles in relation to the rural nature of the area gives it a unique character.

One of the primary considerations in redevelopment is the effect upon the largely undeveloped character of this area, and the effect on the setting of and views from the Heath. Thus the new building's height, massing, position on the plot, and position within the sloping topography must be carefully considered. 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 the footprint enlarged. There will be reduction in the maximum height of the dwelling.

The proposed increase in size can be accommodated within the size of the plot. Moreover the additional accommodation is located toward the centre of the plot, rather than the periphery, resulting in no undue increase in overall scale due to the sheltered nature of the site.

Detailed design

The proposed contemporary design is simple and rational, relying on the high quality natural materials to help the development sit comfortably within its surroundings. Given the secluded and verdant nature of the site and existing adjoining modern dwellings, this approach is welcomed and respectful of the character and appearance of area.

Although there is a reduction in the overall height, it is likely that the upper parts of the façade and roof line will be visible. In this regard it is important that the new roof line does not result in a perceived increased in height, scale or impact on the sensitive surroundings.

In this regard I would encourage the architects to look closely at the form, design and materials of the roof line. These should be high quality natural materials which blend with the surroundings. The lower dark clad block is not of concern in this regard; however the proposed impact of strong architectural lines of the lighter roofscape shown on plans 900 A and 902 A should be given further examination.

Boundary treatment

The building is shielded by dense tree cover on the edge of the Heath and along Millfield Lane, and within the site itself, and as such the impact on the wider area will be very limited.

In this regard the boundary treatment is considered to play a key part in knitting the development within the rural setting and screening the modern design from appearing overtly incongruous to the character of the area. In this regard sufficient information should be provided, at application stage, about the changes, if any, to the boundary and how the boundary treatment would be detailed.

Summary

In summary the demolition of the existing building is considered to be acceptable as it is not considered to create a positive contribution to the character or appearance of the conservation area; the proposed replacement building is considered acceptable in terms of its scale, bulk, position on the plot and its high-quality detailed design. The character and appearance of this part of the Highgate Conservation Area will therefore not be detrimentally affected. Views from the Heath will not be detrimentally affected by the increase in footprint and bulk and thus the open character of the adjoining MOL will be maintained.

The architects are advised to carefully consider the treatment of the roofline and boundary treatment, to ensure the development sits as comfortably as possible within the area.

Planning Obligations under Section 106 of the Town and Country Planning Act 1990

Following our preliminary assessment of your proposal, if you submit a planning application which addresses outstanding issues detailed in this report satisfactorily, officers would only consider recommending the application for approval subject to completion of a Section 106 agreement covering the following head(s) of terms. See notes at **appendix A**

Payment of the Council's legal and other professional costs in	✓
(a) preparing and completing the agreement and	
(b) monitoring and enforcing its compliance	
Affordable Housing	
Public Open Space Contributions	

Education Facilities and Contributions	
Healthcare Facilities and Contributions	
Car Free or Car Capped Housing	
Highways works	y
Public Transport Improvements	
Green Travel Plan	
Service Management Plan	
Construction Management Plans	y
Community Safety	
Town Centre Management	
Sustainability Plan (BREEAM/Code for SH)	y
Energy Plan	
Social and community facilities/community cohesion	
Local employment (e.g. construction jobs recruitment, training and employment contribution)	
Local procurement	
Public Art	
Phasing	
Other (specify)	

Supporting Statements and other information required for a valid application (see also attached Applicants Guide to Submitting a Valid Application)

To submit a valid planning application you will need to provide all the information and plans set out in the attachment to this letter. In addition, you should submit the following statements, showing how far your proposal meets Camden's policies and guidance (see attached guidance notes for further information):

Design and Access statement (including 'lifetime homes', crime impact and wheelchair housing)	✓
Affordable housing statement (including Viability assessment if less than 50% affordable housing is proposed)	
Air Quality assessment	
Archaeological assessment	
Contamination report	
Construction Management Plan	y
Daylight/sunlight assessment	
Development phasing plan	
Ecological survey	
Energy/renewable energy statement	
Environmental Statement/ Impact Assessment	y
Floorspace Schedule (including full break down of residential mix by number of bedrooms and tenure)	
Light impact statement	
Listed building/Conservation Area/Historic Gardens appraisal	
Noise Impact assessment (e.g. Acoustic report for plant)	
Photographs/photomontages	
Planning Statement	

PPG15 Justification (for demolition in CA)	y
PPG24 Noise Assessment (for externally transmitted noise e.g. from main road)	
Public Open space assessment	
Regeneration/Community facilities assessment	
Retail impact assessment	
Service Management Plan (including waste storage/removal)	
Strategic views assessment	
Sustainability Statement (including BREEAM/CSH Pre-assessment)	y
Transport Statement (OR full TA) –accompanied by Travel Plan and Parking Management Plan if appropriate	y
Tree Survey/ Arboricultural statement	y
Water environment impact statement (water table and/or flooding matters)	y
Other (specify)	
What else needs to be done before submission	
<ul style="list-style-type: none"> • Finalise scheme and CMP to address issues raised above • Consult with all interested parties, notably- neighbouring residents, Fitzroy Park Residents Association, Hampstead CAAC, Heath and Hampstead Society, City Corporation, Highgate Society, Kenwood Pond swimmers association etc • If necessary reconsult Camden officers, especially transport planners re CMP 	

Consultation

You are strongly advised to make early contact with the following organisations/groups

- See above

It would be helpful as part of your submission if you could set out what public consultation you have carried out, what comments have been received and how your proposal has been amended in response to such comments

Further guidance for the submission of a major application

You are advised to have regard to the following attachments in this report with regard to the submission of your application

APPENDIX A – VALIDATION CHECKLIST

APPENDIX B – ADDITIONAL INFORMATION FOR MAJOR APPLICATIONS

APPENDIX C – SECTION 106 AGREEMENTS

APPENDIX D – GUIDANCE NOTES ON SUBMITTING ELECTRONIC FILES

DRAWING SCHEDULE – *To be attached to all documentation associated with the application form.*

This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

If you have any queries in relation to the above matters do not hesitate to contact me.

Signature

Date of Report: 24.6.11

Name Charles Thuaire

Designation senior planner

APPENDIX B: PPS5 ASSESSMENT

The Water House is situated within the Highgate Conservation Area. The essential character of the Highgate Conservation Area is of a close-knit village crowning one of the twin hills to the north of London. The area enjoys a wealth of open spaces and green surroundings. Lanes and farm names live on alongside open areas of allotments and parks, Hampstead Heath, Highgate Cemetery, Waterlow Park, South Grove reservoir, Fitzroy Park allotments and the many large gardens contribute to the informal landscape setting and rural atmosphere which is an important part of the Conservation Area character.

Within the Conservation Area there are a number of differing sub-groups. The Water House lies within Fitzroy Park (sub-area 2). The character of the area is derived from the close relationship between the topography, the soft landscape and the groups or individual houses built within it. There is an overriding impression of heavy foliage and mature trees as well as the sense of open space denoted by the Heath at the bottom of the hill.

Of the Water House, the Conservation Area Appraisal comments:

“The Water House, to the south of the Wallace House, is set in generous grounds and has its main entrance in the northern stretch of Millfield Lane (there is a small pedestrian entrance between Nos 51 and 53 Fitzroy Park). The property was originally built in the 1950s, but was remodelled by the architect Richard Paxton. It is a two-storey house, with gables and a shallow pitched roof, an angled stone-clad feature chimney reminiscent of the post-war period, and large areas of glazing at ground-floor level. The landscaped grounds include a pond (giving the house its name). There is a separate studio building on the site.”(p35)

The Conservation Area Appraisal goes on to detail the other properties in the surrounding area. At the end of the sub-group section there is a list of features in the area which negatively impact on the Conservation Area, on which the Water House does not appear. Equally, at Appendix 2 of the document, there is a list of the buildings making a positive contribution to the Conservation Area which again the

Water House does not feature in. It can be concluded from the Area Appraisal that the Water House is considered to make a neutral contribution to the Conservation Area.

Planning Policy Statement 5 sets out planning policies on the conservation of the historic environment. It is accompanied by a 'Planning for the Historic Environment Practice Guide', published by English Heritage 'to help practitioners implement the policy, including the legislative requirements that underpin it'. The PPS consists of an introductory section called 'Planning for the Historic Environment' and a 'Policies' section. The 'Policies' section is divided into 'Plan-making policies' and 'Development Management'.

The 'Government's Objectives' in respect of the historic built environment are defined as:

- To deliver sustainable development;
- To conserve England's heritage assets in a manner appropriate to their significance; and
- To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available, particularly where a heritage asset is to be lost.

Paragraph 10 of the 'Planning for the Historic Environment Practice Guide' says:

A key feature of the PPS is its holistic approach to the historic environment. The elements of the historic environment that are worthy of consideration in planning matters are called 'heritage assets'. This term embraces all manner of features, including: buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether designated or not and whether or not capable of designation.

Annex 2 of the PPS provides a formal definition of the term 'heritage asset':

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets

are the valued components of the historic environment. They include designated heritage assets (as defined in this PPS) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).

With regard to this last sentence, it is clear that the Highgate Conservation Area is a heritage asset. However, the Water House is not positively identified within this document and is therefore not afforded the same policy protection as a heritage asset.

The existing building makes no contribution to the heritage asset that is the conservation area, for reasons of its unremarkable design and recent alterations further detracting from this. It is demonstrably the case that the existing building has little in common with the identified character and appearance of the Highgate Conservation Area.

In light of this, the proposals to demolish the existing dwelling and replace it with a building of high quality design and reduced physical appearance are in accordance with the national policy in relation to the protection of heritage assets. A building of neutral contribution will be replaced by one with a positive contribution.

APPENDIX C: DAYLIGHT AND SUNLIGHT ASSESSMENT

12th August 2011

S McLauchlan Esq
SHH Architects
1 Vencourt Place
Hammersmith
London
W6 9NU

Dear Mr McLauchlan,

RE: DEVELOPMENT OF THE WATER HOUSE AT MILLFIELD LANE, HIGHGATE, N6 6JD

You have appointed GIA to initially consider the impacts if any, the proposed development of The Waterhouse on Millfield Lane, Highgate N6 6JD, might have on the neighbouring residential properties with regard to Daylight / Sunlight. We have not at this time undertaken any technical analysis and the opinion therein is based upon experience only.

The body of text is based upon the enclosed scheme drawings;

- 633(PL)003; Revision C; January 2011; and
- 633(PL)004; Revision C; January 2011;

The primary authority with regards to daylight matters is the BRE handbook and is therefore not only this Practice, but also the Local Authority who will be considering your client's application by reference to these guidelines.

The BRE provides three main methods of calculation for daylight. The first is known as the Vertical Sky Component (VSC) method which considers the potential for daylight by calculating the angle of vertical sky at the centre point of each window. The Guidelines state that if the VSC with the development in place is both less than 27% and less than 0.8 times its former value, i.e. it experiences a 20% alteration from the existing value, then the occupants will notice a reduction in skylight to a particular window.

The second method for assessing daylight is the No Sky Line test. This technique plots areas in the room where direct skylight can be received at desk height. The guidelines suggest that if, following construction of a new development, the no-sky line moves so that the area of the existing room which no longer receive direct skylight is reduced to less than 0.8 times its former value, i.e. 20% alteration, then this will be noticeable to the occupants and more of the room will appear poorly lit.

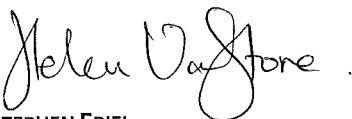
In consideration to the two tests mentioned above; given the design of the proposal, the topography of the site and indeed the distances between neighbouring properties, it is unlikely that if analysed; the proposed development will have any material affect upon the availability of skylight to the windows of either; The Wallace House, Dormers, or 51/53 Fitzroy Park and indeed we would expect them to meet the VSC criteria following the construction of said development.

Furthermore it would appear that sufficient light would continue to pass over the top of the proposed development and thereby maintain a reasonable distribution of light throughout the rooms to all the neighbouring properties.

In summary, it would not appear as though this development will have any material affect upon the daylight to any of the surrounding residential properties.

I trust this provides you with the information you require however please do not hesitate to contact me should you wish to discuss anything further.

Yours sincerely
For and on Behalf of GIA

PP 

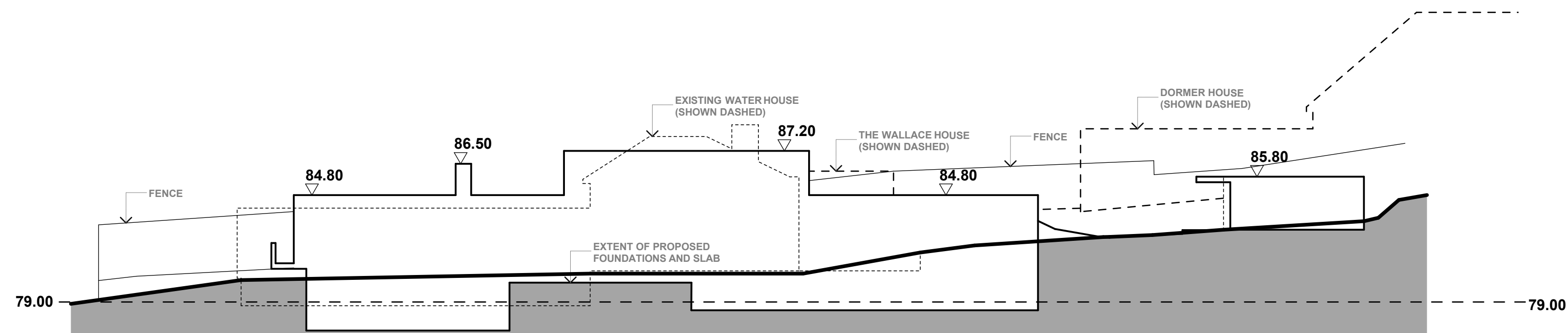
STEPHEN FRIEL

SURVEYOR

Stephen.friel@gia.uk.com

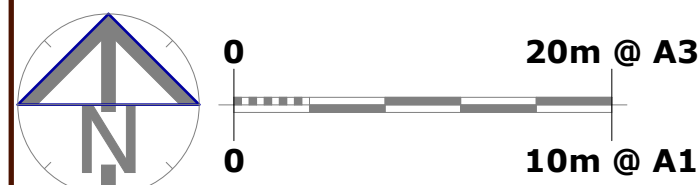
Encl

APPLICATION SITE BOUNDARY



SCALE 1:200 @ A1

PROPOSED SITE SECTION A-A



C	Planning	JM	18.03.11	JSM
B	Updated	HP	10.01.11	JSM
A	Preliminary	HP	26.11.10	JSM
Rev	Description	Drawn	Date	Checked

Spence Harris Hogan associates
architects + interiors + design consultants

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W6 9nu

tel : 020 8600 4171
fax : 020 8600 4181
mail : shh@shh.co.uk
web : www.shh.co.uk

Project No	Project:
633	The Water House

Author:	Site Address:
JM	Millfield Lane Highgate

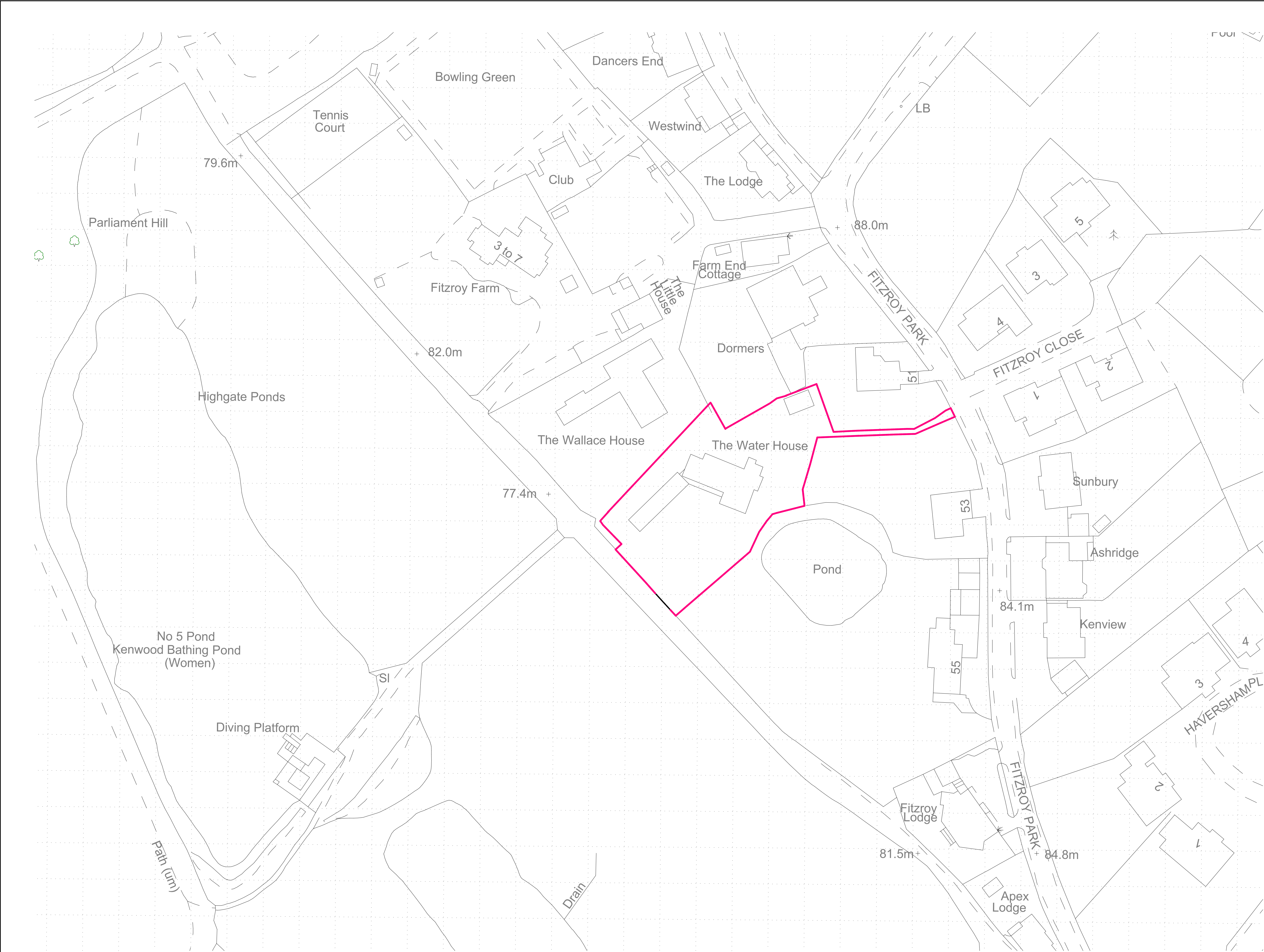
Checked:	Client:
JSM	Corp. City Dev. No. 2 Ltd
	Title: 000 Site Plans (C) Proposed Site Plan

Status:	Scale A1:	Scale A3:
PLANNING	1:200	1:400

Project no. / Stage / Drawing no.	Date:	Revision:
633(PL)004	JAN.11	C

SCALE 1:150 @ A1

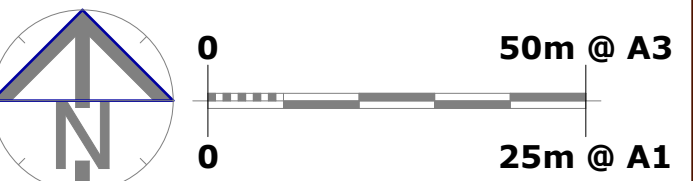
PROPOSED SITE PLAN



Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.
If in doubt, ask.

NOTES

APPLICATION SITE BOUNDARY



Rev	Description	Drawn	Date	Checked
C	Planning	JM	18.03.11	JSM
B	Updated	HP	10.01.11	JSM
A	Preliminary	HP	26.11.10	JSM

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Project No	Project:		
633	The Water House		
Author:	Site Address:		
JM	Milfield Lane Highgate		
Checked:	Client:		
JSM	Corp. City Dev. No. 2 Ltd		
	Title: 000 Site Plans (C) Ordinance Site Plan		
Status:	Scale A1:	Scale A3:	
PLANNING	1:1250	1:2500	
Project no. / Stage / Drawing no.	Date:	Revision:	
633(PL)003	JAN.11	C	