

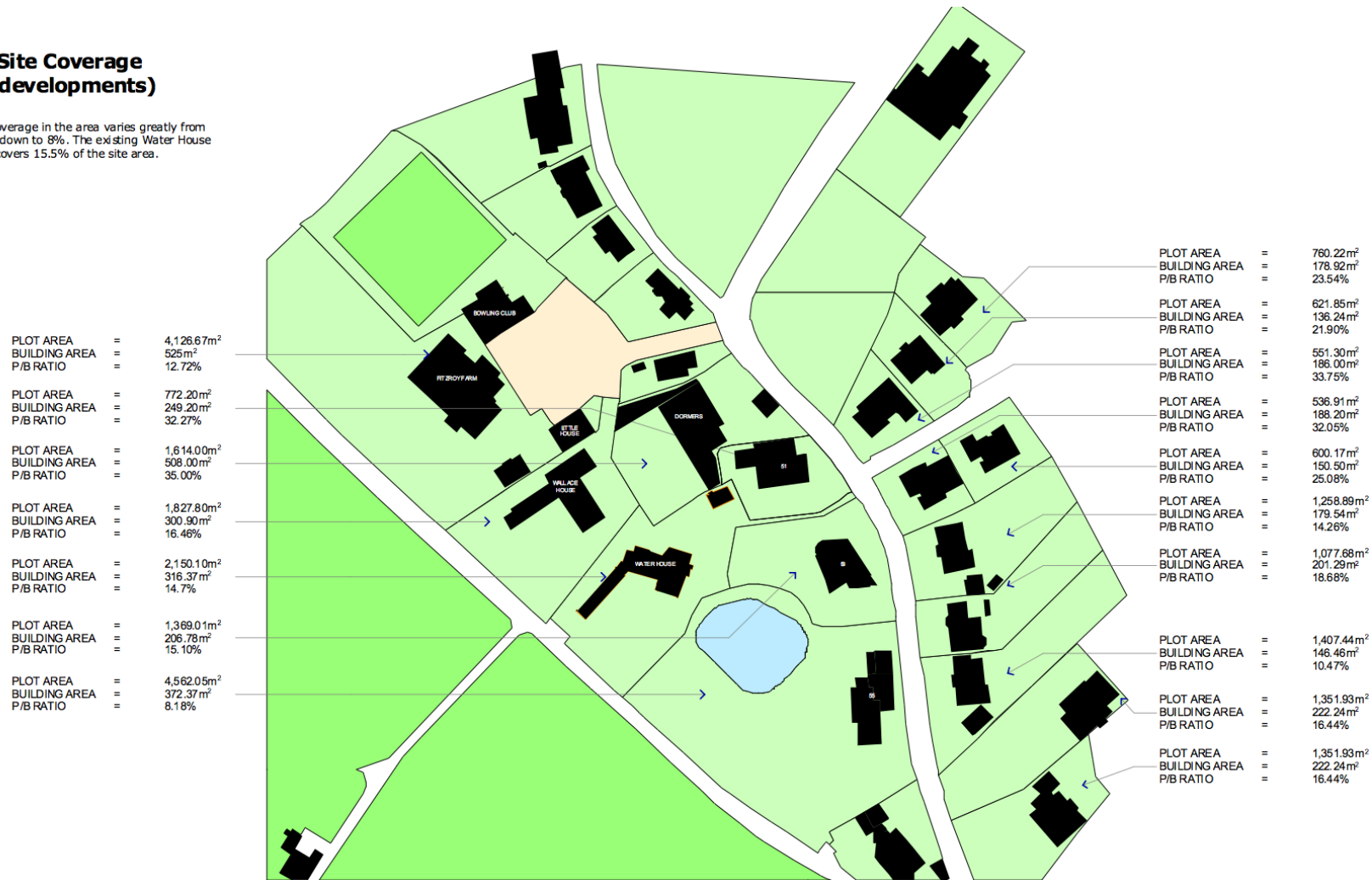
SHH - DESIGN & ACCESS STATEMENT - WATER HOUSE ,MILLFIELD LANE N6



On Page 7, this map clearly differentiates between those sites that are Designated Private Open Space (purple) and those sites that are Conservation Areas within LB Camden (blue stripes), adjacent to Metropolitan Open Lane (green).

Relative Site Coverage (current developments)

3.12 The site coverage in the area varies greatly from 35% right down to 8%. The existing Water House structure covers 15.5% of the site area.



Yet on Page 13, an analysis makes no differentiation between the two designations. Only 6 properties are located in Private Open Space (see table overleaf for more information)

Neighbouring properties in Private Open Space:

Fitzroy Farm - 12.72% post 2012 development

Wallace House - 16.46% post 1999 development

51 Fitzroy Park - 32.27% post 2012 development

53 Fitzroy Park - 15.10% (taking account of 2012 planning permission)

55 Fitzroy Park - 8.18%

AVERAGE NEIGHBOURING PLOT RATIO for POS designation: 16.95%

Neighbouring properties in Conservation Area within LB Camden but not Private Open Space

The Lodge - not given

Westwinds - not given

Dancers End - not given

Kenbrook - not given

Dormers, 49 Fitzroy Park - 35.0% post 1996 development

Farm End Cottage - not given

1, 2, 3, 4 & 5 Fitzroy Close - average 27.3%

Sunbury - 14.3%

Ashridge - 18.9%

Kenview - 10.5%

10 Fitzroy Park - not given

2 of 10 properties in gated development called Haversham Place - average 16.5%