

Planning, Heritage Design and Access Statement

11 Cannon Lane
London NW3 1EL



December 2014

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1 Introduction

This Planning, Heritage, Design & Access Statement has been prepared by Planning Sense on behalf of Mr A Greenway to support an application for Planning Permission for a replacement dwelling in Hampstead, north London.

The proposed description of development is as follows:

“Demolition of existing building/structures and replacement with a 6 bedroom dwelling house arranged over three storeys plus basement”

The scheme has been designed by Greenway Architects following pre-application advice received from the London Borough of Camden.

The intention is to create a high quality, sustainable, low energy house that will enhance the character and appearance on the surrounding area.



Site Location

2 Site Description and Planning History

Site and Context

The application site comprises a single dwelling house located in Hampstead, north London on the corner of Cannon Lane and Well Road.

The main property is an unlisted post war building. It is located within Hampstead Conservation Area. It comprises five bedrooms and has a small front and rear garden.

The house is situated on land that slopes from north to south and the existing building is cut into this topography. The site covers approximately 0.07 ha.

The building is set behind a high listed wall which defines the site's boundary with Cannon Lane and Well Road.

The site is accessed from the Old Parish Lock Up entrance (Grade II listed) on Cannon Lane and an area known historically as the Jailhouse Passage.

Due to the building's low profile and the high boundary wall, its mass is largely hidden from street views.

Heritage

Historically, the site formed part of the grounds of a neighbouring building so the existing building is considered to contribute to the area due to its low profile which keeps the mass of the building hidden behind the significant boundary wall.

Cannon Lane and the boundary wall are referred to in the Conservation Area Statement, however the application property itself is not identified by the Conservation Area Audit as being a positive contributor. The document states:

“Cannon Lane winds down the hill to Well Road between Squire’s Mount and Cannon Hall, and early 18th century mansion. The name of both house and lane refers to the series of 18th and early 19th century cast iron naval cannon that serve as bollards along the west side of Cannon Lane. They are listed, as is the tall, mellow brick wall that encloses the old garden of Cannon Hall. Set in the southern part of this wall is the Old Parish Lock-Up (c1730). Modern houses have been built in the garden behind the wall, and the Lock-Up is now the entrance to one of them.” (Pg18)

Planning History

Our searches into the history of the site reveal two applications from the statutory register.

The earliest application was submitted in 1980 and sought permission for:

Formation of new door and frame in existing "jailhouse" entrance in Cannon Lane". Planning Permission was granted in 1981 (ref:HB2561).

In 1983 an application was submitted in for the "Erection of a garage". This application was refused by Camden in the same year (ref: 35787).

3 Pre- Application Advice

Background

In June 2014 pre-application advice was sought from London Borough of Camden with respect to this proposal. The advice is summarised below and the full response is appended to the application submission for ease of reference.

Principle of demolition

The Council stated that the building does not contribute to the character or appearance of the Conservation Area and for this reason there is no objection to the building's demolition.

Replacement building

A replacement building with a smaller footprint would be welcomed as it would create a larger garden area which would benefit the character of the Conservation Area.

Basement Development

Basement Proposals are required to demonstrate that there would be no harm to the built and natural environment and local amenity, including the local water environment, ground conditions, and biodiversity.

A Basement Impact Assessment (BIA) are required to support proposal for basement in the Borough. The Council go on to state that in certain instances BIAs could require independent assessment as part of the council's determination process.

The site is located within an Archaeological Priority Area and therefore this would need to be considered as part of the BIA. Additionally, the submission should also be accompanied by a desk-based archaeological assessment.

Consultation with the Greater London Archaeological Advisory Service at English Heritage was advised.

Listed Structures

Both the garden wall and the Old Parish Lock Up are Grade II listed. In constructing any new house no further demolition of the boundary wall will be allowed other than the section that has previously been rebuilt on the corner of Cannon Lane and Well Road.

The proposal for staff quarters replaces an existing structure and appears to keep the Lock Up unchanged.

Sustainability

The proposed dwelling would need to be designed to achieve Code for Sustainable Homes level 4. A Pre-Assessment will be required to demonstrate this level of the Code is achievable.

4 Application Proposals

The application scheme seeks full planning permission for:

“Demolition of existing building/structures and replacement with a 6 bedroom dwelling house arranged over three storeys plus basement”

The proposed building will comprise basement, lower ground, upper ground and first floor levels.

The basement area will provide a pool room, gym/fitness studio, wine cellar, plant and utility space.

Proposed living accommodation would be located at both lower and upper ground floor level.

The proposal comprises six bedrooms; four at first floor (inc. master bedroom) and two on the lower ground floor.

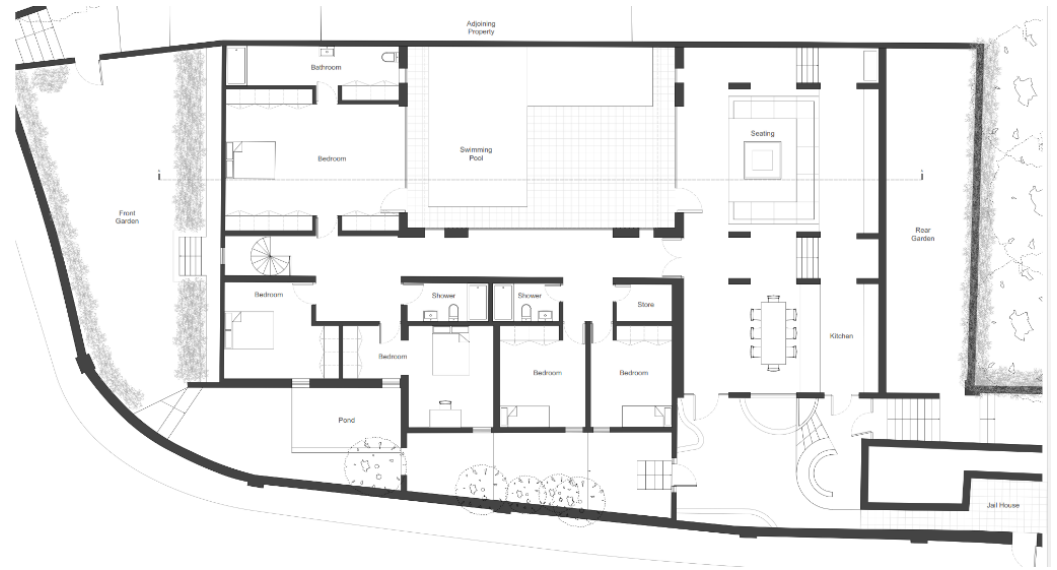
Staff quarters are proposed over the Jailhouse Passage that leads from Cannon Lane

A secure cycle shed is located below the staff quarters to provide convenient and safe bike storage close to the site entrance.

Existing Floor Plans

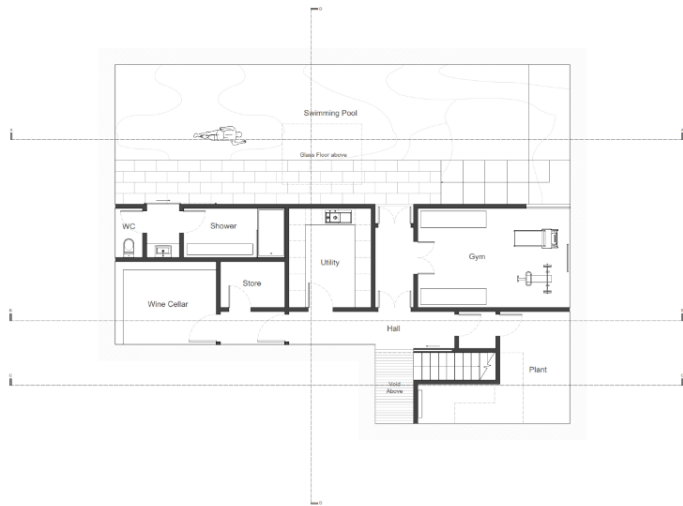


Basement

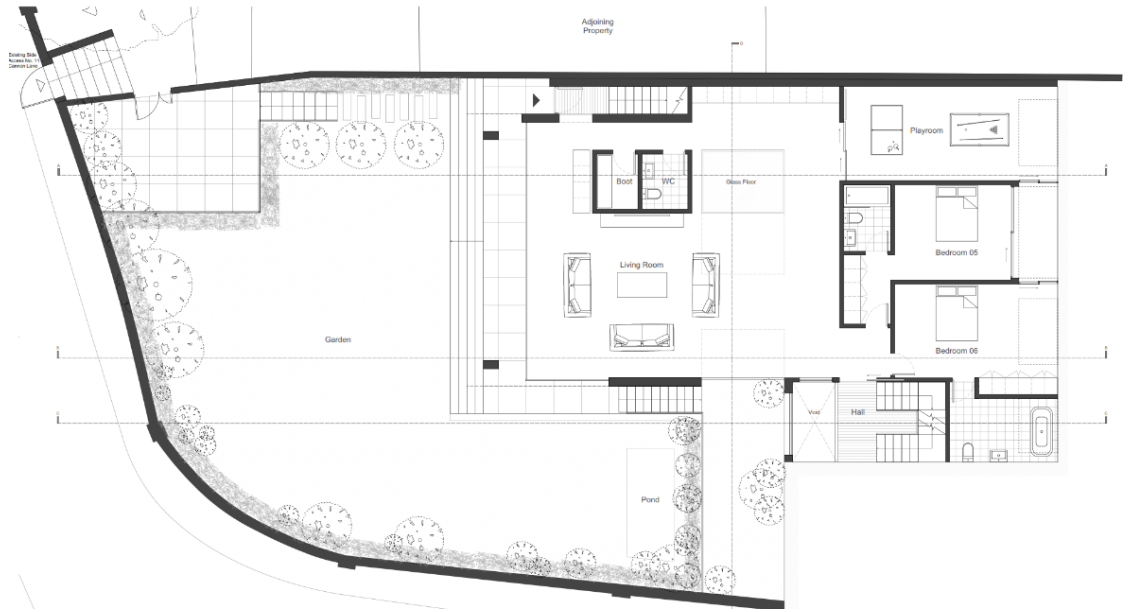


Ground

Proposed Floor Plans



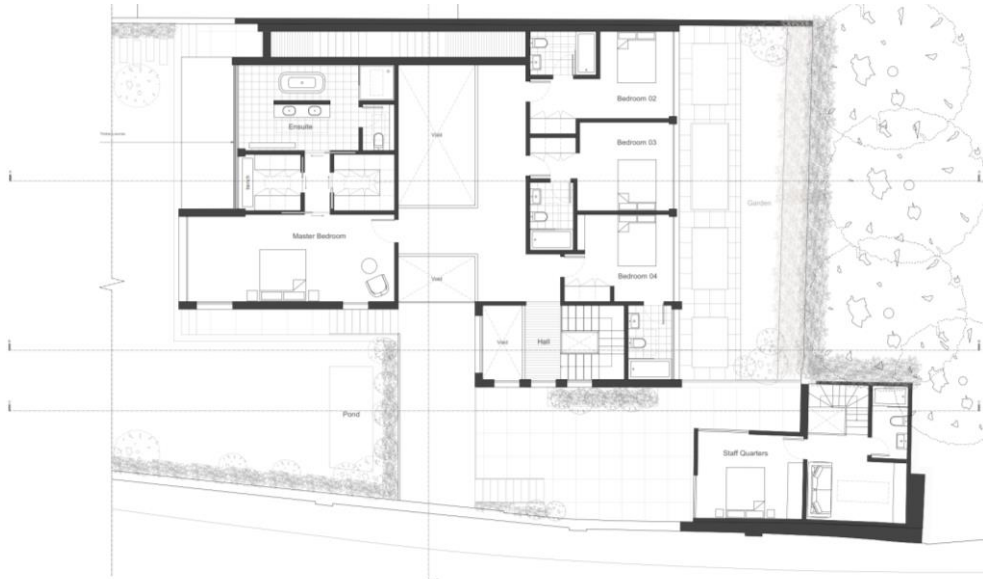
Basement Plan



Lower Ground Floor

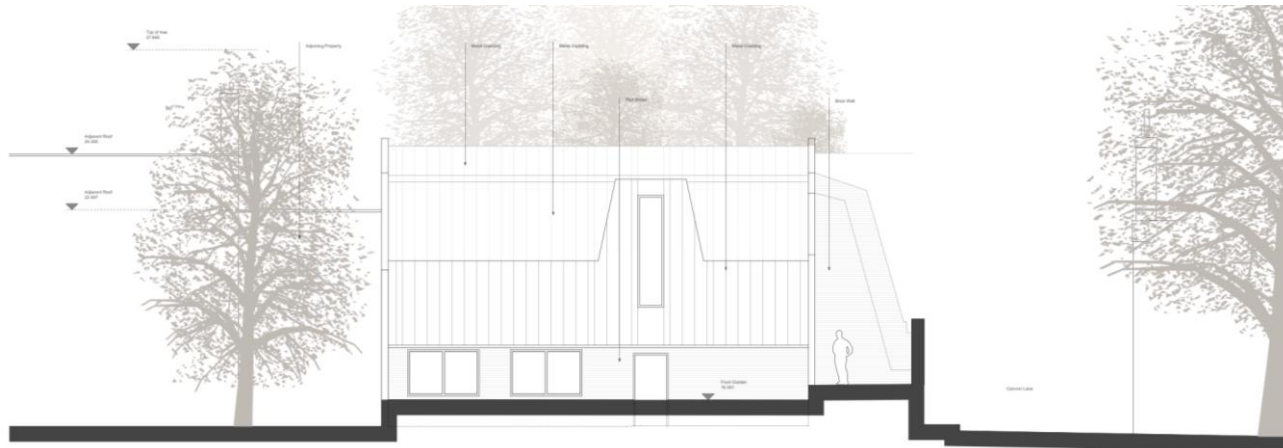


Cannon Lane
Upper Ground Floor Plan



Cannon Lane
First Floor Plan

Existing and Proposed Front Elevation

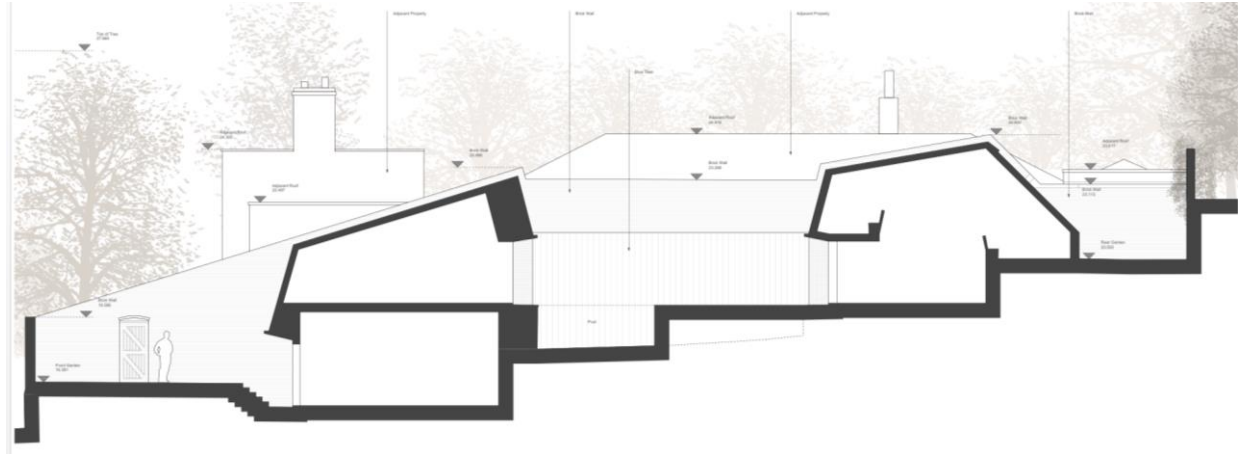


Existing

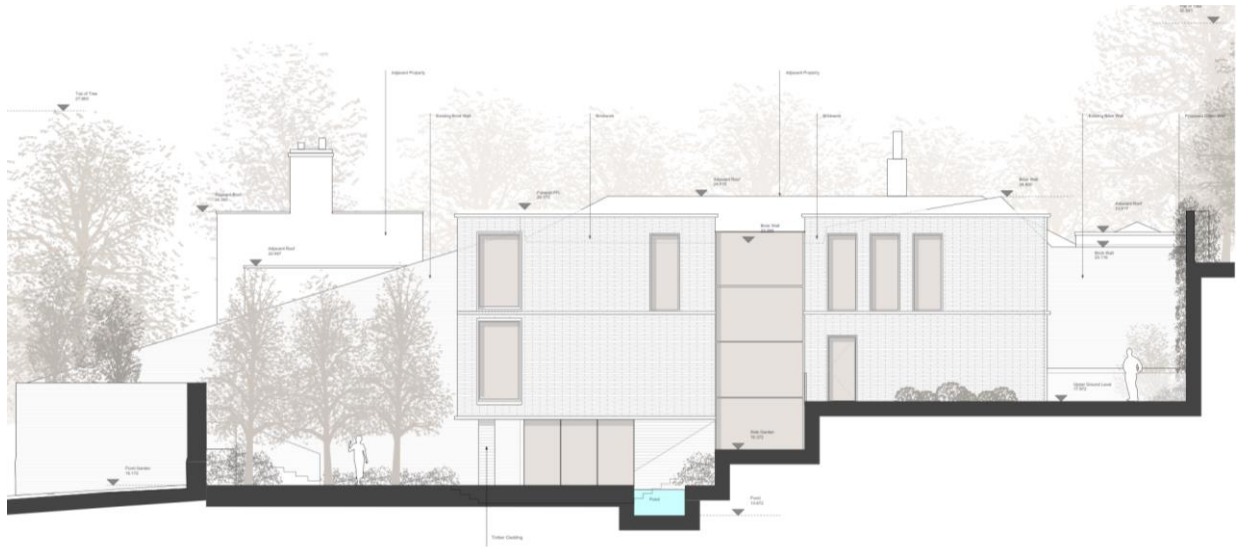


Proposed

Existing and Proposed Side Section/Elevation



Existing



Proposed

5 Planning Policy Assessment

Policy Framework

Under the provisions of S.38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the policies of the development plan unless material considerations indicate otherwise.

National Planning guidance is provided by the National Planning Policy Framework (NPPF) which is a material consideration to these proposals.

The NPPF sets out the Government's commitment to securing sustainable economic growth, highlighting the role of the planning system in ensuring that sufficient land of the right type, and in the right place is available to allow growth and innovation.

Promoting the delivery of sustainable development is considered development control's primary objective, and development should not be hindered or prevented.

The Statutory Development Plan for Camden comprises the Mayor's London Plan (2011), and Camden's Local Development Framework. The principal Framework policy documents include:

- Camden Core Strategy (adopted November 2010);
- Camden Development Policies DPD adopted November 2010);
- Saved policies of the Camden Unitary Development Plan (Adopted 2006)

CS5- Managing the impact of growth and development;

CS6 - Providing quality homes;

CS14 - Promoting high quality places and conserving our heritage;

DP24 - Securing high quality design;

DP25 - Conserving Camden's heritage;

DP26 - Managing impact of development on occupiers and neighbours;

DP27 - Basement and lightwells;

In addition to the above policies, Camden publish planning guidance to provide advice and information on how planning policies will be applied.

Camden Planning Guidance 1 (CPG) 'Design', CPG 2 'Housing' and CPG4 'Basement and Lightwells' are considered to be relevant to this proposals.

Basement policy

Development Plan Policies Policy DP27 is relevant to proposals involving the excavation of a basement. The policy states that in determining planning applications for basements, developers will be required to demonstrate (where applicable):

- That the structural stability of the building and neighbouring properties will not be affected;
- That there will be no adverse effect on drainage and run-off;
- That cumulative impacts on structural stability or the water environment in the local area are avoided;

The policy goes on to state that the Council will also consider whether the scheme will:

- Harm the amenity of neighbours;
- Lead to the loss of open space or trees of landscape or amenity value;
- Provide satisfactory landscaping, including adequate soil depth;

- Harm the appearance or setting of the property or the established character of the surrounding area;
- Protect important archaeological remains.

Paragraph 27.6 of the document states that flood risk assessments are required with applications for basements on streets identified as being at risk.

Camden Council's Supplementary Planning Guidance on Basements contains the following additional detail:

- A planning application needs to be accompanied by a Basement Impact Assessment (BIA).

The guidance contains details on whether a full BIA required covering:

- groundwater flow;
- land stability; and
- surface water and flooding

Design and Appearance

Development Plan Policies Policy DP25 relates to heritage considerations. With respect to Conservation Areas, the policy states that the Council will, inter alia:

- Take account of Conservation Area statements, appraisals and management plans when assessing applications within Conservation Areas;
- Only permit development that preserves and enhances the character and appearance of the Conservation Area;
- Prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character and appearance of the conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- Preserve trees and garden spaces which contribute to the character of a conservation area.

Thus, the application of this policy requires a two-stage approach. First, it is incumbent to assess whether the existing building make a positive contribution to the area.

The Council's Conservation Area Statement does not identify the existing building as making a positive contribution to the conservation area and likewise, we have concluded from our own assessment of the building and Conservation Area that it does not for reasons set out in Section 4.

Design and Massing

The proposed design is well-articulated modern building comprising high quality sustainable materials that will fit well within the surrounding Conservation Area context.

The replacement building provides an increased floorspace whilst consolidating the sprawling footprint of the existing building on the site.

The architects have worked with the topography of the site to create a scheme that results in scale similar to the existing building. This allows the proposal to remain concealed from public views on all sides therefore preserving appearance of this part of the Conservation Area.

With respect to the basement, its subterranean nature ensures that this part of the development will have no impact on the Conservation Area.

Overall it is considered that the proposal would be make a positive contribution to the Hampstead Conservation Area in accordance with policies CS14 and DP25.

Basement Impact Assessment

The proposed basement excavation represents key part of these proposals.

In accordance with Camden's planning policy DP27 and Planning Guidance CPG4 on subterranean development a BIA has been prepared by Vincent and Rymill and accompanies this submission.

The BIA provides a detailed assessment of the soil type, flood risk and a specification and sequence for the proposed works. The assessment minimises any potential risk to the structure and foundations of the property and neighbouring properties during the course of construction.

The Assessment clearly identifies that the proposed basement will not have any impact upon the surface water being received within the site or on neighbouring sites.

Furthermore, the site is not located close to an existing water course or an area within known to the Environment Agency as being at risk from flooding.

Residential Space Standards

The proposed development would create a generous family dwelling comprising good sized rooms and living spaces which meet the Mayor's London Plan Standard.

The dwelling would meet lifetime homes standards.

External Amenity Space

The amenity space comprised within the scheme includes private landscaped front and rear gardens. The amenity space would represent an overall increase in the amount of amenity space available to the existing house

Neighbouring Amenity

Due to the site's being surrounded by the high boundary wall the proposals would not affect the residential amenities of the neighbouring properties.

Sustainability

The scheme targets Code for Sustainable Homes Level 4 and a pre-assessment prepared by Metropolis Green supports this application.

6 Conclusion

This Planning, Design and Access Statement supports our application for planning permission for demolition of the existing dwelling at 11 Cannon Lane and replacement with a new single dwelling house.

The proposed scheme accords with national and local policy in terms of the acceptability of a residential use, including the guidance contained within the NPPF.

The scheme satisfies all of the standards set out in Development Plan, and has addressed Camden's pre-application comments.

We are confident that the proposals described in this planning application will make a wholly positive contribution to the Hampstead Conservation Area and the Borough of Camden.

For the all the reasons outlined in this report, we consider that the relevant development plan policies have been fully satisfied.

We therefore consider that the application proposals pass the Section 38 Test of the Planning and Compulsory Purchase act 2004 and that planning permission should be granted accordingly.