



GL Hearn
Part of Capita plc

Consultation Statement

Grove Lodge
Admiral's Walk
Hampstead
London
NW3 6RS

31st July 2015

Prepared by

GL Hearn Limited
280 High Holborn
London WC1V 7EE

T +44 (0)20 7851 4900
glhearn.com

Contents

Chapter		Page
1	EXECUTIVE SUMMARY	4
2	INTRODUCTION	6
3	APPROACH	8
4	FEEDBACK RECEIVED	10
5	DESIGN EVOLUTION AND RESPONSE TO ISSUES RAISED	13
6	CONCLUSIONS	29

Appendix A – Consultation Material

1. Option 1 Brochure
2. Option 1 Leaflet
3. Plans
4. Grove Lodge, Briefing Note

Appendix B – Technical Responses

1. Arboricultural Response
2. Basement Impact Assessment Response
3. Planning Response
4. Heritage Response

Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the Originator and approved by a Business or Associate Director.

DATE
31st July 2015

ORIGINATOR
Charlotte Wills
Account Executive

APPROVED
Nick Jones
Director

C. Wills

Nick Jones

Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 EXECUTIVE SUMMARY

- 1.1 This report outlines the consultation undertaken by Caspar and Celia Berendsen (referred to throughout this document as the Client), the owners of Grove Lodge, who are seeking to refurbish and restore their family home. This report covers engagement undertaken throughout the whole period from when the Client was considering purchasing their home in August 2014, until the submission of this application in July 2015.
- 1.2 The Client submitted a planning application (referred to throughout this document as Option 1) in February 2015 which was withdrawn in April 2015. The Client is now submitting a revised application (referred to throughout this document as the Final Revised Proposals) which has been developed in consultation with neighbours to address their concerns. Furthermore, in response to the amount of local interest the previous application received, the Client appointed GL Hearn's Strategic Communications team to advise on community engagement to ensure that a robust process was undertaken.
- 1.3 The consultation has been undertaken in five stages:
- Informal discussions with immediate neighbours at the time of purchase
 - Pre-application discussions with the Local Planning Authority (LPA) and neighbours prior to submission of Option 1
 - Responding to concerns raised by neighbours on Option 1
 - Further discussions with neighbours on emerging scheme prior to submission of Final Revised Proposals
 - Informing neighbours of details of the Final Revised Proposals at submission
- 1.4 For the purpose of this report the chronology of the design evolution for the proposals are as follows:
- **Option 1**, submitted as a planning application in February 2015 (2015/0886/P and 2015/1032/L);
 - **Option 2**, the first iteration seeking to take account of comments on the application;
 - **Option A.1** and **Option A.2**, two further iterations following a round of consultation with neighbours
 - **Final Revised Proposals** - an option which was prepared and consulted on with neighbours and discussed with the LPA (please see more details in the Design and Access statement of what the Final Revised Proposals include)

- 1.5 The plans in the Final Revised Proposals include the following changes from Option 1:
- Reduction of new floor area by 30% compared to the previous scheme
 - Reduction in the size of the orangery by 15%; this is now relocated further away from neighbouring properties and the removal of its basement
 - The southern extension reduced to a 1 storey structure, replacing the existing garage and games room
 - Size of the basement reduced by 20% with this moved further away from neighbouring properties
 - More trees being retained and 10% more tree coverage
 - Revision to the Construction Management Plan to include split access arrangements, reduced working hours and an overall reduction in the programme length
 - Further detail provided in application reports to respond to comments received
 - The primary views of Admiral's Walk will be unchanged
- 1.6 On submission of this application, the Client and project team will continue to engage with the local community and particularly those who are close neighbours of the site. Copies of the submitted plans will also be distributed to those residents who have been in talks with the Client throughout the consultation process.
- 1.7 The consultation for the proposed works to Grove Lodge has lasted a year and the approach to this has evolved over time. Lessons have been learnt during this process and the Client has been keen to continue discussions with neighbours throughout. As a result of this, the designs have been modified on numerous occasions in order to balance the concerns of the community with the Client's desire to make the property suit their family's needs, whilst having full regard to the building's listed status.

2 INTRODUCTION

- 2.1 The Client appointed GL Hearn's Strategic Communications team to advise on the consultation process in April 2015. The Client has sought to engage with the local planning authority, local stakeholders and members of the existing community throughout the pre-application process with the advice of GL Hearn.
- 2.2 This report summarises the approach to consultation undertaken by the Client and the project team which includes GL Hearn, Design-NA, SJA trees, Planning Potential and Burke Hunter Adams LLP.
- 2.3 Whilst consultation is not required for this planning application, the Client appointed GL Hearn in response to the level of interest received on the previous application. Therefore, the approach to consultation not only responds to the advice laid out in the National Planning Policy Framework under section 188 – 195 on "Pre-application engagement and front loading" which suggests "*Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties*", but also that of the London Borough of Camden. Section 4.8 of Camden Council's Statement of Community Involvement (2011) states: "*We strongly encourage pre-application advice and pre-application consultation for major, or potentially controversial, proposals.*"
- 2.4 For the purpose of this report, it is important to note the initial planning application by the Client that was submitted in February 2015 (referred to throughout this document as Option 1). It, and the representations made on it, has provided the basis for the design evolution and consultation on the current application (referred to throughout this document as the Final Revised Proposals).

Grove Lodge, Admiral's Walk

- 2.5 Grove Lodge is a Grade II listed building, located within the Hampstead Conservation Area. The area is predominantly residential and defined by a variety of building sizes, ages and styles. The property is situated on the north side of Admiral's Walk attached to the Grade II listed Admiral's House to the east and Netley Cottage to the north. To the south west, the garden of Grove Lodge is bounded by Terrace Lodge. The site has a lengthy history dating back to the 18th century, with extensions and alterations implemented at different stages. A more in-depth site description can be found in the Planning Statement and analysis of the building's history in the Design & Access Statement.
- 2.6 In brief, the proposals are to facilitate the regeneration and restoration of Grove Lodge to allow the continued use of the property as a family dwelling. This includes "*Listed Building Consent for internal and external alterations and refurbishment of the listed house, demolition and replacement*

of part of the southern wing with a two storey extension, replacement garage, along with an extension to the existing one storey basement. Demolition of garden structures, permanent and temporary demolition to interior and exterior garden walls, plus the construction of an Orangery within the garden. Planning Consent for the demolition and replacement of part of the southern wing with a two storey extension, replacement garage, along with an extension to the existing one storey basement. Demolition of garden structures, permanent and temporary demolition to interior and exterior garden walls, plus the construction of an Orangery and works to trees, including the removal of 9 category 'C' trees including 1 TPO lime tree and the planting of 11 new trees.'

3 APPROACH

3.1 In this section, the approach to consultation on the refurbishment of Grove Lodge is outlined. This includes informal discussions the Client had with neighbours before buying the property, meetings and correspondence with the community during the pre-application period for Option 1, feedback received on the submission of Option 1, and the programme of consultation and feedback received in the pre-application period of the Final Revised Proposals.

3.2 The main objective was to ensure the application was the result of a reasonable compromise between the needs of the Client and the concerns of neighbours as well as having full regard to the listed building; this aim was for this to be achieved through stakeholder discussions on emerging proposals and the Client responding where appropriate or possible.

Consultation activities

3.3 The consultation activities undertaken in support of the application were as follows:

Camden Officer Engagement

3.4 The project team engaged with officers on numerous occasions including engagement on Option 1:

- The project team had two pre-application meetings with officers on 22nd August 2014 and 16th November 2014 and one post submission meeting on 27th March 2015 regarding Option 1. The proposal was revised after the initial pre-application meeting with officers in line with their suggestions.
- The project team has had two pre-application meetings on 14th May 2015 and 16th June 2015 with officers regarding the developing design for the Final Revised Plans. The proposal has been revised several times in line with officer's recommendations. As numerous options have been developed and considered, the project team have been in close contact with officers to ensure that the proposals meet their expectations.

Stakeholder engagement

3.5 GL Hearn reviewed the surrounding area of the site and the representations made on Option 1 to draw up an appropriate list of stakeholders. As such, the following stakeholders were identified:

- Hampstead Town ward councillors
- Heath and Hampstead Society
- National Trust (relating to Fenton House)

- Immediate neighbouring properties adjacent to the site and concerned local residents
- 3.6 Members of the project team contacted the three organisations identified in the section above. Follow up calls were placed when necessary to ensure contact was established and the opportunity to engage was not missed if desired.
- 3.7 On withdrawal of Option 1, a number of neighbours formed a group, led by a resident of Lower Terrace. The Client's discussions by agreement with neighbours have primarily been through (but not limited to) the leader of this neighbourhood group.

Communication materials

- 3.8 Communication materials covered the following points (a full representation of the materials can be found in **Appendix A**):
- **Materials from Option 1 engagement:**
 - Grove Lodge Planning Proposals brochure – set out the proposed plans and provided an overview of works
 - Grove Lodge Planning Proposals leaflet
 - **Initial revised plans:** Sets of drawings of Option 1 and Option 2 overlaid to show how the proposals have evolved
 - **Briefing note:** Further information and additional statistical information on the key areas of concern to accompany the initial revised plans
 - Letter on submission of this application – (to be drafted following submission of application therefore not included in this report)
- 3.9 The material for Option 1, whilst mentioning the basement, did not go into detail on issues like the basement extension which was a feature of some of the objections to the application. With the previous comments in mind, the materials used in the consultation process undertaken since then fully inform interested parties of the plans proposed.

Distribution

- 3.10 The Grove Lodge Planning Proposals brochure was sent to houses on Lower Terrace, Upper Terrace and Admiral's Walk with an offer of individuals meetings to interested neighbours.
- 3.11 The Grove Lodge Planning Proposals leaflet was sent to Hampstead Grove and Windmill Hill with an offer of individual meetings.
- 3.12 The revised plans and briefing note were distributed on an ad hoc basis prior to, and during, meetings the Client attended with stakeholders and neighbours.

4 FEEDBACK RECEIVED

4.1 This section of the report outlines the feedback received during the five stages of the consultation process. Below is a summary of all the main topics and issues raised.

Pre-purchase of Grove Lodge

4.2 The Client conducted informal meetings with neighbours before buying the property in order to understand their views on the potential work on Grove Lodge.

Pre-Option 1

4.3 The Client had a number of meetings with close neighbours in which the proposals were discussed. Changes were made to the scheme in line with comments from officers and residents including making the architecture more in keeping with the existing building and moving the proposed structures away from Admiral's Walk.

Post submission of Option 1

4.4 Option 1 generated 92 representations on the application. Not all of these were objections and many were duplications and reiterations of concern, with objections from around 60 different addresses. It should be noted that on the 25th March 2015, the application was the subject of a news article in a number of popular and widely read publications, following which there was a spike in representations, often from further afield.

4.5 The key themes that emerged were:

- Impact on heritage asset and listed building
- Scale and massing
- Over-development
- Extension
 - Desire to see the extension built by Galsworthy retained
 - Scale too large
- Basement
 - Too large
 - Basement Impact Assessment (BIA) inadequate
 - Concerns about impact of basement excavation
 - Concerns about impact on ground water and underground streams
- Boundary treatment
 - Extension too close to boundary

- Concern about impact on Admiral's Walk
- Construction management
 - Concern about construction traffic
 - General concern about high levels of construction work going on in the area
 - Concern about disruption and noise from construction
- Concerns that the approval of Option 1 would set a local precedent
- Question regarding compliance of plans with local policies and emerging policies
- Concern about loss of trees and greenery

Pre- submission of the Final Revised Proposals (current application)

4.6 Throughout the consultation process we have sought to engage with local stakeholders and neighbours. The key points of discussion are summarised in the table below:

Stakeholder / Group	Key Feedback Themes
Tom Currie and Oliver Cooper - Hampstead Town ward councillors	<ul style="list-style-type: none"> ● The Client and various members of the project team met councillors on the 10th June 2015.
Heath and Hampstead Society	<ul style="list-style-type: none"> ● The society declined to meet the project team to discuss the emerging plans as they said a meeting of this nature would be against the group's policy. ● Emerging plans and briefing note sent to them on 27/05/15 for information.
National Trust	<ul style="list-style-type: none"> ● Planning Potential spoke to Fenton House's planning officer on the 18th June 2015. ● Main concerns were regarding the approach to construction – comments were considered when drafting Construction Management Plan (CMP). ● The project team has provided the National Trust with tracking information to show that the walls of Fenton House will not be damaged by construction traffic.

Local residents

- The Client has met interested residents and neighbours on various occasions. In particular, the Client has been in close discussions with the leader of a neighbour group formed after the withdrawal of Option 1. The plans and briefing note were circulated to residents when requested.
- Discussions have focused on:
 - Preservation of the front aspect of the property onto Admiral's Walk
 - Construction processes and location/extent of basement
 - Approach to CMP
 - Tree preservation
 - Orangery
 - Rear Garden
- These discussions have led to a number of significant changes to the design and further consultation.

5 DESIGN EVOLUTION AND RESPONSE TO ISSUES RAISED

Overall team responses to issues raised during Option 1 consultation

5.1 Below is a table which captures the overall response from the team on various issues raised during statutory consultation for Option 1. Full technical responses to each issue can be found in **Appendix B**. The documents included in Appendix B have been prepared in response to respected parties and have not been issued prior to the submission of this planning application.

Issue	Team response
General	
Scale of the development is too big	<ul style="list-style-type: none"> • The floorspace dimensions of the Final Revised Proposals are stated in the Design & Access Statement • It can be noted that the above ground alterations will result in only an additional 29 sqm to the buildings' area. The basement will extend by 223 sqm and the reduction in ground floor area is by 9sqm. The amount of garden building area remains unchanged • The reduction in the scale has resulted in a significant reduction in the number of weeks over which construction work will take place
General concerns about the Orangery	<ul style="list-style-type: none"> • The reduced scale of the Orangery responds to the existing garden buildings which are to be removed – it largely replicates the existing floorspace • The dimensions and material of the Orangery are detailed in the Design & Access Statement. • The Orangery has been relocated to the inner part of the garden • In addition, the Client has offered a planning condition to ensure that it will not be occupied as a separate dwelling • The Orangery will be constructed of brick and it is not expected that it will give rise to any noticeable noise as it will not contain noisy machinery

Suggestion of Public Right of Way	<ul style="list-style-type: none"> • Whilst there is a Right of Way on the forecourt of Grove Lodge, detailed investigation has been undertaken which has concluded that there is no Right of Way across the house or its gardens. In any event, the proposed development does not impinge on the claimed Right of Way
Concerns about this application setting a local precedent	<ul style="list-style-type: none"> • It is incumbent on the local planning authority to determine each proposal on its own merits; this is a well-established principle in planning
Outdoor lighting	<ul style="list-style-type: none"> • Whilst there is no policy requirement for night views for this application and the area itself is subject to significant amounts of illumination from houses and streets, the Client has included the following restrictions on night time illumination: <ul style="list-style-type: none"> ○ There will be no outside lighting for the orangery visible from neighbouring properties ○ For security, the perimeter will have motion-activated lighting only

<p>Additional documentation should have been included as part of the previous application</p>	<ul style="list-style-type: none"> • The local planning authority validated the previous application on the basis that all of the appropriate documentation was included. However, the Client has sought to give as much information as possible and has incorporated further information into the application this time including: <ul style="list-style-type: none"> ○ Floorspace figures have been scheduled. ○ The CMP now includes detailed estimates of the materials to be excavated and removed in relation to the project ○ The DAS includes CGIs from four views which clearly illustrate the scheme. There is no policy requirement for verified views for this type of minor residential scheme, but the Client has included these in order to provide a reliable visual assessment in which the LPA and residents can have confidence ○ Tree planting is fully covered in the submitted planning documentation ○ Full details of the access points and swept paths etc. are provided in the CMP ○ The management of construction traffic is fully covered in the CMP ○ An Environmental Impact Assessment is neither appropriate for this scale of development nor a requirement of the local planning authority ○ The works do not trigger the need for an Environmental Impact Assessment (EIA) and the CMP provides a comprehensive review of matters with means of mitigation where necessary
<p>Heritage (please refer to the Heritage report for more information)</p>	
<p>Impact of proposals on heritage</p>	<ul style="list-style-type: none"> • The Heritage Report produced by Portico Heritage clearly assesses the application scheme against the statutory tests and finds it to be acceptable • The proposed extension replaces modern ad-hoc extensions with a building of greater quality design and one which is more responsive to Grove Lodge
<p>Basement (please refer to the Basement Impact Assessment (BIA) for more information)</p>	

<p>Concerns were raised regarding the understanding of the stratified nature of the soil (Bagshot formation) and the consequences of this on local groundwater levels</p> <ul style="list-style-type: none"> This is also linked to concerns regarding the measurement and interpretation of groundwater level data 	<ul style="list-style-type: none"> Groundwater levels were measured through the use of three boreholes across the small site. This is more than would often be used for a site of this size During the investigations, groundwater was encountered at various depths; These were at or below the base slab of the proposed basement A robust methodology to monitor groundwater levels was executed, following normal industry practice, in order to ensure that the data was as informative and as useful as possible. The groundwater level was monitored for a longer period of time (11 months) than would be the norm The Bagshot formation of soil is a common feature of the area and has been encountered at numerous other basement developments in the vicinity (e.g. Fleet House and at Upper Terrace). Observations were consistent with those at nearby sites The observed groundwater level was lower on the western side of the site, compared to the eastern area
<p>Presence of a Well at Admiral's House</p>	<ul style="list-style-type: none"> The presence of the Well at Admiral's House had not been identified to the project team prior to the submission of Option 1 Whilst verified details of the water levels at this Well have not been made available, we have reviewed the estimates that have been provided and have included this information in the updated BIA. This has been taken into consideration during the development of the amended proposals for the basement Whilst local groundwater levels will reduce in the immediate vicinity of the well, we anticipate that in practice, this is only a local issue Whilst there have also recently been suggestions of other wells in the vicinity, no specific information on any of these has been provided, nor exists in consulted texts
<p>Issues related to the proposed piled wall around the basement</p> <ul style="list-style-type: none"> Concerns about the erosion of fine particles from behind the piled wall into the excavation 	<ul style="list-style-type: none"> The erosion of fine particles would only potentially be an issue if higher ground water was encountered at the site but there is no evidence of this. However, the proposed basement design and piling system have been reviewed. It has been advised that they make the necessary provisions for this. A secant pile wall is proposed for the basement construction. This includes alternate full length piles and piles at a reduced depth. The shorter pile will stop a short distance below the groundwater level which will allow any local groundwater to continue to flow below them and in-between the longer piles

<p>Concerns of the impact of the basement works on Fenton House</p>	<ul style="list-style-type: none"> Fenton House and its boundary wall are located on the opposite side of Admiral's Walk, with the nearest point being over 10m away from the proposed basement works. The basement construction will include the creation of a piled wall that will be fully designed and constructed to support the basement excavation. Thus, there is no risk of damage to the Fenton House wall as a consequence of the excavation Various other construction issues are considered in the Construction Management Plan (CMP) that accompanies this planning application
<p>Concerns that the author of the BIA has insufficient qualifications to carry out the assessment</p>	<ul style="list-style-type: none"> All of the qualification requirements of Camden Planning Guidance have been met and clearly demonstrated
<p>Trees (please refer to the Arboricultural report for more information)</p>	
<p>There is a TPO in place protecting the lime trees along Admirals Walk contrary to the information obtained from the tree officer</p>	<ul style="list-style-type: none"> The Council's tree officer has now responded to confirm that, contrary to previous advice, an existing TPO covers the lime trees on the south boundary of the property to Admiral's Walk
<p>Insufficient consideration of the heritage issues relating to trees in the Conservation Area</p> <ul style="list-style-type: none"> Reducing trees should not be an option 	<ul style="list-style-type: none"> We have acknowledged the views expressed by those who live in the Conservation Area and have sought to 1) retain trees wherever possible and 2) plant new trees resulting in a net gain in tree cover on the site As the orangery has now been relocated, no pruning or reduction work is required or proposed. However, it should be noted that the recent pollarding of lime trees on Admiral's Walk was carried out by the Camden Council's contractors
<p>Lack of screening at the rear of the property between Grove Lodge and other neighbouring properties</p>	<ul style="list-style-type: none"> The proposed orangery has been repositioned so that it will be less visible from surrounding properties and from Lower Terrace. Three semi-mature lime trees are also proposed to increase the screening along the western boundary of the site
<p>Trees play an important part in the flow and uptake of ground water</p>	<ul style="list-style-type: none"> The difference in groundwater flow and uptake likely to occur as a result of the tree removals, especially considering the new trees that are to be planted, would be negligible
<p>Lime trees should be replaced with lime trees and other medium sized trees should be planted elsewhere on the site</p>	<ul style="list-style-type: none"> Lime trees are retained where possible. Only one lime tree is being replaced and this is because the applicant has received a letter requiring the repair of the highway boundary wall which would damage the tree in the process. The lime tree will be replaced with a lime tree and additional lime and other trees will be planted on the site

<p>Historically there were more lime trees along Admirals Walk and Lower Terrace</p> <ul style="list-style-type: none"> The lines of lime trees are a strong feature of the area 	<ul style="list-style-type: none"> Reinstatement of lime trees to the Lower Terrace which were removed prior to current ownership We have sought to extend the line of existing lime trees by planting three new semi-mature specimens We agree that they are the main arboricultural features of the site and we have ensured the retention, wherever possible, protection and enhancement of these features. There will be no change to Admiral's Walk and we believe the plans will provide an improvement in the long term
<p>Construction Management (please refer to the Construction Management Plan (CMP) for more information)</p>	
<p>Not enough detail in the CMP</p>	<ul style="list-style-type: none"> The CMP provides full information on the management arrangements, construction constraints, parking, site workers etc. Full details of the access points and vehicle swept paths are provided in the Construction Management Plan Enforcement of the CMP will be via condition or Section 106 Agreement. This is Camden Council's normal practice
<p>Increased traffic and parking issues</p>	<ul style="list-style-type: none"> The management of construction traffic is fully covered in the CMP The CMP is clear that a small number of residents' parking spaces will be temporarily closed for access from Lower Terrace but there are no proposals to close the local highway permanently or temporarily There is no need for other traffic management arrangements as the property is remaining as a single family dwelling
<p>Impact of construction on surrounding area</p>	<ul style="list-style-type: none"> The CMP explains that local sensitive receptors have been taken into account in establishing traffic routes; the National Trust has been directly approached and information has been provided in response to its comments

Design evolution in line with feedback and comments received

5.2 Since the withdrawal of Option 1, the project team and the Client have looked to respond materially to all of the issues raised. The designs have evolved in line with discussions with the various stakeholders and have resulted in a number of iterations, set out in the Design & Access Statement. In summary these include:

- **Option 1**, submitted as a planning application in February 2015 (2015/0886/P and 2015/1032/L);
- **Option 2**, the first iteration seeking to take account of comments on the application;
- **Option A.1** and **Option A.2**, two further iterations following a round of consultation with neighbours;
- **Final Revised Proposals** - an option which was prepared and consulted on with neighbours and discussed with the LPA (please see more details in the Design and Access Statement of what the Final Revised Proposals include)

5.3 The table below provides a breakdown of the scheme which was consulted upon, what the original plans consisted of and the comments received on those plans. We have also sought to break down how the design's evolution of the proposals has addressed those comments received and have provided a breakdown on any further comments on the updated plans.

General

Scheme	Plans	Comments raised by neighbours
Option 1	<ul style="list-style-type: none"> • Removal of 21st century conservatory, games room and garden buildings • Basement extension • Two storey side extension stretching to Admiral's Walk and one storey rear extension • Internal refurbishment, reinstating original layout and features • Significant garden landscaping • Reworking of boundary along Admiral's Walk • New orangery, replacing existing ad hoc garden structures, with basement • Five trees to be removed, four to be replanted 	<ul style="list-style-type: none"> • Concerns regarding the size of the development: 1) the scale was thought to be out of keeping with the surrounding area and 2) the impact this would have on the conservation area • A sense that the historical fabric of the property should be preserved, in particular the dynamic between Grove Lodge and neighbouring Admiral's House • The combination of the large two storey extension which would almost reach Admiral's Walk and the 13 room basement would result in the Lodge turning into a 'new mansion' • Sense of original buildings should be maintained by keeping the main entrance on the side of the property
Amended proposals in response to consultation:		
Final Revised Proposals	<ul style="list-style-type: none"> • The revised plans include a number of significant changes in comparison to the last proposal which have resulted in the reduction of floor area by 30% compared to the previous scheme • Changes to the 2-storey south extension were omitted in the final proposals • Front door on the side was retained, not as a functional door but as a decorative feature in order to rationalise the internal layout • Repositioning of the orangery and the removal of the basement store • Topography along Admiral's Walk was retained as is. The retaining wall proposed instead to run thorough / align with the level of the retaining wall at Terrace Lodge 	

Extension

Scheme	Plans	Comments raised by neighbours
<p>Option 1</p>	<ul style="list-style-type: none"> • Rationalisation of the existing ad hoc extensions to the south elevation including the modern games room, conservatory, garage and Galsworthy extension • A two storey extension to the side of the property and an additional single storey extension to the rear 	<ul style="list-style-type: none"> • It was felt that the Galsworthy extension should be retained as it is of historical significance and there should be no demolition of the listed building • The scale of the extension was thought to be too large (In combination with the basement) • The roof line and roof design of the Galsworthy extension should be conserved as it adds to the character of the property • Concerns that the views of Grove Lodge from Admiral's Walk would be altered • The extension was thought to increase the overall footprint of the property (although this was incorrect)
<p><i>Two further options presented to local residents and officers prior to the Final Revised Proposals</i></p>		
<p>Option A.1</p>	<ul style="list-style-type: none"> • Front of the garage is positioned at 90 degrees to reduce impact on views to Admiral's Walk • The garage is pushed back to be 600mm in front of the existing (previously about 1800mm further to the front) • The extension uses the same architectural style as the existing building whilst extending it by 2.8m. The proposed bedroom is hidden behind the extension 	<ul style="list-style-type: none"> • Request to preserve the façade on Admiral's Walk and it was felt these two options were not as preferable to the one which positions the extension further to the rear of the building

<p>Option A.2</p>	<ul style="list-style-type: none"> • Front of the garage is positioned at 90 degrees to reduce impact on views to Admiral's Walk and pushed back as above • The extension extends to the rear of the building so it is slightly visible from the front of Grove Lodge • Raises the parapet wall, partly hiding the extended roof 	<ul style="list-style-type: none"> • As above
<p>Amended proposals in response to consultation:</p>		
<p>Final Revised Proposals</p>	<ul style="list-style-type: none"> • The Galsworthy extension is to be retained • Extension follows the current architectural design and roof line ensuring a sympathetic approach to the existing building • Proposals include the removal of the current garage, the brick wall along Admiral's Walk, and the games room at the back, rationalising the building's footprint and enhancing the overall quality of the view from Admiral's Walk • The proposed extension only extends into areas that are already built on 	<ul style="list-style-type: none"> • It was felt the view from Admiral's Walk should be retained. Suggested the extension was to the west (to the rear), rather than south (to the side) • Preference for the garage to be more set back from Admiral's Walk • Agreement that the ground floor extension could connect to the old house, at and behind the garage

Admiral's Walk

Scheme	Plans	Comments raised by neighbours
Option 1	<ul style="list-style-type: none"> Alterations to western boundary wall (boundary to Admiral's Walk) Removal of a lime tree and replacement with a semi-mature tree (although this was a separate planning application which was granted) 	<ul style="list-style-type: none"> The views of Admiral's Walk would be impeded The extension would reach right to the edge of Admiral's Walk, changing its nature The proposed retaining walls too large and would make Admiral's Walk feel like a tunnel Concerns over the loss of trees, particularly lime trees on Admiral's Walk
Amended proposals in response to consultation:		
Final Revised Proposals	<ul style="list-style-type: none"> The current topography of Admiral's Walk will be retained and will keep its rustic feel The extension has been moved away from Admiral's Walk compared to both the previous scheme and existing buildings so that the corner on Admiral's Walk is enlarged The boundary wall alongside the road will be repaired and raised to the same level as Terrace Lodge's boundary wall, a material reduction compared to the previous scheme There will continue to be the same number of lime trees along the boundary wall. Residents thought that the lime tree consented for removal should be retained for as long as possible – the Client has agreed to replace the tree only when it dies Following the withdrawal of Option 1, the Client received a letter from Camden Council requesting the boundary wall between the property and Admiral's Walk be repaired, labelling it a "dangerous structure". In order to re-build the wall in its current location, the roots of the trees have to be cut back. Expert advice is that one of the mature trees would not survive this and this tree will need to be replaced and the client has agreed / proposed to replace with a semi-mature specimen to achieve the best immediate appearance. More information on the treatment of the trees on this boundary is contained in the Arboricultural report 	

Basement

Scheme	Plans	Comments raised by neighbours
Option 1	<ul style="list-style-type: none"> Extension to the existing basement with two lightwells to the front and a sunken courtyard to the rear 	<ul style="list-style-type: none"> The scale of the basement Concerns about the validity of the Basement Impact Assessment (BIA) report Apprehension regarding the impact of the construction of the basement on neighbouring properties and surrounding structures
<p><i>Further changes to Option 1 were presented to local residents and officers prior to the Final Revised Proposals</i></p>		
Option A.1	<ul style="list-style-type: none"> Basement moved away from Admiral's House, therefore one lightwell to the front has been omitted from the plans Minor change in the shape of the basement in terms of moving it away from Admiral's House, to be in parallel with Terrace Lodge as opposed to perpendicular to Grove Lodge. Moving further into the garden is not a practical solution as it is dark, and runs into old foundations 	<ul style="list-style-type: none"> Ongoing concern about size If possible, the basement should be moved further still into the garden
<p>Amended proposals in response to consultation:</p>		
Final Revised Proposals	<ul style="list-style-type: none"> Compared with the previous proposals, the size of the proposed basement has been reduced by 20% The BIA has been reviewed and updated in light of the new proposals and has been submitted for independent review Comments and concerns made by local residents have been addressed in the team responses table above. More information can be found in the full BIA report. Furthermore, client is volunteering movement monitoring, starting in advance of building work on neighbouring properties, including Terrace Lodge and Admiral's House 	<ul style="list-style-type: none"> Basement should be moved further away from neighbouring properties including Admiral's House and Terrace Lodge

Orangery

Scheme	Plans	Comments raised by neighbours
Option 1	<ul style="list-style-type: none"> • New orangery with basement store, replacing ad hoc garden structures positioned in the north-western end of the site • The proposed orangery is, in effect, an amalgamation of all the current outbuildings and as these are being removed, the plans result in an overall reduction of built form in the garden • Aligned to the central garden wall 	<ul style="list-style-type: none"> • The orangery proposed was to be too far away from the main house and could be turned into residential accommodation • Basement storage is not justified and was thought to be excessive • The size of it would be intrusive within the conservation area • There were also concerns about the impact of the orangery on the listed central garden wall
Further changes to Option 1 presented to local residents and officers prior to the Final Revised Proposals		
Option A.1	<ul style="list-style-type: none"> • The area of the orangery reduced again by moving against the north wall in line with garden wall 	<ul style="list-style-type: none"> •
Amended proposals in response to consultation:		
Final Revised Proposals	<ul style="list-style-type: none"> • In comparison to the last proposals, the size of the orangery has been reduced by 15% above ground and has been moved away from neighbouring properties, closer towards the main house and out of view • The basement proposed for the orangery has now been removed • The orangery is proposed to be relocated so as to be away from the views from the neighbouring properties 	<ul style="list-style-type: none"> • Neighbours asked that if possible, the orangery should be located further into the garden • Neighbours also asked for further assurance that the orangery would not be used for residential use and would not be expanded again

Garden and Trees

Scheme	Plans	Comments raised by neighbours
Option 1	<ul style="list-style-type: none"> Five trees removed and four to be re-planted in addition to the lime tree already benefitting from permission for removal. New southern boundary wall and wrought iron fence 	<ul style="list-style-type: none"> Concerns over the loss of trees, particularly mature lime trees and a magnolia tree The internal garden wall was felt to be an important characteristic of the property and neighbours wanted the alterations to be minimised Some of the trees were thought to be protected with Tree Protection Orders (TPOs)
Further changes to Option 1 presented to local residents and officers the Final Revised Proposals		
Option A	<ul style="list-style-type: none"> Garden level is now preserved as existing. Rear entrance from Lower Terrace is now left as it is, retaining Magnolia tree as requested by neighbours More information can be found in the Arboricultural report on the removal and replanting of trees 	
Amended proposals in response to consultation:		
Final Revised Proposals	<ul style="list-style-type: none"> Nine trees were proposed to be removed with 11 to be planted The proposals included 10% more tree coverage than previous proposals and a net gain in numbers of trees that is 9.5% higher than existing, resulting in improved screening, particularly along Lower Terrace. In addition, three trees to be planted will be semi-mature, i.e. up to six metres high, which will create immediate benefits in relation to the level of screening The majority of the wall inside the garden will be retained The relocation of the orangery also means that fewer apple trees will be removed; additional fruit trees including cherry and walnut trees are also to be planted alongside Lower Terrace and Terrace Lodge Lime trees are being retained or replanted where possible and the magnolia tree will be retained 	<ul style="list-style-type: none"> More clarification required on the presence of TPOs at Grove Lodge

Construction works

Scheme	Plans	Comments raised by neighbours
Option 1	<ul style="list-style-type: none"> Proposed works would be carried out in accordance with the Considerate Constructors Scheme Traffic to and from the site is to be carefully managed Regular newsletters and close communications is proposed with neighbours 	<ul style="list-style-type: none"> Traffic and parking concerns Loss of residents parking places on Lower Terrace for the duration of the works Noise issues e.g. use of generators on site Cumulative impacts of construction with other sites locally also commencing construction soon Not enough detail in the Construction Management Plan (CMP)
<p><i>Further changes to Option 1 presented to local residents and officers prior to the Final Revised Proposals</i></p>		
Option A	<ul style="list-style-type: none"> Construction Management Plan was further revised in line with discussions with residents; please see the team response table above. This includes the phasing of construction access arrangements in accordance with the desire of local residents Working hours have been reduced i.e. works will stop during weekends and public holidays Delivery times of construction materials will be limited in line with local traffic movements and pressures 	

Amended proposals in response to consultation:

Final Revised Proposals

- The Construction Management Plan has been revised to respond to concerns. The Client discussed this with neighbours to agree the best approach
 - Considerations were made for the time of works to be reduced from 90+ weeks to 70 weeks, depending on the solution agreed with neighbours and ultimately Camden Council. Measures included the family moving out of the house for the duration to speed up the works
 - There were also a number of construction access route options discussed with neighbours which included access from Admiral's Walk, Lower Terrace or a combination of the two
 - The project team developed initiatives to reduce noise e.g. no diesel generators on site and restrictions on hours and weekends
 - The Client has pledged to collaborate and coordinate the works programme of Grove Lodge with other developments in the area to minimise disruption where possible
- Residents would like a traffic, safety and building site management plan to be agreed

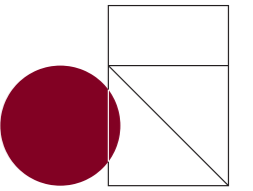
6 CONCLUSIONS

- 6.1 The Client submitted a planning application in February 2015 which was withdrawn in April 2015. The Client is now submitting a revised application which has sought to address the concerns raised by local stakeholders on the original application.
- 6.2 Throughout the five stage consultation process, the Client has sought to engage with neighbours and stakeholders to achieve a reasonable compromise between the needs of the client and the concerns of the community. This has been largely achieved through discussions on the emerging plans and the Client responding where possible.
- 6.3 After considerable feedback on Option 1, and continued discussions in the lead up to the submission of the Final Revised Proposals, the Client and the project team made significant changes to the plans including:
- Reduction of new floor area by 30% compared to the previous scheme
 - Reduction in the size of the orangery by 15%; this is now relocated further away from neighbouring properties and the removal of its basement
 - The southern extension reduced to a 1 storey structure, replacing the existing garage and games room
 - Size of the basement reduced by 20% with this moved further away from neighbouring properties
 - More trees being retained and 10% more tree coverage
 - Revision to the Construction Management Plan to include split access arrangements, reduced working hours and an overall reduction in the programme length
 - Further detail provided in application reports to respond to comments received
 - Admiral's Walk primary views are unchanged, amendments to landscaped embankment and pulling back garage
- 6.4 On submission of this application, the Client and project team will continue to engage with the local community and particularly those who are close neighbours of the site. Copies of the submitted plans will also be distributed to those residents who have been in talks with the Client throughout the consultation process.

7 APPENDICES

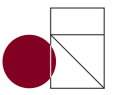
Appendix A – Consultation Material

1. Option 1 Brochure
2. Option 1 Leaflet
3. Plans
4. Grove Lodge, Briefing Note



design-NA architects

**GROVE LODGE
PLANNING PROPOSALS**
Admiral's Walk, Hampstead
London, NW3 6RS



Contents

1.0 Introduction	3
2.0 Design Proposals	4
2.1 Scheme Benefits and Considerations	4
2.2 Positioning, Alignment and Integration on Site	5
2.3 Massing and Scale	6
2.4 Building Ground Cover Comparison	7
2.5 Day Light and Sun Light Assessment	8
2.6 Appearance	9
3.0 Report Summaries	10
4.0 Construction Management Plan	11
5.0 Conclusion	12

1.0

Introduction

This brochure has been prepared by design-NA architects in support of the planning submission for the proposed refurbishment and extension of Grove Lodge, Admiral's Walk, London NW3 6RS.

Permission is sought for the following works:

- Reinstatement of the southern part of the original north wing
- Removal of 21st century conservatory, games room and garden buildings
- Basement extension
- New 2-storey side and 1-storey rear extension in lieu of 21 st century buildings
- Garden Landscaping
- New orangery, replacing existing ad hoc garden structures

The purpose of this proposal is to restore the existing listed building, to create a better disposition of internal spaces within the main building, while restoring the cellular plan of the historic core, and generally to provide a more comfortable living environment for the applicant and his large and young family. In addition, there will be the added benefit of bringing the main historic building closer to the original design and rationalising the rear garden layout by unifying the various out-buildings into a single building.

This brochure aims to provide neighbours with an overview of works. In doing so, we will demonstrate that the proposals have been carefully considered and developed to enhance the property and have no detrimental effect on neighbours, the setting of listed buildings or the surrounding conservation area.

Together with the scheme drawings, the following reports have been prepared to inform the developing proposals and the planning submission:

- Heritage Appraisal;
- Archaeological Desktop Assessment by Mills Whipp Projects;
- Arboricultural Assessment by Simon Jones Associates;
- Structural Engineer's Report by Michael Barclay Partnership;
- Basement Impact Assessment by HR Wallingford;
- Geotechnical Interpretive Report by Card Geotechnics Ltd.
- Site Investigation Report by Southern Testing;
- Construction Management Plan (including Traffic Management Plan) by Walter Lilly and Co.

2.0 Design Proposals

Our proposals consider the property as a whole, rationalising and unifying it through internal renovation and improvement, rear extension, and rebuilding. With very little impact to the building's historic external envelope, our proposals treat Grove Lodge appropriately and sensitively; using the highest quality materials to create a well-designed residence for a large family.

Grove Lodge, a building with origins in the early 18th century, is a Grade II listed house situated within the Hampstead Conservation Area. The house has been altered and extended historically and in more recent years and while of historic and architectural interest, much of the building's significance has been compromised through later works.

This brochure outlines a proposed scheme for Grove Lodge and its wider site that seeks to strengthen and enhance the significance of the listed building, to rationalise a long history of alteration and extension to the existing building and the site and to deliver a 21st century family home. A great deal of preparatory work has been undertaken in advance to help inform the design development and the final scheme. This work has included a full assessment of the existing building and the provision of the following reports as set out below. Specific elements of the proposals involve:

- Reinstatement of a more cellular plan to the ground floor of the building, repairing parts of the building where walls have been removed, both internally and externally. This includes the arrangement of the northern wing;

- Rationalisation of the existing *ad hoc* extensions to the south elevation which effectively create the southern wing – this includes the modern games room, conservatory and garage and 1920s addition. A high-quality extension that respects the existing building while minimising its footprint will replace these *ad hoc* extensions;
- Excavation around the extension and across the garden to allow for landscaping works and basement extension to the main house and a new modestly-scaled orangery to the far north-west of the site;
- The removal of all existing garden buildings which are of no architectural or historic value;
- Landscaping works to rationalise the existing terraced walkway along the northern and western edges of the garden, preservation of the footprint of the central garden wall, and alterations to western and southern boundary walls;
- Removal of a lime tree currently situated on the property boundary to the south of Grove Lodge and replacing with a new semi-mature tree;
- New, appropriate finishes and sensitively located M&E services throughout the listed building and the proposed extensions, respecting the historic character and reinstating historic features where appropriate;

2.1 Scheme Benefits and Considerations

The proposed scheme offers a number of benefits in relation to Grove Lodge and there are clear opportunities presented by the proposals that will enhance the listed building and its setting.

Grove Lodge is connected to both Admiral's House and 10 Lower Terrace requiring careful consideration to any development of the property. Our proposals to the existing building have been mindful to both adjoining buildings, positioning the proposed basement extension away from the both properties to the south end of Grove Lodge.

The proposed orangery will be positioned so as not to overlook any other property, be at a distance from Terrace Lodge and Netley Cottage and to have a minimal visual impact in views from Lower Terrace.



Fig 1: Existing Site Plan



Fig 2: Proposed Site Plan

2.2 Building Positioning, Alignment and Integration on Site

Grove Lodge lies on the SW corner of a group of buildings formed by itself, Admiral's House, Netley Cottage and Grove End. Terrace Lodge, a 2-storey detached dwelling, is visually screened from this group by a high brick garden wall; it does not overlook the site.

As seen in Figs 1 and 2, the new extension and garden building (shown blue) is aligned to the original Georgian core of the building in a way that respects the original orientation and also the current site boundary line. The brick wall in the centre of the garden would be partly preserved and the new orangery and garden terrace aligned to it, as well as the proposed rear courtyard. This relandscaping rationalises the shape of the garden, whilst preserving its current features.

Moreover, the existing set of extensions to the south of the Georgian building is haphazard in its layout and massing. The new 1-storey extension, whilst being subordinate in scale to the Georgian building, restores a symmetry to the building group, thus enhancing its setting. We propose also to remove later accretions to the southern part of the north wing, thus returning the clean lines of the original design to the present structure.

We propose also to erect a new boundary brickwork and wrought iron fence to the south, in the same style as those on the front of Grove Lodge and Admiral's House which will now respect the property boundary as shown on the land registry title map.



Fig 3: Model of proposed scheme. Street level view to the front elevation.

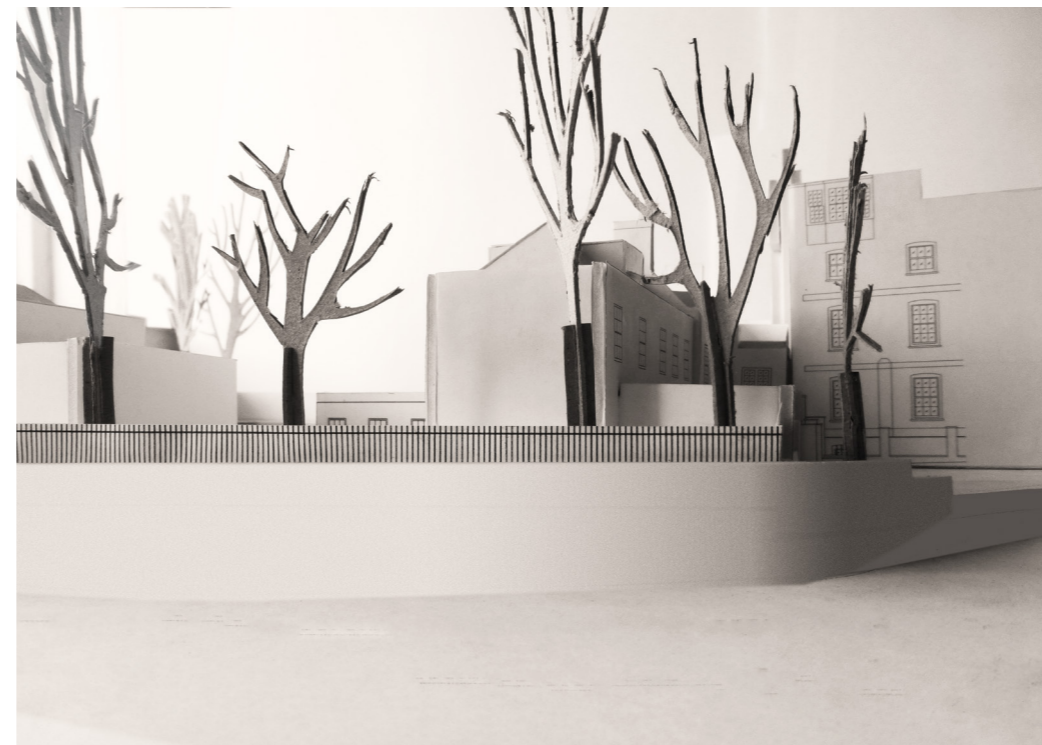


Fig 4: Model of proposed scheme. Street level view from Admiral's Walk

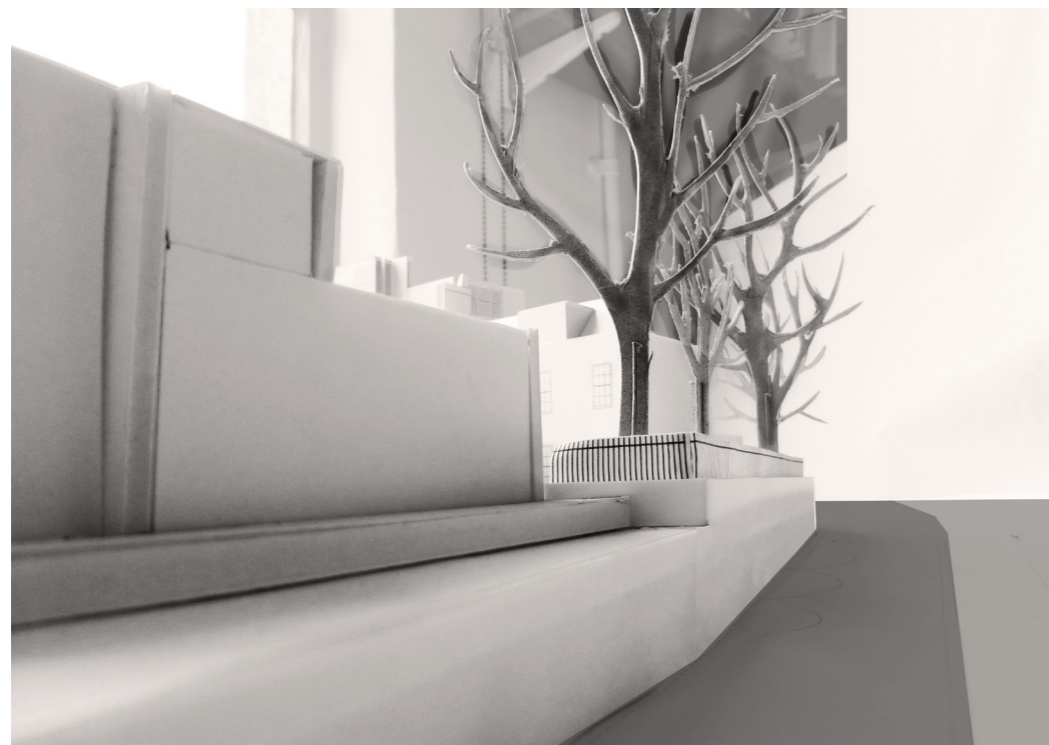


Fig 5: Model of proposed scheme. Street level view from Admiral's Walk

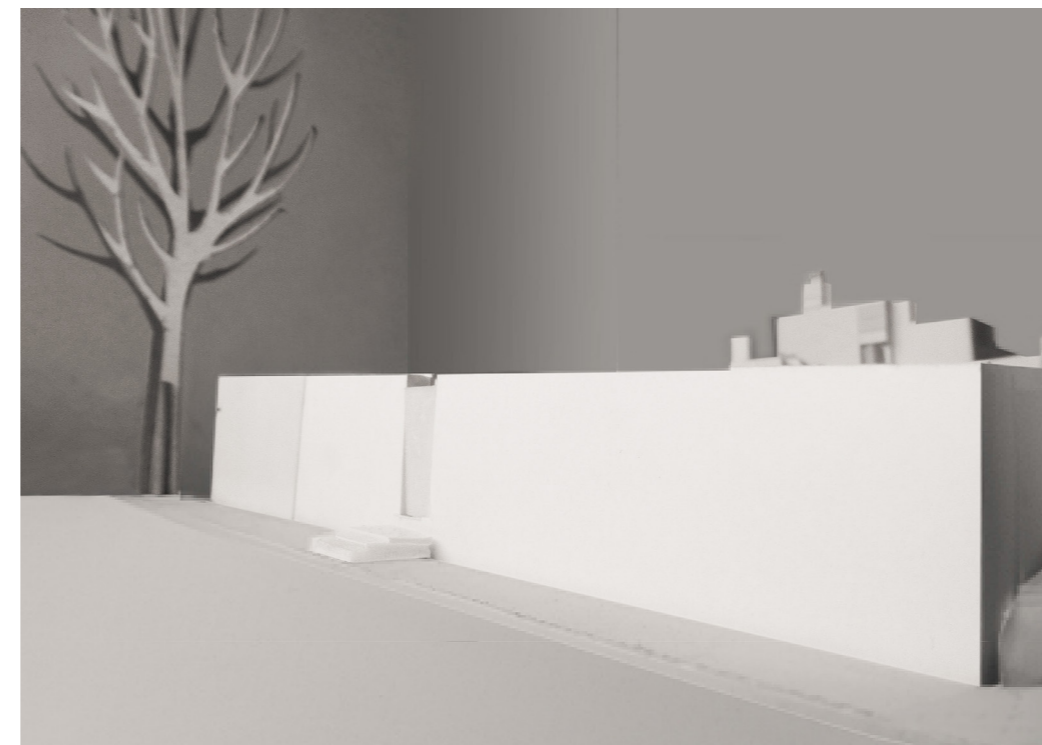


Fig 6: Model of proposed scheme. Street level view from Lower Terrace

2.3 Massing and Scale

Height

The scale of the development has been carefully considered to ensure that our proposal conforms with the respective size and scale of the surrounding context, and is subordinate to the mass and height of the existing building. We propose a basement extension in addition to the existing basement to provide accommodation and floor space with minimal impact to the external envelope of the building. Neither Terrace Lodge, nor Admiral's House are overlooking the site and would not be affected.

Therefore the height of our proposals will not impinge on neighbouring properties, nor overpower the existing property.

Mass

The massing of the scheme has also been carefully considered. We have succeeded in achieving a solution that provides sufficient accommodation without greatly adding mass to the existing building. The proposals adhere to the existing building lines and heights, thus sitting sympathetically into the existing fabric.

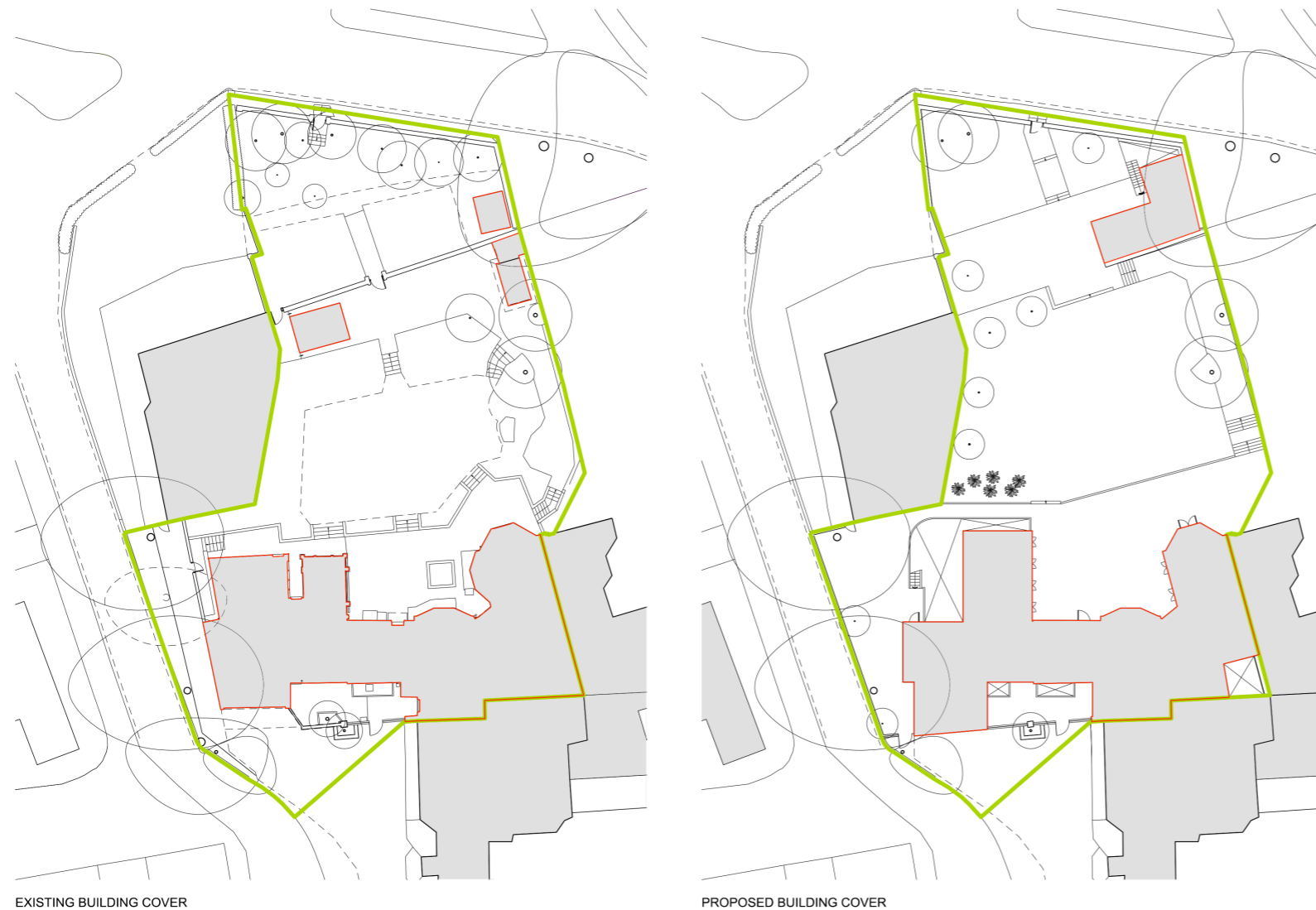
2.4 Building Ground Cover Comparison

Fig 8 shows the building cover area comparison between the existing and the proposed. The proposed building cover area figure is slightly lower.

2.5 Internal Areas Comparison

Most of the increase in accommodation will be achieved below ground and within the attic space of the south extension. This allows for the provision of a greater amount of internal space without the need to significantly alter the appearance of above ground volume of the existing house. The extension of floor space in the main house, excluding the basement is around 8%, mainly through improved use of the attic space.

Alongside the refurbishment of the existing interior, the proposals serve to remove the haphazard and poorly considered extensions and alterations that have been carried out over the years and rationalise the property into a cohesive whole. This rearrangement allows for better use of the internal spaces.



	BUILT UP AREA (%)
EXISTING BUILDING COVER AREA	23.5
PROPOSED BUILDING COVER AREA	23.1

Fig 8: Building Ground Cover Area Comparison

2.5 Fleet House Daylight and Sunlight Assessment

The proposed development has been tested to satisfy Camden Planning Guidance 6 'Amenity'.

As advised by the guidance, a simple 25° line test has to be undertaken in order to identify a possibility of overshadowing the neighbouring property - Fleet House*.

As shown in Fig.17, the highest point of the proposed side extension lays below a 25° line, projected from the midpoint of the window opposite the extension.

* The diagram is illustrating a design scheme of a granted planning permission for the Fleet House redevelopment. (Application N 2014/3047/P)

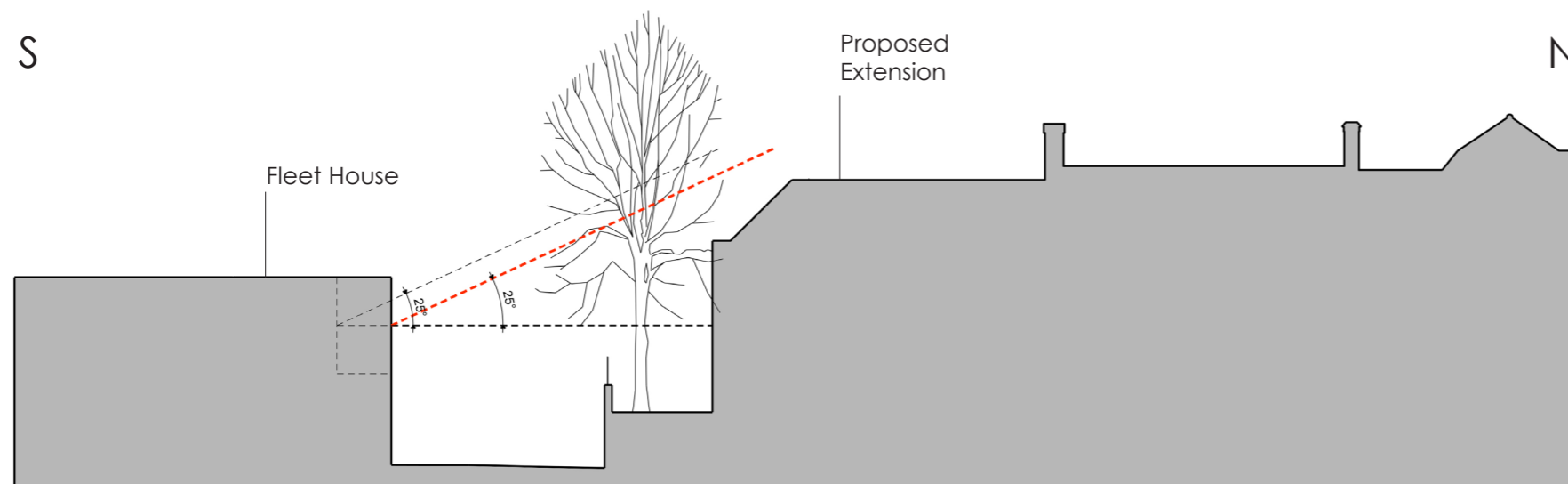


Fig 7: Section through Fleet House and Proposed Extension