

# Boundary Wall and Fence at Millfield Cottage, Millfield Lane

## Addendum to Planning Design and Access Statement

May 2016





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## Document history

Job number: 5139497			Document ref: 5117039/62/DG/248			
Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
1	Revision to include change of wall construction type	BJ	JF	JF	MW	09/05/16

## Client signoff

Client	The City of London Corporation
Project	Hampstead Heath Ponds Project – Boundary wall and fence at Millfield Cottage
Document title	Addendum to Planning Design and Access Statement
Job no.	5139497
Copy no.	
Document reference	5117039/62/DG/254



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## Definitions

For ease of reference, the following terminology has been used throughout this Planning, Design and Access Statement:

Term	Definition
The Approved Development	Engineering works to the Hampstead and Highgate chains of ponds comprising dam raising at Model Boating Pond (2.5m) and Mixed Bathing Pond (1m), new walls along dam crest to increase the height of the dams at Men's Bathing Pond (1m) and Highgate No.1 Pond (1.25m), a 190mm kerb along part of the crest at Hampstead No.2 Pond, a new flood storage dam (5.6m) in the catchpit area, grass-lined spillways at most ponds, dam crest restoration, pond enlargement at Model Boating Pond, a replacement changing room building at Ladies' Bathing Pond and associated landscaping, habitat creation and de-silting
The Proposed Development	As specified in The Application which is the subject of this Addendum to the original Planning, Design and Access Statement
The Site	Land area of the Proposed Development
The Application	An application for planning permission and listed building consent to construct a flood containment wall and fence on the boundary of Millfield Cottage with West Hill Court
The Applicant	The City of London Corporation





# 1. Introduction

- 1.1 On behalf of the City of London, full planning permission and listed building consent is sought for a new flood containment wall and fence to replace the existing boundary fence at Millfield Cottage, Millfield Lane, London, N66JH.

- 1.2 Planning permission was approved in January 2015 under London Borough of Camden Council's reference 2014/4332/P (the 'Approved Development') for:

*Engineering works to the Hampstead and Highgate chains of ponds comprising dam raising at Model Boating Pond (2.5m) and Mixed Bathing Pond (1m), new walls along dam crest to increase the height of the dams at Men's Bathing Pond (1m) and Highgate No.1 Pond (1.25m), a 0.19m kerb along part of the crest at Hampstead No.2 Pond, a new flood storage dam (5.6m) in the catchpit area, grass-lined spillways at most ponds, dam crest restoration, pond enlargement at Model Boating Pond, a replacement changing room building at Ladies Bathing Pond and associated landscaping, habitat creation and desilting.*

- 1.3 The Approved Development included a sheet pile wall at Highgate No.1 Pond which cut through land within the ownership of Millfield Cottage. The owner of Millfield Cottage objected to the planning application on the basis that the wall would be built on his land, although the planning application was approved, it was noted in the Committee Report at paragraph 6.87 that the applicant was working with the owner of Millfield Cottage to come up with a workable solution.

- 1.4 Since the determination of the planning application, the City of London (the applicant), the Atkins Design Team and BAM Nuttall (the contractor) have been working with the owner of Millfield Cottage and the residents of West Hill Court (the adjacent property) to come up with a workable solution. Several different options were assessed as part of the optioneering process prior to an application being submitted in January 2016 for an alternative flood containment wall and fence to replace the sheet pile wall approved under the Approved Development.

- 1.5 Following submission of the application (reference 2016/0501/P) residents of West Hill Court objected to the scheme primarily on the basis of the loss of a large Sycamore tree, which following undergrowth clearance was revealed to be on their side of the boundary fence, and the proposed construction works which would require access to their land.

- 1.6 On 26 April, the City of London representatives met Mrs. Sinclair from Millfield Cottage and representatives of West Hill Court (Armorer Wason and Steve Peacock) on site to discuss a proposal for saving the Sycamore and avoiding works taking place on their side of the boundary.

- 1.7 The design of the wall has subsequently been amended to a post and sleeper type construction, with the aim of retaining the sycamore tree by installing the posts between the tree roots. While this construction type would incur more maintenance costs and have a shorter design life, the City of London has accepted these costs in order to protect the sycamore tree.
- 1.8 The revisions to the original application comprise:
- Wall material and construction type changed to steel post and sleeper type within the site boundary;
  - Wall route amended to go round the group of sycamore trees and the hawthorn stump, on the Sinclair garden side;
  - Number of trees to be removed now reduced from 6 to 3 (the ash, the sycamore on the City of London side of the Sinclair's garden fence, and the yew tree next to the group of sycamore trees);
  - Tree replacement planting reduced from 8 to 6;
  - Steel posts reduced to the level of top of the timber sleepers;
  - Trellis panels increased to be a minimum of 0.5m high, increasing to 1.8m as the natural ground rises away from the pond;
  - Construction entirely on land within the ownership of Millfield Cottage.

## Planning Application Documents

- 1.9 This planning and Listed building application comprises the following documents and drawings:
- Planning Application Form and certificates of ownership (as originally submitted)
  - Planning, Design & Access Statement as amended by Addendum, May 2016 (this document)
  - Highgate No.1 Pond Updated Arboricultural Impact Assessment, Atkins, January 2016 as amended by Addendum report, May 2016
  - Proposed Wall and Fence at Millfield Cottage Addendum to Existing Heritage Statement, MOLA, January 2016
  - Scheme Drawings as set out in Table 1.1

Table 1.1 Scheme Drawings

Drawing Number	Drawing title
5117039-ATK-P6-ZZ-DR-L-7009 P2	Containment wall at Millfield Cottage site location plan
5117039-ATK-P6-ZZ-DR-L-7010 P1	Millfield Cottage existing site plan
5117039-ATK-P6-ZZ-DR-L-7011 revP4	Containment wall at Millfield Cottage worksites, compounds and site access

5117039-ATK-P6-ZZ-DR-L-7301 revC3	Containment wall at Millfield Cottage Landscape and ecology soft landscape details
<del>5117039-ATK-P6-ZZ-DR-L-7502 P2</del>	<del>Wall / fence at Millfield Cottage type A : sheet pile section details sheet 1 of 2 – Sheet pile wall no longer used within site boundary</del>
<del>5117039-ATK-P6-ZZ-DR-L-7503 P2</del>	<del>Wall / fence at Millfield Cottage type A : sheet pile section details sheet 2 of 2 – Sheet pile wall no longer used within site boundary</del>
5117039-ATK-P6-ZZ-DR-L-7504 revC2	Containment wall at Millfield Cottage type A post / sleeper wall detail sheet 1 of 2
5117039-ATK-P6-ZZ-DR-L-7505 revC2	Containment wall at Millfield Cottage type A post / sleeper wall detail sheet 2 of 2
5117039-ATK-P6-ZZ-DR-L-7506 P1	Type B fence at Millfield Cottage
5117039-ATK-P6-ZZ-DR-C-0010 revC3	Millfield Cottage proposed site plan
5117039-ATK-P6-ZZ-DR-C-0008 revP2	Containment wall along Millfield Cottage routes of options considered



## 2. The Revised Proposed Development

- 2.1 The Proposed Development is for the construction of a flood containment wall and fence on the boundary of Millfield Cottage with West Hill Court. The proposed wall and fence would be constructed entirely on land within the ownership of Millfield Cottage.
- 2.2 The Proposed Development is fully described in the drawings submitted to support this application for planning permission and listed building consent. Drawing reference 5117039-ATK-P6-ZZ-DR-C-0010 P3 is a detailed plan view of the proposed flood containment wall and fence. The total length of the wall and fence would be approximately 61.8 metres, split up into two sections marked A and B on drawing reference 5117039-ATK-P6-ZZ-DR-C-0010 C1, as follows:
- **Type A** (length 39.0 metres) – I-section posts with Oak sleepers up to a maximum of 1.3 metres above ground level and Oak square trellis panels up to 1.8 metres above ground level.
  - **Type B** (length 22.8 metres) – Replacement fence formed of I-section posts and square trellis panels cut to fit between trees on boundary line to a height of 1.8 metres above ground level.
- 2.3 The revised proposal would replace existing fencing and trellis in the same location. It would form a flood containment wall for part of its length (Section A), Section B does not have a flood containment function but is designed to help provide the appearance of a single boundary fence along the whole boundary. The lattice structure above the flood containment level was included at the request of the residents of West Hill Court who were concerned about light.
- 2.4 The change in wall type has allowed the trellis panel to be increased in height to a minimum of 0.5m, while retaining the same total height of wall/fence to 1.8m (the same as the existing fence). The solid part of the wall, provided by the timber sleepers, has the same top level throughout, so its height above ground reduces to zero as the existing ground rises away from the pond.
- 2.5 The revised will result in the loss of 3 no. trees (discussed further in the addendum to the Tree Report, May 2016), drawing reference 5117039-ATK-P6-ZZ-DR-L-7301 C1 shows the proposed soft landscape plan which includes the planting of 6 no. replacement trees. The proposed replacement trees are as follows:
- 1 no. Betula Pendula multistem (3-4 metres high);
  - 3 no. Acer Compestre 12-14cmg (approximate height 4 - 4.5 metres); and
  - 2 no. Sorbus Torminalis 14-16cmg (approximate height 3.5 - 4 metres).
- 2.6 All of the trees chosen are native medium sized trees which offer a variety of interest through the year, such as different bark colours and textures, autumn colour, berries and flowers.
- 2.7 The replacement trees have been carefully chosen after discussion with owners of Millfield Cottage and the residents of West Hill Court to ensure that they were happy with the variety and size of the trees proposed.

- 2.8 Figure 1 below shows an existing post and sleeper wall at Stock Pond on Hampstead Heath. This is what is proposed for Section A, but 0.3m taller and with Oak square trellis panels above.

**Figure 1 Post and sleeper wall at Stock Pond**



- 2.9 Figures 2 shows the existing view from West Hill Court, Figure and 3 the original proposal of the proposed flood containment wall from West Hill Court and Figure 4 illustrates the amended scheme which shows a post and sleeper wall instead of the sheet pile wall and the retention of the larger sycamore tree.

**Figure 2 Existing view of boundary of Millfield Cottage from West Hill Court**





**Figure 3 Visualisation of original proposal from West Hill Court**



**Figure 4 Visualisation of revised proposal from West Hill Court, with post and sleeper type wall used and retention of the large Sycamore to the right**







### 3. Conclusion

- 3.1 Planning permission and listed building consent is sought for the construction of a flood containment wall and fence at Millfield Cottage.
- 3.2 Section 54A of the Town and Country Planning Act 1990, requires that all planning applications should be determined in line with the policies and proposals of the Development Plan unless other material considerations determine otherwise. The emphasis of the plan-led system continues to provide the policy context for the consideration of planning applications for the development or use of land under Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 3.3 The original proposal has been revised following concerns about the removal of a large sycamore in the adjoining garden. It is considered that the revised proposal would be acceptable in principle and would have no adverse impacts in terms of development in MOL, design and visual impact, historic environment, landscape and trees and flood risk.
- 3.4 For the reasons set out above, the Proposed Development accords with the provisions of the Development Plan and no material considerations have been identified which indicate that a decision on the application should be other than in accordance with the Development Plan. Therefore the Council is respectfully requested to support this full planning and listed building consent application for the reasons outlined.