

**D. COLEMAN ESQ**

**1 OAKHILL WAY, HAMPSTEAD, LONDON, NW3 7LR**

**PLANNING, DESIGN AND ACCESS STATEMENT  
AND HERITAGE STATEMENT**

**MARCH 2016**

**Belfast Office:**

33 Shore Road  
Holywood  
County Down  
BT18 9HX

t. 028 9042 1011  
e. [info@mbaplanning.com](mailto:info@mbaplanning.com)  
w. [www.mbaplanning.com](http://www.mbaplanning.com)

**London Office:**

93 Hampton Road  
Hampton Hill  
TW12 1JQ

t. 028 9042 1011  
e. [info@mbaplanning.com](mailto:info@mbaplanning.com)  
w. [www.mbaplanning.com](http://www.mbaplanning.com)

michael burroughs associates

## 1.0 INTRODUCTION

1. This Planning, Design, Access and Significance Appraisal relates to a proposal for a replacement dwelling with a basement extension at No 1 Oak Hill Way.
2. The proposal follows application reference 2015/5165/P for Demolition of the existing house at No 1 Oak Hill Way and replacement with a new 6-bedroom house. This application was recently approved at Planning Committee subject to the completion of a s.106 agreement to secure a construction management plan.
3. The application scheme differs from the 2015/5165/P scheme in the following respects:
  - Addition of a basement,
  - Creation of three windows on front elevation to serve basement screened behind existing steps,
  - Creation of two skylights to the rear,
  - minor reconfiguration of Interior layout and position of windows,
  - addition of two windows to upper floor playroom,
  - adjustment of Roof and second floor to suit enlarged playroom,
  - adjustment of new garage floor level to 121.610 from consented 121.810.

### The Application Bundle

4. This comprises:

Drawing Number	Drawing Title
S00	Existing Site Plan
S01	Lower ground floor existing plan
S02	Ground floor existing plan
S03	First floor existing plan
S04	Existing Roof Plan
S05	Existing Rear Elevation
S06	Existing side NE elevation
S07	Existing front elevation

S08	Existing side SW elevation
S09	Existing section AA
S10	Existing section BB
1275/AP3/ 01	Proposed lower ground floor
1275/AP3/ 02	Proposed ground floor
1275/AP3/ 03	Proposed first floor
1275/AP3/ 04	Proposed second floor
1275/AP3/ 05	Proposed roof plan
1275/AP3/06	Proposed front elevation
1275/AP3/07	Proposed rear elevation
1275/AP3/08	Proposed north east elevation
1275/AP3/09	Proposed side (south west) elevation
1275/AP3/10	Proposed section B-B
1275/AP3/11	Proposed section A-A

5. The application is also accompanied by the following reports:

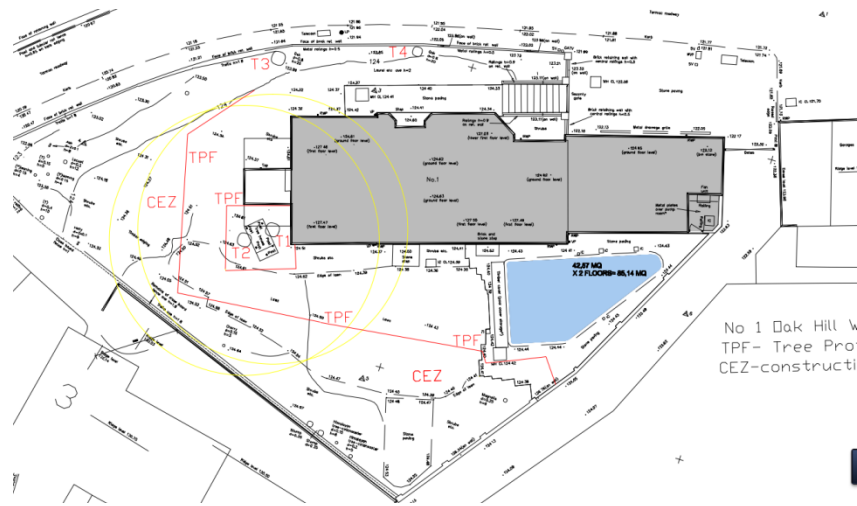
- A Tree Survey and Arboricultural Method Statement prepared by Tre Tec dated March 2016,
- A Basement Impact Assessment prepared by Michael Alexander Consulting Engineers reference issue 1.0,
- A Geotechnical, Hydrogeological and Ground Movement Report prepared by LBH Wembley dated December 2015.

## 2.0 CONTEXT

6. The proposal has been designed taking into account the following considerations.

### The Site

7. The site has an area of 0.09ha. It slopes steeply up from Oak Hill Way and to the west. The rear garden is a full storey higher than the front of the east end of the house.



8. The triangular rear garden has a pool and is separated from its neighbours by a 2m wall.

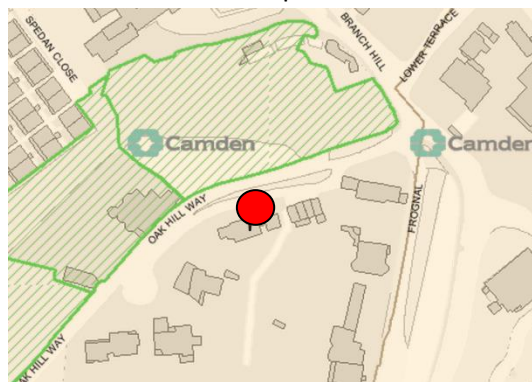


9. The existing house is a mundane design built in the 1960s with a frontage that looks like this:



### The Surrounding Area

10. The site is west of Branch Hill in the Hampstead Conservation Area.



11. Branch Hill Woodland is shown on the plan to the north. This was originally part of Hampstead Heath until it was cut off when Branch Hill House was built in its own grounds in the 1860s.
12. The aerial photo below shows that the area is heavily wooded, mainly the old garden of Branch Hill House.



13. Branch Hill Allotments are on part of this former garden and can be seen on the aerial photo.

14. The sloping site also has areas of woodland, open grass and wooded grounds of private houses. One area is particularly known for its bluebells.
15. This area is not considered to suffer from parking stress and the Public Transport Accessibility Level (PTAL) for this site is only 2 (poor).

#### **Planning History**

16. Consent has been granted for the alteration or demolition and replacement of the house many times from the 1980s onwards.
17. In 1989 consent 8804731 was granted for alterations and extensions to the house comprising a 2-storey rear extension, a single storey conservatory and a single storey annexe above the garage and a single storey extension with terrace on the west side of the house.
18. In 1992 consents 9200263 and 9260025 were granted for works of partial demolition and extension at lower and upper floor levels and the erection of a new pitched roof and alterations to the external elevation.
19. In 2008 consents 2008/3697/P and 5580/C were granted for the erection of part 2-, part 3-storey dwellinghouse with basement, roof terrace and integral parking space following demolition of the existing dwelling.
20. The Case Officer's report said: *The existing dwellinghouse is not a positive contributor in the Hampstead Conservation Area Statement (2002) and is identified as a property which would benefit from enhancement. The existing property is therefore not considered to contribute to the character and appearance of the area; hence, there is no objection to the principle of its demolition subject to an appropriate design for the replacement being agreed. It is noted that English Heritage has no objection to the proposed demolition of the existing dwellinghouse.*
21. In 2010 consent 2010/0149/P was granted for additions and alterations including excavation at basement level to incorporate an additional floor of accommodation for recreational use creation of a sunken courtyard, installation of louvers to glazed atrium and repositioning of glazing as a revision to 2008/3697/P.
22. The Case Officer's Report said: *The proposed design changes have been considered by the conservation and urban design officer, who is happy that the amendments are limited in their impact on the CA and are in the spirit of the approved scheme. As such it is considered that the proposed amendments do not introduce anything new which would warrant an alternative decision.*
23. In 2012 consent 2012/1416/C was granted for demolition of the house.

24. In 2013 consent 2013/7144/P was granted for alterations to existing fenestration and entrance door, erection of mansard roof over garage and demolition of side extension. This consent was implemented.



25. In 2015 consent 2015/0080/P was granted for reconstruction of coach house, internal extension at lower ground floor, 2-storey rear extension addition of front porch, alterations to front and rear following substantial demolition.



26. This has not been implemented. It remains live and is a fall-back against which the current proposal must be judged.

27. In March 2016, the Planning Committee agreed to permit demolition of the existing house and replacement with a new 6-bedroom house subject to the completion of a s.106 agreement to secure a construction management plan.



28. The Council agree the replacement dwelling enhances the conservation area as the recent extensions to the property have compromised the building's overall appearance resulting in the loss of its distinctiveness, meaning it no longer contributes to the character and appearance of the conservation area.

### **Planning Policy**

29. Relevant operational policy is in Camden's DPD (2010), the later NPPF (March 2012) and the later still CPG1 Design and CPG 4 Basements and lightwells (September 2013).

### ***The DPD***

30. Core Strategy Policy CS14 requires development proposals to promote the highest standard of design whilst respecting local context and character.
31. Policy CS14 is supplemented by Development Policy DP24, which reinforces the Borough's commitment to design excellence in both contemporary and traditional styles of architecture.
32. **Policy DP23 - Conservation Areas** says the Council will: take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas; only permit development within conservation areas that preserves and enhances the character and appearance of the area; prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area.
33. **Policy DP24 - Securing high quality design** says the Council will: require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider: character, setting, context and the form and scale of neighbouring buildings; the character and proportions of the existing building, where alterations and extensions are proposed; the quality of materials to be used; the provision of visually interesting frontages at street level; the appropriate location for building services equipment; existing natural features, such as topography and trees; the provision of appropriate hard and soft landscaping including boundary treatments; the provision of appropriate amenity space; and accessibility.
34. **Policy DP25** states a commitment to only permitting development within conservation areas that preserves and enhances the character and appearance of the area.
35. **Policy DP27** says in determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The application is accompanied by a Basement Impact Assessment which considers structural stability and hydrology in accordance with Policy DP27.

### ***The NPPF***

36. This has the following relevant policy:



37. Para 14 sets out the core presumption in favour of sustainable development and says this means approving development proposals that accord with the development plan without delay.
38. Para 17 sets out 12 core land-use planning principles that should underpin both plan making and decision-taking: relevant ones in this case and to conserve heritage assets in a manner appropriate to their significance; to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.
39. Para 56 – Good design is recognised as a key aspect of sustainable development.
40. Para 120 - planning decisions should ensure that new development is appropriate for its location to prevent unacceptable risks from pollution and land instability.
41. Para 131 – indicates the desirability of new development making a positive contribution to local character and distinctiveness.
42. Para 133 – where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless substantial harm or loss is necessary to achieve substantial public benefits that outweigh it.
43. Para 134 – where a development will lead to less than substantial harm this should be weighed against the public benefits of the proposal, including securing its optimum viable use.
44. Para 138 – not all elements of a Conservation Area will necessarily contribute to its significance.
45. Para 186 – local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development.

**Camden’s CPG 1 Design**

46. The following advice is relevant:
  - Alterations should always take into account the character and design of the property and its surroundings. Windows, doors and materials should complement the existing building. Rear extensions should be secondary to the building being extended
  - Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing

building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.

### Camden's CPG 4 Basements and Light-wells

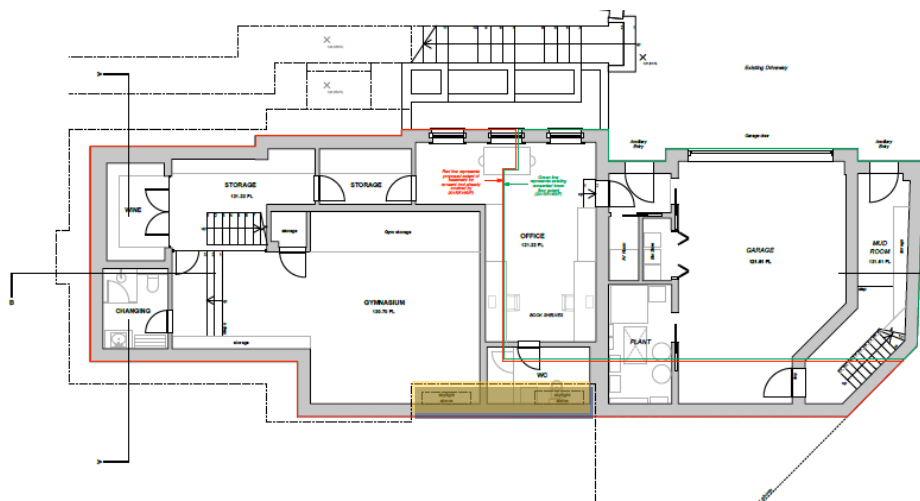
47. The guidance states the Council's preferred approach is not to extend beyond the footprint of the original building and be no deeper than one full storey below ground level (approximately 3 metres in depth). The proposal is consistent with this.

### 3.0 THE PROPOSAL

48. The proposal involves demolition of the existing house at No 1 Oak Hill Way and replacement with a new 6-bedroom house with a basement extension.
49. The application scheme differs from the 2015/5165/P scheme in the following respects:
- Addition of a basement,
  - Creation of three windows on front elevation to serve the basement screened behind existing steps,
  - Creation of two skylights to the rear,
  - minor reconfiguration of interior layout and position of windows,
  - addition of two windows to upper floor playroom,
  - adjustment to roof and second floor to suit enlarged playroom,
  - adjustment of new garage floor level to 121.610 from consented 121.810.

#### *The Basement*

50. The existing basement is shown in green and the proposed basement in red below:



51. The proposed basement is consistent with CPG 4 as it is generally limited to the footprint of the existing house. It sits under the main building envelope of the consented footprint of the

property with the exception of a modest 1m projection beyond the consented footprint to form two skylights (identified in yellow above).

52. The basement level has a gross internal area of 196sqm (GIA) and a depth of between 3.7m and 4.4m.
53. The visible manifestations of the basement are the three windows on the front elevation (which will be screened by the existing steps) and the two modest flush skylights to the rear close to the house. The fenestration is in keeping and aligns with the consented fenestration.
54. The application property benefits from a large rear garden and the skylights are located close to the property as this is a modest basement extension. The skylights will not result in a significant reduction of open space nor will they appear visually intrusive or harm the character and appearance of the conservation area.
55. The application is accompanied by a tree report (which demonstrates there will be no harm to any of the trees on or adjoining the site) and a site investigation (prepared by LBH Wembley) and Basement Impact Assessment (prepared by Michael Alexander Consulting Engineers) that demonstrate the proposal can be constructed without harm to the built and natural environment and neighbouring amenity.

#### ***Changes to the Elevation***

56. The three basement windows are the only material alterations to the front elevation as a result of the basement extension. The existing steps and retaining wall will effectively screen these windows and the elevation below shows the fenestration is in keeping and aligns with the consented fenestration.



***Proposed Front Elevation***



**Consented Front Elevation**

#### 4.0 HERITAGE IMPACT

##### Heritage Assets

57. The Hampstead Conservation Area Statement Townscape Map shows that No 4, a Victorian house on the opposite side of the road, is the only house on Oak Hill Way that is a positive contributor to the Conservation Area.



58. Historic England’s plan above shows that there are two listed buildings or groups of buildings (black triangles) in the immediate area.
59. The 1978 Branch Hill Estate to the west of the site is a local authority flat development – reputedly the most expensive Council houses in Britain - is a low-rise tiered housing scheme built in the 1970s unobtrusively in the midst of woodland. It was listed grade 2 in 2010. It was designed in 1974-78 by Gordon Benson and Alan Forsyth.
60. The covenants that governed the site required the housing to be 2-storey and semi-detached. Narrow stepped paths run down the hillside between the tiered houses which amount to five storeys, but due to the tiering are within the 2-storey stipulation. The houses have gardens that also form the roof of the house below, thus blending into the surrounding green space.

61. Branch Hill Lodge to the north dates from 1868 and was listed grade 2 in 1974. It is the lodge to Branch Hill House and is attributed to Teulon.
62. Branch Hill Woodland is north of the site. It includes Branch Hill Allotments on what was once part of the garden of Branch Hill House (now used by the Council as an old people's home). This was taken over by the local community in the 1980s, which led to the Council earmarking the land for community use as allotments.
63. Branch Hill Woodlands includes a number of areas of woodland, areas of open grass, a wooded bank south of Firecrest Drive as well as the private wooded grounds of Coombe Edge, Oak Hill House and Heysham House. Largely secondary woodland, it includes native and exotic trees, and is important for wildlife. The area of Oak Hill Wood is particularly known for its bluebells.

#### **Heritage Impact**

64. Heritage England's criteria for appraising the significance of proposed changes to building's significance are set out in 'Conservation Principles, Policies and Guidance' and encompass the following values, which are graded using three categories: **low, medium and high**:
  - **Evidential Value** – the potential of a place to yield primary evidence about past human activity;
  - **Historical Value** – ways in which the present can be connected through a place to past people, events and aspects of life;
  - **Aesthetic Value** – ways in which people derive sensory and intellectual stimulation from a place;
  - **Communal Value** – the meanings of place for the people who relate to it, and whose collective experience or memory it holds.

#### ***Evidential value***

65. 'Conservation Principles' says this derives from the potential of a place to yield evidence about past human activity and the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.
66. This is an undistinguished 1960s building that has received consent to be demolished a number of times. It does not reflect the character of the Conservation Area and has **low** evidential value in this context.

#### ***Historical value***

67. 'Conservation Principles' says that historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Historical values are harmed only to the extent that

adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.

68. No 1 has no significant historical associations and its historical value is **low**.

#### ***Aesthetic value***

69. 'Conservation Principles' says that aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place and can be the result of conscious design of a place including artistic endeavour or the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects.
70. The existing building is specifically mentioned in the Hampstead Conservation Area Statement that says *several undistinguished modern houses have been built among the trees along Oak Hill Way*. It identifies No 1 as a *Building or feature which detracts from the character of the area and would benefit from enhancement* and says it is a *neutral contributor to the Conservation Area*.
71. Its aesthetic value is **low**.

#### ***Communal value***

72. 'Conservation Principles' says that communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
73. Communal values are closely bound up with historical value, but tend to have additional and specific aspects. No 1 has no visual or physical association with the activities on the Branch Hill Woodland and its communal value is **low**.

#### **The Proposal's Impact on the Significance of the Heritage Asset**

74. No 1's overall contribution to the significance of the Heritage Asset is low. The Council accepts the existing building makes no contribution to the character and appearance of the Conservation Area and that the replacement dwelling is an enhancement. The basement will have no additional effect that would lead to a different conclusion.
75. The plans show the basement is a modest addition and will have an insignificant effect on the value of the Heritage Asset.

## **5.0 CONCLUSION**

76. The proposal is consistent with planning policy and does not raise any physical or heritage development issues.