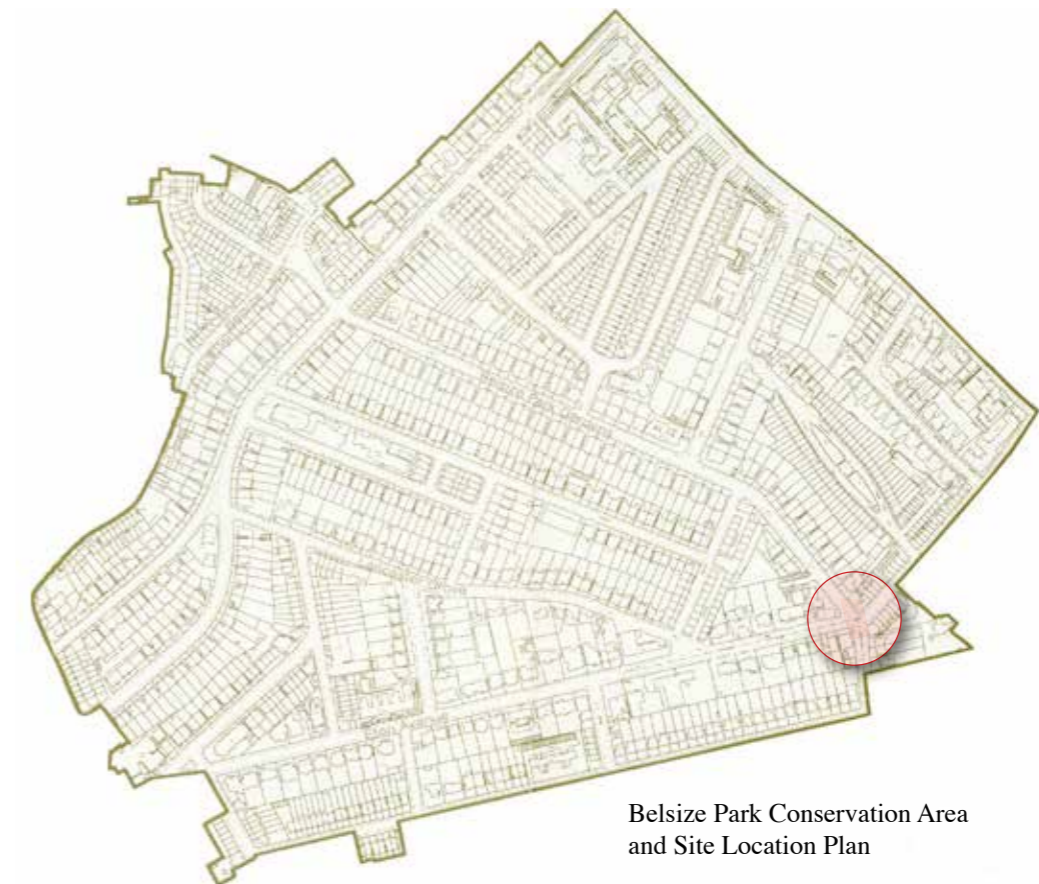


18-20 Lancaster Grove, Belsize Park

Design & Access Statement
for a Proposed New House

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1.0 Introduction

- 1.1 The site address is No's 18–20 Lancaster Grove, Belsize Park, London, NW3. The site lies within the Belsize Conservation Area, within Sub Area 3, as described in the Belsize Conservation Area Statement published April 2003.
- 1.2 The site has been granted planning permission and conservation area consent for demolition and replacement of the existing house in 2008, with later grants of extension of time for implementation. The property has since been marketed and is under new ownership. The applicants seek to replace the existing house with a more modest property than the extant approval and consent. This document sets out the planning policy, planning history, character of the conservation area and the new proposals for the site.

2.0 Character of the Conservation Area, Sub Area 3

- 2.1 Sub Area 3 is described in the Belsize Conservation Area Statement as the Eton Avenue Area (see images on pages 4 & 5). The description given for the character of this area is as follows:

“This is a consistent area of predominantly later Victorian housing with some Edwardian pockets, built on land previously in the ownership of Eton College. The houses within this area are smaller than the villa development to the north, being predominantly two storeys with an attic level. The properties in this area are notable for their varied styles and elevational treatment. There is however consistency of materials generally, red brick with red clay tiled roofs being a recurrent theme. The streets have a constant building line and only small gaps between the buildings. The houses have gardens with boundary walls defining the edges of properties along the street.”

- 2.2 The character of the south end of Lancaster Grove is described as follows:

“Along Lancaster Grove the rear of Belsize Fire Station can be seen on the southern side of Lancaster Grove. The development along this side of the street is of different character to the northern side of the street being set back behind large frontage walls. Mature trees are planted in the pavement along the frontage. Vegetation predominates and gives a more spacious feel to the southern side of the road.”

- 2.3 Historic maps of the area show that the houses on the southern side of this stretch of Lancaster Grove were developed later than other parts of the Eton Avenue Area, having originally been part of the plots belonging to houses on the north side of Eton Avenue.
- 2.4 The boundary walls along the south side of this stretch of Lancaster Grove clearly predate the houses behind them, and originally served as back entrances to the houses on Eton Avenue.
- 2.5 The houses along the south side of this stretch of Lancaster Grove are generally of a lower status and detail to the majority of the buildings in the Eton Avenue Area, as well as in the conservation area as a whole.



LCC Municipal Map of 1913 showing the developed area and the site of No. 18-20 as empty



OS Map of 1935 showing the site now developed

3.0 Description of the Property

- 3.1 The existing building is a two-storey rendered structure with a tiled roof and two large dormer windows at attic level on the north elevation facing Lancaster Grove. The property has been granted planning and conservation area consent for demolition and replacement, Ref: 2008/3565/P and 2007/0925/C - see Planning History in Appendix A.
- 3.2 On the evidence of historic maps of the area, the first building on the site appears to date from between 1913 and 1935. The building was originally designed as two separate dwellings, but has more recently been combined into a single house.
- 3.3 The existing building is identified in the Belsize Conservation Area Statement as making a positive contribution to the conservation area, although the house is not Listed.
- 3.4 The other buildings on the street identified as making a positive contribution to the conservation area are all significantly earlier in date, as can be seen on the LCC Municipal map dated 1913.
- 3.5 The criteria for identifying buildings that make a positive contribution to the conservation area are as follows:

“A number of buildings are notable because of their value as local landmarks, or as particularly good examples of the local building tradition. Such buildings, whilst not statutorily listed, are nevertheless important local buildings in their own right and make a positive contribution to the character and appearance of the conservation area”.

4.0 Contribution of the existing building to the character of the Conservation Area

- 4.1 The existing house could not be said to have significant architectural merit nor does it represent a particularly good example of the local building tradition (see images on pages 6 & 7). This would not necessarily be to the detriment of the conservation area, but would not appear to justify its identification under the criteria of 3.5 above.
- 4.2 Notwithstanding point 4.1 above, a number of both positive and negative aspects of the existing building can be identified as follows:

Positive aspects of existing building:

- i) The boundary walls and gate piers, constructed in red brick and stone, contribute positively to the character of the area;
- ii) The building line is set back from the street, as is typical of houses along this stretch of Lancaster Grove, giving a different character to the houses opposite or elsewhere in the conservation area;
- iii) The scale of the building – two storeys plus attic – is generally consistent with the neighbouring properties;
- iv) The materials – painted render and plain tiles – are generally consistent with the character of the conservation area whilst providing some variety.

Negative aspects of the existing building:

- i) The design of the original structure is not of particular architectural merit, and is generally of inferior quality in terms of its construction and detailing to other buildings in the conservation area;
 - ii) The original building has suffered from poor quality later alterations and extensions (such as the bulky dormer windows) of a generally inferior quality to other buildings in the conservation area;
 - iii) The building extends all the way to its boundary on the east side, which is not characteristic of this part of the conservation area where buildings are generally freestanding within their plots;
 - iv) The flat-roofed garage extension to the front encroaches on the setback from the street, which is not characteristic of this part of the conservation area;
 - v) The building has lost any coherence as two separate units by their amalgamation over time into a single dwelling.
- 4.3 The positive and negatives for the replacement of No's. 18–20 Lancaster Road have been accepted by the granting of planning and conservation area consent and the subsequent extensions of time approval. It is therefore the aim of this statement to assess the new design for the site in relation to the existing granted design and the merits of the new proposal to the benefit of the conservation area.

5.0 Design parameters for replacement building

- 5.1 The aims for a replacement building in the conservation area should be:
- i) To enhance and contribute to the character of the conservation area;
 - ii) To enhance and contribute to the immediate setting within the Eton Avenue Area;
 - iii) To contribute to the variety characteristic of this part of the conservation area whilst recognising its prevailing character, in particular the influence of the Arts and Crafts period and the architecture of the 1920's and 30's;
 - iv) To produce a design of the highest quality in order to contribute to the future architectural heritage of the conservation area;
 - v) The ridge height of the new building should be similar to the ridge height of the existing building and previously granted scheme;
 - vi) The boundary walls and gate piers should be retained and the design of the replacement building should be consistent with their design in terms of detail and material;
 - vii) The building should be conceived as a single house centrally placed within its plot, as is characteristic of the conservation area.

CHARACTER OF CONSERVATION AREA



Typical late nineteenth century Arts and Crafts House, Eton Avenue



Typical late nineteenth century Arts and Crafts House, Eton Avenue



Belsize Fire Station, elevation facing Eton Avenue



Rendered house with Regency influence, Eton Avenue

CHARACTER OF CONSERVATION AREA



North side of Lancaster Grove (Southern end)



No. 59 Lancaster Grove



Lancaster Grove (Northern end)



Nos 10-12 Belsize Park Gardens



Nos. 34-36 Glenilla Road



No. 2 Lambolle Road

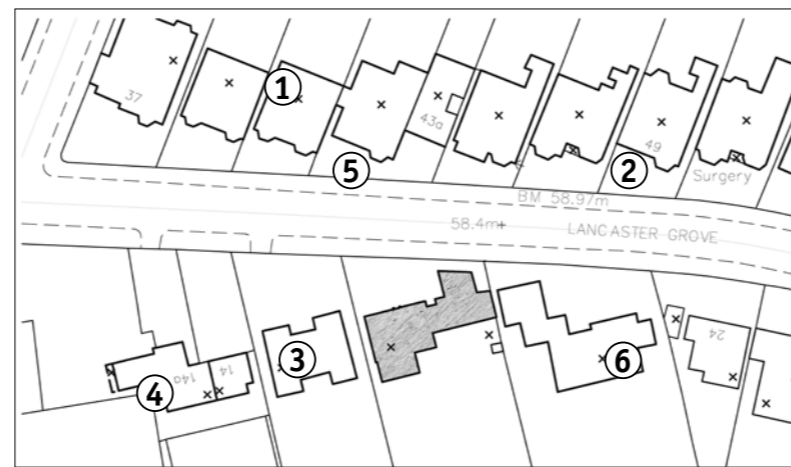
THE SETTING OF THE EXISTING HOUSE AND SITE



North side of Lancaster Grove opposite Nos. 18-20



No. 49 Lancaster Grove



'Lynwood', No. 16 Lancaster Grove



No. 14 Lancaster Grove



No. 43 Lancaster Grove



No. 22 Lancaster Grove

THE SETTING OF THE EXISTING HOUSE AND SITE



Existing house at No. 18-20 Lancaster Grove, street elevation



Entrance for No. 18-20 Lancaster Grove



Existing house at No. 18-20 Lancaster Grove, detail of front elevation facing street. Note flat-roofed garage extension to left hand side and bulky modern dormer windows



Existing house at No. 18-20 Lancaster Grove, conservatory



Existing house at No. 18-20 Lancaster Grove, street view

6.0 Design Rationale

6.1 The existing granted scheme and the proposed design responds to the established character of the conservation area and provides a new, high quality design for the site. The design seeks to be consistent with the building tradition of the area and also to maintain the sense of variety that so characterises the south side of this stretch of Lancaster Grove. No. 18-20 Lancaster Grove was built c.1930 and occupied land that was originally part of the gardens to houses on the north side of Eton Avenue.

6.2 The Arts and Crafts tradition is represented throughout this part of the Belsize Park Conservation Area. The movement was born in wake of the 1851 exhibition in London in opposition to the increasingly machine-made culture of the industrial revolution and sought to re-establish harmony between the architect, designer and craftsman. Many houses in the Belsize Park Conservation Area were built during this time and pursued the same ideals, see images on pages 4 & 5.

6.3 From the beginning in the mid 1870's, architects informally grouped together as the Arts and Crafts movement looked to the vernacular traditions of the British countryside as inspiration for their designs. Inspired by the ideals of Philip Webb and William Morris, the movement produced a revival of old English 'rusticity' and traditional crafts and materials in buildings, realising that the vernacular, ie: buildings that had grown from tradition, had a place in modern architecture. John Ruskin's study of medieval art and architecture provoked a new found interest in national heritage and prompted the publication of books such as Reginald Blomfield's 'History of Renaissance Architecture in England, 1500-1800' (1891). Practitioners began to draw inspiration from the past, using vernacular architecture as a starting point, and honing historical precedent to its essentials to formulate new designs. Architects understood that they could examine the past whilst looking to the future, reviving old traditions and applying them to modern domestic life.

6.4 The prevailing ideas of the Arts and Crafts period were summed up by Longford Warren in the Architectural Review when he stated that "our own best work... will be done by founding it on the sound traditions of England's past, modifying these traditions frankly and fearlessly in the spirit of the old work to meet our new wants and new conditions." The ideal was a blend of English tradition and modernity and its free approach helped to promote visual diversity across England. Many architects looked to English Renaissance architecture as inspiration, which was less related to continental classical architecture and closer in style to the established medieval tradition. Lutyens in particular looked to the Elizabethan brick house, taking features of interest and redesigning to create a unique modern interpretation of these traditions, whilst Norman Shaw took the movement to the city, designing specifically for urban situations.

6.5 Whilst the movement had its roots in late nineteenth century Britain, it has had extreme longevity; the movement was an undercurrent in British architecture throughout the twentieth century. It is clear that any new building on the site should be connected to the surrounding Arts and Crafts vernacular tradition. The previous and new proposal for No's. 18-20 Lancaster Grove represents the translation of these ideals into the present day.

Architectural Character



The variety within the conservation area is apparent immediately. All buildings follow some aspect of the Art and Crafts aesthetic, each referring to different historical periods for inspiration.

Doorcases & Porches



Many of the properties within this part of the Belsize Park Conservation Area feature classical porches and details. Arts and Crafts generations of architects used classical motifs in their work as an allusion to Elizabethan architecture and saw it as adding variety and a picturesque quality to their buildings, as well as promoting the skill of the individual craftsman

7.0 The Local Context and Planning Policies

7.1 The context on the south side of Lancaster Grove is of two storeyed detached Arts and Crafts houses with features such as gables, dormers, constructed in red brick and tiled roofs, with asymmetrical facades and footprints. On the opposite side of the road are more robust 2-3 storey mid Victorian terraces with gables, bay windows, and dormers. There is also a range of decorative features (see images on page 8). The proposed design is for a house influenced by vernacular architecture, carefully designed to reflect the surrounding local building traditions.

7.2 The London Borough of Camden adopted its Core Strategy and Development Policies on 8 November 2010. The Core Strategy is the principal document in the Local Development Framework and provides the vision, objectives and spatial policies to guide development in the borough up to 2025. The Development Policies contributes towards delivering the Core Strategy by setting out detailed planning policies that the Council will use for determining planning applications. In this context, the building would be wholly in accordance with the adopted Local Development Framework Policies (2010-2025). The principal policies for consideration are:

7.3 Policy DP2 – Making full use of Camden’s Capacity for Housing

The Council will seek to minimise the loss of housing in the borough by:

- d) *protecting residential uses from development that would involve a net loss of residential floor space,*
- e) *protecting permanent housing from conversion to short-stay accommodation intended for occupation for periods of less than 90 days;*
- f) *resisting developments that would involve the net loss of two or more homes, unless they create large homes in a part of the borough with a relatively low proportion of large dwellings,*

The previously approved and consent replacement house and the new proposals do not result in net loss of residential floor space, or provided short stay accommodation and retains a single dwelling on the site.

7.4 Policy DP5 – Homes of Different Sizes hgkgn7LDP

The Council will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes. We will:

- a) *seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table, including conversion of existing residential and non-residential floor space;*
- b) *expect a mix of large and small homes in all residential developments.*

In considering the mix of dwelling sizes appropriate to a development, the Council will have regard to the different dwelling size priorities for social rented, intermediate affordable and market homes, and will take into account:

- c) *the character of the development, the site and the area, including the impact of the mix on child density;*
- d) *site size, and any constraints on including homes of different sizes; and*
- e) *the economics and financial viability of the site, including the demand for homes of different sizes.*

The existing house, the approved and consented house and the proposal retains the same type of house on the site. The conservation area status and the site constraints would not actively suggest that mixed development would be suitable for the site.

7.5 Policy DP6 – Lifetime Homes & Wheelchair Housing

All housing development should meet lifetime homes standards. 10% of homes developed should either meet wheelchair housing standards, or be easily adapted to meet them.

The proposal is designed to accommodate disabled access and provides an accessible W.C. at ground floor level and also includes a lift. The rooms and locations of the bathrooms will ensure that the house can provide full lifetime homes adaptability (see Appendix C - Lifetime Houses Statement).

7.6 Policy DP22 – Promoting Sustainable Design & Construction

The Council will require development to incorporate sustainable design and construction measures. Schemes must:

- a) *demonstrate how sustainable development principles, including the relevant measures set out and have been incorporated into the design and proposed implementation; and*
- b) *incorporate green or brown roofs and green walls wherever suitable.*

The Council will promote and measure sustainable design and construction by:

- c) *expecting new build housing to meet Code for Sustainable Homes Level 3 by 2010 and Code Level 4 by 2013 and encouraging Code Level 6 (zero carbon) by 2016;*
- d) *expecting developments (except new build) of 500 sqm of residential floor space or above or 5 or more dwellings to achieve “very good” in EcoHomes assessments prior to 2013 and encouraging “excellent” from 2013;*
- e) *expecting non-domestic developments of 500sqm of floor space or above to achieve “very good” in BREEAM assessments and “excellent” from 2016 and encouraging zero carbon from 2019.*

The Council will require development to be resilient to climate change by ensuring schemes include appropriate climate change adaptation measures, such as:

- f) *summer shading and planting;*
- g) *limiting run-off;*
- h) *reducing water consumption;*
- i) *reducing air pollution; and*
- j) *not locating vulnerable uses in basements in flood-prone areas.*

The replacement house has been designed to achieve Code 4 for Sustainable Homes. Please see accompanying Code for Sustainable Homes Pre-Assessment by Price and Myres. The conservation area status would not be suitable for the inclusion of brown and green roofs and or walls. Landscaping will include soak-aways and permeable hard surfaces, with water recycling for irrigation purposes. The services will be designed to reduce air pollution in line with sustainable development practices and codes, whilst the house and the proposed basement are not in a flood-prone area.

7.7 Policy DP23 – Water

The Council will require developments to reduce their water consumption, the pressure on the combined sewer network and the risk of flooding by:

- a) *incorporating water efficient features and equipment and capturing, retaining and re-using surface water and grey water on-site;*
- b) *limiting the amount and rate of run-off and waste water entering the combined storm water and sewer network through the methods outlined in part a) and other sustainable urban drainage methods to reduce the risk of flooding;*
- c) *reducing the pressure placed on the combined storm water and sewer network from foul water and surface water run-off and ensuring developments in the areas identified by the North London Strategic Flood Risk Assessment and shown on Map 2 as being at risk of surface water flooding are designed to cope with the potential flooding;*
- d) *ensuring that developments are assessed for upstream and downstream groundwater flood risks in areas where historic underground streams are known to have been present; and*
- e) *encouraging the provision of attractive and efficient water features.*

The proposals are accompanied and supported by the Interpretive Report on Soil Investigations by Upton McGougan Plc & Structural Soils Limited, this report outlines the soil conditions, potential for soil contamination, levels of ground water and impact on the soil. The application is also supported by Basement Impact Assessment and Construction Method Statement by KFR Consulting. Further to this, there is a Code for Sustainable Homes Pre-Assessment by Price and Myres, which outlines water usage for the proposal.

7.8 Policy DP24 – Securing High Quality Design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- 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;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

The proposed house is considered to be in accordance with this policy, with the replacement house being designed considerably relating to the importance of the conservation areas status, thus respecting the immediate vicinity accordingly. All materials and landscaping surfaces are of high quality and complimentary to the locality. Accessibility will be maintained from Lancaster Grove as existing, with improved access for those with wheelchairs into the replacement house.

7.9 Policy DP25 – Conserving Camden’s Heritage

Conservation Areas - In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and

- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage.

The proposals have been developed in full respect of this policy, with a house that is designed to reflect the eclectic mix of details and traditional materials within the conservation area, in a style that is conducive with many of the surrounding period properties. The present house has already been granted permission for demolition and rebuilding. To quote the Planning Inspector for the original approval and consent, stated that:-

“the proposed dwelling would enhance the character and appearance of this part of the Belsize Conservation Area and its design justifies the demolition of the existing dwelling/s, which I have found, make no more than a little contribution to the character and appearance of the Belsize Conservation Area.”

Thus confirming and establishing that the existing house is not considered to be of major importance or of merit in providing a positive contribution to the appearance of the conservation area.

7.10 Policy DP26 – Managing the Impact of Development on Occupiers & Neighbours

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 we 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;
- g) the inclusion of appropriate attenuation measures.

We will also require developments to provide:

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- i) facilities for the storage, recycling and disposal of waste;
- j) facilities for bicycle storage; and
- k) outdoor space for private or communal amenity space, wherever practical.

The proposals have been designed to comply with factors a) to g) with the replacement house not increasing visual privacy or overlooking of adjoining properties. Overlooking and overshadowing is generally

improved and of lower impact than the existing consented and approved design. Internal and neighbouring daylight amenities are also improved by the proposal, owing to the reduction in built form and the simpler roof design.

There will be no odours, fumes, dust noise or vibrations associated with the completed replacement and occupied house. The heating is to be provided by ground heat source pump, resulting in no associated fumes or noise from plant. The microclimate in the area will not be affected as the replacement house is largely replacing like for like.

The proposals have further been designed to comply with factors h) to k), by providing good size rooms and high quality accommodation, with facilities for storage, recycling and waste disposal. There is provision for bicycle storage and the appropriate level of parking to the front forecourt and gardens to the rear.

7.11 Policy DP27 – Basements & Lightwells

In determining proposals for basement and other underground development, the Council will require an assessment of the scheme’s impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. We will require developers to demonstrate by methodologies appropriate to the site that schemes:

- a) maintain the structural stability of the building and neighbouring properties;
- b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) avoid cumulative impacts upon structural stability or the water environment in the local area;

and we will consider whether schemes:

- d) harm the amenity of neighbours;
- e) lead to the loss of open space or trees of townscape or amenity value;
- f) provide satisfactory landscaping, including adequate soil depth;
- g) harm the appearance or setting of the property or the established character of the surrounding area; and
- h) protect important archaeological remains.

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

In determining applications for lightwells, the Council will consider whether:

- i) the architectural character of the building is protected;*
- j) the character and appearance of the surrounding area is harmed; and*
- k) the development results in the loss of more than 50% of the front garden or amenity area.*

The proposals are accompanied and supported by the Interpretive Report on Soil Investigations by Upton McGougan Plc & Structural Soils Limited, this report outlines the soil conditions, potential for soil contamination, levels of ground water and impact on the soil. The application is also supported by Basement Impact Assessment and Construction Method Statement by KFR Consulting. The proposal does not present any high risk structural or alteration to the ground conditions and natural environment that would affect the locality or the neighbouring properties. All construction would be undertaken with appropriate structurally engineered protective measures and supports during the construction phase of the basement.

The construction of the basement and the lightwells do not result in any adverse effects to the amenity of the neighbouring properties or loss, or alterations of important landscape features, including trees of merit. The site is not located on or in the vicinity of the important archaeological remains

It is confirmed that the proposed lightwells do not result in an area of more than 50% of the front forecourt area, whilst having no impact on the locality or the detail of the proposed replacement house.

7.12 Planning Guidance CPG2 Housing

Point 4.20 - Residential Development Standards - Daylight, Sunlight & Privacy

Residential developments should maximise sunlight and daylight, both within the new development and to neighbouring properties whilst minimising overshadowing or blocking of light to adjoining properties. Maximising sunlight and daylight also helps to make a building energy efficient by reducing the need for electric light and meeting some of the heating requirements through solar gain. The orientation of buildings can maximise passive solar gain to keep buildings warm in winter and cool in summer.

The design of the replacement house has been designed to maximise internal sunlight and daylight, whilst having no greater impact than the existing house in this suburban environment on the neighbouring properties. This new proposal is considered to be an improvement for the neighbouring properties to that of the current approved and consented scheme, with its reduced form and simpler roofline and main central ridge.

Point 4.26 - Basements

All rooms within a basement should be able to function for the purpose of which they are intended. They should have an adequate size, shape, door arrangement, and height, insulation from noise and vibration, and access to natural lighting, ventilation and privacy (similar to the standards set out above). Four key considerations are set out here.

- Natural light - to ensure that adequate natural light is provided to habitable rooms, walls or structures (including the sides of lightwells) should not obstruct windows by being closer than 3 metres. Where this is not achievable, a sufficient proportion of the glazing should be above the point on the window(s) from which a line can be drawn at 30° above the horizontal to pass the top of obstruction. The glazed area above the point should total not less than 10% of the floor area of the room.
- Forecourt parking – nearby vehicles can also restrict light to basements, and consideration should be given to any further obstruction from vehicles parked on the forecourt that may present a barrier to light serving basement windows.
- Means of escape - basements should be provided with either a door or suitably sized window allowing access to a place of safety that gives access to the external ground level, or with a protected escape route within the building leading to a final exit at ground level.
- Lightwells - stairs, ladders and gates in any railings around a lightwell that are required for means of escape should be designed to be as discreet as possible and should have regard to the character of the building and surrounding area.

The proposed basement has been designed and considered in relation to the four key considerations where necessary. In particular by providing appropriate protected means of egress, adequate natural light and a large forecourt for placing cars away from the light wells.

7.13 Planning Guidance CPG4 Basements & Lightwells

Point 2.53 - Main Planning & Design Considerations

We recognise that there can be benefits from basement development in terms of providing additional accommodation, but we need to ensure that basement schemes:

- do not cause undue harm to the amenity of neighbouring properties;
- do not have a detrimental impact on the groundwater environment, including ponds and reservoirs;
- do not have any effects on surface water run-off or ground permeability;

- do not harm the recognised architectural character of buildings and surrounding areas, including gardens and nearby trees, and that conservation area character is preserved or enhanced;
- conserve the biodiversity value of the site;
- achieve sustainable development; and
- do not place occupiers at risk or have any effects on the stability or bearing capacity of adjacent land generally.

It is considered that the basement and lightwells are designed in compliance with the main planning and design considerations. In particular, the basement is located below the house and does not extend into the rear garden, with the front lightwell being appropriate for building regulations and daylight guidance, whilst being discrete and contained within the boundary of the front forecourt. Further to this, the lightwells are largely screened by the existing boundary street wall.

- 7.14 The buildings in the conservation area have a rich variety of detail. The character of the area as a whole remains distinct, whilst individual properties declare their individuality by the use of varied decoration, porches, gables and window and door details (see images on page 8). The result is an overall, cohesive architectural character with a sense of eclecticism. Italian Baroque is mingled with old English, whilst rustic Arts and Crafts and the vernacular sits happily alongside classical detailing. The proposal continues this theme and is envisaged to be of a suitable and cohesive design and form and complimentary with the surrounding building characteristics.
- 7.15 Summary – It is believed that the proposal is compliant with national and local policies, being of an appropriate design in terms of aesthetics, function, environmental performance and quality of detail and materials, with no adverse or significant impact upon the locality and neighbouring amenity.

8.0 Pre-Application Consultation

- 8.1 A pre-application document with accompanying drawings was submitted on 17th January 2014, and subsequent advice was received 24th March 2014 (Ref: 2014/0590/PRE). The pre-application documentation identified the principles of the site development with an assessment of the local character and building typology.
- 8.2 The feedback received from the London Borough of Camden Council (See Appendix D) was constructive and identified that the proposals were appropriate to the locality and conservation area, whilst compliant with Policies CS14 and DP24. The following key points were highlighted:
- The existing house was reconfirmed as being of a neutral contribution to the conservation area.

- The proposals were unlikely to present adverse impact greater than the current approved and consented house, in terms of loss of light, being overlooked or privacy associated with the amenity of neighbouring properties.
 - Minor comment regarding the elevations outlined a suggestion for a second chimney to the west elevation.
 - A requirement for first floor side windows to be opaque with limited openings restricted to 1.8m above floor level, for privacy of the neighbouring properties.
 - An alternative means of egress from the basements may be required to comply with Building Regulations, and consideration for adequate daylight levels for the kitchen dining area.
 - Requirement for onsite bicycle storage.
 - CIL payment will be required.
- 8.3 Proposals for a second chimney have been reviewed and are not thought to be appropriate. Primarily, as the required level of natural light restricts the placing of a chimney along the west elevation, and that any second chimney would be only for visual affect, i.e. without a function. The proposed eastern chimney is set towards the rear of the house and would not be as noticeable in views of the principal facade. Local residents have been consulted on this matter, who would prefer only one chimney to minimise impact on the neighbouring property. Therefore it is felt that a second chimney is not of major concern or a matter for refusal.
- 8.4 It is confirmed that the first floor side windows will be designed to provide opening top sashes restricted to open at 1.8m from the floor level.
- 8.5 The proposal have been reviewed by a building inspector, who states that the basement complies with regulations for egress. However, alternative means of egress could be provided from the front light well if required.
- 8.6 Natural daylight provision has been considered and a refinement to the basement level undertaken. The lightwell will have full height glazed doors and the service kitchen will not be used for dining.
- 8.7 Accessible and secure bicycle storage for two cycles will be provided.
- 8.8 The pre-application advice outline the requirement for supplying the following supporting documents:
- Basement Impact Assessment – This was provided previously for the approved and consented schemes and is resubmitted with this application owing to the similarities in the proposed basement works. This is the Basement Impact Assessment and Construction Method Statement by KFR Consulting.
 - Arboricultural Report – This has since been discussed with the case officer and it is confirmed as outlined in the Delegated Report for approved proposal Ref: 2013/0955/P and in line with the tree officers comments it is acknowledged that the new proposals do not present any greater impact or adverse effects to the existing tree and therefore a full arboricultural report will not be required to support the see proposals.
 - Code for Sustainable Homes – This is detailed in the accompanying Code for Sustainable Homes Pre-Assessment by Price and Myres. The replacement house is designed to attain Code 4 for Sustainable Homes.
 - Lifetime Homes Statement – This is supplied in Appendix C of this document.
 - Construction Management Plan – This we expect to be applied as a planning condition and will be subject to a Section 106 Legal Agreement.
- 8.9 Summary – The pre-application advice would suggest that the new proposals for a replacement house are acceptable in planning and conservation area terms, whilst acknowledging the design is of no greater impact than the current approved and consented scheme.

9.0 The Design Proposal

- 9.1 The design is based on an symmetric, E-shaped footprint at the centre of the site, in keeping with the general disposition of buildings on their plots throughout the area, being of similar plan and form to the current approved design. This format responds to the Arts and Crafts preference for the picturesque and relates back to the form of the medieval hall house, which the movement admired.
- 9.2 The proposal is in line with the Arts and Crafts belief that by studying and referring to the past, we would contribute more successfully to the future. The Arts & Crafts designer Ernest Gimson was typical of his contemporaries when he explained,
“I never feel myself apart from our own times by harking back to the past, to be complete we must live in all the tenses - past, future as well as present.”
- 9.3 The house would be constructed using red brick, natural stone and Westmorland Green slate, allowing it to harmonise with the palette of materials used commonly by Arts and Crafts architects and seen throughout the local area. The use of these materials has also been influenced by the existing gate piers on the site. Constructed in brick and stone, these are a distinct feature of the street and can be found all along the south side of this stretch of Lancaster Grove. The proposed building uses these same materials, allowing it to further harmonise with the character of the area. This complies fully with a fundamental belief of Arts & Crafts architecture that any new development should have ‘manners’: it should enhance and fit in with its natural surroundings and the existing buildings rather than dominate them. The choice of local materials and building methods was one way in which Arts & Crafts architects ensured their designs fitted in with their surroundings.
- 9.4 The north facade facing the street has a projecting natural stone and glazed double storey porch, set between two slightly projecting wings of red brick. The rear elevation has a shallow projecting two storey central element, with this facade comprising of five bays of a symmetrical design.
- 9.5 The new proposal, whilst being of a similar form and footprint, is considered to be of a simpler and more subtle design to that of the current approval, being of a restrained manner, using classic proportions. The approved design was more decorative in detail, with carved relief panels and stone mouldings. The new design has no decorative panels, all decorative mouldings are of brick, stone and timber, including the porch, door-cases, cornice and south pediment. Please see proposals and comparative illustrations on page 15-19.
- 9.6 The new design is considered to be of less impact in terms of form and scale, with the use of hipped roofs instead of gables as is the case with the current approved design. Please see comparative profiles on page 20. The projecting wings to the front façade have been reduced during the pre-application process, with direct discussion and support from local residents considering their objections to the current scheme, who agree that the new proposal is of a subtler design and detail to that of the as approved and consented scheme.

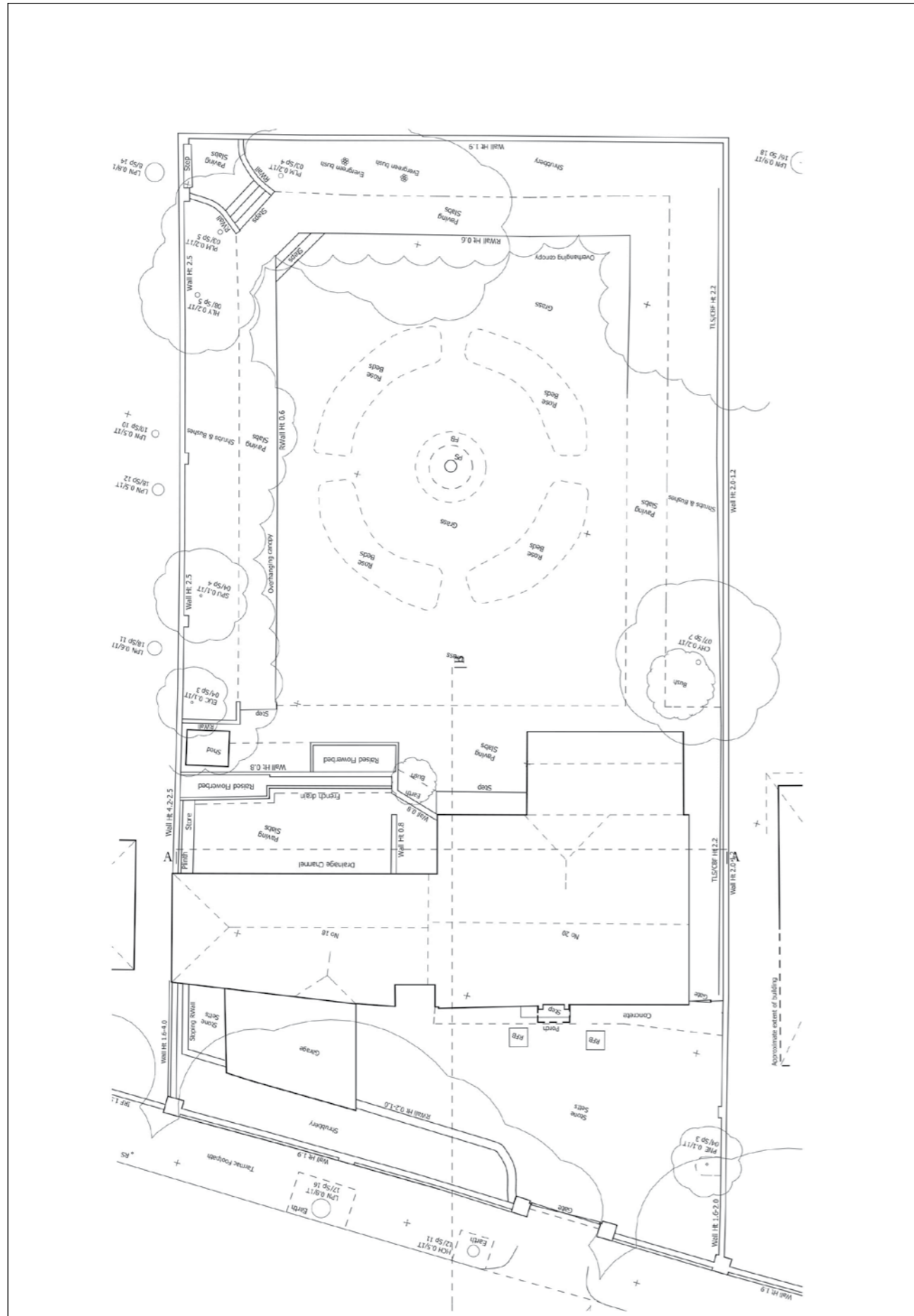
- 9.7 Scale – The proposed house is considered to be suitably scaled in relation to its positioning within the residential curtilage, whilst also considering its proximity to the surrounding built environment. It is considered to be of limited impact in terms of scale, forming a continuation in the architectural skyline of this side of Lancaster Grove. Further to this, the materials will allow the new house to blend into the streetscape.
- 9.8 Landscaping – The forecourt would continue to provide parking for the house, with either bonded gravel or stone setts and the maintaining of the boundary wall and brick/stone piers. New planting and hard and soft landscaping would be introduced into the front parking area and the rear garden.
- 9.9 Residential Access – Pedestrian entrance is proposed directly from the front parking area. Secondary pedestrian access is proposed via paths at the sides of the house.
- 9.10 External Lighting – Discrete external lighting is to be provided to illuminate the parking area and rear terrace for security and safety purposes. A light is also proposed for the front porch.
- 9.11 Level Access – Level access is proposed to the front and rear of the new house. The proposed house will be specifically designed to accommodate the requirements of disabled access within, and will comply with all relevant sections of the Building Regulations Approved Documents.
- 9.12 Accessible WC – An accessible WC is to be provided on the ground floor of the house.
- 9.13 Refuse & Recycling – Provision for refuse and recycling bins and containers is located in the proposed store within the front forecourt, which allows easy access from the house, whilst keeping refuse and recycling a suitable distances from the principal rooms. Refuse and recycling will continue to be collected in the same manner as existing, with the refuse, recycling bins and containers being taken to the main gates for collecting on the appropriate days.
- 9.14 Parking & Accessibility – The proposed works will utilise the existing access point to the house from the street. Existing street parking will be unaffected by the proposals. Cycle storage will be located in a purpose built store in the front forecourt.

10.0 Sustainability

- 10.1 Sustainability – All new services introduced into the proposed domestic accommodation will be designed to sustainable standards, with the use of high levels of insulation and ‘A’ rated electrical goods. The house will be designed to exceed current building regulation standards.
- 10.2 The approach taken for sustainability has been to work as closely as possible with nature to optimise the passive environmental performance of the building before carefully integrating appropriate technology to achieve the demanding standards necessary.

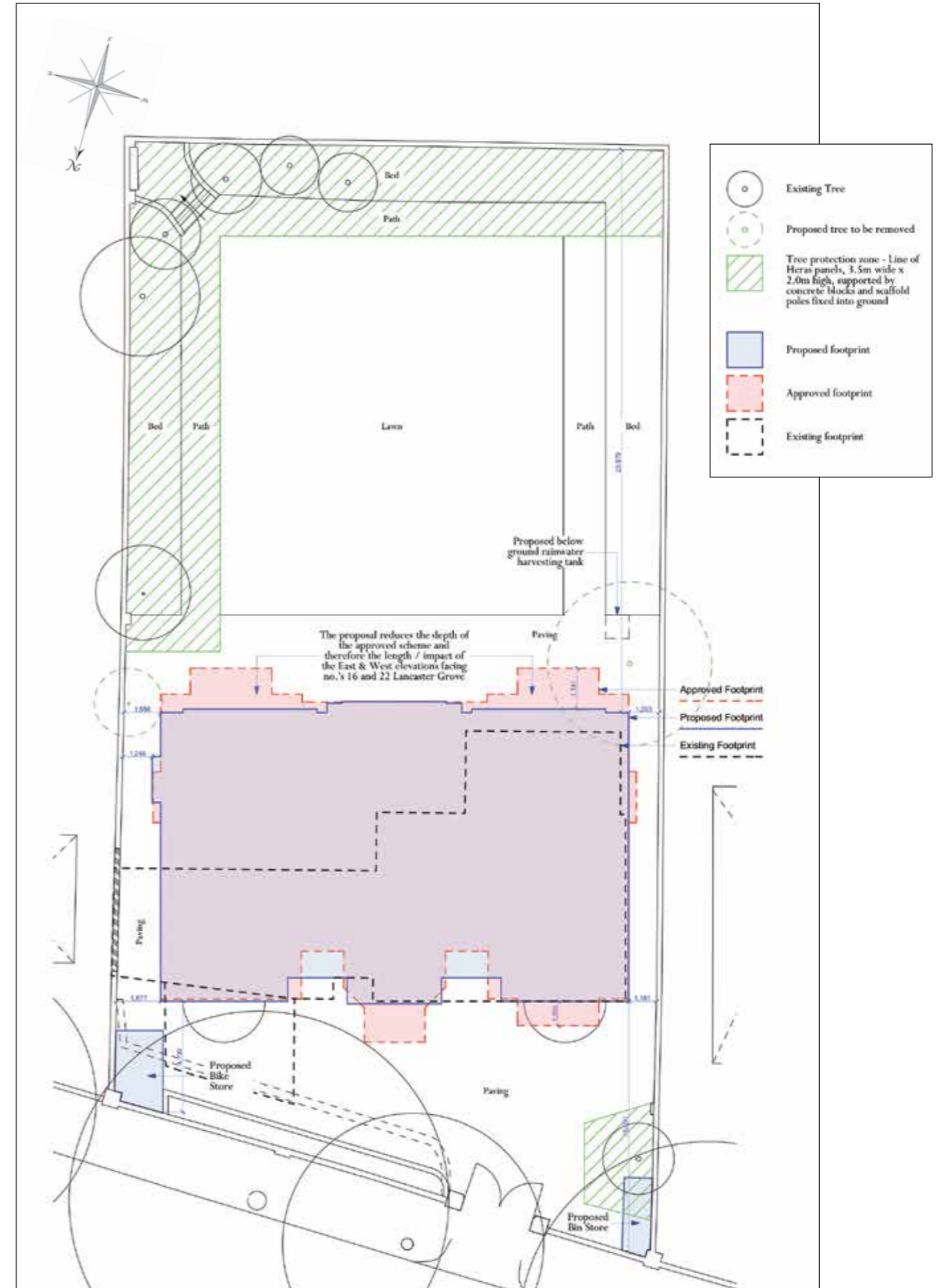
In this way, the risk of a building not performing as designed is minimised, the amount of energy required to run the building is also minimised, and the investment in sustainable technology is contained to the areas where it adds real value in meeting the residual demand.

- 10.3 The building envelope’s mass will perform as a climate modifier in the summer, built to surplus current Building Regulation Part L levels. This will also be very efficient in the winter, with a very low air leakage rate (infiltration) to reduce heat loss to a minimum.
- 10.4 For further information on the expected energy performance of the proposed replacement house, please see accompanying Code for Sustainable Homes Pre-Assessment by Price and Myers. The replacement house is designed to reach Code 4 for Sustainable Homes. All mechanical and electrical services and the fabric of the proposed house will comply with Policy DP22 of the core strategy.
- 10.5 The new areas of landscaping and stone setts or bonded gravel will incorporate drainage that will remove the water away from the building and rainwater harvesting will be introduced for irrigation purposes.
- 10.6 All materials that are salvageable from the site will be reused as part of the works (i.e. for hardcore). All new materials will be sourced locally where feasible. All redundant masonry materials from the removal of the existing buildings will be removed from site to an appropriate registered site for re-use as hardcore or salvaged for potential reuse. All metals that can be salvaged will be sold to a reputable salvage company.



Site Survey

NTS

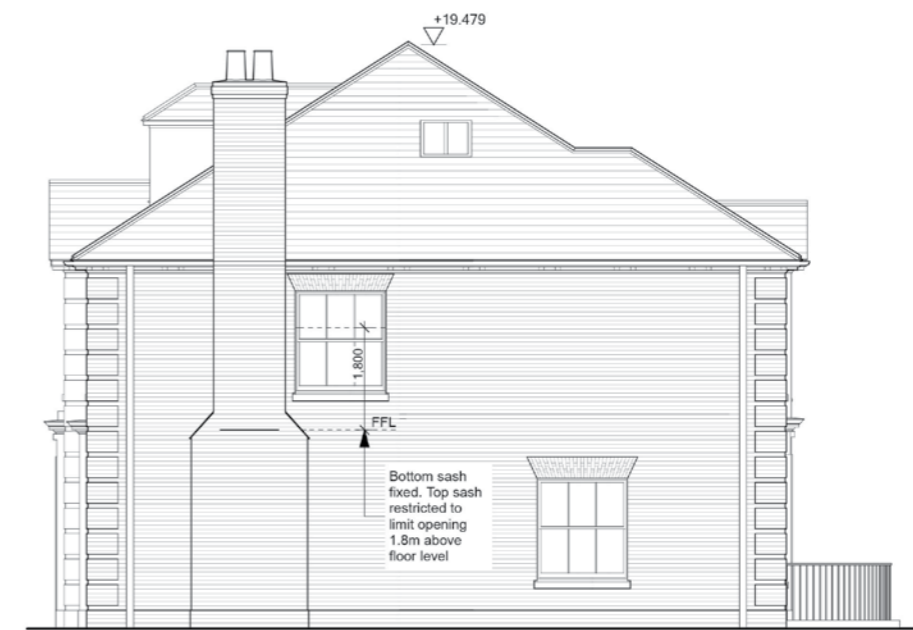


Comparative Footprints

NTS



Proposed North Elevation



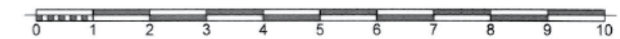
Proposed East Elevation



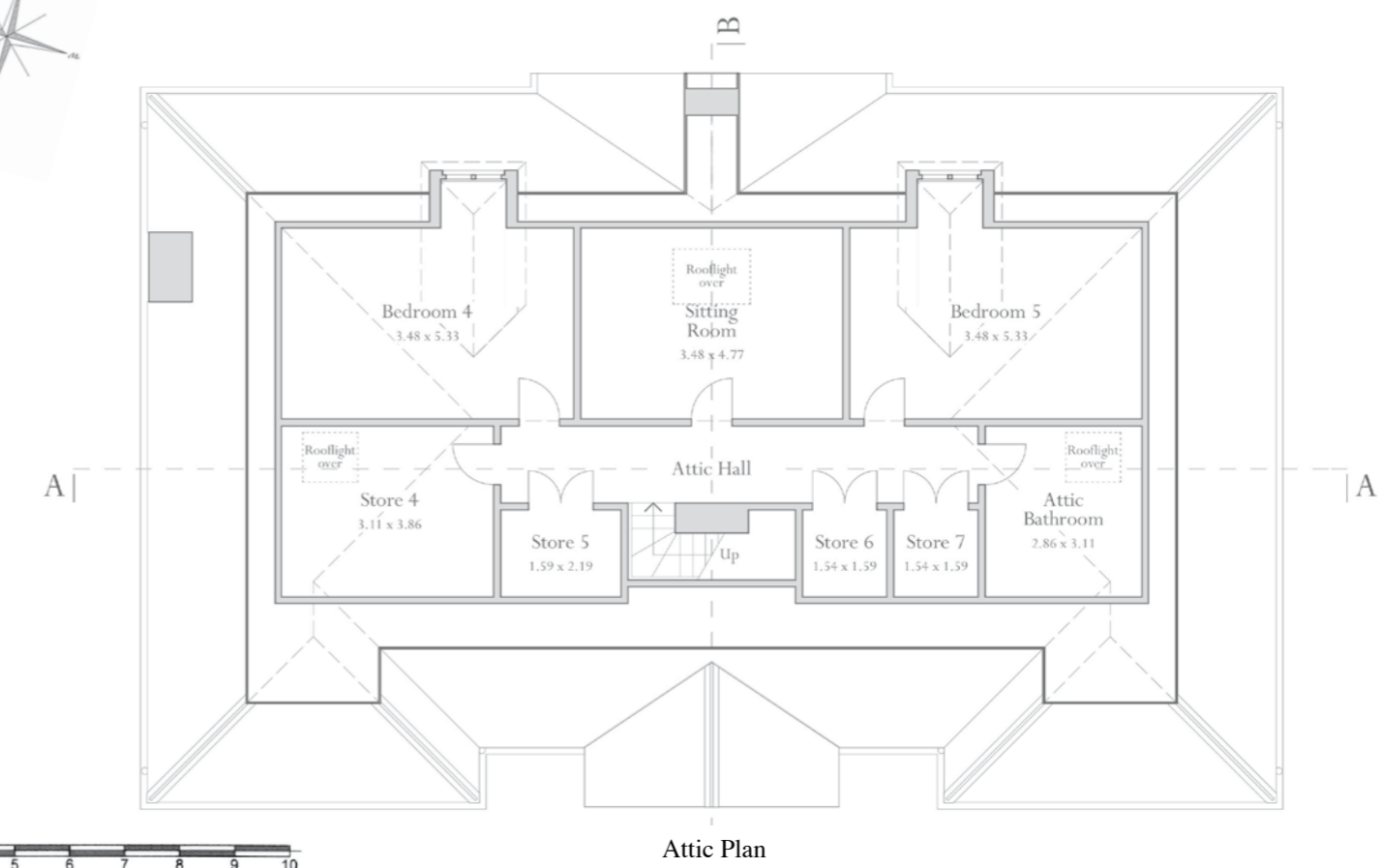
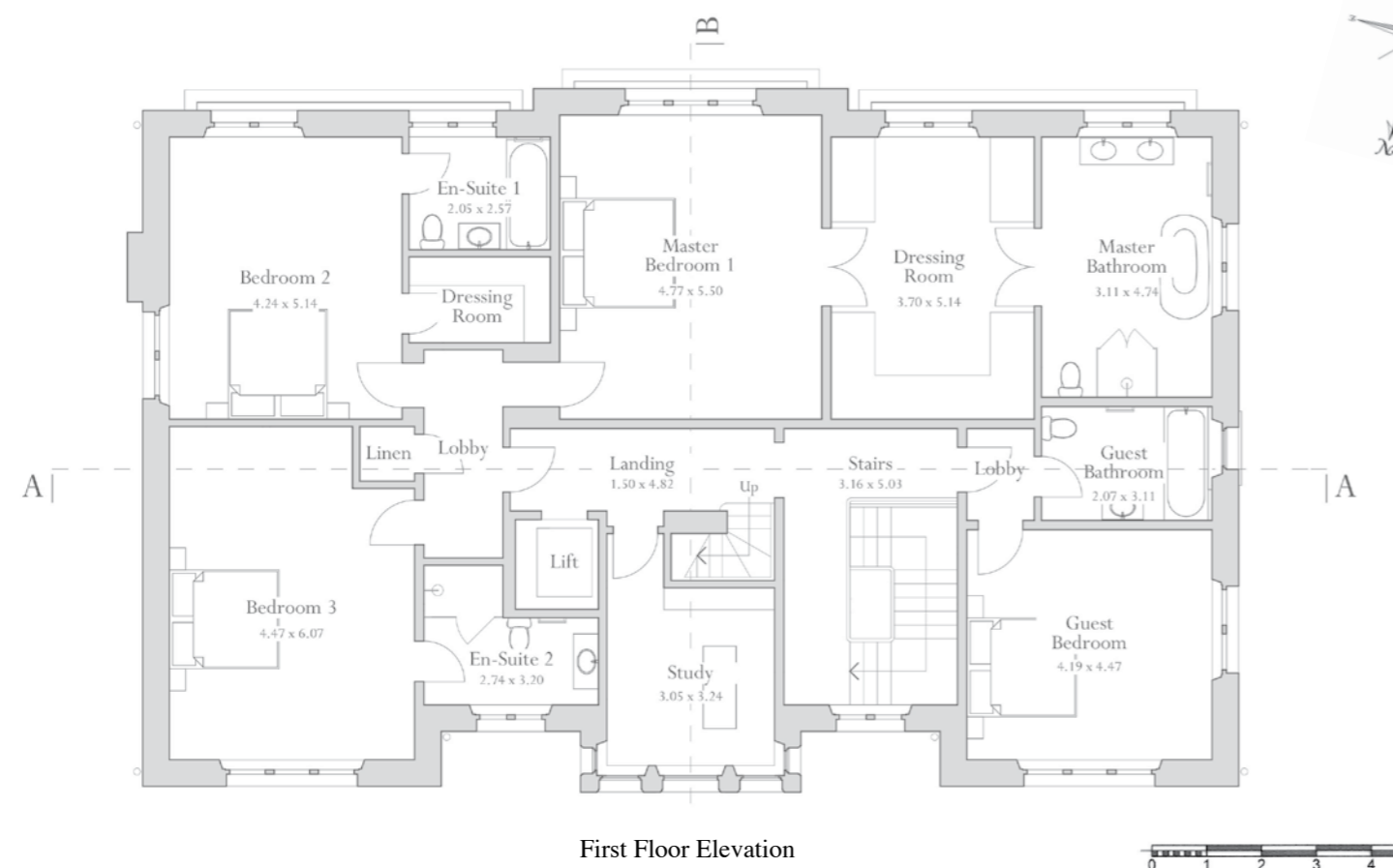
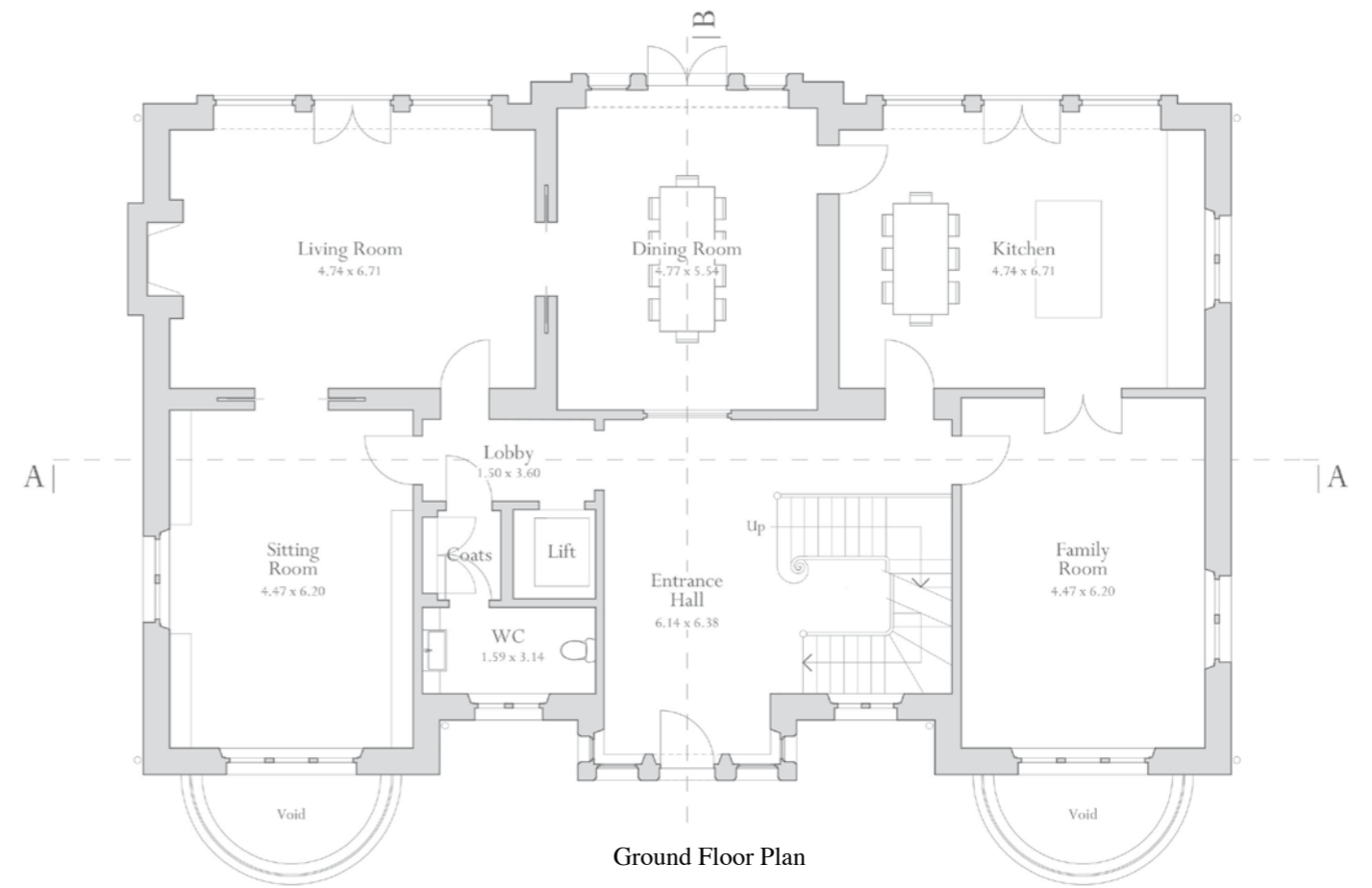
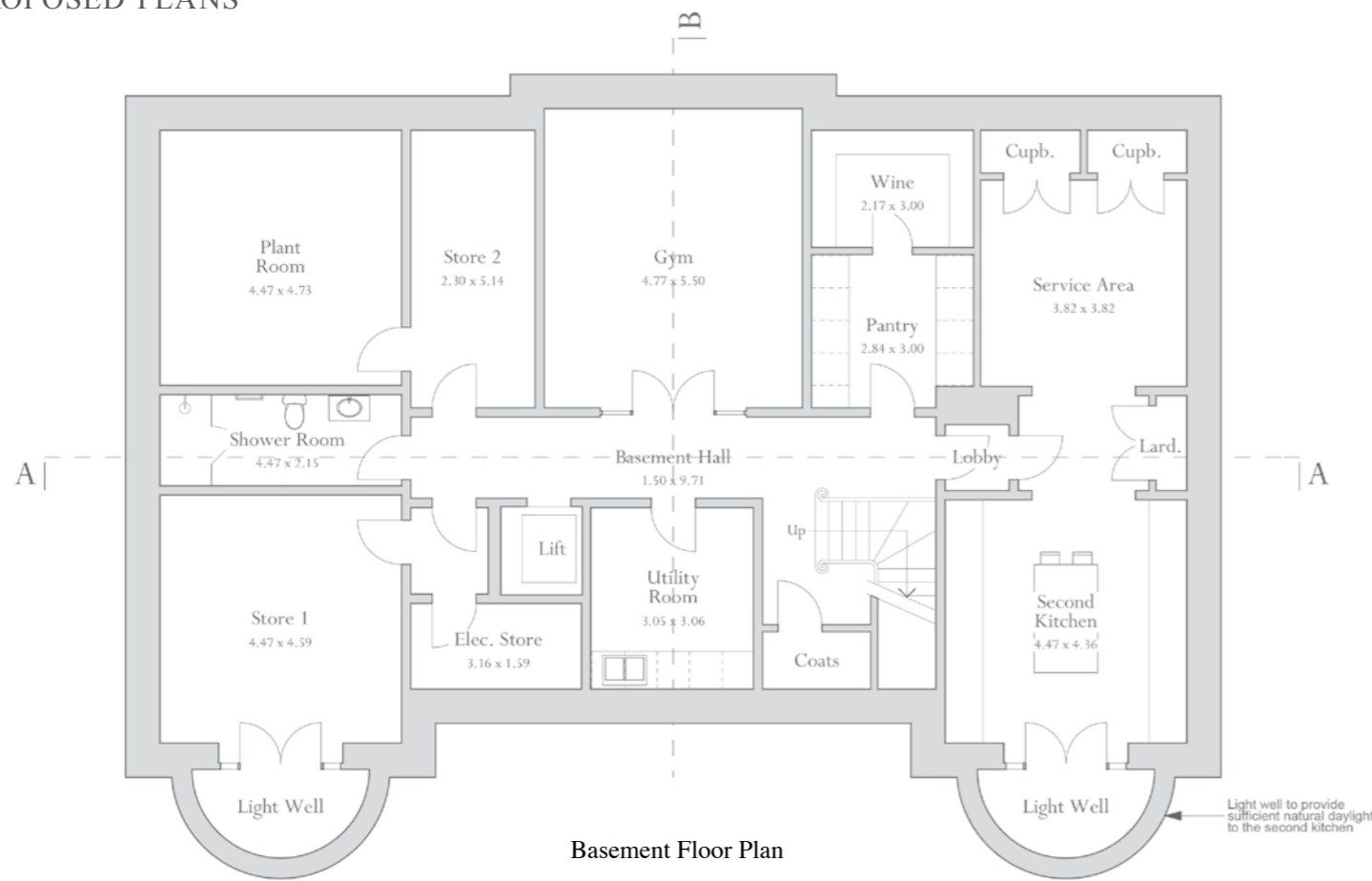
Proposed South Elevation



Proposed West Elevation



PROPOSED PLANS



COMPARATIVE ELEVATIONS



NORTH ELEVATION

Elevation of Approved New House



SOUTH ELEVATION

Elevation of Approved New House



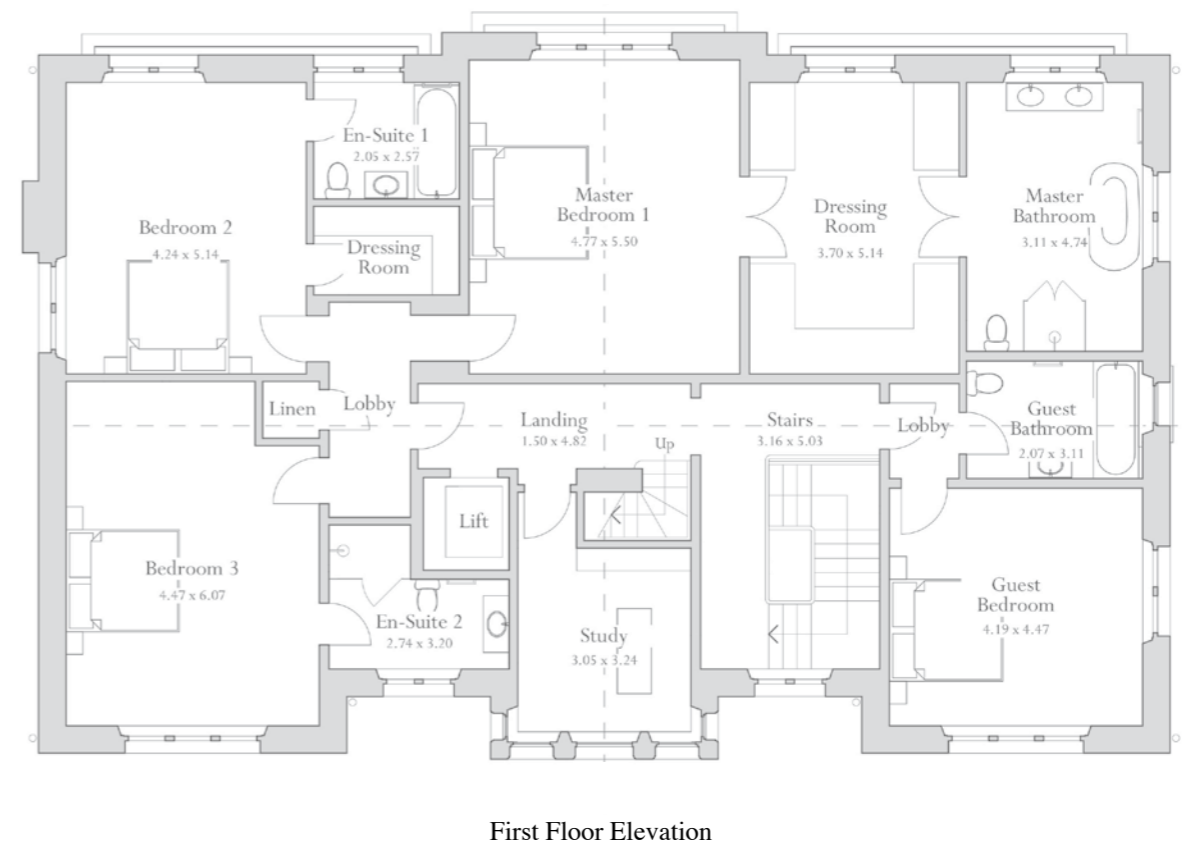
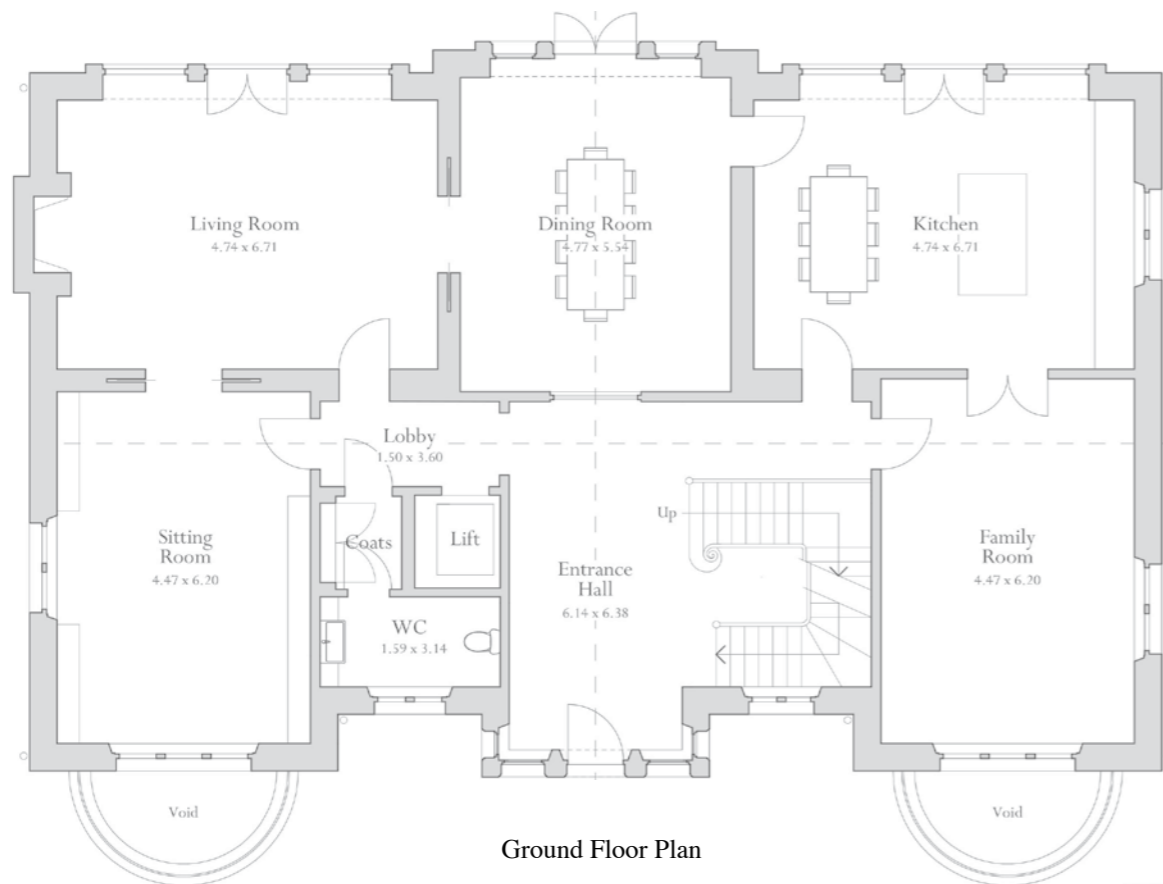
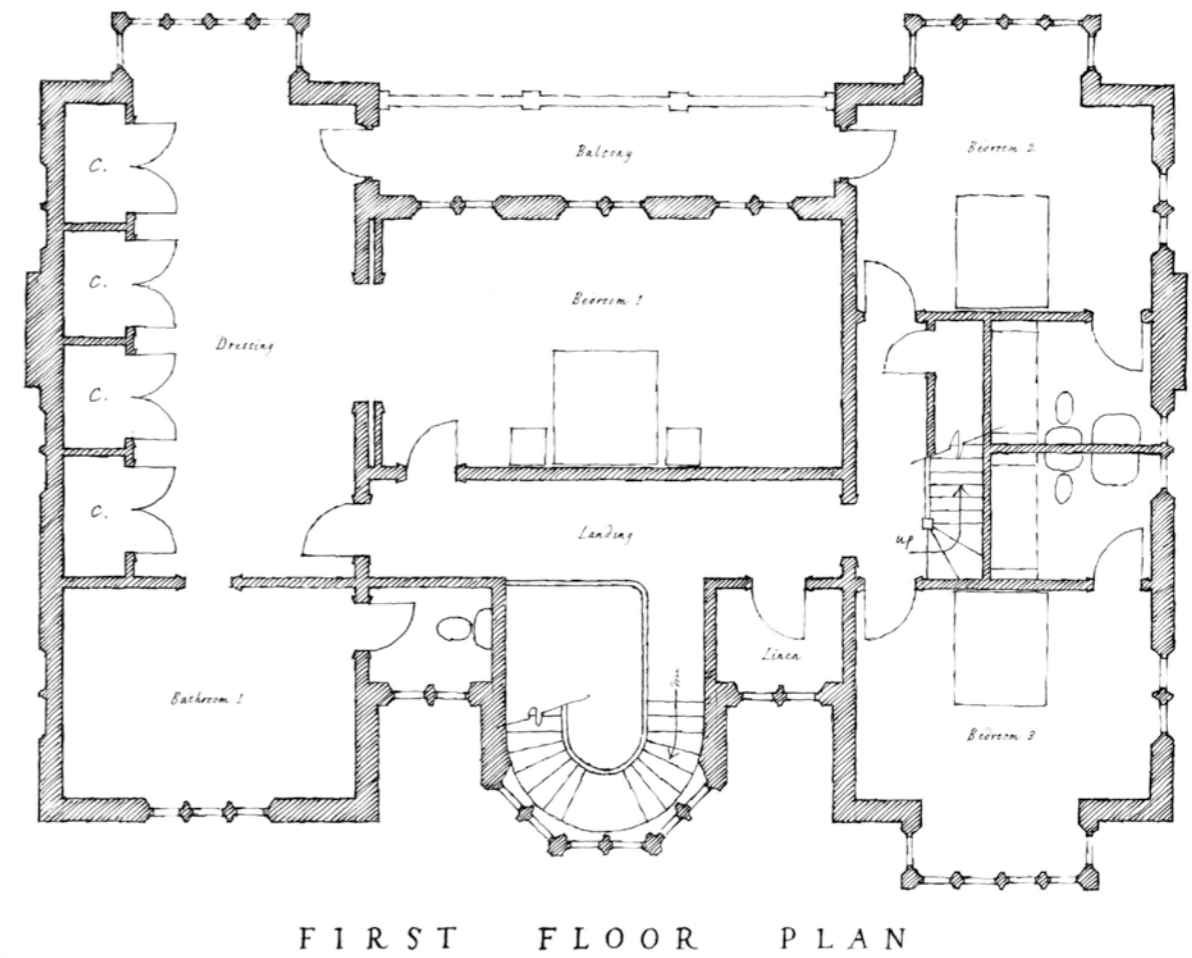
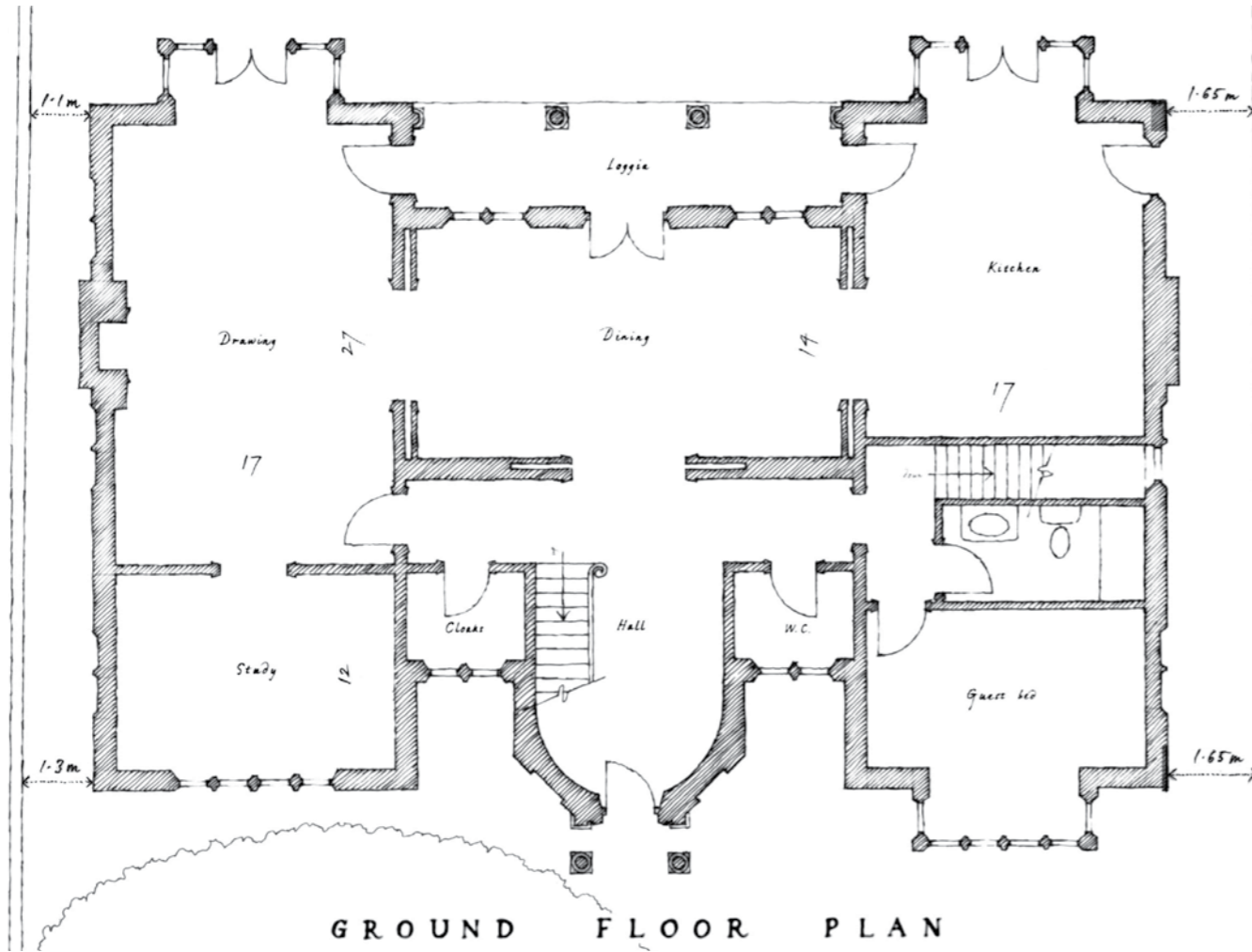
North Elevation of Proposed New House



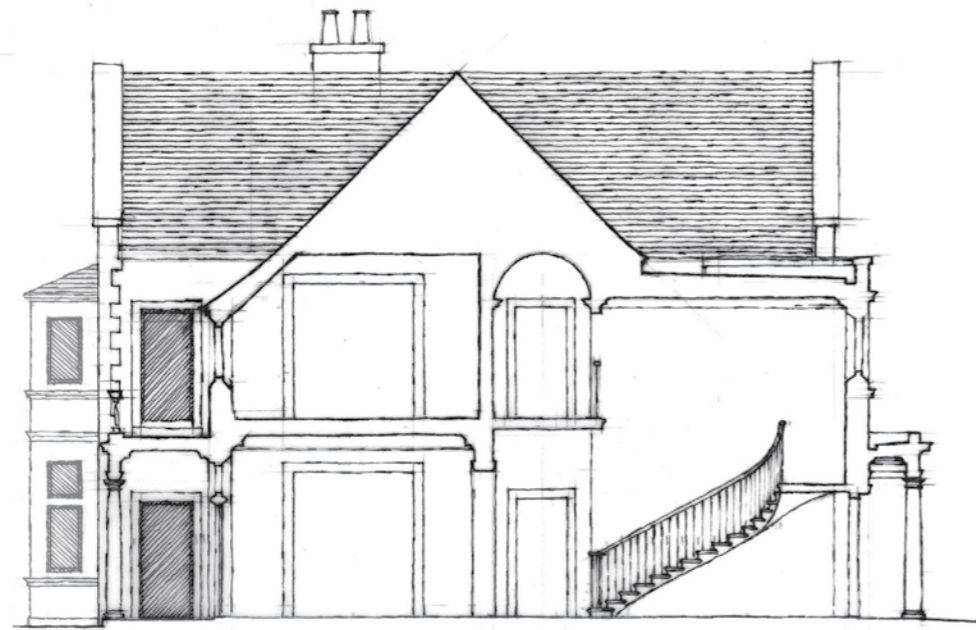
South Elevation of Proposed New House



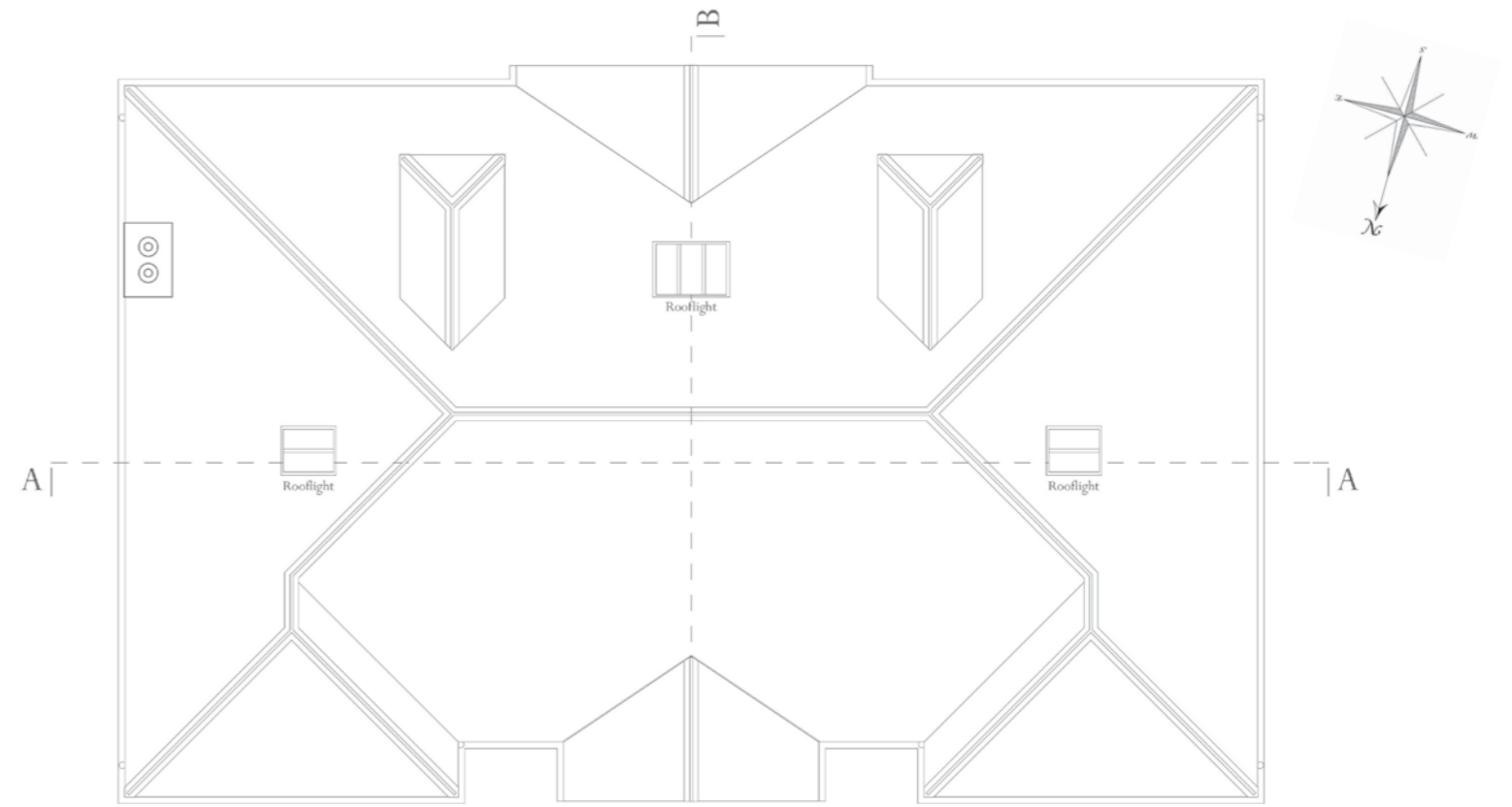
COMPARATIVE PLANS



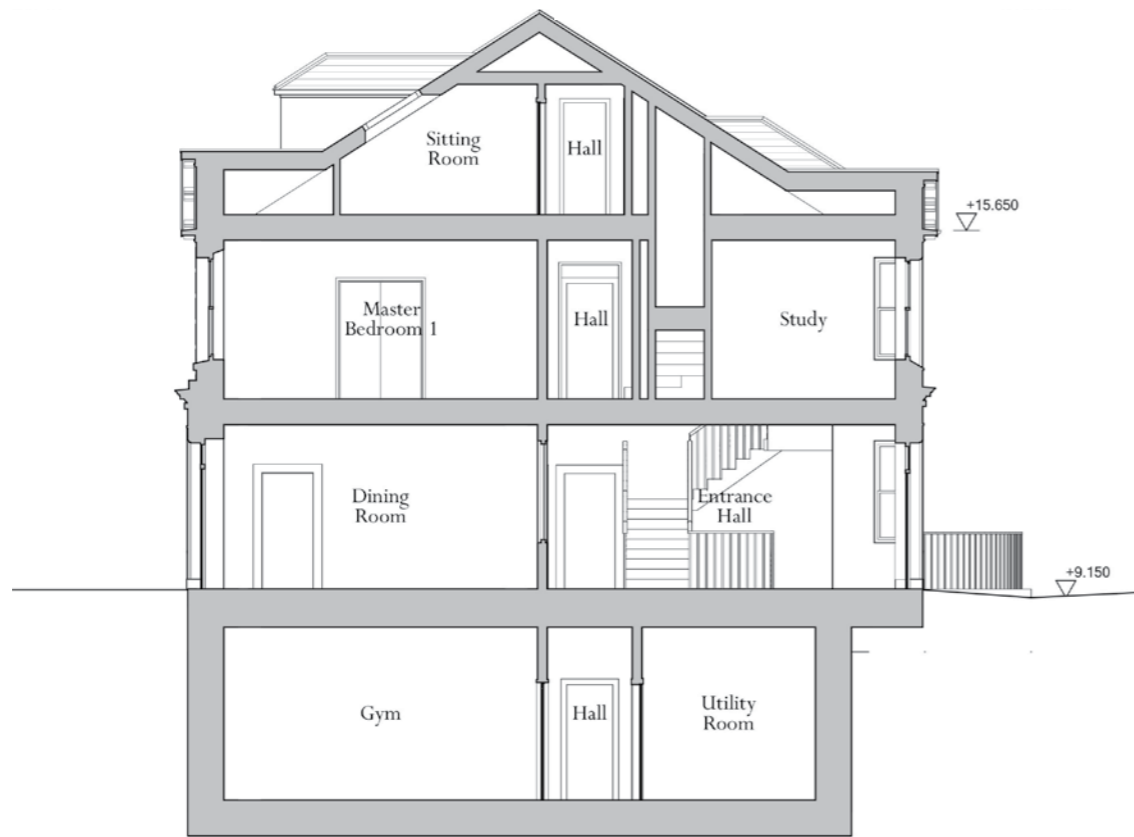
COMPARATIVE SECTIONS



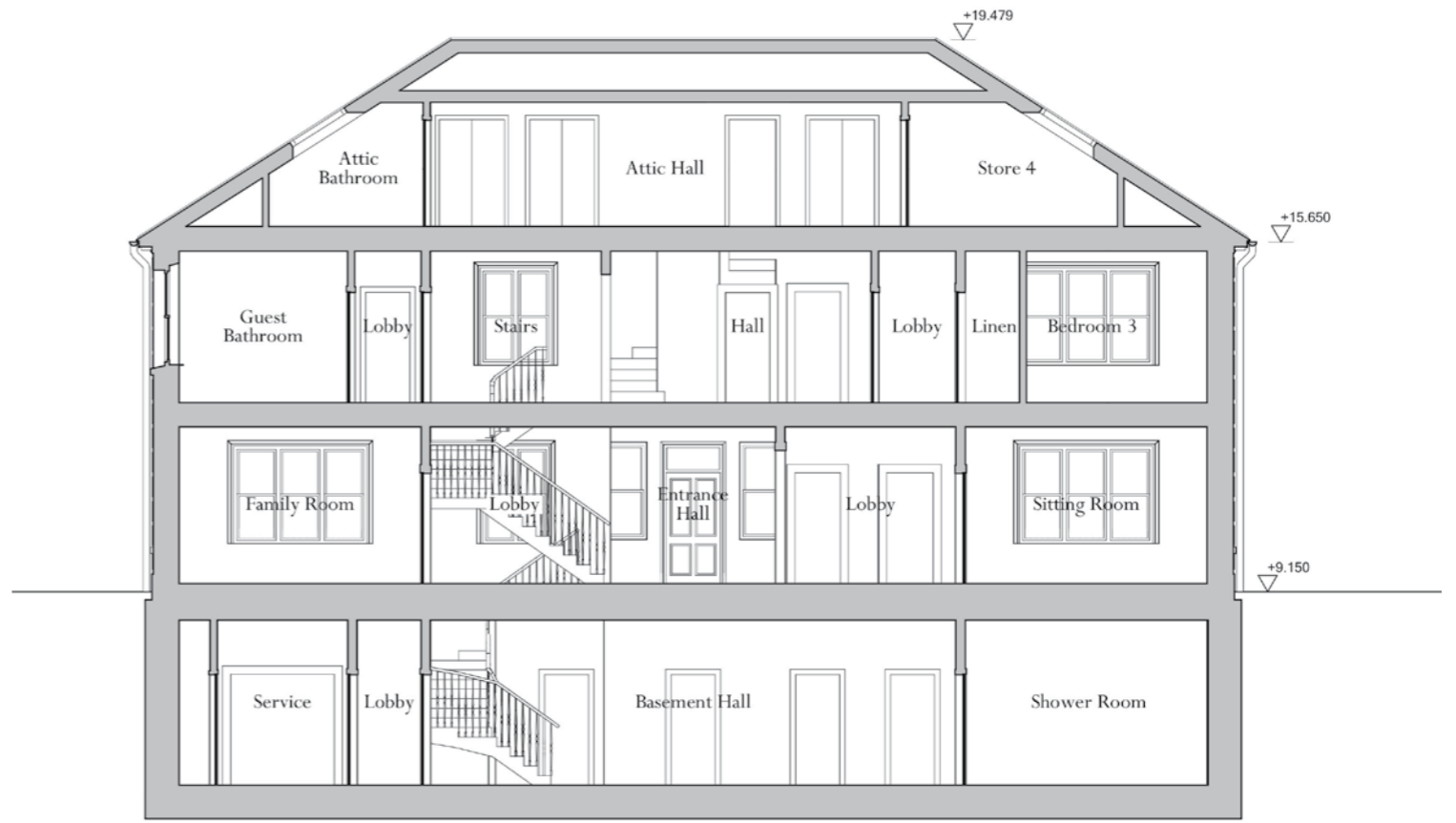
Section of Approved New House



Proposed Roof Plan



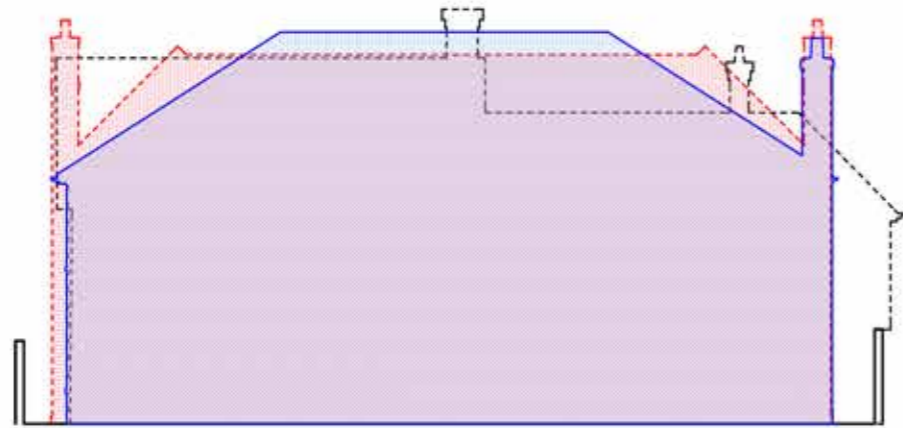
Section B-B of Proposed New House



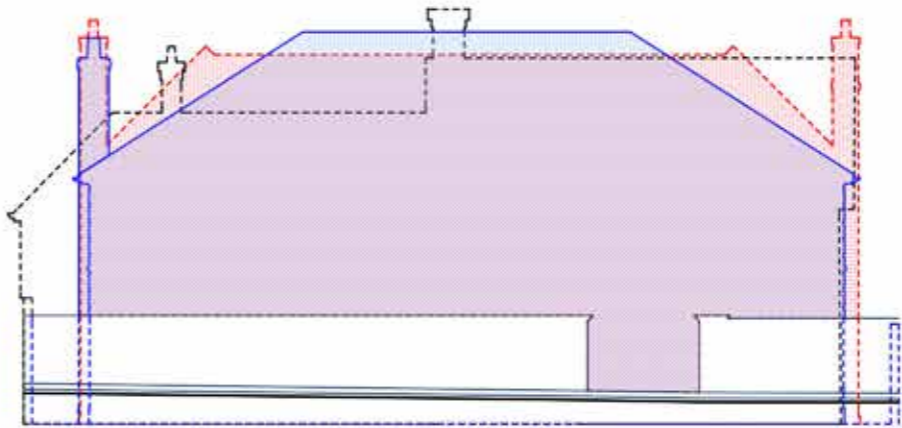
Section A-A of Proposed New House



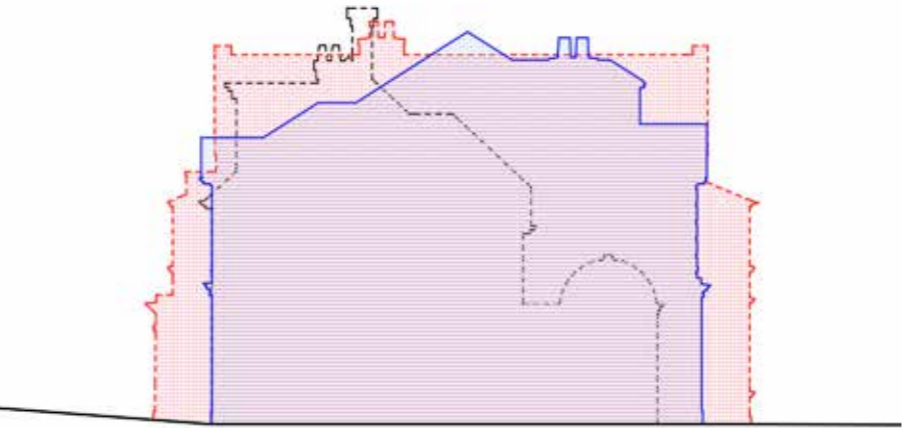
COMPARATIVE ELEVATIONS



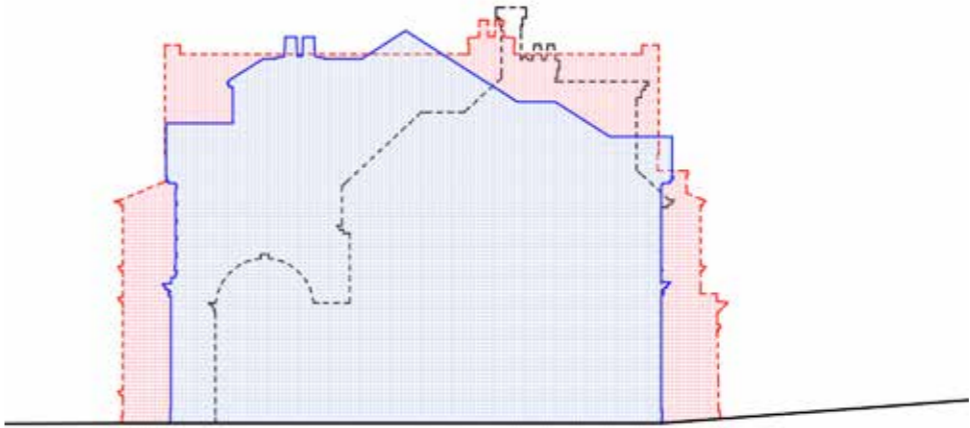
South Elevation






North Elevation



West Elevation



East Elevation

-  Existing Elevation
-  Approved Elevation
-  Proposed Elevation



11.0 Proposed Floor Areas

- 11.1 The proposal provides a replacement house of below 1,000 m² which should qualify for exemption of contributions for affordable houses as noted in Policy DP3 – Contributions to the Supply of Affordable Housing of the core strategy and development plan.
- 11.2 There will be a requirement for a contribution relating to the Community Infrastructure Levy (CIL), for additional new floor area of the replacement house above that of the existing property at No 18-20 Lancaster Grove, upon receipt of a successful approval and consent.
- 11.3 The proposed new house equates to approximately 119% increase of gross internal floor area.

Existing				
Floor	Gross External		Gross Internal	
	Sqm	Sq ft	Sqm	Sq ft
Ground Floor	170.11 m ²	1,831.06 ft ²	148.43 m ²	1,597.70 ft ²
First Floor	142.01 m ²	1,528.60 ft ²	124.19 m ²	1,336.78 ft ²
Second Floor	48.07 m ²	517.42 ft ²	40.13 m ²	431.96 ft ²
Garage	19.63 m ²	211.30 ft ²	15.09 m ²	162.43 ft ²
Total	379.82 m²	4,088.38 ft²	327.84 m²	3,528.87 ft²

These areas have been calculated using the existing plans submitted with the original application.

Proposed				
Floor	Gross External		Gross Internal	
	Sqm	Sq ft	Sqm	Sq ft
Basement	238 m ²	2,562 ft ²	205 m ²	2,207 ft ²
Ground Floor	256 m ²	2,756 ft ²	217 m ²	2,336 ft ²
First Floor	236 m ²	2,540 ft ²	196 m ²	2,110 ft ²
Attic	111 m ²	1,195 ft ²	101 m ²	1,087 ft ²
Total	841 m²	9,053 ft²	719 m²	7,740 ft²

These areas have been calculated in accordance with the method for calculation with the RICS Code of Measuring Practice 6th Edition

12.0 Flood Risk Assessment & Drainage

- 12.1 The existing and replacement house and site is not in a flood risk zone, as can be identified on the Environment Agency flood map. Accordingly, it is considered the proposals will not increase the potential for flooding on site or elsewhere in the immediate vicinity. The altered landscaping will be serviced by on site soak-away drainage. Foul domestic waste will be connected to the existing mains drainage to be found in Lancaster Grove.

- 12.2 The previous approved and consented and renewed proposal (original approvals ref: 2007/0923/P & 2007/0925/C) was for a large house and basement with swimming pool. The basement was subject to a further application for enlargement of the basement (ref: 2008/3565/P). This application was supported by the Interpretive Report on Soil Investigations by Upton McGougan Plc & Structural Soils Limited, this report outlines the soil conditions, potential for soil contamination, levels of ground water and impact on the soil. Further to this, a Basement Impact Assessment and Construction Method Statement by KFR Consulting accompanies these new proposals. The present scheme is of a reduced design, without the swimming pool, therefore resulting in less impact to the soil and ground water. The previous report is reissued with this application for planning approval and conservation area consent.

13.0 Conclusion

- 13.1 The existing building is a two storey rendered structure facing Lancaster Grove and dating from between 1913 and 1935. The building was originally designed as two separate dwellings. It has since been combined into a single house, undergoing poor quality alterations, and losing any architectural coherence in the process. The house has no significant architectural merit and is inferior to other buildings in the conservation area in terms of the quality of its design, construction and detailing, a fact that is substantiated by the current approval for its replacement.
- 13.2 The proposal is for a replacement house that responds to the established character of the conservation area, taking its inspiration from architecture of the Arts and Crafts period and translating these ideals into the present day. Its form and detailing is entirely consistent with the local vernacular building tradition in terms of detail, material and quality, and it would contribute directly to the variety that is so characteristic of the surrounding buildings.
- 13.3 The new proposal has been conceived as a single property, centrally placed within its plot as is characteristic of the conservation area. It is based on an asymmetric, roughly E-shaped footprint that responds to the Arts and Crafts preference for the picturesque, and which relates back to the form of the medieval hall house so admired by the movement's proponents, using traditional material and simple detailing.
- 13.4 Generally, the new proposal for No's. 18-20 Lancaster Grove is considered to be of a subtler design and form to that of the current approval, whilst maintaining a design of suitable quality and architectural detail befitting of the site and surrounding context, with the use of classic proportions and simple detailing.

- 13.5 The design as a whole is a carefully considered composition of the highest quality that will enhance and contribute to the character of the Belsize Conservation Area and its future architectural heritage.

Appendix A - Planning History

Application Number	Development Description	Status	Date Registered	Decision
2006/4188/P	Erection of a new two-storey plus attic level and basement dwelling house.	WITHDRAWN	04-10-2006	Withdrawn Decision
2006/4189/C	Demolition of existing dwelling house.	WITHDRAWN	04-10-2006	Withdrawn Decision
2007/0923/P	The erection of a new two-storey plus attic level and basement dwelling house, following the demolition of 2 existing dwelling houses.	APPEAL DECIDED	28-02-2007	Refused – Appeal Approved
2007/0925/C	Demolition of 2 existing dwelling houses.	APPEAL DECIDED	28-02-2007	Refused – Appeal Approved
2008/3565/P	The excavation of an enlarged basement, including front and rear light-wells, as a revision to planning permission granted on 28/05/2008 at appeal (2007/0923/P) for the erection of a new 2-storey plus attic level and basement dwelling house (following demolition of 2 existing dwelling houses).	FINAL DECISION	28-10-2008	Granted Subject to a Section 106 Legal Agreement
2008/4586/P	Details of hard and soft landscape work (Condition 3), and tree layout and protection plan (Condition 5) pursuant to appeal decision dated 28/05/2008 (ref: APP/X5210/A/07/2048016) for the erection of a new two-storey plus attic level and basement dwelling house, following the demolition of 2 existing dwelling houses.	FINAL DECISION	06-04-2009	Granted
2010/3134/P	Renewal of planning permission granted 28/05/2008 (2007/0923/P) for the erection of a new two-storey plus attic level and basement dwelling house, following the demolition of 2 existing dwelling houses.	FINAL DECISION	24-06-2010	Granted
2010/3135/C	Renewal of conservation area consent granted on 28/05/2008 (2007/0925/C) for demolition of 2 existing dwelling houses.	FINAL DECISION	24-06-2010	Granted

2012/3963/P	Formation of an opening at first floor level to connect No 18 and No 20 Lancaster Grove and form a single residential unit (Class C3).	FINAL DECISION	03-08-2012	Granted
2013/5397/C	Demolition of two single family dwelling houses (Class C3)	FINAL DECISION	04-09-2013	Granted

Appendix B - Existing Elevations



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Appendix C - Lifetime House Statement

ADAM ARCHITECTURE

18-20 LANCASTER GROVE, LONDON NW3 4PB

GSS/WD/5754/02

Lifetime Homes Statement – March 2014

Sixteen Design Criteria (Revised 05/7/2010)

Criterion	Method of Achievement
(1) a On plot (non-communal) parking	The parking area is over 3.3m in width. The front forecourt is a dedicated car parking area in accordance with Lifetime Home Standards.
(2) Approach to dwelling from parking (distance, gradients and widths)	The principal approach to the main entrance will have a minimum width of 1200mm, be gently sloping (i.e. no gradient exceeding 1:60), and have a firm, reasonably smooth, and non-slip surface. Cars can be parked within 5m of the entrance to the property.
(3) Approach to all entrances	Thresholds to entry doors will be level, with a 15mm max. up-stand. The approach to the side entrance will be gently sloping (1:40 for a distance of 10 metres).
(4) Entrances	The main entrance will: (a) be lit with fully diffused luminaires; (b) have an accessible threshold with a maximum 15mm up-stand; (c) have an effective clear opening width greater than 800mm; (d) be covered (i.e. inside the porch) to provide effective weather protection with a depth greater than 900mm. Note – A stepped approach is proposed for the main entrance in accordance with Section 6 - Means of Access to & into a Dwelling, Part M of the Building Regulations. Further to this, it is noted that the proposed dwelling is within the Belsize Conservation Area, with policy stating that concessions to the design of the new approach can be considered appropriately for the contextual setting.
(5) a Communal Stairs	n/a (private dwelling), however staircases will comply with standard staircase dimensions in accordance with the Lifetime Home Standards.
(5) b Communal Lifts	NB: A lift is not a specific Lifetime Homes requirement. A lift is proposed at the dwelling, which will have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall. The lift will be designed with internal dimensions of 1100mm x 1200mm and clear landings adjacent to the lift entrance of 1500mm x 1500mm.
(6) Internal doorways and hallways	The width of all hallways and landings will be 900mm or greater. The minimum clear width of any doorway will be 775mm, including at right angles to any corridor/landing between 1050mm and 1200mm wide, or 900 at right angles to any corridor/landing between 900 and 1050mm wide. All doors to rooms on the entrance level will have a 300mm clear space to the leading edge on the pull side.
(7) Circulation Space	There will be more than the minimum required space for turning a wheelchair in dining areas and living rooms (with a clear turning circle of 1500mm diameter) and basic circulation space for wheelchair users elsewhere. The kitchen will have a minimum clear width of 1200mm between kitchen unit/appliance fronts and any fixed obstruction opposite. The master bedroom will have a clear space,

Page 1 of 2

ADAM ARCHITECTURE

	750mm wide, to both sides and the foot of a bed sized greater than a standard double bed. Other bedrooms will have a clear space, 750mm wide, to at least one side and the foot of the bed.
(8) Entrance level living space	More than one living space will be provided on the entrance level of the dwelling.
(9) Potential for entrance level bed-space	Entrance-level bed space will not be required, as there is a lift providing access to the bedrooms on the first floor, although the sitting room or family room could be used as temporary bed space accommodating a single or double bed with a 750mm-wide space to one side or either side. An electrical socket within this area will be provided. These areas have windows for ventilation and could be screened.
(10) Entrance level WC and shower drainage	All levels of the house (except the attic level) will be served by the lift, for access to WC's. WC compartments are to be found in the basement and ground floor. The basement and ground floor WC compartments will accommodate shower drainage.
(11) WC and bathroom walls	Adequate fixing and support for grab rails could be installed for all locations on all WC and bathroom walls within a height band of 300mm-1800mm from the floor if required.
(12) Stairs and potential through-floor lift in dwelling	A stair lift would not be required for the stairs, as a lift is proposed, allowing access to all floors (except the attic level). The lift will allow access to the main bedroom via circulation space on the first floor.
(13) Potential for fitting of hoists and bedroom / bathroom	The structure above the ceiling finish in the main bedroom and bathroom will be capable of supporting the future installation of single-point hoists above the bed, shower, and WC. This bedroom and bathroom will be accessible via the lift. This bathroom will meet the requirements of Criterion 14. The route between this bedroom and bathroom will not pass through any living/habitable room or area and will have a direct (en-suite) link with a minimum clear doorway opening of 900mm.
(14) Bathrooms	An accessible en-suite designed is provided next to the main bedroom on the first floor, which is accessible via a lift. A 1700mm x 1400mm elliptical, clear manoeuvring zone in front of a floor-level shower will be provided. The clear floor space for showering activity will be greater than 1000mm x 1000mm. Adequate fixing and support for grab rails could be installed on all walls within a height band of 300mm-1800mm from the floor. The structure above the ceiling finish will be capable of supporting the future installation of single-point hoists above the shower and WC.
(15) Glazing and window handle heights	The windows in the reception rooms (principal living space) include glazing that starts no higher than 800mm above floor level. There will be no full-width transom or cill within the field of vision of these windows. There will be potential for an approach route 750mm-wide to enable a wheelchair user to approach a window in each habitable room, except for the kitchen. All windows will be easy to open/operate in accordance with Lifetime Home Standards.
(16) Location of service controls	Any service control needed to be operated or read on a frequent basis, or in an emergency, will be positioned within a height band of 450mm-1200mm from the floor and at least 300mm away from any internal corner in accordance with Lifetime Home Standards.

Page 2 of 2

Appendix D – Pre-Planning Advice Ref 2014/0590/PRE

Pre-application letter	Date: 24/03/2014	
Lead officer for Camden	Aysegül Olcar Chamberlin Planner (West Area)	
Ref: 2014/0590/PRE		
Consultant name:	Site address:	
ADAM Architecture Old Hyde House 75 Hyde Street Wincheste Hampshire SO23 7DW	18-20 Lancaster Grove London NW3 4PB	
Proposal		
Construction of single family dwelling house with basement following the demolition of existing house (amendment to approved scheme 2013/0955/P).		

This advice is based on the drawings and supporting information submitted with the enquiry.

Site and surroundings

The application site is 18-20 Lancaster Grove, which is located on the southern side of the street. The existing property is a 1920's 2-storey building in use as two single-family dwellinghouses. The property is unlisted, but is located within the Belsize Park Conservation Area. It is identified as making a positive contribution to the Conservation Area in the Conservation Area Statement.

The north and south sides of Lancaster Grove are characterised by different features. The south side of Lancaster Grove is characterised by 2-storey detached Arts and Crafts houses with gables, dormers, asymmetrical facades and footprints, red bricks and tiles. The north side of Lancaster Grove is much more uniform; characterised by robust 2-3 storey mid-Victorian terraces and semis with gables, bay windows, dormers, fine decorative features, red bricks, stucco dressings and asymmetrical facades. The houses have front gardens with boundary walls defining the edge of the properties along the street.

Relevant Planning History

2013/5072/P – Certificate of Lawfulness was granted on 04/10/2013 for the confirmation that works undertaken at 18-20 Lancaster Grove constitute commencement of development of planning permission 2010/3134/P.

2013/0955/P – Planning permission was granted on 03/10/2013 for the excavation of enlarged basement, including front and rear lightwells, as a revision to planning permission granted on 10/08/2010 (ref: 2010/3134/P) for erection of a new 2-storey plus attic level and basement dwellinghouse (2007/0923/P).

2013/5397/C – Conservation Area Consent was granted on 18/10/2013 for the demolition of two single family dwellinghouses (Class C3).

2010/3134/P – Permission was granted on 10/08/2010 for the renewal of planning permission granted 28/05/2008 (2007/0923/P) for the erection of a new two-storey plus attic level and basement dwellinghouse.

2010/3135/C – Conservation Area Consent was granted on 10/08/2010 for the renewal of conservation area consent granted on 28/05/2008 (2007/0925/C) for demolition of 2 existing dwellinghouses. This consent expired on 10/08/2013.

2007/0923/P – Planning permission was granted at appeal on 28/05/2008 for the erection of a new two-storey plus attic level and basement dwellinghouse, following the demolition of 2 existing dwellinghouses. In summary the inspectorate's comments were:

- The existing dwellings have some characteristics of an 'Arts and Crafts' style house, of which there are examples in the area. However, these characteristics and the general aesthetic quality of the dwellings have been significantly diluted by the unsympathetic alterations.
- The existing dwellings are of little historic significance locally and make no more than little contribution to the Conservation Area.
- It is important that the new dwellings should directly imitate the earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own.
- The proposed dwelling has been symmetrically designed, on a roughly H-shaped footprint, with two projecting gables and a projecting semi-octagonal stone bay windows.
- The proposed dwelling incorporates some typical 'Arts and Crafts' features and found close by within the Belsize Conservation Area and would add to the interest to the surrounding area.
- A condition requiring frosted glass in the first and second floor windows on the western elevation of the proposed dwelling, and that their lower section be fixed to prevent them being opened, would protect the occupiers of No 16 from overlooking.

2007/0925/C - Conservation Area Consent was granted at appeal on 28/05/2008 for the demolition of 2 existing dwellinghouses.

Design and Impact on Conservation Area

Policy CS14 aims to ensure the highest design standards from developments. Policy DP24 also states that the Council will require all developments, including alterations and extensions to be of the highest standard of design and respect character, setting, form and scale of the neighbouring properties and character and proportions of the existing building. Furthermore policy DP25 seeks to preserve and enhance the character and appearance of Conservation Areas.

Although Belsize Park Conservation Area Statement (2003) identifies the existing building as a positive contributor the Council's design and conservation area officers considered the building making a neutral contribution to the conservation area as the existing building has no historic significance and have nothing in common in style with the 19th century neighbouring properties. 18-20 Lancaster Grove were originally built as a garage and stable and converted into flats with significant alterations in 1948. As result of these alterations the original design and function of the buildings are unrecognisable.

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The south side of Lancaster Grove is characterised by 2-storey detached Arts and Craft houses with gables, dormers, asymmetrical facades and footprints, red bricks and tiles. The north side of Lancaster Grove is much more uniform; characterised by robust 2-3 storey mid-Victorian terraces and semis with gables, bay windows, dormers, fine decorative features, red bricks, stucco dressings and asymmetrical facades.

The proposed building would have a different architectural composition than the approved building but its footprint would be similar to the approved house. The proposed house would be centrally positioned within its plot and its design is influenced by vernacular neo Georgian architectural style with reference to the traditional characteristics of the surrounding local buildings such as porches, gable shapes and glazed bay windows and slate tiled pitched roofs. The proposed house would be symmetrical and constructed using red brick, stone and reclaimed slate. It would have a simpler and more subtle design than the approved building and would relate better to the simple detailing of the neighbouring properties. However the design of the proposed house could be improved by adding a chimney breast to the west side elevation.

The proposed materials would harmonise with the materials commonly used in the local area and the design of the proposed house would still reflect the local architectural features. Consequently, the proposed building is considered to be acceptable in design terms and would be in keeping with the character and appearance of the Conservation Area. It is recommended that there should be chimneys on both sides of the proposed buildings.

CPG1 gives further advice on design (link: <http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance.en>).

Impact on Neighbouring Amenity

Policies CS5 and DP26 safeguard the amenities of the occupiers and neighbours in terms of overlooking, daylight and privacy.

It is unlikely that the proposed house would worsen the impact of the approved house on the amenities of the neighbouring properties in terms of loss of light, outlook or privacy. As there would be windows on the first floor level on the proposed west elevation these should be provided with frosted glass and limited opening (1.8m above the floor level) to protect the occupiers of No 16 from overlooking.

Further guidance on amenity is available on CPG6 – Amenity (link: <http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance.en>).

Basement Accommodation

It appears that the proposed kitchen and dining area which is the only habitable room on the basement level would be served by a front light well. The supporting text in paragraph 27.6 of policy DP27 states that the Council will not allow habitable rooms at basement level in areas prone to flooding. There might be an access requirement from the proposed basement level to the garden as part of the Building Regulations.

When detailing the front light well allowance of adequate daylight levels to the proposed kitchen dining area on the basement level should be considered.

Process to be followed for a subsequent planning application for the proposed house

Given the architectural style of the proposed building would be significantly different from the approved building you need to submit a new planning application. In addition to the floor plans, sections, elevations and Design and Access Statement you are required to submit the following supporting documents:

- **Basement Impact Assessment** - The site is within 5m of the public highway (Lancaster Grove) and the proposed house would involve a substantial basement level therefore a basement impact assessment prepared in accordance with CPG4- Basement should be submitted with a subsequent planning application (link : <http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance.en>). For further information you could also review Arup's report: "Camden geological, hydro geological and hydrological study, guidance for subterranean development" which is available on the Council's website (link : <http://www.camden.gov.uk>).

It is likely that the basement impact assessment would be independently reviewed by an independent body in your expense.

- **Arboricultural report** - The proposed excavation works could potentially harm the nearby trees therefore an arboricultural report including tree survey and tree protection measures during construction is needed.
- **Code for Sustainable Homes Assessment** – The proposed house is expected to achieve Code Level 4 and a detailed design stage assessment for Code for Sustainable Homes in accordance with CPG3 is required for that scale of development (link : (<http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance.en>)).
- **Lifetime Homes Statement** - Policy DP6 requires new dwellings to be designed to fully comply with Lifetime homes standards (see section 5 of CPG2- Housing, link: <http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance.en>).
- The proposed amendment includes a substantial amount of excavation works. The removal of this material in addition to the work already approved is likely to have a significant impact on the local transport network. A poorly thought out approach to how the work will be carried out could lead to unacceptable traffic disruption and create dangerous situations for pedestrians and other road users on and off site. A construction management plan will need to be submitted and approved before any works start on site.

Others

Cycle Parking: In accordance with the London Plan you are required to provide at least two cycle storage/parking for the proposed house. The cycle storage needs to be easily accessible and secured.

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CIL: The proposal would be liable to the MoL's CIL as the proposed dwelling would result in additional residential floor area more than 100sqm.

Likely terms of S106 legal agreement:

- Construction Management Plan;
- Sustainability measurements; and
- May be car capped housing.

Conclusion

You are advised to amend the scheme in accordance with the advice above and provide the required information mentioned above with any subsequent application.

This response 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 emerging proposals 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.

Yours sincerely

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