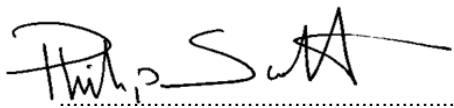
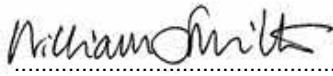


36 Flask Walk, Hampstead

Planning and Heritage Statement (Basement Extension)

Prepared by: 
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Rev No	Comments	Checked by	Approved by	Date
2	Final	WS	WS	19-06-15
1	Draft Issue	PS	WS	10-06-15

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Reference

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Table of Contents

1	Introduction	1
2	Site and Surroundings.....	2
3	Proposed Development	3
4	Planning Policy Context	4
5	Analysis of Planning Issues.....	6
6	Summary and Conclusion	9

1 Introduction

This report is prepared in relation to a proposed single storey basement extension at 36 Flask Walk, Hampstead designed to provide additional accommodation for a young growing family who own and occupy the property.

The report first describes the site and surrounding area, including the relevant planning history. This is followed by a description of the proposed development. The report then considers the planning policy context before analysing the relevant planning and heritage issues, having particular regard to policy DP27 of the Camden Development Management Policies and Camden Planning Guidance (CPG) 4 relating to Basements and Lightwells.

The report sets out a conclusion demonstrating that, due to the sensitive design approach and the findings of the accompanying Basement Impact Assessment, the proposals are in accordance with planning policy and should be granted planning permission.

The report should be read in conjunction with the following:

- Application Forms, CIL Form and Certificates
- Existing and Proposed Drawings
- Design and Access Statement
- Geo-environmental Interpretive Report
- Basement Impact Assessment (BIA)
- Subterranean Construction Method Statement and Structural Report
- Construction Management Plan

2 Site and Surroundings

36 Flask Walk is an existing three storey terraced town house, built in a loosely neo-Georgian style. The house is finished in brick and features timber framed sash windows. The house occupies a narrow plot facing and opening onto Flask Walk.

No.36 is not formally listed but it is located within the Hampstead Conservation Area (Sub Area Two – Christ Church / Well Walk). The house is also not identified as making a positive contribution to the Conservation Area in the Hampstead Conservation Area Statement (p26) and its contribution is therefore neutral.

Flask Walk runs in a north easterly direction from Hampstead High Street and slopes downwards. The upper section of the street, which has a number of small shops at ground floor level, is narrow and open to pedestrians only. The lower section connects with Back Lane and is open to vehicles. It is predominately residential.

The street is lined by rows of terraced houses some of which form distinct groups that are consistent in age and appearance and others, such as nos-30-36, which are more modern. Nos. 16 – 20 near to the High Street for example are a distinct group of older houses, whereas nos. 24 - 28 form a group closer to the application site which is more recently constructed.

The neighbouring property, no. 34 is a 4 storey terraced house which features a mansard roof. This house is much more bulky than no.36 and sits forward of the building line giving it a very prominent appearance. The property also features a roof storey and a dividing parapet wall on the boundary with no. 36, which is visible on the approach from the north. By contrast no.36 has an unassuming appearance in that it sits in line with the rest of the houses in the terrace. Of particular relevance to this application is the presence of an existing subterranean communal garage beneath the rear patios of nos. 30-36 Flask Walk, which is accessed via a ramp beneath no.34.

No.38 on the other side of no. 36 is a similar sized house, but it is also forwards of no.36, giving it greater prominence on the street.

No.29 Flask Walk opposite the application site on the west side of the street is a modern development. It features grey brick and exposed concrete as well as a tall central element which is also prominent in the street scene and adds to the varied roof line.

To the rear of no. 36 are the properties on Spencer Walk. These properties are of a modern design and are situated at a lower level.

Photographs of the site and surroundings are provided at Appendix 1.

3 Proposed Development

The proposed development is to provide additional living accommodation for the existing house through a single storey basement extension. The basement extension would be carried out in parallel with a wider refurbishment of the house to upgrade the quality of the accommodation. This will include introducing new patio doors to the rear ground floor. The proposed basement is of a type that is a common feature of London town houses and will sit beneath the existing footprint of the house, adjacent to the existing garage. Being single storey it is a modest extension, not a deep or extensive basement of the type that has attracted controversy in recent years.

The basement will be lit via a light well at the front of the property and via a stairwell at the rear. The front light well will have a limited visibility as it will be concealed by the front boundary wall facing Flask Walk. The basement space is to be used as additional reception room / dining space with a small WC and not as sleeping accommodation.

The applicant sought pre application advice from the Council in relation to the proposal (LPA Ref: 2014/6192/PRE) as set out in Appendix 2. The pre application advice stated:

“There is no principle objection to the proposal;

The acceptability of the proposed light well will depend upon its detailed appearance and any associated changes to the front elevation and boundary enclosure. However, provided the light well is inconspicuously realised, there is no principle objection to this addition to the front of the building.

Given the discreet location, there is no objection to replacement patio doors subject to more details regarding their design;

This site is located within an area of concern with regard to slope stability and ground water flow. Therefore, a Basement Impact Assessment (BIA) will be required in assessing any basement development on this site. A BIA will need to be submitted with any future application and, in assessing the document, the Council will need to commission an independent review of the BIA, at the applicant’s expense.”

The applicant has accordingly commissioned a comprehensive BIA informed by the relevant technical studies in accordance with Camden Planning Guidance 4 (CPG4). The applicant has also commissioned and provided a Construction Management Plan (CMP) which is submitted as part of the application.

4 Planning Policy Context

The Development Plan comprises the London Plan (2015), the Camden Core Strategy and Development Policies documents. Other relevant policy guidance is set out in the National Planning Policy Framework and locally in the Council's Conservation Area Statement and Camden Planning Guidance.

National Planning Policy Framework

The NPPF is relevant in that it includes policy guidance to promote good design, conserve heritage assets, including Conservation Areas, and preserve amenity.

London Plan (2015 version)

The London Plan policies are considered to be relevant to the proposal only on a general level. In particular policy 7.4 relating to local character, policy 7.6 relating to architecture and 7.8 relating to heritage assets an archaeology are relevant.

Camden Local Development Framework Core Strategy and Development Policies

Policy CS1 (distribution of growth) is a broad policy relating to the overall plan strategy. It sets out the Local Planning Authority's (LPA's) intention to seek development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.

Policy CS5 relates to managing the impact of growth and development within the borough. It includes the need to protect and enhance the local environment and heritage and the amenity and quality of life of local communities.

Policy CS14 is relevant at the general level in that it seeks to promote high quality places and conserve heritage within the borough.

Policy DP24 (securing high quality design) sets out the LPA's requirement for new development to be of the highest standard of design and to consider, among other matters, character, setting, context, the form and scale of neighbouring buildings, the character and proportion of the existing building, where alterations and extension are proposed, and the quality of the proposed materials.

Policy DP25 (conserving Camden's heritage) in this instance is relevant because of the building's location in the Hampstead Conservation Area. The policy states that the Council will only permit development that preserves or enhances the character and appearance of the area. The policy also states that the Council '*will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate*'.

Policy DP26 (managing the impact of development on occupiers and neighbours) relates to amenity considerations such as visual privacy and overlooking, overshadowing and outlook, and access to daylight and sunlight and daylight.

Policy DP27 relates to basement development and requires proposals for basements to consider the impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The policy states that basements are required to:

- 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.

Basement development will also be assessed in terms of whether they:

- 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.*

Proposals for lightwells will be assessed in terms of 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.*

Camden Planning Guidance (CPG) 4

CPG4 is a guidance document which relates to policy DP27 and sets out the requirements of the BIA process. This includes detailed guidance in relation to five stages in undertaking a BIA which includes the following:

- Stage 1 – Screening (assessing whether a full BIA is required referring to the flowcharts provided)
- Stage 2 – Scoping (identifying the potential impacts of the development)
- Stage 3 - Site investigation and Study;
- Stage 4 - Impact assessment; and
- Stage 5 - Review and decision making.

Hampstead Conservation Area Statement

The Conservation Area Statement identifies the group of houses, of which no.36 is part, as being built in the 1970s. In agreement with our assessment in Section 2, the neighbouring house, no 34 (although incorrectly identified in the statement as no.36) is noted as being “over dominant as it projects forward at first floor level” (p23).

The statement also confirms that no.36 makes a neutral contribution to the Conservation Area (p17).

Local Plan Review

It is noted that the Council is currently reviewing its Local Plan. The draft policies currently have no or very limited weight in relation to decision making. Whilst the draft policy A5 relating to basement development is similar to policy DP27, it is noted that the Council is proposing to introduce restrictions on the size of basements in the same way as the Royal Borough of Kensington and Chelsea (RBKC). Although the new policy does not yet apply, it would not in any event preclude the basement proposed as part of this application.

5 Analysis of Planning Issues

In this section the proposed development is analysed in relation to the relevant planning considerations including the requirements of planning policy.

As noted in Section 3, the proposed development would provide the owner/occupier of the house, with additional living accommodation. In principle, the extension of residential dwellings to make optimal use of residential sites is supported in policy terms, at both the strategic and local level (for example within policy CS1).

Basement Impact

A key planning issue to be considered is the impact of the basement having regard to the requirements of policy DP27 and CPG4.

The BIA and accompanying technical documents have followed a comprehensive and robust process and have been carried out by experts with the appropriate technical qualifications. The work undertaken is documented in the following reports:

- Geo-environmental Interpretive Report
- Basement Impact Assessment (BIA)
- Subterranean Construction Method Statement and Structural Report

The BIA prepared by Chelmer Consultancy Services follows the five stage BIA process as set out in CPG4. A non-technical summary of the findings and recommended design measures is included at Section 11 of the report. With the appropriate control measures in place, the BIA has reached the following conclusions:

- Minimal impact is anticipated in relation to the limited groundwater flow around the site;
- There are no concerns in relation slope and ground stability, subject to normal precautions being included (as referred to in the Construction Method Statement);
- There will be negligible impact on structural stability of adjacent properties, according to assessment using the Burland scale, although monitoring will be undertaken as part of the party wall agreement process;
- The area is not at risk of flooding and there would be no meaningful change in relation to the amount of hard surfacing at the property; design measures will be included to prevent rainwater entering the basement from the front light well and non-return vales will be fitted to sewage pipes.

The Construction Method Statement and Structural Report have been informed by the findings and recommendations of the BIA and confirm that the basement can be constructed with no detrimental effect to the structural integrity or stability of the house or the existing structures adjoining or adjacent to the house.

In summary, the extensive technical work undertaken indicates that the impact of the basement will be acceptable in relation to policy DP27 provided – as with any construction project – appropriate controls and measures are followed during the actual construction.

Design

The proposed basement excavation has been designed to provide high quality additional living space, providing additional reception room space and improving no. 36 as a family house. The carefully considered design approach will allow natural light into the basement at both the rear, via the stair well, and at the front via a light well, creating high quality living space.

Externally the basement will have no significant visual impact as the light well will be concealed behind the front boundary wall. The impact of the development on the character and appearance of the Conservation Area will therefore be limited and the development will be acceptable in relation to policies CS14, DP24 and DP25.

Construction Impact

A Construction Management Plan (CMP) has been prepared for the development to control and minimise the impact of the proposed construction work on the surroundings including the impact on neighbours. It is anticipated that adherence to the CMP will be a requirement of the planning permission. The CMP covers the following topics:

- Programme
- Hours of Work
- Noise and Vibration Management
- Construction Lighting
- Dust Management
- Traffic Management, Travel Plan, Parking Survey and Swept Path Analysis
- Construction zones and Material Loading/Storage Areas
- Excavation Works and Concrete Works
- Pollution Control and Environmental Impact
- Soil and Water Management Plan
- Site Waste Management Plan
- Site Security
- Pedestrian and Road User Safety
- Construction Method Statement
- Incident Response & Emergency Action Plan

Archaeology

36 Flask Walk is located in an archaeological priority area. The relatively recent construction of the house (1970s) together with the presence of the existing basement car park (thus meaning the site is likely to be previously disturbed) would suggest that the archaeological potential of the site is low. However, if required an archaeological watching brief could be maintained during the excavation and appropriate action taken. The Council could therefore apply a planning condition if considered necessary.

Other Considerations

The proposed basement would not have any impact on trees or landscaping. There are no trees on site and the amount of soft landscaping is limited to a small amount of planting at the front of the house.

The proposed development will not have any discernible impact on neighbour amenity other than in terms of the construction period, which is covered above by the CMP.

6 Summary and Conclusion

The proposed development is to construct a single level basement beneath an existing terraced house. The basement will provide additional reception space and will be naturally lit by a light well at the front of the house. The light well will not be readily visible from the surrounding area.

Due consideration has been given to the Council's pre application advice as well as Camden Planning Guidance in developing the scheme. The applicant has made every effort to provide all of the required evidence to support the basement development in line with local policy and guidance which has included a comprehensive Basement Impact Assessment with accompanying Structural Report and Geo-environmental report.

The technical work undertaken demonstrates that the basement can be constructed without detrimental impact on groundwater flow, slope stability and the structural integrity of existing buildings. The proposed basement is not in an area that is at risk of flooding.

The basement will not be readily visible from the surrounding area will therefore not impact negatively on the character and appearance of the Conservation Area.

The construction impacts of the basement will be mitigated by measures detailed in the Construction Management Plan (CMP) which is expected to be a requirement of the permission.

Pre application advice has stated that there is no in principle objection to a basement at this house. The proposed development is considered acceptable and should be granted planning permission accordingly.

Appendix 1 – Photos



No. 36 Flask Walk, Hampstead



No. 34 (left) and no. 32 (right) Flask Walk



No. 36 is largely hidden from view by no. 34 when approaching from the north



No. 36 (left), no. 34 (middle) and no. 32 (right)



No. 38 (left), no. 36 (middle) and no. 34 (right)



No. 36 sits further back from the street than no. 38

Appendix 2 – Pre Application Advice

Christian Clemares

From: Collins, Neil [REDACTED]
Sent: 18 September 2014 13:35
To: Christian Clemares
Subject: 2014/5404/PRE - 36 Flask Walk

Christian,

Please accept my apologies for the late sending of the advice below – we are experiencing high volumes of applications at the present time. I have noted advice in bullet point form as I do not believe that any more detail would benefit you in progressing plans. However, if anything is not clear please feel free to contact me.

- There is no principle objection to the proposal;
- The acceptability of the proposed light well will depend upon its detailed appearance and any associated changes to the front elevation and boundary enclosure. However, provided the light well is inconspicuously realised, there is no principle objection to this addition to the front of the building.
- Given the discreet location, there is no objection to replacement patio doors subject to more details regarding their design;
- Basement Excavation: This site is located within an area of concern with regard to slope stability and ground water flow. Therefore, a Basement Impact Assessment (BIA) will be required in assessing any basement development on this site. A BIA will need to be submitted with any future application and, in assessing the document, the Council will need to commission an independent review of the BIA, at the applicant's expense. More details on this point can be found in Camden's Planning Guidance (CPG) 4: Basements and lightwells, which can be downloaded [here](#);
- The site is located within the Hampstead Archaeological Priority Area. As such, the Council would consult with English Heritage as part of the planning process and, in the event that planning permission is granted, it would likely be by condition that excavation works are monitored with an agreed methodology in the event of any archaeological remains being found during construction;
- The Council would also consult with Thames Water in considering any future proposal for excavation.

Based upon the above advice, I would invite an application alongside a Basement Impact Assessment demonstrating that all matters of concern can be overcome.

If you have any questions following receipt of this email, please let me know.

Kind regards,

Neil Collins
Planning Officer

Telephone: [REDACTED]

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