

Hush Property Ltd

**HEATH HOUSE & HEATH PARK
HAMPSTEAD, NW3**

Transport Statement

January 2008

1 Background

- 1.1 Savell Bird & Axon are retained by Heath House Property Partnership to provide traffic and transport advice in relation to the proposed developments at Heath House and Heath Park in Hampstead. The development proposals envisage the extension and restoration of Heath House, and the demolition of the detached dwelling to the rear and the erection of a replacement detached dwelling, both of which are currently vacant, and to reinstate the previous use of the buildings for residential purposes.

2 Site Location and Access

- 2.1 The site is located approximately 700m to the north of Hampstead Underground station in London, at the south-west of Hampstead Heath, in the London Borough of Camden. **Figure 1** shows the location of the site.
- 2.2 The site is located at the north edge of the North End Way/Spaniards Road/Heath Street roundabout. The site is bound on the west side by North End Way. It is bound on the east side by Spaniards Road. Hampstead Heath bounds the site to the north.
- 2.3 The existing site is served by two separate accesses. There is a gated access for vehicles and pedestrians onto North End Way. North End Way is a semi-rural road linking Hampstead with Golders Green. The gated access is approximately 2.5 metres wide, and is set back approximately 5m from the kerb of North End Way.
- 2.4 There is also an access at the front of the site. There are two separate gates leading directly onto the North End Way/Spaniards Road/Heath Street roundabout.

3 Existing Use

- 3.1 The Heath House and the dwelling to the rear (Heath Park) are presently unoccupied. Heath House has been unoccupied for a number of years although Heath Park was occupied until relatively recently. It was formerly in use for residential purposes, ie as per the proposed future use of the site.

4 The Proposals

4.1 It is proposed to extend and restore the existing Grade II* listed Heath House into a residential dwelling with seven bedrooms. The dwelling would have two parking spaces and cycle parking facilities within a locked garage, located close to the North End Way access. **Appendix A** shows the layout of the proposed residential dwelling at Heath House and the amendments to the perimeter wall.

4.2 It is proposed to demolish the existing building to the rear of Heath House and to erect a residential dwelling (Heath Park) with 6 bedrooms. The dwelling would have two parking spaces and cycle parking facilities within the lower ground floor.

5 Suitability of the Location for Residential Use

5.1 The site is approximately 500m north of Hampstead High Street, where there are a large number of retail and service opportunities including cafes, pubs, restaurants, a Tesco Metro and many other shops.

5.2 Good opportunities for travel by non car modes of transport exist with the site being within walking and cycling distance of Hampstead Underground Station, 700m to the south. Hampstead is on the Edgware branch of the Northern Underground Line, and offers direct connections to Camden Town, Euston, King's Cross St. Pancras, Charing Cross, Waterloo, London Bridge amongst many others. **Table 5.1**, sets out details of journey times from Hampstead.

Terminus	Interim Destinations	Frequency (minutes)			Time to Terminus
		Weekday	Saturday	Sunday	
Edgware	Colindale, Hendon, Brent Cross, Golders Green	3.5	4	3.5	18
Morden (Bank branch)	Belsize Park, Camden Town, Euston, King's Cross St. Pancras, Bank, London Bridge, Elephant & Castle, Clapham Common	7	7	8	53
Morden (Charing Cross branch)	Belsize Park, Camden Town, Euston, Leicester Square, Charing Cross, Waterloo, Clapham Common	7	7	8	53

*AM is defined as the peak period between 7am and 9am. PM is the peak period between 4pm and 7pm, unless it is for the N5 service

**N50 is a night bus operating hours from 0030 to 0530 every night

5.3 Further, the site is within walking distance of several bus services that operate between Brent Cross, Muswell Hill, Finsbury Park, Finchley Road amongst many other locations. **Table 5.2** sets out details of bus journey times and frequencies of service in the vicinity of the site.

Service	Terminus	Interim Destinations	Frequency (minutes)					Time to Terminus	
			Weekday			Saturday	Sunday		
			AM*	Daytime	PM*				
210	Finsbury Park	Archway, Highgate, Kenwood House	7	7	7	7	10	28	
	Brent Cross	Golders Green	8	8	10	8	9	18	
268	Finchley Road	Swiss Cottage, Belsize Park, Hampstead	11	11	11	14	13	20	
	Golders Green	-	11	11	11	11	10	4	
603	Muswell Hill	East Finchley, Kenwood House	4 services a day			-	-	23	
	Swiss Cottage	Hampstead	4 services a day			-	-	15	
N5**	Edgware Station	Colindale, Hendon, Golders Green	-	-	-	15	11	15	29
	Trafalger Square	Leicester Square, Euston, Camden Town, Belsize Park	-	-	-	15	12	13	25

*AM is defined as the peak period between 7am and 9am. PM is the peak period between 4pm and 7pm, unless it is for the N5 service

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5.4 Overall, it is considered that the site is in an appropriate location for residential use given the local facilities and public transport links available within easy walking distance.

6 Trip Generation

6.1 Overall, it is considered that the site is in an appropriate location for residential use given the local facilities and public transport links available within easy walking distance.

7 Site Access

7.1 The planning application proposal envisages access to/from the site to remain broadly as per the existing situation, with the retention of the two existing vehicular access points.

- 7.2 The proposal envisages the main vehicular access to/from Heath House and also to Heath Park to be taken via the existing gated access on North End Way. Access to Heath House will also be possible via the current accesses from North End Way/Heath Street/Spaniards Way roundabout.
- 7.3 The existing gated access to/from North End Way does not accord with best practice design standards for two reasons: firstly, the sight lines available for vehicles exiting the site are below recommended standards and, secondly, the width of the existing access is such that turning manoeuvres are not straight forward. There is no opportunity to improve the existing sight lines, since these are constrained by the existing mature trees which are subject to Tree Preservation Orders and, therefore, cannot be removed. However, the proposed development does provide the opportunity to widen the existing gated access and, as such, the planning application proposals envisages the widening of the existing access from circa 2.5m wide to circa 4m wide. This will make access/egress to/from the site easier and represents a benefit of the planning application proposal.
- 7.4 Swept path plots for entrance and exit, via the proposed gated access on North End Way, for large saloon cars and fire tender vehicles are shown in **Figures 2, 3, 4 and 5**.

8 Refuse Storage/Collection

- 8.1 In accordance with best practice, refuse will be stored within 10 metres of the public highway.
- 8.2 The architect's indicative layout plans (included at **Appendix A**) show the proposed location of the refuse (and recycling) store at lower ground floor.
- 8.3 The proposed layout will allow the Council's refuse collection staff to collect refuse from North End Way quickly and conveniently.

9 Construction

- 9.1 Construction traffic will need to enter/exit the site throughout the construction process.
- 9.2 It is acknowledged that the construction process will need to be carefully managed in order to ensure that there are no detrimental effects associated with it.
- 9.3 The Heath House Property Partnership therefore proposes to implement a formal Construction Management Plan, incorporating inter alia the following:
- One way traffic circulation through the site (entry via North End Way [right turn in], exit via North End Way/Spaniards Road/Heath Street roundabout).
 - Details of construction working hours (including reduced vehicular activity during peak periods).
 - Confirmation of anticipated vehicle types/numbers.
- 9.4 The Heath House Property Partnership confirms that it would be willing to accept a Condition requires such a 'Plan' to be prepared prior to the commencement of construction works.

10 Conclusions

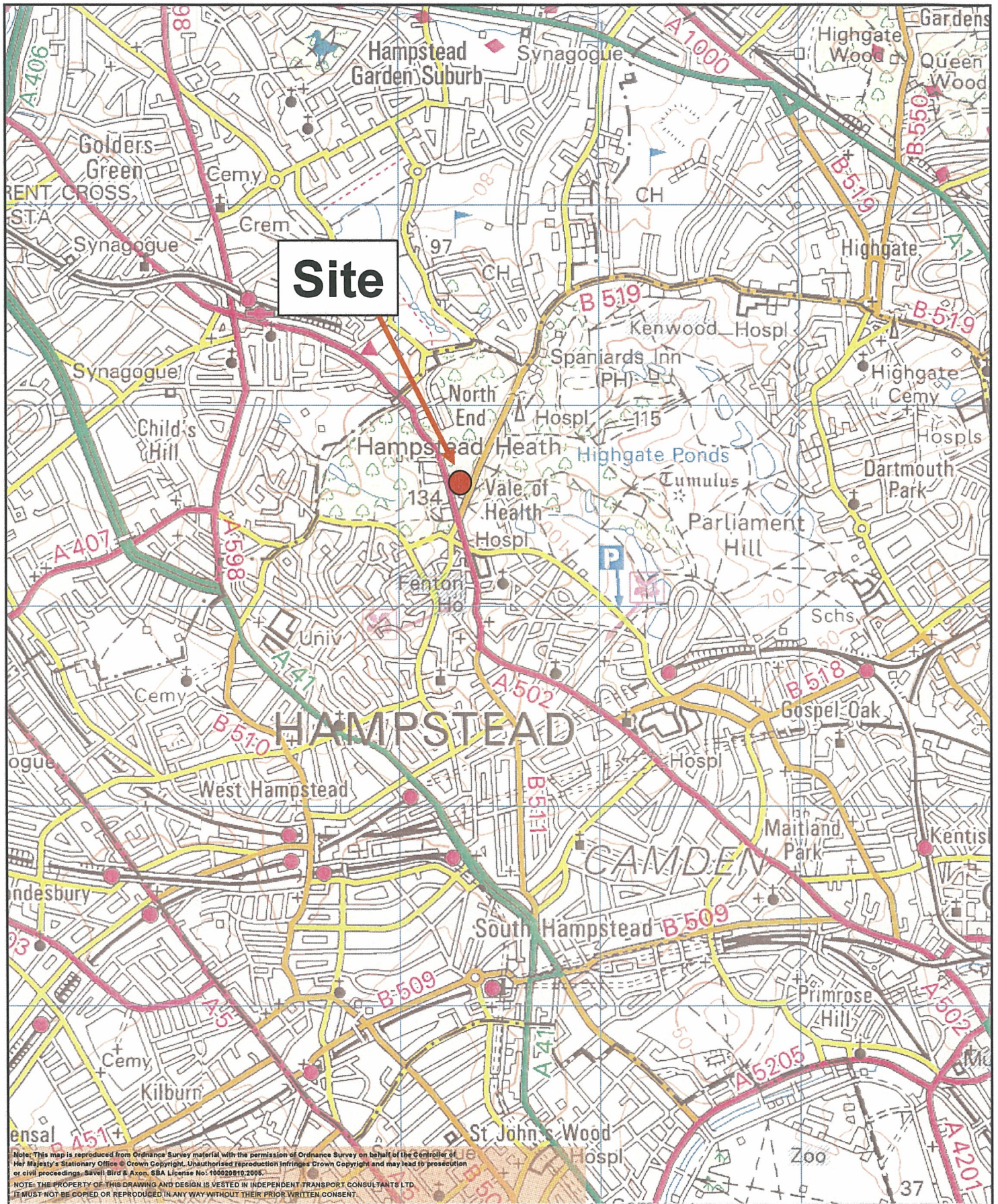
- 10.1 Heath House Property Partnership proposes to refurbish and extend Heath House and replace the rear dwelling with a new dwelling known as Heath Park. The dwellings are bordered by North End Way/Heath Street/Spaniards Way in Hampstead. The planning application proposals essentially involve the re-provision of two large family dwellings and, therefore, will result in no material change to the existing situation.
- 10.2 The planning application proposals include designated parking within the confines of the site, as per the existing situation. In addition, provision is to be made for refuse/recycling storage in the immediate vicinity of the public highway. The proposal envisages the re-use of the two existing vehicular accesses, albeit

with improvements to the existing North End Way access (by widening the access to ease vehicular movements to/from the site).

- 10.3 In light of the above, we conclude that the proposal is acceptable in traffic and transport terms.

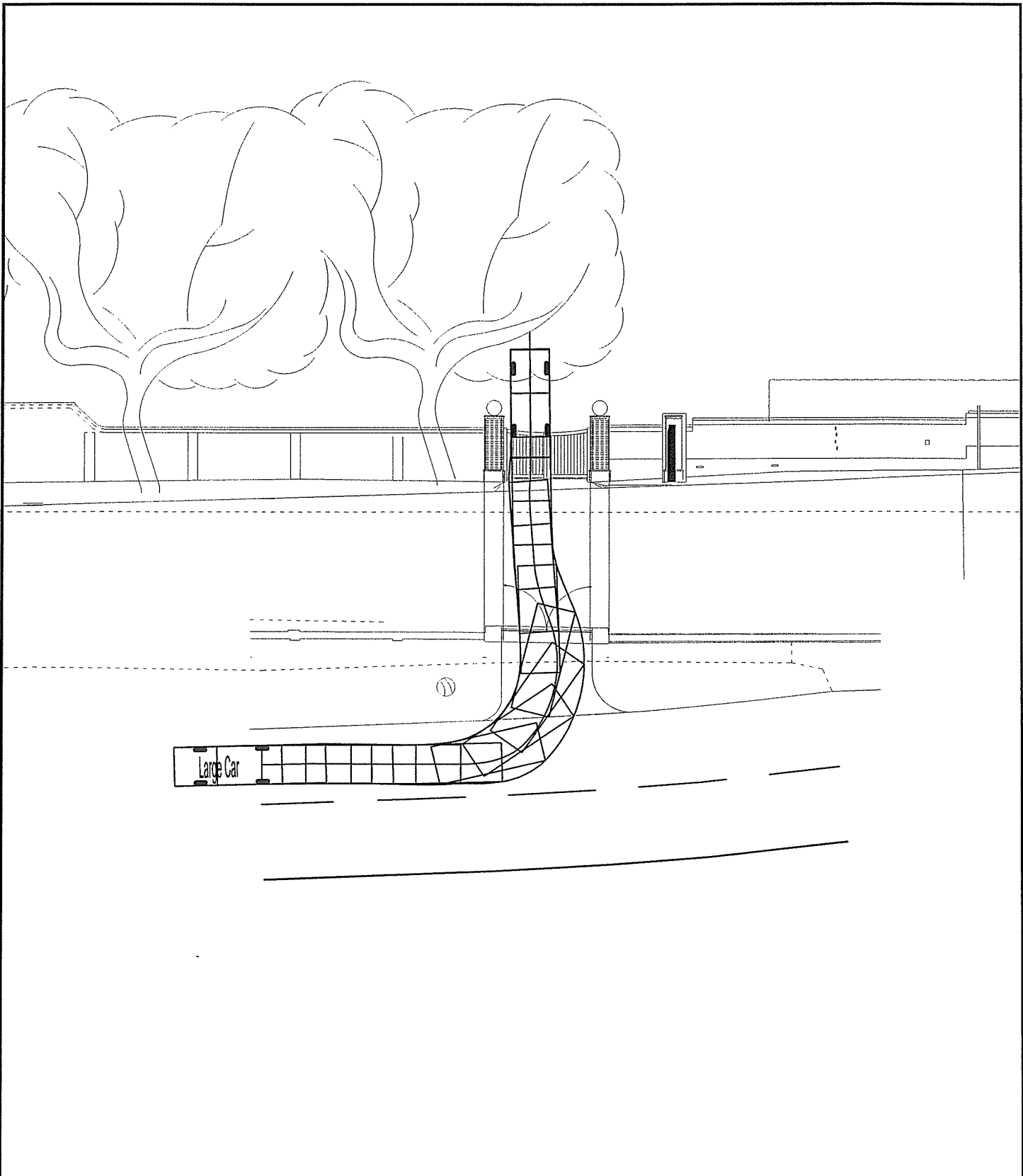
FIGURES

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Heath House		Hush Property Ltd	
Site Location		<p style="text-align: center; font-size: 2em; color: #c0c0c0;">S B A</p> <p>A White Young Green Company Ariel House, 74a Charlotte Street, London, W1T 4QJ, UK F: (0)20 7580 8818 E: sba@sbax.co.uk</p>	
DRAWN: H.R	CHECKED: P.C	DATE: 17/12/2007	SCALES: NTS DRAWING REFERENCE: Figure 1 REVISION:



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Heath House & Heath Park, Hampstead

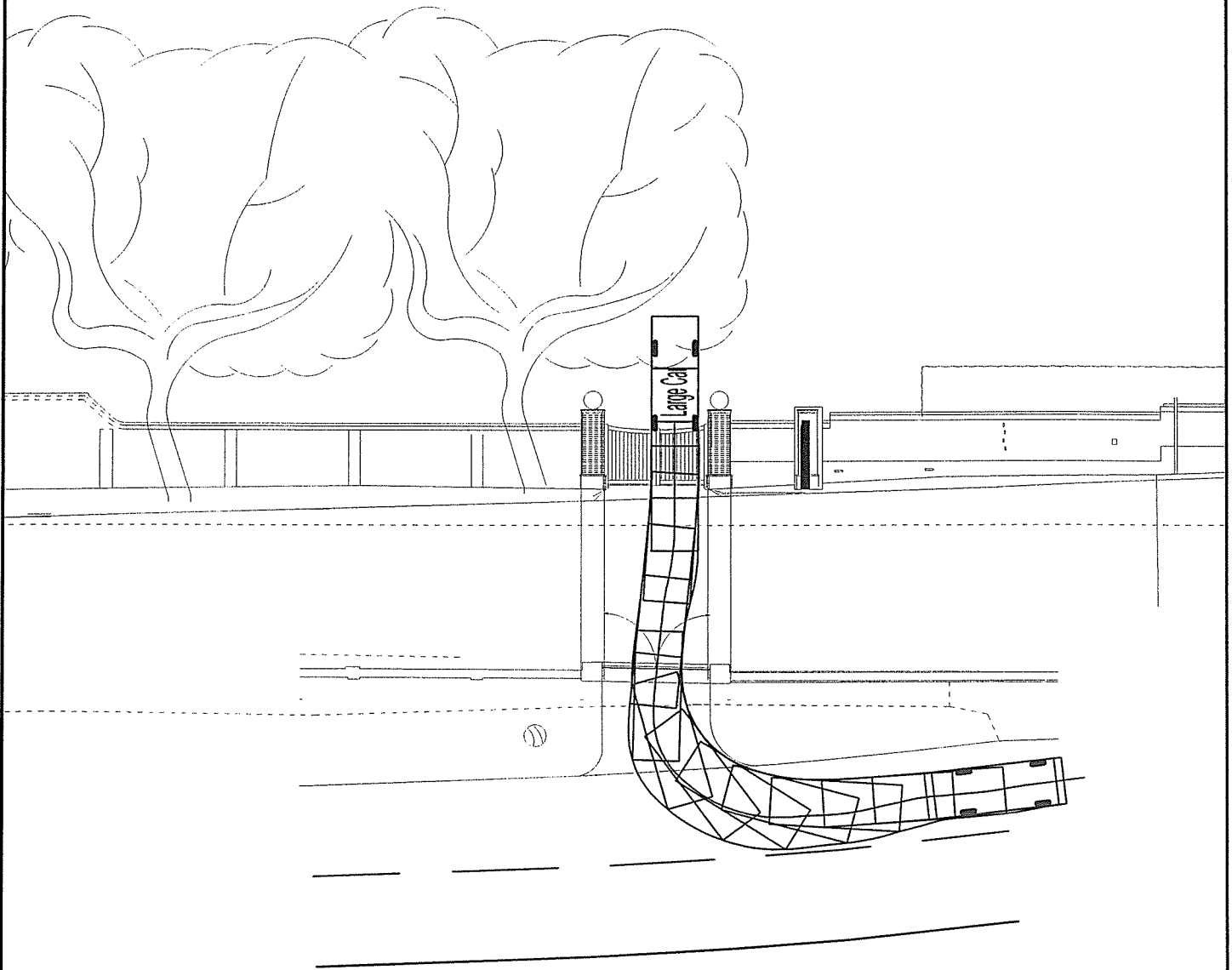
Hush Property Ltd.

Track Plot Entry Manoeuvre Using a Large Saloon Car

Savel Bird & Axon
A White Young Green Company
Ariel House 74a Charlotte Street London W1T 4QJ
t: 020 7580 8844 f: 020 7580 8818 e: sba@sbax.co.uk


DRAWN: M.W.	DATE: 17.01.08.	CHECKED: H.R.	DATE: 17.01.08.	SCALES: 1:500 at A4
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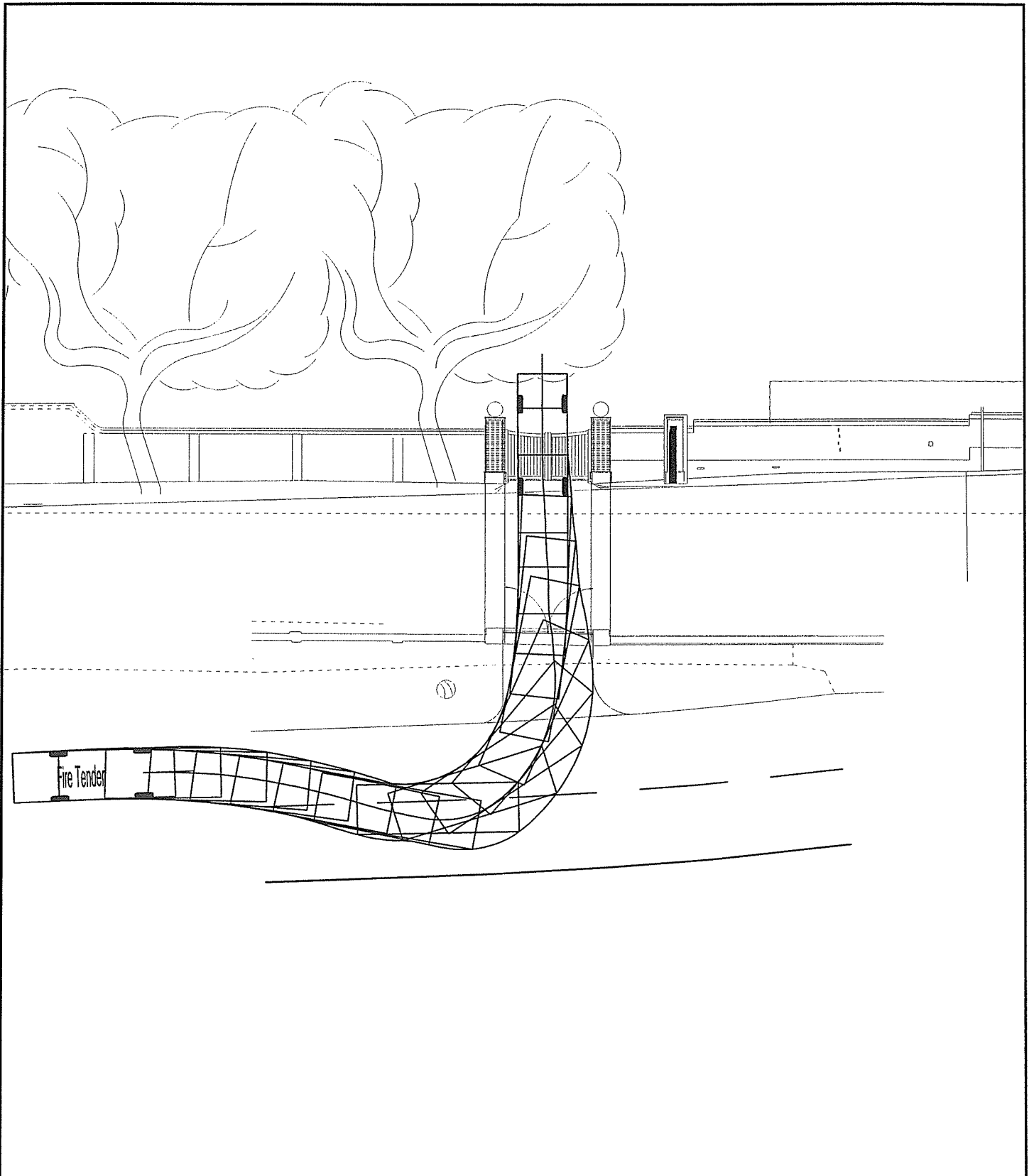
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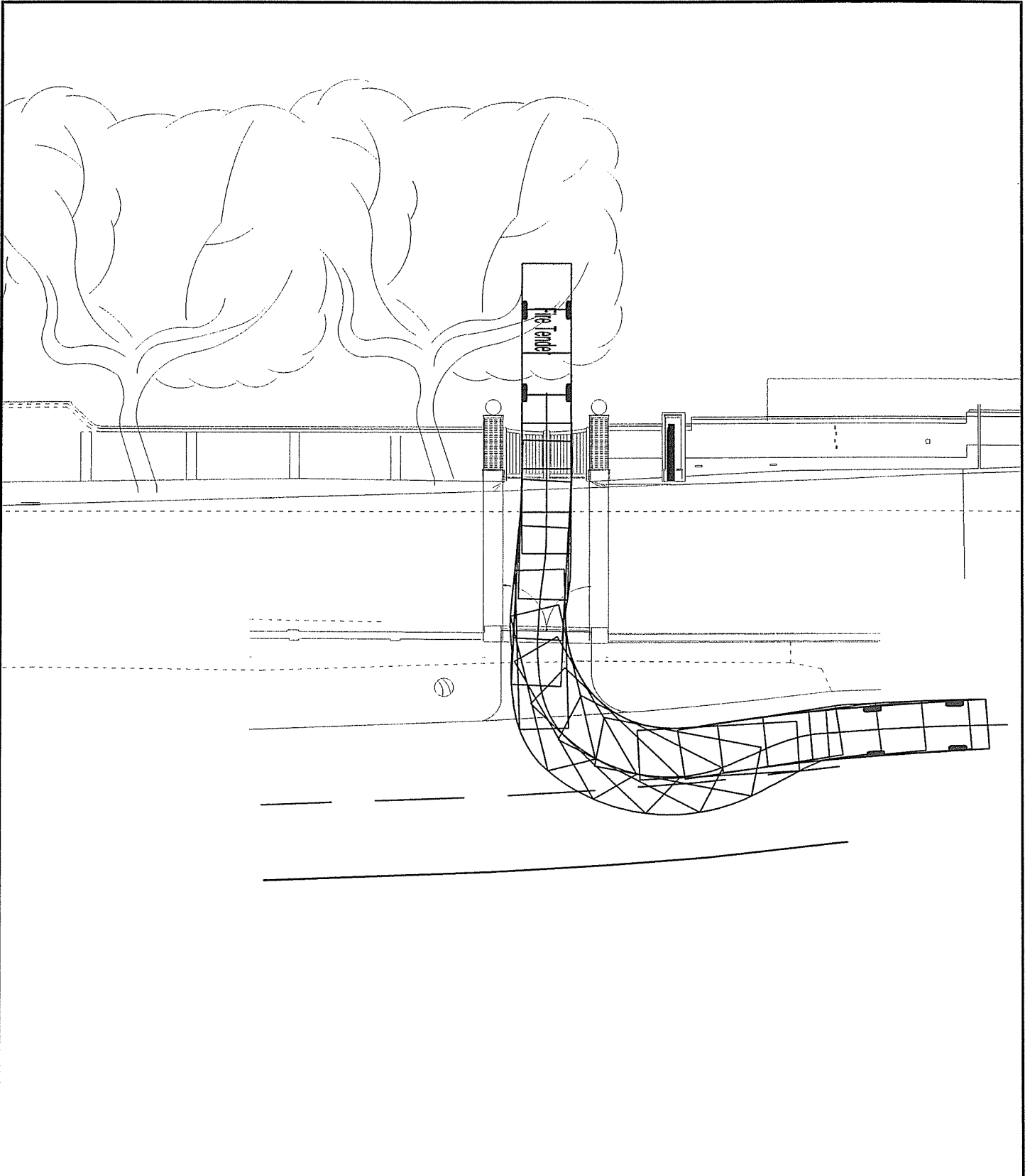
Heath House & Heath Park, Hampstead					Hush Property Ltd.	
Track Plot Exit Manoeuvre Using a Large Saloon Car					 <small>A White Young Green Company</small> Ariel House 74a Charlotte Street London W1T 4QJ t: 020 7580 8844 f: 020 7580 8818 e: sba@sbax.co.uk	
DRAWN:	DATE:	CHECKED:	DATE:	SCALES:	DRAWING NUMBER:	REVISION:
M.W.	17.01.08.	H.R.	17.01.08.	1:500 at A4	Figure 3	.



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Heath House & Heath Park, Hampstead					Hush Property Ltd.	
Track Plot Entry Manoeuvre Using a Fire Tender					 A White Young Green Company Ariel House 74a Charlotte Street London W1T 4QJ t: 020 7580 8844 f: 020 7580 8818 e: sba@sbax.co.uk	
DRAWN:	DATE:	CHECKED:	DATE:	SCALES:	DRAWING NUMBER:	REVISION:
M.W.	17.01.08.	H.R.	17.01.08.	1:500 at A4	Figure 4	.



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Heath House & Heath Park, Hampstead

Hush Property Ltd.

Track Plot Exit Manoeuvre Using a Fire Tender

Solved By & Axon
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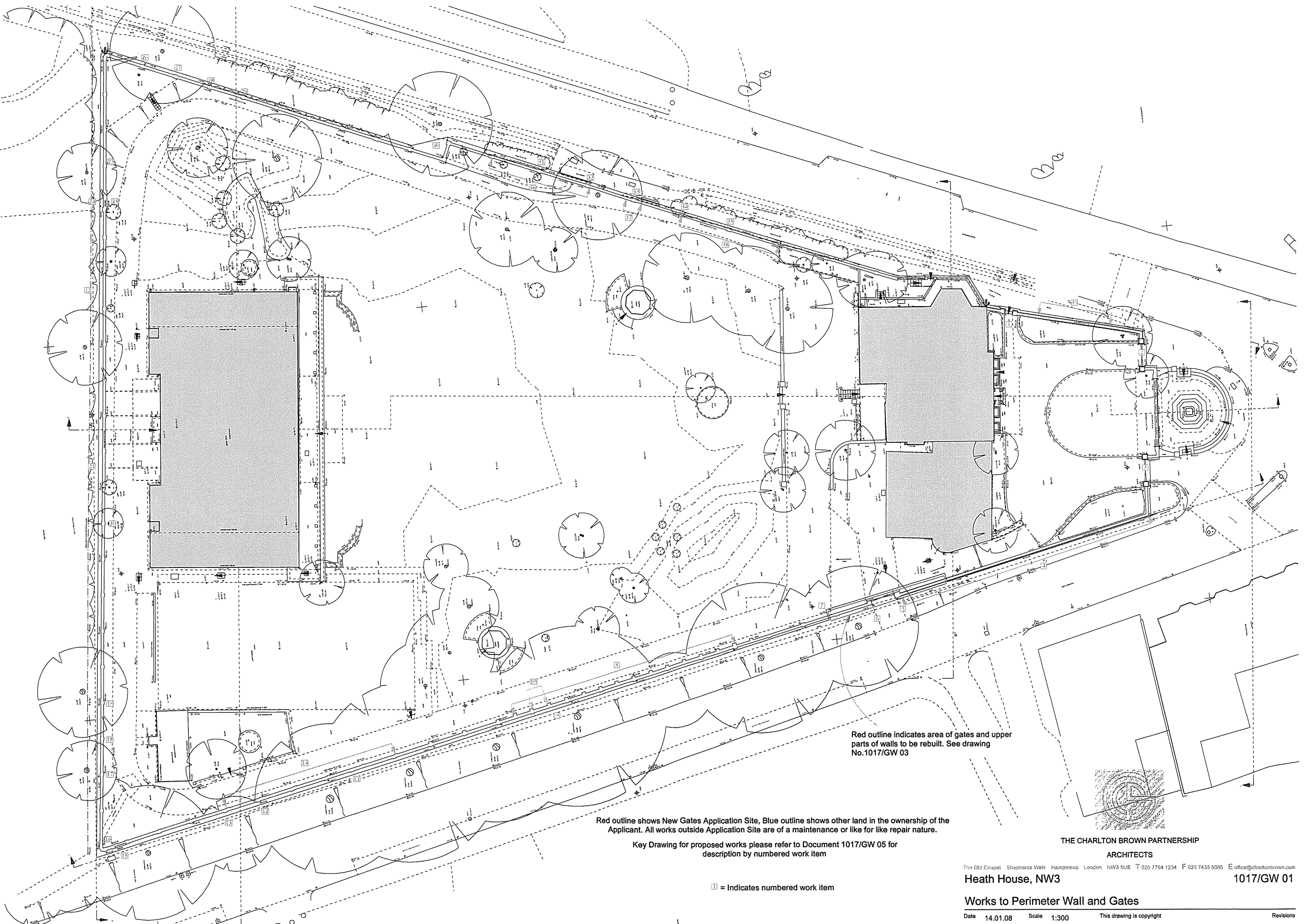
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Figure 5

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Appendix A



Red outline indicates area of gates and upper parts of walls to be rebuilt. See drawing No.1017/GW 03

Red outline shows New Gates Application Site, Blue outline shows other land in the ownership of the Applicant. All works outside Application Site are of a maintenance or like for like repair nature.

Key Drawing for proposed works please refer to Document 1017/GW 05 for description by numbered work item

Ⓜ = Indicates numbered work item

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1017/GW 01

Works to Perimeter Wall and Gates

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