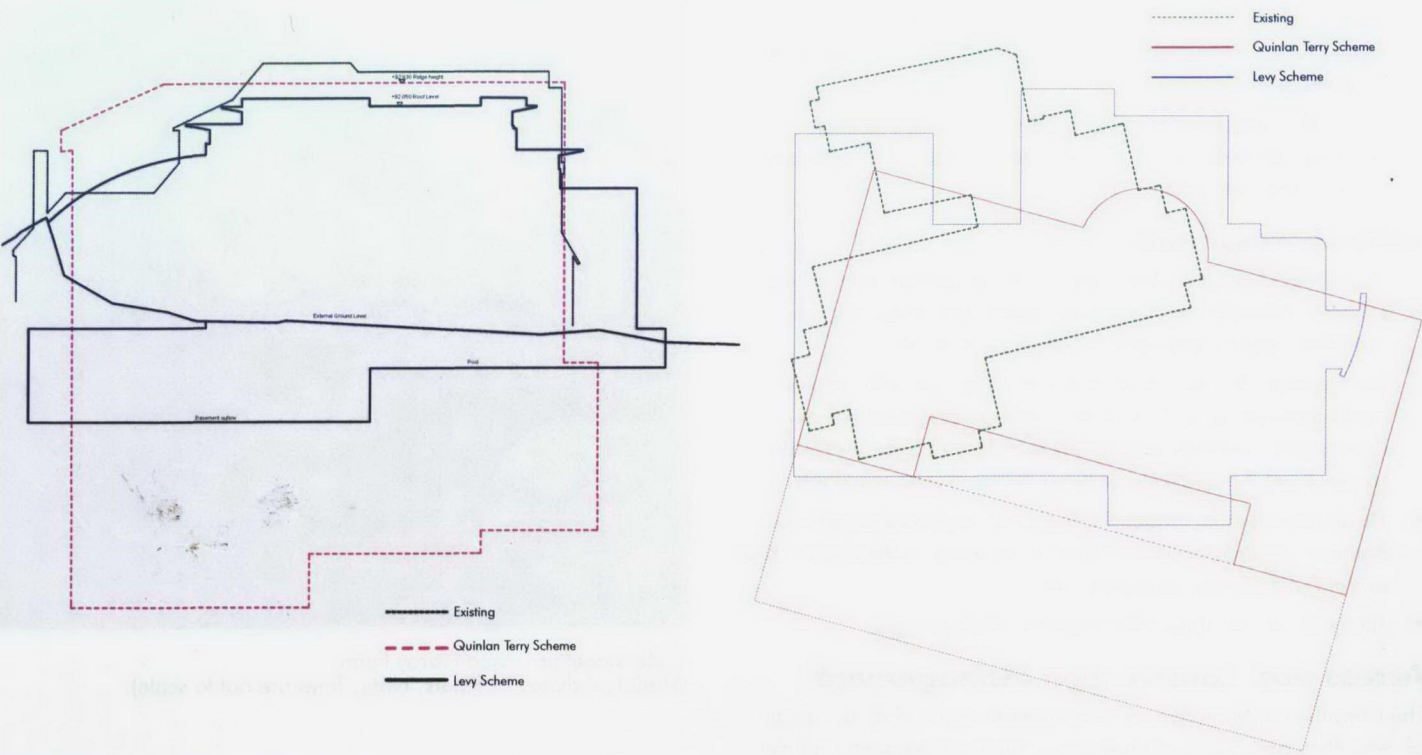


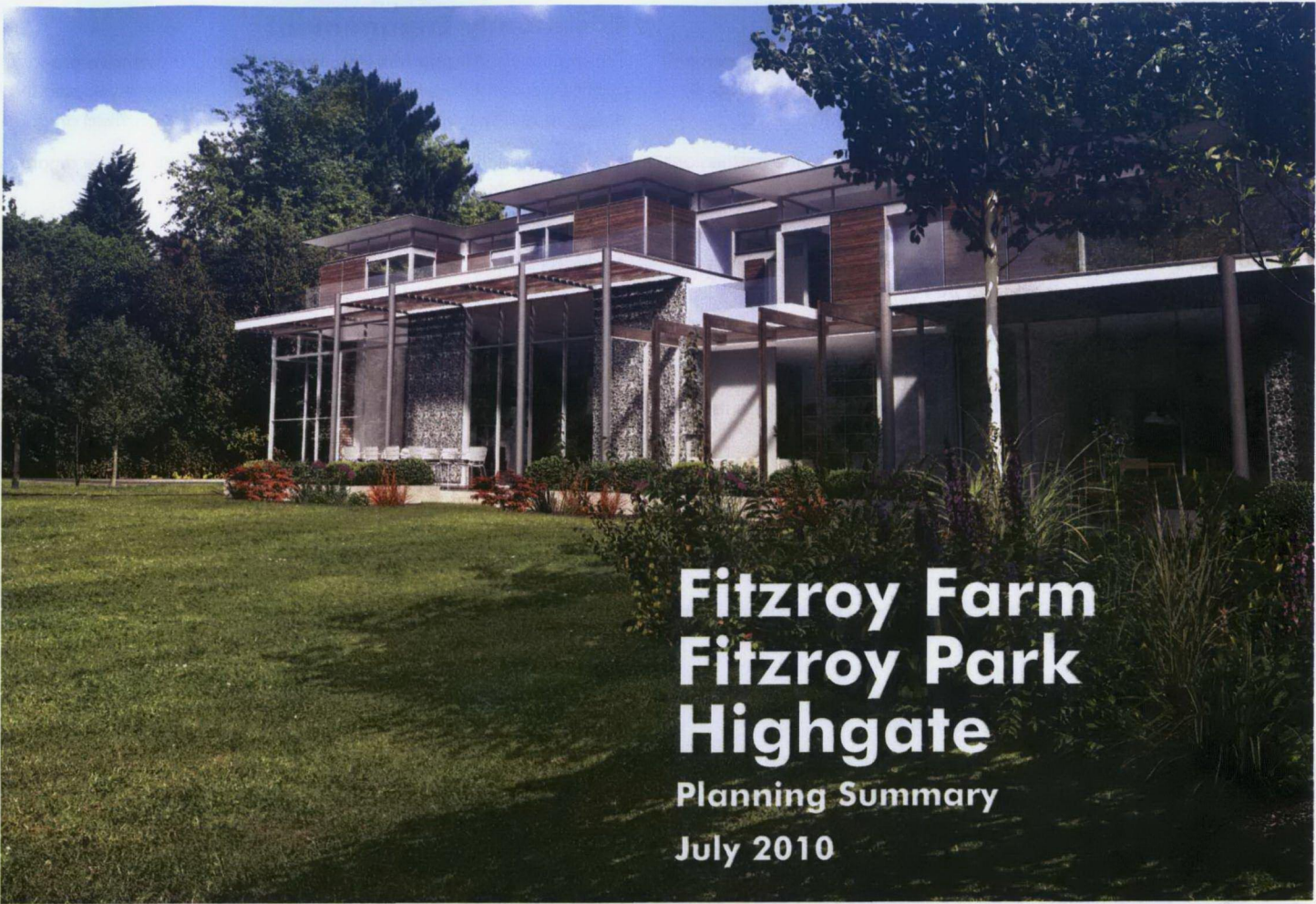
Scheme Comparison



Comparison of existing and proposed building heights

Footprint Comparison

Category	Existing	Consented Scheme	Proposed Scheme
Use	Single Dwelling House	Single Dwelling House	Single Dwelling House
Footprint and Floorspace	285 sqm footprint 490 sqm floorspace No basement	475sqm footprint 1,250 sqm floorspace 483 sqm basement	525 sqm footprint 1,163 sqm floorspace 148 sqm basement including lightwell
Layout and Distance to the Heath	Located towards eastern boundary of plot on the southern half of the site. Closest point to the Heath 30.6 m	Located towards eastern boundary of plot on the southern half of the site. Closest point to the Heath 23.2 m	Located towards eastern boundary of plot on the southern half of the site. Closest point to the Heath 27.04 m
Height	92.94 AOD to ridge 93.68 AOD to highest point	92.93 AOD to ridge 94.18 AOD to highest point	92.05 AOD to ridge 92.35 AOD to highest point
Landscaping and Amenity	Generally natural landscaping design with suburban planting particularly on boundaries. Hard standing 1,307 sqm	Naturalistic approach blending native trees into the wider Heath character with more formal design closer to the house. Hard standing 1,254 sqm	Naturalistic approach blending native trees into the wider Heath character becoming more decorative in nature around the house. Hard standing 917 sqm
Appearance	Neo-Tudor style house substantially altered in late 20th century	Neo-classical property consisting of 11 bays over two stories with a hipped slate-covered roof	Contemporary modern design.
Sustainability	High quality construction. No specific energy efficiency features.	Ground source heat pump, traditional materials.	Solar water heating, ground source heat pumps and a sedum roof. Rainwater harvesting, energy efficient lighting and appliances.
Access	One access to Fitzroy Park road and two vehicle access points to Millfield Lane	One access to Fitzroy Park road and two vehicle access points to Millfield Lane	One access to Fitzroy Park to the east. Pedestrian access to Millfield Lane.
Construction / Construction Vehicles	-	Total number of movements: 1880 Peak number of movements per day: 30 Construction access Fitzroy Park and Millfield Lane	Total number of movements: 592 Peak number of movements per day: 8 Construction access Fitzroy Park



Fitzroy Farm
Fitzroy Park
Highgate
Planning Summary
July 2010



Aerial Photograph: identifying existing landscape features (Source: Google Earth)

Introduction

This planning leaflet provides a succinct overview of the proposal to redevelop Fitzroy Farm, to create a replacement (new) family home for Mr and Mrs Levy. It describes the site, its planning history, the proposal and community engagement. It also summaries our assessment of the scheme against policy, design and construction considerations, and compares the proposal with the existing property and the consented Quinlan Terry scheme.

This document is one of a number of statements accompanying the applications for Full Planning Permission and Conservation Area Consent, lodged with LB Camden in July 2010.

The Site

The 0.45 hectare property (excluding access road) is located between Fitzroy Park road and Millfield Lane, adjacent to Hampstead Heath.

The site currently contains a detached house and three ancillary out buildings. The existing house dates from c.1928, is in a neo-Tudor style and is set within substantial grounds which include a number of mature trees. The building was substantially reconfigured following a fire in the 1970's. The remodelled house has no particular architectural merit, is vacant and in poor condition.

Fitzroy Park is characterised by large single dwellings, often on substantial plots of land within mature landscaping.

The site is located within the Highgate Conservation Area and is designated as Private Open Space adjacent to an area of Metropolitan Open Land, Hampstead Heath.

Relevant Site Planning History

Conditional planning permission for a two storey (plus large basement) replacement dwelling on the site was granted in September 2006. It was subsequently amended in July 2007.

One of the pre-commencement conditions attached to the permissions required the submission of a Construction Management Plan (CMP).

The submitted CMP application was refused by Camden Council on 21 May 2008 on safety and amenity grounds and the appeal was dismissed by a Planning Inspector on 30 April 2009.

Based on the Quinlan Terry applications and CMP appeal, the key lessons for future schemes are:

- The demolition of the existing house is acceptable, so too is its replacement with a larger new dwelling;
- Hydrogeology is a key issue;
- Construction impact needs to be minimised;
- Millfield Lane is generally unsuitable for large construction vehicles; and
- The amenity and safety of The Littlehouse and Fitzroy Park residents needs to be carefully considered.

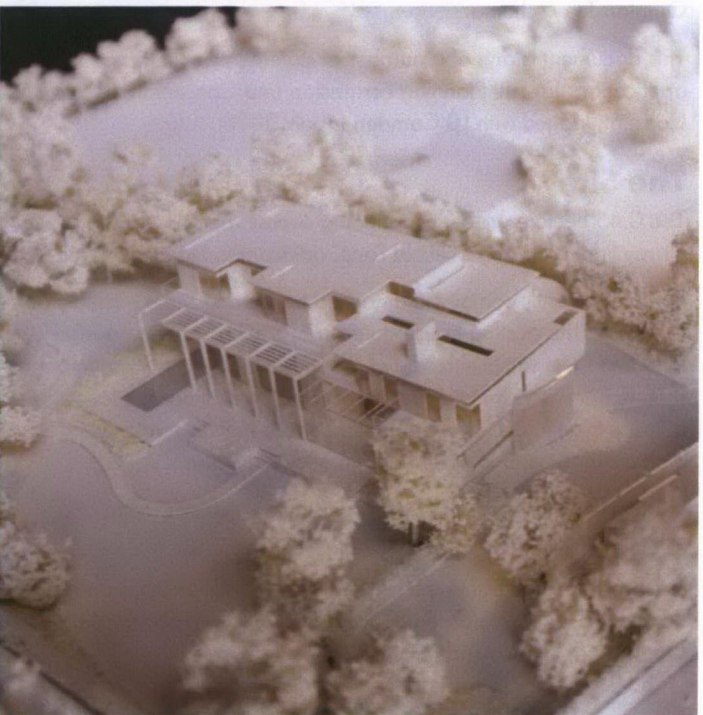
Vision

Mr and Mrs Levy’s Vision for Fitzroy Farm is to:

Create a spacious contemporary family home of exceptional architectural design quality, which will provide privacy, be in harmony with its surroundings, and enhance the character of the Highgate Conservation Area. And, once completed, the property to be the Levy family home for many years to come

Mr & Mrs Levy have designed their future home having regard to the site’s context, Fitzroy Park and the wider Highgate Conservation Area, the previous Quinlan Terry (QT) scheme its construction issues.

The design team have also been informed by technical assessments and community engagement.



Scale Model of proposed Fitzroy Farm (Model produced by Pipers, Note: Trees are not to scale)

Community Engagement

The applicants, Mr and Mrs Levy, have undertaken extensive pre-application consultation with local stakeholders when developing the design to realise their vision. The local stakeholders involved are:

- Fitzroy Park Residents’ Association (including Karen Beare regarding Hydrogeology);
- Fitzroy Park Southern Residents;
- North London Bowling Club;
- Derrick Dale, owner of Wallace House;
- Simon Lee, Superintendent of Hampstead Heath;
- The Kenwood Ladies’ Pond Association and Managers; and
- LB Camden Planning and Highway Department.

Mr and Mrs Levy remain committed to continuing to engage with all local stakeholders throughout the life of the project.

Proposal

The proposal comprises:

‘Demolition of the existing two-storey dwelling house (Class C3) and ancillary outbuildings and construction of a new two-storey dwelling house (Class C3), ancillary accommodation and structures, landscaping and highway works’

The proposed family home will be of a contemporary design and represents a positive approach to consultation and a design rationale that fully appreciates the sensitive context of the site.

As part of the proposal the site access from Fitzroy Park and Bowling Green Lane will be resurfaced prior to construction to minimise damage during construction.

Design Assessment

- The contemporary design of the scheme would not appear incongruous within the Conservation Area with the choice of high quality materials and details of design appropriate to the character of the site;
- The high quality modern design would complement the varied style and types of buildings within the surrounding area and would therefore make a positive contribution to the character of the Highgate Conservation Area
- The location of the replacement building which is similar to the existing building, its intricate massing and lower maximum height, means that it is not prominent from either the Highgate Conservation Area or the Heath;
- The single family house replaces the existing house and is therefore considered appropriate density for the site;
- The proposal would not lead to any loss of privacy, sunlight or daylight given its distance from The Littlehouse (16m) and Wallace House (21m);
- Vehicle access is limited to Fitzroy Park to avoid damaging the character of Millfield Lane;
- The proposal would maintain the open quality of the site, due the buildings size and position on the site, the retention of a large area of open space and the reduction of hardstanding to the front of the property;
- The proposal would not have an impact on the quality of the protected view from Kenwood House to St Paul’s Cathedral as no built form is proposed within this area;
- The proposal would not harm local views from either the Heath or Highgate Conservation Area due to the design of the property and proposed landscaping;

- The overall landscape strategy would maintain the relationship of the property with its neighbours and encourage diversity. The replacement of the existing conifer screening with Hornbeam hedging would enhance the character of Millfield Lane whilst maintaining privacy. No significant trees will be lost as part of the proposal; and
- The hard landscaping scheme includes new footpaths and driveways within the site to provide easy access to the house and garden within the winter.

Other Assessments

- The construction of the basement or site re-grading will not harm the water environment or draining systems due to specific site conditions and the proposed construction method;
- The inclusion of a ground source heat pump and solar panels would generate up to 17% of the building’s predicted energy consumption, and the building will achieve Code for Sustainable Homes Level 3 along with meeting Lifetime Homes standards;
- The proposal would reduce the degree of overshadowing to the Bowling Club and would not result in any harm to the daylight and sunlight of adjoining properties; and
- The plant will not cause disturbance to the local area.

Access and Construction Management

The Construction Management Plan seeks to ensure that the impact of demolition and construction works on the local residents and the immediate highway network is kept to a minimum.

The CMP seeks to address the concerns previously expressed by the local residents and other interested parties in respect of the previously consented Quinlan Terry scheme.

QT Scheme Construction Issues	Levy Scheme Response
Limited prior consultation with adjoining residents and Residents’ Association	Fully inclusive and regular dialog with all interested parties
Safety of pedestrian movement along Fitzroy Park road/Millfield Lane Extension	Millfield Lane not to be used for construction access. Plan produced for contractors showing pedestrian refuge areas on Fitzroy Park.
Safety risk to the residents of The Littlehouse	The Littlehouse leased for use as a management office for duration of the construction. Safety interlock provided to prevent occupants stepping into vehicle paths
Concern with the use of banksmen in a golf buggy	Vehicle escorted by a walking banksman
Environmental harm of Fitzroy Park as a result of the number of deliveries	All excavation materials reused on site saving approx 688 vehicle movements. Total number of movements reduced
Harm to living conditions of Fitzroy Park Residents as a result of the disturbance	Environmentally sensitive development at much lower intensity of construction. Materials, techniques and construction equipment all selected to reduce noise, dust and disturbance.



Scale Model proposed Fitzroy Farm (Model produced by Pipers, Note: Trees are not to scale)



Development Programme

- Planning application submission: July 2010
- Planning application decision: September/October 2010
- Road resurfacing
- Commence construction: End 2010
- Completion: Early 2011
- Occupancy: Early 2011

South Elevation of proposed Fitzroy Farm