

21-23 Cressy Road

Hampstead

Planning, Design & Access Statement

p.p.s.

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Proposed new basement development

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1.0 INTRODUCTION

- 1.1 The following planning, design and access statement has been prepared in support of a planning application for the installation of a new basement at 21-23 Cressy Road, London.
- 1.2 The application proposals form part of the wider renovation and modernisation of the properties by the applicant. The properties have been vacant for a considerable length of time and have fallen into a state of disrepair. An application was recently approved to convert the properties from four substandard sized flats into two dwellings, and included other external alterations such as the removal of the existing garage, installation of a new front wall and automatic gate to parking space, and the erection of a replacement single storey rear extension.
- 1.3 The installation of a basement is an effective way of maximising the available living space for no. 23 Cressy Road and providing the same overall floorspace as no. 21, which benefits from a rear ground floor extension.
- 1.4 The statement is set out as follows:

1.0 Introduction

2.0 Site Description

3.0 Planning History

4.0 Planning Policy

5.0 Planning Analysis

6.0 Design & Access Statement

7.0 Conclusion

2.0 SITE DESCRIPTION

- 2.1. Cressy Road is located towards the northern part of the Borough, just to the south of Hampstead Heath. Cressy Road is part of a coherent section of residential development to the south of the train line and north of Mansfield Road and is defined as the Mansfield Conservation Area.
- 2.2. Nos. 21 and 23 Cressy Road were previously a single, two-storey red brick dwelling with two storey high squared bays to either side of the centrally located front door (see below). The entrance to No. 21 is that to the centre of the photograph below with the access to No. 23 to the right hand side of the building.



- 2.3. This is similar in style to adjacent dwellings, but only reaches a height of two storey whereas all other surrounding properties attain three storeys in height including those directly neighbouring the site. As such the overall character of the area is terraces of three storey high; red brick dwellings with repetitive articulations to the front elevations and generally unspoilt front roofscapes.

3.0 PLANNING HISTORY

3.1. There have been changes to individual properties within the area and Nos. 21 & 23 are no exception. The planning history of the site is understood to be:

TP/197/3202 Permission for the formation of new vehicular access to the highway at No. 21 Cressy Road (20/10/1960)

TP/1411/1218 Permission for the erection of a garage to side of No. 21 Cressy Road and a temporary conservatory to rear (03/02/64)

CTP/E9/4/3/7230/R Permission for ground floor extension to toilet area and additional habitable room to rear of dwellinghouse (28/08/69)

CTP/E9/4/3/30879/R Permission for the erection of a second floor rear extension and the installation of velux roof lights in connection with the provision of a self-contained flat. (22/09/80)

8501420 Permission for conversion of ground and first floors to create one two-bedroom flat, one one-bedroom maisonette and one one-bedroom flat as shown on one un-numbered drawing revised on 14/01/86. (22/01/86)

2013/2882/P Permission for change of use of building from 4x residential units to 2x residential dwellings (1x2 bed and 1x3 bed). Includes external alterations to install new front wall and automatic gate to parking space and erection of a replacement single storey rear extension. (30/07/13)

3.2 The planning history available for nos. 21 and 23 Cressy Road show that the properties have been continually evolving over the years to maximise the available living space and meet the requirements of modern living.

4.0 PLANNING POLICY

NATIONAL PLANNING POLICY

- 4.1. The National Planning Policy Framework published March 2012 sets out central government guidance in respect to planning and development.
- 4.2. It states under paragraph 14 that there is to be a “presumption in favour of sustainable development” and that:
- 4.3. “For decision-taking this means:
 - Approving development proposals that accord with the development plan without delay; and
 - Where the development proposal is absent, silent or relevant policies are out-of-date, granting permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - Specific policies in this Framework indicate development should be restricted”
- 4.4. Section 6 of the Framework relates to the delivery of housing. It states under paragraph 47 that local planning authorities should be seeking to significantly boost the supply of housing. Paragraph 51 sets out that LPA’s should identify and bring empty housing back into residential use.
- 4.5. In regards to planning applications for housing, it identifies under paragraph 49 they “should be considered in the context of the presumption in favour of sustainable development”.
- 4.6. As the site is located within a Conservation Area paragraphs 126 through 141 are relevant to the application.

LOCAL PLANNING POLICY

- 4.7. The LDF consists of the Core Strategy and the Development policies document which both were adopted in 2010 and thus are prior to the introduction of the NPPF. As such some regard will have to be had as to whether policies are compliant with the NPPF, should they be found not to be then their weight will be diminished.
- 4.8. Policy CS1 sets out the overall approach to growth and development within the District. The policy sets out area of appropriate growth points, but states that limited changes will be acceptable elsewhere. The Council will also expect the best use to be made of available land. High quality design is a noted aim within the supporting text.
- 4.9. Policy CS5 concerns managing the impact of growth and development and lists seven criteria which are to be considered and generally expounds the need for high quality development and design which improves matters where possible and ensures that new development does not result in harm to the amenity of any existing resident.
- 4.10. Policy CS6 - Providing quality homes

The Council will aim to make full use of Camden's capacity for housing by:

- a) maximising the supply of additional housing to meet or exceed Camden's target of 5,950 homes from 2007-2017, including 4,370 additional self-contained homes;
 - b) maximising the supply of additional housing over the entire plan period to meet or exceed a target of 8,925 homes from 2010-2025, including 6,550 additional self-contained homes;
 - c) supporting the supply of additional student housing, bedsits and other housing with shared facilities providing this does not prejudice the Council's ability to meet the target for the supply of additional self-contained homes, the balance of uses in the area; and the quality of residential amenity or the character of the surrounding area;
 - d) minimising the net loss of existing homes;
 - e) regarding housing as the priority land-use of Camden's Local Development Framework.
- 4.11. 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.

4.12. 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 preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

4.13. Policy DP27 - Basements and 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 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.

5.0 PLANNING ANALYSIS

PRINCIPLE OF DEVELOPMENT

- 5.1. The properties at 21-23 Cressy Road have been vacant for a considerable amount of time and have fallen in to a state of disrepair. The current owner has previously gained planning permission to convert the properties from four residential flats to two dwellings as part of the proposed renovation and modernisation of the properties. This permission has allowed substandard flats to be converted into dwellings that meet the size standards set out within the London Design Guide/Camden Guide. This enables the building to be brought back into meaningful use in line with the NPPF and local plan policy.
- 5.2 The installation of a basement provides additional living accommodation for no. 23, which is currently the smaller of the two properties. With an extreme shortage of development land available within the Borough of Camden, the installation of basements has become an efficient and effective way of use creating additional living space.
- 5.3 Policy DP27 specifically relates to the development of basements and lightwells within the Borough of Camden. The policy appears to accept the principle of basement development within the Borough, subject to other material considerations relating to flood risk, ground stability, design, impact upon residential amenity and upon the character and appearance of the surrounding area. This section of the Planning, Design and Access Statement aims to clearly demonstrate that the proposed new basement is acceptable under the provisions of Policy DP27 and specific Camden design guidance on basements and lightwells.

IMPACT OF THE BASEMENT

- 5.4 Camden Council have introduced a guidance note in respect of the introduction of basements, which is known as CPG4 and was adopted in September 2013. This sets out specific guidance on the supporting evidence required to support an application for a basements development, in order to demonstrate that it would not have any adverse impacts upon the site or surrounding area.
- 5.5 Section 2 of the document sets out that a new basement will only be permitted where they do not:

- Cause harm to the built environment, natural environment and local amenity
- Result in flooding; or
- Lead to ground instability

5.6 A Basement Impact Assessment has been prepared by Glencross & Hudson, and a Flood Risk Assessment prepared by Scott White and Hookins, in support of this application. The first deals with Groundwater flow and land suitability and the second considers surface flow and flooding. Each report sets out the screening and scoping elements along with a full investigation of the site characteristics.

STAGE 1 – SCREENING

5.7. The purpose of the screening stage of this process is to identify any matters of concern which require further investigation. The guidance provides a series of screening flow charts which cover groundwater flow, land stability and surface water flow and flooding. The screening stage will demonstrate whether a full Basement Impact Assessment is required or not.

Groundwater Flow

5.8. In terms of groundwater flow, the screening stage has been completed and does not identify any areas for concern. The proposed new basement is not located close to an aquifer, watercourse, spring line or catchment pond, and there was no evidence encountered in the borehole that the basement would extend beneath the water table surface.

5.9 The proposed new basement will not result in an increase in the proportion of hard surfacing or paved areas on the site and all run off will be discharged to the nearby mains sewer.

Slope Stability

5.10. The screening assessment also confirms that slope stability will remain unaffected by the proposed new basement. The flow charts for slope stability include some of the same questions relating to the proximity of the site to any aquifers, springs or watercourses.

5.11. The topography of the application site and surrounding area are fairly flat in nature and do not consist of any natural or man-made slopes. The proposals do not include any re-profiling

or landscaping at the property boundaries and the new basement will be located approximately two metres from the party wall to the left side of the property to avoid any adverse impact upon neighbouring properties. There are no trees or root protection zones on the site that will be affected by the proposals.

- 5.12. The site is located within 5 metres of the public highway and pedestrian right of way, and this element is therefore required to be carried forward to the scoping stage of the assessment for further consideration.

Surface Flow and Flooding

- 5.13. Appendix E of the Flood Risk Assessment undertaken by Scott White and Hookins contains the Surface Flow and Flooding screening that forms part of the overall basement impact assessment. The screening concluded that the proposals would not alter or increase surface water flows in any material way, and that the application site was not located in an area identified as being at risk of surface water flooding within the Camden Strategic Flood Risk Assessment.

STAGE 2 – SCOPING

- 5.14. The purpose of the scoping stage of the assessment is to address the potential impacts and matters for concern raised within the screening stage. As outlined within the screening section above, the assessment concluded that the new basement would not have any issues relating to ground water flow or surface water flow/flooding.
- 5.16. In relation to slope stability, the Basement Impact Assessment suggests a loading surcharge pressure of 10kN/m² is incorporated into the structural design of the basement due to its proximity to the public highway. This was the only issue raised within the screening part process, and can be adequately addressed without the requirement for further investigations.

SUMMARY

- 5.18. The Basement Impact Assessment confirms that the proposals are acceptable in terms of impact upon groundwater flow and slope stability, and the flood risk assessment concludes that the proposed new development would have a low risk of surface water flooding.
- 5.19. We therefore consider that the assessments undertaken have addressed any areas of concern identified within the screening stage, and it is not necessary to carry out any further

more detailed investigations of the site. The proposals therefore meet the criteria set out in Policy DP27 and the requirements of the CPG4.

FLOOD RISK

- 5.20. A Flood Risk Assessment has been prepared by Scott White and Hookins in support of the application for the installation of the new basement. The National Planning Policy Framework Technical Guidance defines basement dwellings as a “highly vulnerable” form of development and as such is only appropriate within Flood Zone 1. Flood Zone 1 has the lowest probability of flooding and comprises land assessed as having less than 1 in 1000 annual probability of river or sea flooding in any year.
- 5.21. The Flood Risk Assessment confirms that the application site is located outside Flood Risk Zones 2 and 3 and therefore falls within Flood Zone 1, as defined by the Environmental Agency flood map. The proposed development is therefore at low risk of fluvial flooding.
- 5.22. The assessment also considers surface water flooding, which can be exacerbated by an increase in impermeable hard surfaces and is also dependant on the capacity of the existing public drainage system. The Camden Strategic Flood Risk Assessment and the Environment Agency maps confirm that the proposal site is not located in an area identified as at risk of surface water flooding and the development is therefore at very low risk from this form of flooding.
- 5.23. Groundwater flooding has been addressed within the Basement Impact Assessment, and this FRA also concludes that risk of ground water flooding to the proposed development is very low. The risk from sewer flooding is also considered to be low as there have been no records of these types of incidents for over 15 years.
- 5.24. The only possible area of concern identified within the FRA is that the development may be at risk from reservoir flooding in the unlikely event of a dam failure at Hampstead Heath Pond 1. However, the Camden Flood Risk Management Strategy states that the breaching of these ponds is unlikely and that the process of strengthening defences is on-going to ensure that the chances of this occurring are further reduced.

- 5.25. We therefore consider that the proposals fully accord with the Policy DP23 relating to minimising flood risk within the Borough. Due to the low/very low risk of flooding at the application site, it is considered that mitigation measures are not required as part of these proposals. The basement does not extend beyond the profile of the existing building and SUDS mitigation is not necessary.

IMPACT UPON THE CONSERVATION AREA

- 5.26. The requirement for design of the highest quality is noted at a number of points within the Core Strategy and development control policies. This is especially the case within policies regarding development in conservation areas and adjacent to listed buildings. While these have been affected by the introduction of the NPPF, that document still retains a need to ensure that there is no disproportionate harm to heritage assets. As such it is considered the need for high quality design has not been lost, simply rephrased.
- 5.27. Nos. 21 & 23 are not statutorily or locally listed and are not specifically mentioned as buildings of merit within the Mansfield Conservation Area Appraisal. There appears to be no specific significance to this building other than its limited contribution to the overall character of the Conservation Area.
- 5.28. This part of the Mansfield Conservation Area is characterised by predominantly three storey Victorian dwellings which date back to the late 19th Century. Nos. 21 and 23 was originally one dwelling, which was clearly a later addition to Cressy Road, as it is only two storey and is different in size and appearance to the rest of the street, as shown in the photograph directly below. The other photographs show the other dwellings making up this part of Cressy Road.





5.30. Although we have not identified the presence of any other properties with front lightwells along Cressy Road, we do not consider that the proposals would have any detrimental impact upon the overall character of the area. Nos. 21 and 23 are located at the end of Cressy Road and appear visually separate from the other terraced properties running either side of the street. The proposed lightwell does not therefore interrupt the established character and rhythm of the streetscene.

5.31. The proposals involve the installation of a lightwell on the front elevation of no. 23 and the erection of a low brick wall and metal railings. The photographs above show that the properties along Cressy Road all have low front boundary walls with railings or hedges. We consider that the proposed lightwell, boundary wall and railings would therefore integrate with the established character and appearance of the area and improve the relationship between nos. 21 and 23 with the rest of the street. The proposals are therefore in accordance with Policy DP25 and DP27 in both maintaining the architectural character of the building and the area as a whole.

IMPACT UPON RESIDENTIAL AMENITY

5.32. The proposed basement will follow the profile of the existing footprint of nos. 21 and 23 Cressy Road. The only external alteration proposed as part of this application is the installation of a lightwell to the front elevation of no. 23. It is not considered that the

proposed development would result in the loss of residential amenity for any adjacent dwelling.

- 5.33. We consider that the provision of the additional living space in the basement will improve the living environment for potential future occupiers of the dwelling.

6.0 DESIGN & ACCESS STATEMENT

- 6.1. In accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2010 a Design and Access Statement must accompany planning applications of this nature. Many of the points have already been covered in the preceding sections and therefore this element will seek to summarise those findings in the format advocated by the CABE best practice guidance:

USE

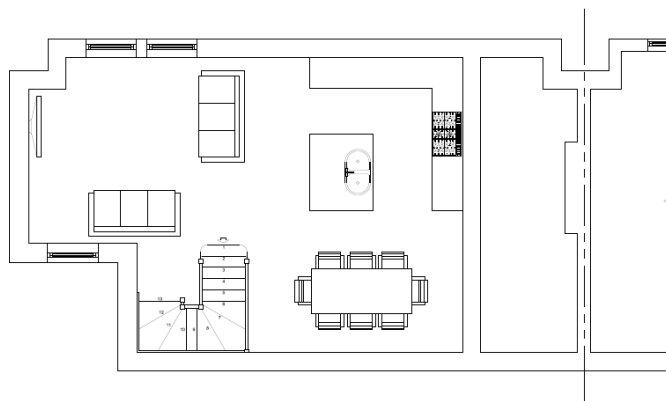
- 6.2 The application proposals are for the installation of a new basement at 21-23 Cressy Road. The application site is divided into two dwellings and the proposed basement will provide additional living accommodation for no. 23.

AMOUNT

- 6.3 The proposed basement will create approximately 43.6 square metres of additional living space for no. 23 Cressy Road. This will bring the total floor area of this property to approximately 120.3 square metres.

LAYOUT

- 6.4 The basement is situated beneath no. 23 and spreads partially underneath no. 21. The basement provides additional living accommodation. A extract of the proposed floor plan is included below.



SCALE

- 6.5. The proposals do not increase the built footprint of the dwelling, but will increase the floor area of no. 23 to a similar level as the neighbouring property of no. 21.
- 6.6 It is proposed that the new basement will be over 2.5 metres in depth, and will create 43.6 metres of additional floor space.

LANDSCAPING

- 6.7 The application does not include any proposals for new landscaping.

APPEARANCE

- 6.8 A lightwell will be created to serve the proposed new basement, on the front elevation of no. 23 Cressy Road. This will be surrounded by black wrought iron railings. An extract of the proposed elevations is included below, showing the appearance of the front elevation with the proposed new lightwell, low brick wall and iron railings.

- 6.9. The installation of the basement will not create any other external alterations to the property.



ACCESS

- 6.10. The application proposals do not include any alterations to the access arrangements on the site.

SUMMARY

- 6.11. The more in depth policy justification and further in-depth evaluation is included in the main body of the report, however all aspects of the scheme are considered acceptable.

7.0 CONCLUSIONS

- 7.1 This Planning, Design and Access Statement has been prepared in support of a planning application for the installation of a new basement at 21-23 Cressy Road, London.
- 7.2 The installation of a new basement at no. 23 Cressy Road will provide additional usable living space for the property. The proposals are therefore making efficient use of limited development land within many London Boroughs.
- 7.3 The proposals fully accord with Local Plan Policy DP27 and specific guidance relating to basement developments contained within CPG4. Our supporting Basement Impact Assessment and Floor Risk Assessment clearly demonstrate that the proposals would not affect slope stability of the site and surrounding area and would not be at risk from ground water or surface water flooding.
- 7.4 We do not consider that the proposed new basement and lightwell will have any negative impact upon the character and appearance of the building or the conservation area as a whole. The property is not statutorily or locally listed and is not identified within the Conservation Area Appraisal as having any specific architectural significance. The property also appears visually separate from the rest of the properties in the street.
- 7.5 The streetscene of Cressy Road is characterised by low level walls, railing and hedges to the front of every property. The proposed lightwell will easily be screened by the erection of a low level wall and railing along the front elevation of no. 23 and will therefore be subsumed into the street by virtue of its similarity to every other dwelling in the street and accordingly we do not consider that such a development would cause harm to character on this basis, in line with Policy DP25 and DP27.
- 7.6 The Council's approval is therefore sought for these proposals.

21-23 Cressy Road

London

