

192 HAVERSTOCK HILL, NW3 2AJ

PROPOSED MIXED-USE REDEVELOPMENT PLANNING, DESIGN AND ACCESS STATEMENT

Prepared By

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CONTENTS

	Page
1. INTRODUCTION	3
2. DESCRIPTION OF THE SITE AND SURROUNDING AREA	5
3. THE PROPOSED SCHEME	7
4. PLANNING FRAMEWORK	11
5. POLICY ASSESSMENT	12
6. SUMMARY AND CONCLUSIONS	24

APPENDICES

1. Photographs of Site and Surrounding Area (January 2012)	26
2. Site Analysis Drawing (PL-002)	27
3. Lifetime Homes Checklist	28

1.0 INTRODUCTION

- 1.1 This report is prepared on behalf of Sasha Traders Limited, in respect of their proposals to redevelop 192 Haverstock Hill, the application site.
- 1.2 The proposed development follows the approval of planning application 2012/5391/P which granted permission for the erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self contained flats (1x studio, 1x1 bed, 2x2 bed and 1x3 bed) from first to fourth floor level (Class C3), following demolition of existing single storey building (Class A1).
- 1.3 The approved development proposed upper floors to oversail land under the ownership of Camden Council (land to the south east, by approximately 1m). Following the grant of planning permission it was expected that a license to oversail this land would be granted however, negotiations with Camden Council Estates Dept concluded that the Council were not currently in a position to offer such rights to the applicant.
- 1.4 Accordingly, the revised application seeks to modify the approved scheme by reducing the width of the upper floors, bringing the mass of the building entirely within the applicant's ownership. This change is most clearly illustrated in the 2 images below. No other changes are proposed.



AS APPROVED



AS REVISED

- 1.5 This report will first provide a detailed description of the site and its surrounding area. It will then set out the development proposals in detail.
- 1.6 This report then identifies the planning policy framework, followed by a detailed assessment of the scheme against relevant planning policies in section 6.
- 1.7 The following reports and drawings are submitted in support of the application and should be read alongside this Planning, Design and Access Statement;
1. Energy Report
 2. Sustainability Report
 3. Basement Impact Assessment
 4. Draft Construction Management Plan (CMP)

5. Ecology Report
6. Bat Survey
7. Tree Constraints Plan
8. Tree Planting Report
9. Daylight/Sunlight Assessment
10. Transport Statement
11. Drawings;
 - a. PL-001 Location Plan
 - b. PL-002 Site Analysis
 - c. PL-101 Existing Ground Floor Plan
 - d. PL-102 Existing 1st Floor Plan
 - e. PL-103 Existing 2nd Floor Plan
 - f. PL-104 Existing 3rd Floor Plan
 - g. PL-105 Existing 4th Floor Plan
 - h. PL-106 Existing Roof Plan
 - i. PL-110 Proposed Basement Plan
 - j. PL-111 Proposed Ground Floor Plan
 - k. PL-112 Proposed 1st Floor Plan
 - l. PL-113 Proposed 2nd-3rd Floor Plans
 - m. PL-114 Proposed 4th Floor Plan
 - n. PL-114 Proposed Roof Plan
 - o. PL-200 Existing Front Elevation
 - p. PL-201 Existing Side Elevation
 - q. PL-202 Existing Rear Elevation
 - r. PL-202 Existing Rear Elevation
 - s. PL-210 Proposed Front Elevation
 - t. PL-211 Proposed Side Elevation
 - u. PL-212 Proposed Rear Elevation
 - v. PL-213 Proposed Flank Elevation
 - w. PL-310 Proposed Section AA
 - x. PL-311 Proposed Section BB
 - y. PL-312 Proposed Section CC
 - z. PL-400 Proposed Typical Window Detail
 - aa. PL-500 Schedule of Accommodation

2.0 DESCRIPTION OF THE SITE AND SURROUNDING AREA

The Site

- 2.1 The site accommodates a single storey brick and part timber clad building, with a pitched corrugated asbestos roof. The building is long and narrow and provides approximately 120m² of A1 retail floorspace. The site benefits from a 60m² forecourt onto Haverstock Hill. The site also benefits from two parking spaces to the rear.

- 2.2 Unfortunately, earlier this year, the site was subjected to serious fire damage. The building is no longer useable and remains boarded up.



192 HAVERSTOCK HILL (POST-FIRE DAMAGE)

- 2.3 Prior to the fire, the building's frontage was dominated by a large, unsympathetic green and white awning (see photo, right). Beyond this, the shop front was largely glazed with a low brick pier at its base, and a central access door. The other elevations were largely blank, and partly timber clad. The pitched roof was constructed from concrete/asbestos.



192 HAVERSTOCK HILL (IN STREET CONTEXT)
(PRE-FIRE DAMAGE)

- 2.4 The building had been extended over time; the rear of the building accommodated a blank, timber lean-to extension, a further lean-to extension linked the building with its neighbour 194 Haverstock Hill, to the northwest (see right).

- 2.5 The overall appearance and condition of the building was tatty; the applicants considered the building to be of no architectural or historic interest. This view was supported by Camden's Officers.



FLANK OF 194 HAVERSTOCK HILL (INSIDE TIMBER LEAN-TO)

The Surrounding Area

- 2.6 The site lies within a mixed residential and commercial area, identified as a 'neighbourhood centre' under the LDF. Ground floor uses are predominantly 'A-class' uses, including restaurants, bars and retail, with upper floors in residential use.



TOWN CENTRE USES TO NORTH

- 2.7 To the south the site adjoins the Belsize Park Underground Station, a two storey building clad in ox blood red tiles. To the east and northeast, the site adjoins the Globe Lawn Tennis Club, which provides 6 tennis courts accessible to members. Dividing the site and the Tennis Club is a car park providing approximately 13 parking spaces used solely by the Globe Lawn Tennis Club. The car park is accessed via a private drive between the site and the Belsize Park LU station.



BELSIZE PARK STATION FRONTAGE

- 2.8 To the northwest, the site adjoins Allingham Court, a mansion block of six storeys; the top storey set within a mansard. The ground and first floor levels project from the building line and host a variety of A-Class uses including restaurants and retail. The upper floors accommodate self contained flats (C3).



ALLINGHAM COURT

- 2.9 The wider area is defined by the busy, urban nature of Haverstock Hill and the quiet residential streets that branch from it. The area is largely characterised by Italianate Victorian semi-detached houses within the side roads, and large apartment blocks, typically 5-6 storeys in height along Haverstock Hill. The streetscene includes some interjecting, relatively modern developments, which add variety to the streetscene. (Site and surrounding area photos provided at appendix 1).

3.0 THE PROPOSED SCHEME

- 3.1 As set out in the introduction of this report, the proposed scheme forms a revision to planning permission 2012/5391/P granted November 2013. Permission was granted for the demolition of the existing single storey building (Class A1), followed by the erection of a part 2, part 5 storey building, plus basement, to create of retail space over at ground and basement levels (Class A1), with five self contained flats over upper floors (comprising 1x studio, 1x1 bed, 2x2 bed and 1x3 bed).
- 3.2 The revised scheme is similar to the approved, creating a part 2, part 5 storey building, plus basement, providing retail space over ground and basement levels, with and the provision of five self contained flats (comprising the same mix of 1x studio, 1x1 bed, 2x2 bed and 1x3 bed).
- 3.3 The one main change between the approved development and what is now proposed is the width of the building over upper floors. As referred to in the introduction to this report, the approved development proposed upper floors that oversailed land to the south east by approximately 1m, owned by Camden Council. An agreement has not been forthcoming to oversail that land, accordingly the width of the upper floor is reduced by 1m, bringing the development entirely within the ownership boundary of the applicant.

Design Considerations

Layout, Scale and Massing

- 3.4 The site is situated between Allingham Court to the northwest and Belsize Park Station to the southeast.
- 3.5 Allingham Court consists of a parade of shops and four storeys of residential accommodation set back from the shopping parade. Allingham Court is finished in white painted render and topped with green tiles forming a mansard storey. The building dates from the 1930's.
- 3.6 Belsize Park Station is a two storey structure clad with red tiles to the frontage with exposed, unadorned and utilitarian fletton bricks on the flanks.



ALLINGHAM COURT (LEFT) APPLICATION SITE (CENTRE), BELSIZE PARK STATION (RIGHT)

- 3.7 As with the approved development, the building is massed as two elements;
- 3.8 Firstly, a 'plinth' that continues and completes the existing shopping parade to the north, facing Haverstock Hill, forms the ground and first floors. Within this visual plinth is a storey of residential accommodation. This is set back from the mezzanine commercial space next door in Allingham Court to preserve daylight to that premises at this level. A secondary display window on the flank of Allingham Court is also respected with an indentation to the 'plinth', maintaining views and daylight. The corners of the plinth are expressed with setback glazing within a visually defined structural envelope.
- 3.9 On its return elevation (facing the underground station) the building line steps back from the site boundary by 1m, for the entire length of the building. This step provides a pedestrian footpath alongside the existing shared access road, all the way to the rear of the site. This set back will provide safe access where there is currently none, benefitting not only future occupants of the development, but also visitors to the Globe Lawn Tennis Club at the rear. (See drawing 111)
- 3.10 Secondly, there are three residential storeys which are set well back from the frontage of the 'plinth', preserving views to and from the flank windows of Allingham Court; daylight/sunlight and aspect from the small subsidiary flank windows on each floor are respected. These upper residential floors are set well apart from Allingham Court, maintaining its visual integrity and facilitating maintenance.
- 3.11 Under the approved application, the three upper residential storeys cantilevered partly across the pavement area of the access road to the southeast, articulated with large areas of fenestration organised to maintain the integrity of the form whilst breaking down the mass and the visual expression of the southeast elevation. It is no longer proposed to cantilever over the pavement, maintaining a consistent building line from ground level up to fifth floor. Notwithstanding this, the south east elevation continues to be articulated with large areas of fenestration organised to maintain the integrity of the form, whilst breaking down the mass and visual expression of the southeast elevation.

Materials and Architectural Treatment

- 3.12 The architectural treatment and material palette remain consistent with the approved development which is a contemporary and rational architectural expression, seeking quality through its finishes and fenestrations.
- 3.13 The upper volume remains expressed in a white stone/concrete sitting comfortably with Allingham Court next door. The ground floor 'plinth' element is finished with timber grain textured fair faced concrete; hinting at the part timber clad building it replaces, while assuming a colour similar to the adjacent ground floor structural surrounds on Allingham Court, also in accordance with the approved development. The proposed staircase flank is a louvred surface in a mid green colour, similar to the roof tile colour of Allingham Court.
- 3.14 The form is punctuated with many window and terrace openings and also includes a location for a historic plaque. (See drawing 211).
- 3.15 The terraces/balconies create dynamic indentations where interior and exterior are jointly expressed, creating a visually interesting completion of the shopping frontages along with appropriate enclosure of the balcony/corner condition.

Use and Amount

- 3.16 At ground and basement level the scheme provides 369m² of A1 retail floorspace accessed directly from Haverstock Hill.
- 3.17 Over upper floors, five self contained private flats are proposed, comprising 1 x studio, 1 x 1 bed, 2 x 2 beds and a 3 bed unit. The scheme is proposed as car-free.

Local Significance

- 3.18 The applicants have sought to create a high quality replacement building which embraces the historic link to the former Russell Nurseries. In line with the approved development, the following details and features are proposed to form this link;
1. The ground floor elevations are proposed to be clad in a timber grain textured, fair faced concrete - hinting at the part timber clad building it replaces.
 2. Planting is proposed within the upper parts of the proposed ground and first floor reintroducing a verdant feel to the site.
 3. 'Climbers' are proposed towards the rear of the building, which will adorn the southeast elevation.
 4. The roof over the ground and top floors are proposed to be covered with a bio diverse green roof.
 5. A new Copper Beech tree is proposed on Haverstock Hill, continuing the established row of Copper Beech Trees in front of the parade of shops in Allingham Court
 6. Additional trees are also proposed to be reinstated to the rear of the site, to replace those which were recently felled due to decay (subject to Camden Estates approval).
 7. A commemorative plaque is proposed on the south east elevation providing information on the former nursery use of the site. (We envisage a plaque similar to the blue plaque scheme operated by English Heritage).
- 3.19 Through the above measures, it is sought to re-establish the verdant feel to the site and provide reference to the historic use of the site, whilst achieving a high quality replacement building.

Sustainability, Biodiversity and Landscaping

- 3.20 The scheme is designed with energy efficiency in mind. More than 20% of the buildings energy requirements will be captured via rooftop PV panels (see Energy and Sustainability Report).
- 3.21 Biodiverse features include a bio-diverse green roof at first and fourth floor levels and bird/bat boxes are incorporated into the building for a variety of species (see Ecology Report).
- 3.22 It is proposed to enhance the leafy setting of the site with an additional Copper Beech to the front, adding to the established and prominent row of mature Copper Beech trees which line this side of Haverstock Hill. Two further pear trees are proposed to the rear, replacing two recently felled horse chestnuts. The trees were felled for health and safety reasons due to significant amounts of dieback in the crowns. These additions, together with those described at paragraph 3.18 above, are sought to re-establish the verdant feel to the location. Climbers and other planting are also proposed to be integrated into the building, further enhancing its verdant feel (see Tree Planting Report and Tree Constraints Report).

Access

- 3.23 The scheme is designed to be Lifetime Homes Compliant. We attach herewith a Lifetime Homes compliance checklist (attached at appendix 3).
- 3.24 As part of adhering to the Lifetime Homes guidance, we can confirm that the approach to all entrances is level. Entrances are illuminated and covered.
- 3.25 The PTAL rating is 6a and the site is located next door to Belsize Park London Underground Station. The scheme is therefore car free for all uses at the proposed site.
- 3.26 Six cycle parking spaces are provided for the 5 flats within a secure and covered enclosure.

4.0 PLANNING FRAMEWORK

1. NPPF (adopted 2012)

2. London Plan (adopted 2011)

3. Camden LDF (Core Strategy and Development Plan Documents) (adopted 8th November 2010)

CS1	Distribution of growth
CS5	Managing the impact of growth and development
CS6	Providing quality homes
CS7	Promoting Camden's centres and shops
CS11	Promoting sustainable and efficient travel
CS13	Tackling climate change through promoting higher environmental standards
CS14	Promoting high quality places and conserving our heritage
CS15	Protecting and improving our parks and open spaces and encouraging biodiversity
CS17	Making Camden a safer place
DP2	Making full use of Camden's capacity for housing
DP5	Homes of different sizes
DP6	Lifetime homes and wheelchair homes
DP12	Supporting strong centres and managing the impact of food, drink, entertainment
DP16	The transport implications of development
DP17	Walking, cycling and public transport
DP18	Parking standards and limiting the availability of car parking
DP20	Movement of goods and materials
DP22	Promoting sustainable design and construction
DP23	Water
DP24	Securing high quality design
DP25	Conserving Camden's heritage
DP26	Managing the impact of development on occupiers and neighbours
DP27	Basements and lightwells
DP28	Noise and vibration
DP29	Improving access
DP30	Shopfronts
App 2	Parking standards

5. Camden Planning Guidance SPG (CPG) (adopted 2011)

CPG1	Design
CPG2	Housing
CPG3	Sustainability
CPG4	Basements and Lightwells
CPG5	Town Centres, retail and employment
CPG6	Amenity
CPG7	Transport
CPG8	Planning Obligations

6. Camden geological, hydro-geological and hydrological study

5.0 POLICY ASSESSMENT

Land Use

- 5.1 The existing building accommodates a single storey building providing circa 120m² of A1 floorspace. This site falls within a neighbourhood centre.
- 5.2 In line with the approved development, the proposed development seeks to replace and increase the A1 provision, providing 369m² of retail floorspace over ground and basement levels. Policies CS7, DP12 and CPG5 confirm that A1 retail use is the preferable land use in basement and ground floors of buildings within in neighbourhood centres.
- 5.3 The proposed development also provides 5 private flats over upper floors. Housing is the priority land use of the LDF; Policies DP2 and CS6 and guidance contained within CPG2 support the provision of flats over upper within neighbourhood centres.
- 5.4 The proposed land uses are acceptable and policy compliant.

Design

- 5.5 Consistent with the extant consent, the design has sensitively addressed its context whilst optimising the use of the land. We assess heritage, townscape and architectural matters below.

Heritage

- 5.5 The existing single storey building on the site is a timber framed structure with a masonry base, with brick walls and timber cladding. The roof is formed from corrugated asbestos. The structure appears to have been built in the 20th Century and is not considered to be of any historic or architectural interest.
- 5.6 The site is outside a Conservation Area, although it is adjacent to both Belsize and Parkhill Conservation Areas. Nonetheless, the demolition of the existing structure does not require prior planning consent nor is it considered worth retention (based on Camden Council, pre-application advice).
- 5.7 The applicants are aware that some local residents seek to preserve the existing building; they consider the building to form a link to the former use of the site by 'Russell Nurseries'.
- 5.8 As discussed in section 3 of this report, having evaluated the architectural and townscape merit of the existing building, it is not considered of sufficient quality to warrant retention. Rather, the replacement building seeks to pay tribute to the former use by integrating a number of verdant additions, such as wall creepers, wood grained textured elevations and the provision of a commemorative plaque, providing information about the history of the site.
- 5.9 Instead of retaining this tired, dilapidated, and now fire damaged structure, the verdant additions and reference to the former use, incorporated within a high quality and innovative piece of architecture is considered to be a much more successful way of remembering Russell Nurseries and making best use of the site. The proposals are considered to comply with policy DP25, Heritage.

Townscape

- 5.10 The site terminates views east from Glenloch Road, but due to its low height, the current building does allow some longer views of skyline and trees beyond.

- 5.11 With the erection of the proposed building, the gap and view of the sky will be reduced; however, it is considered that the residual gap, enforced by the access road between the site and Belsize Park station, will retain a sufficient gap providing views of the skyline and some trees beyond. It should be noted, that the revised proposals, which propose upper floors that are approximately 1m narrower than the approved development, will actually increase its distance from Belsize Park Station, thus increasing the gap and view of the sky and landscaping beyond.
- 5.12 Consistent with the approved development, a significant gap is provided between the proposed building and Allingham Court, providing a further view past the building, of sky and landscaping beyond.
- 5.13 Views up and down this part of Haverstock Hill are characterised by the verdure of the streetscene, led by the dominant row of Copper Beech in front of Allingham Court.
- 5.14 In recognition of their townscape benefit, the applicants propose to add a further Copper Beech to the existing row. The vista from Glenloch Road opposite will terminate with the Copper Beech, providing a natural and visually pleasing termination, with views of the sky over. As with Allingham Court, the proposed building will fall behind the Copper Beech, largely obscured from view.

Architecture

- 5.15 The visually strong 'plinth' element, comprising ground and first floor, is retained as part the approved development, finished with a timber grain textured, fair faced concrete. This treatment, is hint at the part timber clad building it replaces.
- 5.16 The area is characterised by a variety of building styles from different periods. The styles juxtapose to highlight the best elements of each building/period. The contemporary architectural approach proposed will add to the variety of styles, forming a simple and rational scheme, with fenestration providing visual interest and depth to the elevations. The scheme is considered to comply with policies DP24, DP25 and CPG1.

Residential Accommodation Size Standards

- 5.17 Residential development standards are set out in CS6, DP26h-k and CPG2 Ch4. We are also mindful of the minimum floor space standards in the London Plan. It is confirmed that the proposed accommodation has been designed to accord with the more onerous design standards set out in the Mayor's *London Housing Design Guide*. We provide a breakdown of the accommodation provided below;

Flat No	Bedspaces/ Persons	Master Bed	Other Bed	Living/Dining /Kitchen	Overall Flat Size
1	Studio/2P				40.5
2	1B/2P	12.1		32.8	54.5
3	2B/4P	15.3	12	28.5	75.5
4	2B/4P	15.3	12	28.5	75.5
5	3B/5P	14	8 8	29	86

Schedule of Proposed Residential Accommodation (All areas shown in m²)

- 5.18 Each flat is provided with generous outdoor amenity space in the form of a 7m² south facing balcony. The architects have designed the balconies to ensure that neighbouring residential amenity (privacy) is protected. The proposed balconies have taken into account the surrounding

context and are positioned in the most appropriate locations on each floor away from Allingham Court to the North West, and overlook Belsize Park LU station.

- 5.19 In conclusion, the residential accommodation provides a suitable quality of accommodation for future occupiers.

Residential Accommodation Mix of Units

- 5.20 Policy DP5 seeks to provide a range of unit sizes to meet housing demand across the Borough. Policy DP5 includes a Dwelling Size Priority Table, we provide an extract below.

Dwelling Size Priorities Table					
	1-bedroom (or studio)	2-bedrooms	3-bedrooms	4-bedrooms or more	Aim
Social rented	lower	medium	high	very high	50% large
Intermediate affordable	medium	high	high	high	10% large
Market	lower	very high	medium	medium	40% 2-bed

- 5.21 The scheme provides 1x studio, 1 x 1 bed, 2 x 2bed and 1 x 3 bed flats. The 40% aim for 2 bed flats is met. The scheme is considered to provide a good mix of unit sizes.

Access

- 5.22 A lifetime homes compliance list is submitted herewith which confirms that the revised scheme fully complies with the most recent standards in line with policies DP6 and CS6 of the LDF.

- 5.23 The ground and lower ground floor plans illustrate a lift, providing step-free access to the basement. In addition, the scheme illustrates staircases and sanitary facilities within the unit (see drawings 110 and 111), setting out how the layout of the commercial unit could be organised, to ensure that sufficient sanitary areas and disabled access could be provided within the building (e.g. lifts, disabled WC's etc).

Waste Residential

- 5.24 An external store for both waste and recyclables are provided outside the building in a secure room for waste collection. Adequate space for 27 litre, external organic kitchen waste receptacle (W320 x D400 x H405) is provided (see drawing 111).

Waste Non-Residential

- 5.25 With regard to the commercial space, this is contained within the 369m² of A1 space. A bay has not been identified at this stage as the final layout of the internal spaces will be determined by the end-user. Refuse collection for the retail element is proposed to be on a separate commercial basis. As a guide, approximately one cubic metre storage space is required for every 300-500sq m of commercial space (includes both recyclable and non-recyclable waste). The proposed development comprises 369m² of A1 retail floorspace, which would require circa 1 cubic metre of storage within the building, equivalent to an 1100L Euro bin.

- 5.26 The waste storage areas will comply with the requirements set out in CPG1 Ch10.

Crime Prevention

- 5.27 The relevant Core Strategy policies are CS17, CPG1 Ch9 and CPG8 Ch5.
- 5.28 The applicants met with the Council's Crime Prevention Design Advisor, Mr Adam Lindsay prior to the submission of any application. In summary;
- 5.29 The main issue of secure by design was considered to be the recess between the application site building and the neighbouring retail unit, where a space is created that could be subject to anti-social behaviour. Mr Lindsay suggested that the recess to the building line may be controlled by a concertina gate or roller shutter (security tested).
- 5.30 The architects proposed two possible options to mitigate the potential for anti-social behaviour at this point.
- 5.31 The first is a toughened glass door, which can either be integral in the shop front and slide across the front of the recess or as a swinging door contained in the recess. Both versions are key operable and security tested.
- 5.32 The second option is a retractable sliding grille. These obviously come in a number of patterns and colours. We provide an example below. It is anticipated that the security measure can be dealt with by way of a shop front detail condition.



OPTION 1: TOUGHENED GLASS DOOR



OPTION 2: RETRACTABLE GRILLE

- 5.33 In addition to the above, it was suggested that the following measures be incorporated into the scheme;
1. All communal and residential doors will be to BS PAS 23/24.
 2. All accessible and opening windows will be to BS 7950.
 3. Although the cycle and refuse stores do not gain further entry to the building, the doors should be fit for purpose and self closing and locking.
 4. Utility meters will be centrally located.
 5. Lighting if fitted to the exterior will be to a uniform level.
 6. Access control will be audio and video.

- 5.34 It is confirmed that all of the above measures have been incorporated into the proposed development.

Proposed Basement

- 5.35 The proposals include a basement across the majority of the footprint of the site. Whilst the basement will not be visible from the streetscene when the building is complete (no lightwell), the applicants are aware that basement excavations can raise neighbouring amenity and environmental concerns.
- 5.36 Please find herewith a Basement Impact Assessment. The assessment has been prepared in line with the requirements of CS13, DP22, DP23 and DP27 of the Camden Development Framework, including commentary on, topography and levels, geology and hydrogeology, water courses and flooding, land stability, basement construction and foundations, sustainable construction, and impact assessments.
- 5.37 We provide a summary of the main conclusions of the report below;
- a. The site is founded on London Clay as a stable impervious layer and the gradient of the ground is such that there are no problems of ground stability or surface water flooding. This means that there are no concerns with the environmental setting of the site.
 - b. The excavation of the new basement will use established piling techniques throughout and will be designed to ensure the stability of the neighbouring properties and shared access highway.
 - c. The site investigation has established that there is not a perched water table to the base of the made ground and has obtained strength parameters for the design of the contiguous piles.
 - d. There is nothing in the BIA to suggest that the construction of a basement at No 192 Haverstock Hill will have a detrimental impact on the site or neighbouring sites.

Neighbouring Amenity

- 5.38 The proposed development has fully considered amenity impacts, in particular; overlooking, outlook / sense of enclosure / overshadowing and sunlight & daylight. We have had regard to policies CS1, CS5 and DP26 and CPG6 for guidance. We provide a summary of each amenity aspect below.

Overlooking / Loss of Privacy

- 5.39 Significant effort has been made to minimise overlooking to nearby buildings such as Allingham Court and Hepworth Court. Windows are proposed on the north elevation at first floor level, but owing to the height of the buildings and levels, this is at a lower level than the first floor of residential accommodation at Allingham Court. Some overlooking may have been encountered at this point looking up/down, at a very acute angle, but it would not have an adverse effect. Nonetheless, the architects have designed into the scheme, an external vertical louver which prohibits even these acute views to/from Allingham Court.
- 5.40 Some, high level windows are proposed on the north west elevation, facing towards Allingham Court, which serve the internal staircase for the flats. Again, the angles involved are very acute; however these windows are proposed to be treated with obscure glass so that even the

perception of being overlooked is removed. The windows on this elevation are all proposed to be fixed/non-opening.

- 5.41 To the front of the proposed building (west) the roof of the first floor 'plinth' is flat, proposed as a bio-diverse green roof. We confirm that this roof will not be accessible to residents and is purely incorporated as an ecological contributor. Should it be necessary, we would welcome a condition to specify that access to this area should only be for maintenance and no use of this space should allow for use as a roof terrace.
- 5.42 All remaining windows are far exceed the minimum overlooking distance separations required by the development policies under CPG1 and CPG2.

Outlook / sense of enclosure (also including overshadowing)

- 5.43 The proposals have fully considered outlook and sense of enclosure from adjoining residential properties, in particular Allingham Court. With this in mind, the upper floors of the building are set well back from the Haverstock Hill frontage in order to minimise the impact on the side elevation (south east) windows of Allingham Court.
- 5.44 Please refer to drawing numbers PL113 and PL114, where the proposed 2nd, 3rd and 4th floor plans are illustrated. It will be noted that these drawings also illustrate the floor plans of the adjoining immediately adjoining neighbours in Allingham Court.
- 5.45 All habitable rooms in Allingham Court that are served by a window that directly overlooks the application site are at least dual aspect, some triple aspect, with their principal windows facing away from the development - either onto Haverstock Hill or to the rear of the site.
- 5.46 There will be some reduction of outlook from rear and side facing windows in Allingham Court. However, it is considered that the dual or in some cases, triple aspect of the habitable rooms at second to fourth floor level means that a sufficiently good outlook will remain.
- 5.47 On this basis the development will therefore not be harmful to neighbouring occupiers.

Sunlight /daylight

- 5.48 A key consideration in the preparation of this application has been the impact of the proposals on neighbour's access to sunlight and daylight. This is owing to the position of the proposed building, its height and its relationship with the neighbouring Allingham Court building, which is in residential use on the upper floors.
- 5.49 We submit as part of this application a comprehensive sunlight/daylight report prepared by Delva Patman. This study has been carried out in accordance with the recommendations of the Building Research Establishment Report "Site Layout Planning for Daylight & Sunlight 2011".
- 5.50 The report confirms that the proposed development accords with the relevant tests. We provide a summary of the assessment below.
- 5.51 The methods of assessment used were Vertical Sky Component (VSC), No Sky Line and Average Daylight Factor (ADF) methods for daylight analysis using the Waldram diagram templates.
- 5.52 With regard to sunlight the only windows that qualify for sunlight analysis are the main front windows which face directly onto Haverstock Hill. They have no aspect of the site.
- 5.53 The daylight analysis demonstrates that the overall quantity, quality and distribution of light within the neighbouring habitable rooms will remain above that required by the BRE guidelines.

5.54 The impact on the new habitable rooms within the scheme proposals is considered negligible when measured against the significance criteria for ADF method of daylight analysis.

5.55 The development proposals recognise and observe the intentions of Camden Planning Guidance and the BRE Guidance.

Artificial light

5.56 We have had regard to paragraph 26.4 of the LDF and CPG6 Ch5 for guidance.

5.57 The scheme does not present problems of glare. The distribution and extent of glazing together with non reflective materials avoid this issue. Any potential problems with roof level solar panel reflection affecting the top floor of Allingham Court are negated by a slight inclination to panels avoiding direct reflection.

5.58 The absence of external building illumination avoids the issue of night time light pollution. The shop and residential windows do not present any exceptional issues. The residential entrance, bin store, cycle store and means of escape will be treated with low level lighting. These entrances are located on the south east and east (rear) elevations, well away from neighbouring residential properties.

Noise and disturbance

5.59 No external acoustic equipment is proposed for either the residential properties or the A1 retail use. The scheme is not considered to cause any noise or disturbance issues.

Trees and Landscaping

5.60 In respect of trees and landscaping the applicants have had regard to policies CS14 (Promoting high quality places and conserving heritage), CS15 (Open space and biodiversity), DP22 (Sustainable design and construction), DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) and Camden's Planning Guidance 1 Ch 6 and CPG3 Ch 10 / 13.

Trees

5.61 A significant row of Copper Beech trees occupy the frontage of Allingham Court. It is proposed to add an additional Copper Beech to this row. The proposed development, in particular the basement, has been designed so as to respect the Root Protection Area (RPA) of the existing/proposed Beech trees. An tree constraints report, in line with BS5837:2005, is submitted in support of this application. The report includes a tree survey, a constraints plan, an implications assessment and a tree protection plan and method statement. We also submit a report which sets out the proposed tree planting report, schedules and specifications.

5.62 In summary, the extent of the basement is such to avoid conflict with adjacent trees, particularly the Copper Beech tree on Haverstock Hill.

5.63 It is proposed at the front of the site, to plant a copper beech to complement the avenue of trees extending north on Haverstock Hill. At the rear of the site two ornamental pears are proposed to extend the tree line south, at the rear of properties north. These species have been selected following guidance issued in the *Arboricultural Impact Assessment* (page 26, see Fig. 3)

- 5.64 Additionally, it is proposed that there will be a half-standard tree/ shrub in a planting base, planted in a shaded external area and integral with the proposed building. A cherry laurel *Prunus laurocerasus* 'Otto Luyken' as a half- standard is an option which would meet this requirement, being shade tolerant. A standard specimen of the species would make an aesthetically pleasing complement to the building and external space. This species has evergreen foliage and white flowers in spring.



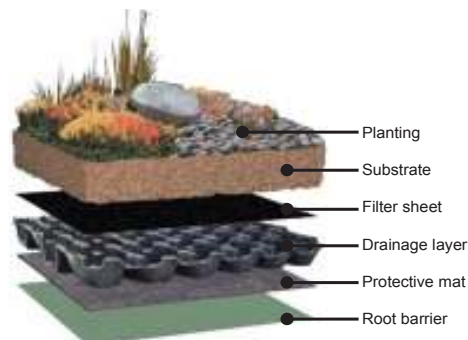
Examples of Cherry Trees

Biodiversity/Ecology

- 5.65 The proposed development incorporates biodiversity enhancement features, namely, a green roof, and bird/bat boxes which are integrated into the building, (see drawing number 211)

Green/Biodiverse Roof

- 5.66 The green roof proposed at first floor was proposed and welcomed by officers in the previous scheme however, it was advised that a biodiverse roof should be provided alongside the PV on the main section of roof, as well as the first floor. Accordingly, the revised scheme includes a biodiverse section on the main roof, see drawings 113A and 115.
- 5.67 The biodiverse build up would be industry-standard, i.e. waterproofing (certified as root barrier or as cap sheet), protective fleece, drainage board, filter sheet, extensive green roof substrate, planting/seeding. All the necessary standards are at www.greenroofcode.co.uk, to which the scheme will fully adhere.



Bio-diverse Roof Section

- 5.68 Further details of the proposed bio-diverse roof are provided in the "Note on Bird Box Provision and Biodiverse Green Roof" submitted herewith, prepared by Mr Gary Grant CEnv, MIEEM, AoU, BSc(Hons)

Protected Species

- 5.69 Paragraph 98 of ODPM Circular 06/2005 states that 'The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat'. Paragraph 99 states 'It is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the proposed development is established before the planning permission is

granted, otherwise all relevant material considerations may not have been addressed in making the decision’.

- 5.70 As the building is pre 1960s, with weatherboarding and within 200m of woodland, it was considered that a bat survey would be required to be carried out (as per Camden’s CPG3, on Biodiversity).
- 5.71 We submit herewith a Bat Site Assessment, undertaken by Amphibian, Reptile & Mammal Conservation Limited. It should be noted that there are no previous records of bats roosting at the site (London Mammal Group / London Natural History Society, County Mammal Database – accessed 27th May 2012); the assessment was conducted as a ‘best practice’ precautionary measure to inform the planning process.
- 5.72 The assessment noted that the building is generally of an unsuitable structure for bats and provided few, if any, potential roosting opportunities. The detailed inspection of the site confirmed that there was no evidence of any current or past occupancy by bats, notwithstanding the significant search effort made. The report therefore concludes that a summer dusk emergence survey is not required and that any planning application can be determined without further consideration to the presence of roosting bats on the site. This is further supported by the fact that since the assessment was undertaken, the building was subject to a serious fire, with the structure now largely in ruins.

Bird/Bat Boxes

- 5.73 The scheme provides a number of bird boxes, integrated within the fabric of the building. In accordance with advice from Camden Council’s Nature Conservation Officer an integrated bird box will be provided for one of the Council’s priority species, such as the House Sparrow and the Swift. Bat boxes are also integrated.
- 5.74 An ecology report is submitted as part of this application. Please see drawings numbers 211 and 212 which illustrate the proposed boxes. Should officers feel it necessary, the applicants would welcome a condition to secure at least 2no integrated tit boxes; 2no integrated house sparrow boxes; 4no integrated swift boxes; and 4no integrated bat boxes.

Transport

- 5.75 PTP, a firm of highways and technical planners were instructed to compile a report on transport issues associated with the redevelopment of the site. That report is submitted as part of this application.

Car Parking

- 5.76 The site benefits from a PTAL value of 6a, making it one of the most accessible places in London; consequently, the site is in a location where Camden Council encourages car free developments. Accordingly, the development is proposed to be car free.

Cycle Parking

- 5.77 The development will provide 6 cycle parking spaces for the 5 proposed. 3 Sheffield stands are located securely inside the building, accessed from the rear to accommodate 5 of the cycles, a further wall rack is provided to house the 6th cycle. The previous scheme provided the correct number of cycle spaces, however, the layout was not considered to comply fully with CPG7. It is confirmed that the revised layout, proposed under this application now accord with the relevant standard.

Pedestrian Movement/Safety

- 5.78 Access to the proposed flats will be to the side of the building via the existing shared pedestrian vehicular access running the length of the site, terminating in a car park for approximately 13 vehicles, used by GLTC.
- 5.79 A transport survey was undertaken confirming that the access is regularly used by pedestrians and cars. The existing peak trips generated on the access road adjoining the site are provided in table 2.1 of the Transport Statement.
- 5.80 Whilst the trips associated with the 5 flats would be low in comparison with the existing footfall, officers felt, under the previous scheme, that the existing access was a highway safety concern and any worsening/ increase in use, would not be acceptable without improvement to the access.
- 5.81 Accordingly, the proposed building line fronting this access has been stepped back by approximately 1m when compared with the original scheme. See drawing number 111. The step will allow a designated pedestrian access thereby improving highway safety.

Servicing

- 5.82 Vehicles currently use the side access road to make deliveries and collect refuse. The existing service facility serving the previous occupier will continue for the new A1 retail unit from the access road to the side/rear.

Construction Management

- 5.83 A Construction Management Plan is submitted as part of this application.
- 5.84 In accordance with the approved scheme, the CMP presents two construction methodologies, one which assumes neighbour co-operation and access, the other assuming no access to adjoining land and the development constructed from the public highway network and from within the site. The revised CMP has been drafted in accordance with policies CS5, CS11, DP20, DP26 and CPG6 Ch8.
- 5.85 Prior to the submission of this revised application, the applicants have attempted to consult and establish a Working Group with the Globe Lawn Tennis Club. As set out in the CMP, recent correspondence received from the GLTC suggests that they are not willing to enter into a dialogue and simply request that the proposed development be constructed using the second construction methodology, i.e. from the public highway.
- 5.86 Whilst the enclosed CMP confirms that the scheme can be built without neighbour cooperation, the applicants will continue to liaise with the GLTC with a view to establishing a Working Group prior to the start of any works. The CMP is a living document, submitted in draft form; we hope that neighbour cooperation will be forthcoming prior to material start on site.

Adjoining Parking

- 5.87 The existing property has 2 car spaces associated with it, to the rear. Both are to be lost as part of the development which is welcomed by officers. However, a third space to the rear, is under the management of the Globe LTC. It was considered that the previous scheme potentially encouraged the area to be used for unauthorised parking (potentially in connection with the retail unit).
- 5.88 The architects have considered possible screening methods, landscaping etc, in order to discourage other vehicle users from using this parking space. However, it is considered that any

attempt to solve this potential problem, without physical works to the space itself would be purely superficial. It is considered that a possible way to restrict parking in the adjoining bay, for persons visiting the GLTC only, would be the provision of a rising bollard or signage to warn unauthorised vehicles of potential penalties/fines; the cost of installation would be borne by the applicants.

Resources and Energy

Sustainability

- 5.89 Newly built residential units are required to accord with Code for Sustainable Homes. The commercial element of the scheme occupies a relatively small portion of the total development (less than 500m²) and therefore does not require assessment under BREEAM. This is in line with policies CS13, DP22 and CP3 Chapter 9.
- 5.90 We submit as part of this application, a sustainability report prepared by XCO2 Energy. XCO2 Energy are a low-carbon consultancy specialising in Code for Sustainable Homes, EcoHomes and BREEAM. The report confirms that sustainability measures have been adopted to achieve Code for Sustainable Homes Level 4. In addition, mandatory Code level 3 credits in the Energy and Water categories have also been satisfied.
- 5.91 The report includes a Code for Sustainable Homes pre-assessment. The proposed development achieves a total of 70.04 credits, which exceeds Code Level 4.

Energy

- 5.92 Owing to the size of the proposed development, an energy statement is also required; which we submit herewith. The report assesses the predicted energy performance and carbon dioxide emissions of the proposed development for the 5 new apartments and retail space of 369m². The methodology used to determine the CO₂ emissions is in accordance with the London Plan's three-step Energy Hierarchy (Policy 5.2A) *Be Lean, Be Clean and Be Green*.
- 5.93 The regulated CO₂ emissions for the development have been reduced by 28.2%, once energy efficiency measures and renewables are taken into account. This is above the 25% target set out in the London Plan 2011, which is **not** a requirement for a project of this size.
- **Be Lean** - use less energy. In accordance with this strategy, the development will incorporate a range of energy efficiency measures including efficient lighting, levels of insulation beyond building regulation requirements and the installation of high performance glazing.
 - **Be Clean** - supply energy efficiently. The feasibility study of CHP and communal heating systems showed that they were not suitable for the development due to the space limitations on site and low heat demand. There are also no district heat networks close enough to the site to be considered for connection to. However, the developer is committed to installing high efficiency condensing gas boilers into each dwelling.
 - **Be Green** - use renewable energy. Photovoltaics have been selected as the most suitable renewable technology for this development. The installation of 51.6m² of photovoltaic array at 8.2Wp will potentially reduce regulated CO₂ emissions by a further 24.9%.
- 5.94 In summary, the proposed development accords with both sustainability and energy requirements set by the Camden LDF and London Plan.

S.106 AND CIL

- 5.95 A s106 was completed and secured under the approved development for the following;
- Public open space, outdoor sport and recreation facilities
 - Education facilities
 - Highway works adjacent to the site (e.g. footway repaving and crossover improvements around the site).
 - Pedestrian, Cycling and Environmental Improvements in the vicinity of the site.
- 5.96 The applicants are agreeable to the secure these contributions again under this revised application where they remain in accordance with Government guidance.
- 5.97 Notwithstanding the above, the applicants are aware that Camden Council are in the process of preparing their Community Infrastructure Levy (CIL). It is noted that Camden consulted on their Preliminary Draft Charging Schedule at the end of 2012 and again in August/October 2013. Following the submission for Examination, the Examiner expressed concerns that the charging schedule, with differential rates, was not lawful under 2013 CIL regulations. The schedule was therefore withdrawn.
- 5.98 The applicant is aware that the revised draft charging schedule was sent for independent examination earlier this year and that the hearing is expected to be undertaken 11th November 2014. Should the schedule be found sound, and formally adopted by Camden Council, the applicant will offer the relevant sum.
- 5.99 In addition, the Mayor of London CIL came into force from 1st April 2012. The proposed development would be CIL liable. An appropriate CIL form is submitted as part of the application.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The proposed development follows the grant of planning permission 2012/5391/P, which granted permission for the erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self contained flats (1x studio, 1x1 bed, 2x2 bed and 1x3 bed) from first to fourth floor level (Class C3), following demolition of existing single storey building (Class A1).
- 6.2 The approved development oversailed land to the south east land by approximately 1m, land which is under the ownership of Camden Council. Following the grant of planning permission it was expected that a license to oversail this land would be granted however, negotiations with Camden Council Estates Dept concluded that the Council were not currently in a position to offer such rights to the applicant.
- 6.3 Accordingly, the revised application has modified the development to reduce the width of the upper floors, bringing the mass of the upper floors within the applicant's ownership. The reduced width and mass maintains a consistent building line from ground level up to fifth floor. As per the approved consent, the south east elevation is articulated with large areas of fenestration organised to maintain the integrity of the form, whilst breaking down the mass and visual expression of the southeast elevation.
- 6.4 The implication of the above sees the floorspace of the flats reduced, however it is confirmed that all of the flats proposed remain in accordance with the Mayor's internal space standards.
- 6.5 No other changes are proposed under this revised application, accordingly it is considered that development remains in accordance with adopted planning policy.

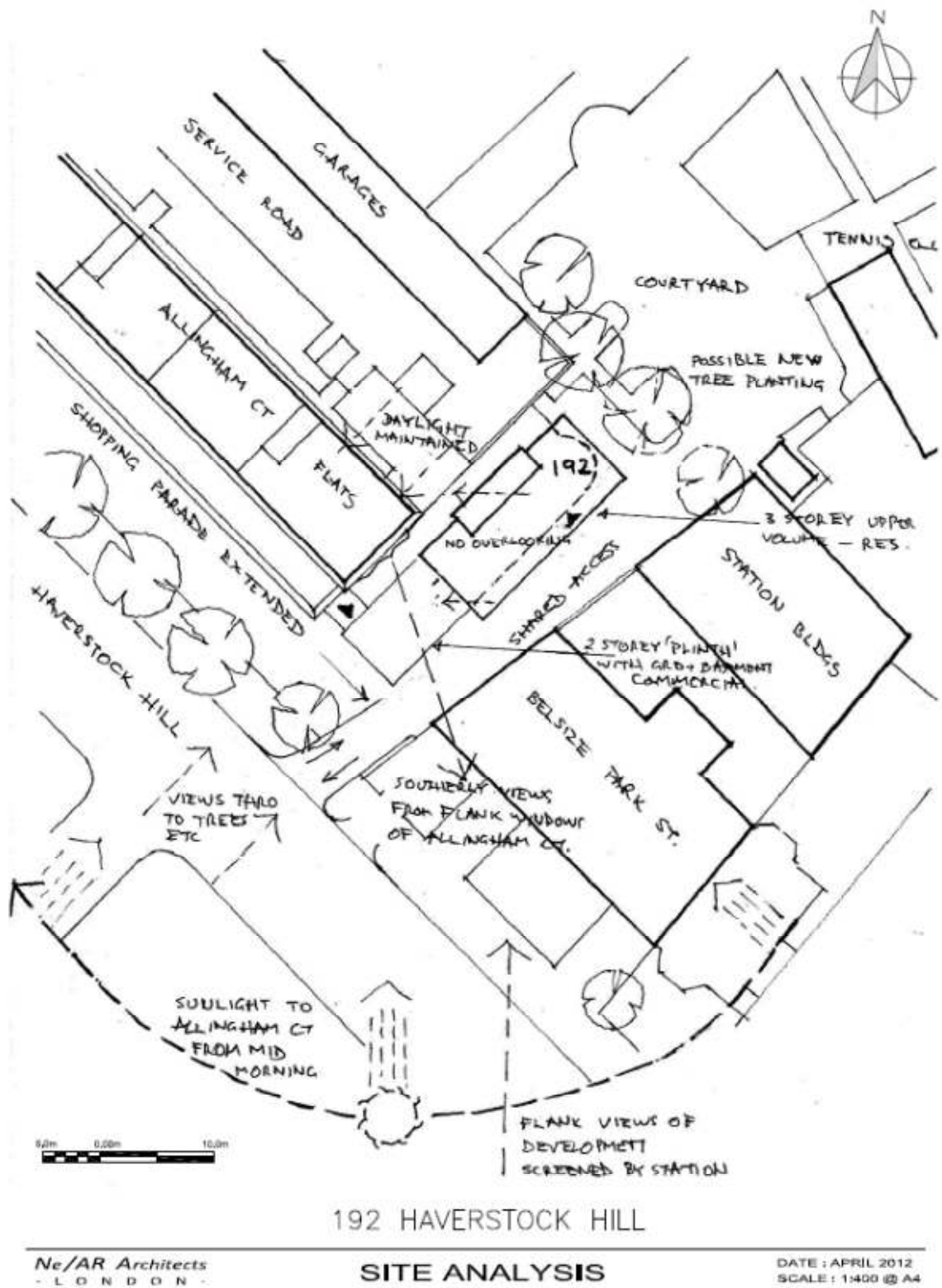
APPENDICES

APPENDIX ONE
SITE PHOTOGRAPHS



APPENDIX TWO

SITE ANALYSIS



APPENDIX THREE

LIFETIME HOMES COMPLIANCE LIST

192 Haverstock Hill - Lifetime Homes Compliance List

FLAT N O.	1	2	3	4	5	
1. Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width	N/A	N/A	N/A	N/A	N/A	No parking near by.
2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	N/A	N/A	N/A	N/A	N/A	No parking near by.
3. The approach to all entrances should be level or gently sloping	YES	YES	YES	YES	YES	Level is entrance provided.
4. All entrances should: a) be illuminated relevant parts of 1.3.1.2 E b) have level access over the threshold and c) have a covered main entrance	YES	YES	YES	YES	YES	Entrance is illuminated, covered and has a level access.
5. a) Communal stairs should provide easy access minimum dimensions for communal stairs. Uniform rise no more than 170mm; Uniform going no more than 250mm; Hand rails extend 300mm beyond top and bottom step. Handrail height 900mm from each nosing and b) where homes are reached by a lift, it should be fully wheelchair accessible	YES	YES	YES	YES	YES	Communal stair dimensions do comply and handrails are extended.
6. The width of internal doorways and hallways should conform to Part M except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level	YES	YES	YES	YES	YES	The width of internal doorways and hallways are compliant.
7. There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere	YES	YES	YES	YES	YES	Turning space for wheelchair is provided.
8. There should be living space at entrance level	YES	YES	YES	YES	YES	Living space at entrance level is provided.
9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed- space	N/A	N/A	N/A	N/A	N/A	All flats are one storey apartments.
10. There should be: a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a shower to be fitted in the future	YES	YES	YES	YES	YES	All bathrooms are having adequate provisions
11. Walls in bathrooms and toilets should be capable of taking adaptations such as handrails	YES	YES	YES	YES	YES	All bathrooms will be capable of taking adaptations such as handrails.
12. The design should incorporate: a) provision for a future stair lift b) a suitably identified space for a through- the- floor lift from the ground to the first floor, for example to a bedroom next to a bathroom	N/A	N/A	N/A	N/A	N/A	All flats are one storey apartments.
13. The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom	YES	YES	YES	YES	YES	A potential hoist can be provided in all flats.
14. The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin	YES	YES	YES	YES	YES	Bathrooms designed for ease of access.
15. Living room window glazing should begin at 800mm or lower and windows should be easy to open/ operate	YES	YES	YES	YES	YES	Living rooms' glazing begins at 800mm and/or lower than 800mm.
16. Switches, sockets, ventilation and service controls should be at a height usable by all (i. e. between 450 and 1200mm from the floor)	YES	YES	YES	YES	YES	All flats to have adequate provisions.