FLATS 1 & 2, 31 HEATH DRIVE, HAMPSTEAD, LONDON NW3 7SB

Full Planning & Listed Building Consent applications for amalgamation of two flats; external and internal alterations at ground & first floor levels; and internal alterations and extension at basement level as previously approved under LBC App Refs 2015/3738/P & 2015/3953/L

Design & Access Statement with Heritage Statement

April 2016

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Design & Access Statement incorporating Heritage Statement

Table of Contents

1.0	Introduction	2
2.0	Description of Existing	4
3.0	Planning History	6
4.0	Description of Proposed Works	9
5.0	Planning Policy Framework	11
6.0	Basement Impact Assessment (BIA) & Flood Risk Assessment with Soil Report	27
7.0	Heritage Statement	32
8.0	Sustainability Considerations	40
9.0	Construction Management Plan (CMP)	42
10.0	Access	46
11.0	Policy Assessment of Proposals	47
12.0	Conclusions & Recommendation	52

Appendix A – Copies of previous Decision notices for Full Planning Approval 2015/3738/P and LBC Consent 2015/3953/L dated 4th February 2016
Appendix B – Heritage Asset Assessment Drawings - CH
Appendix C – Photographic Record of Existing - CH
Appendix D – Selected Proposed Drawings - CH

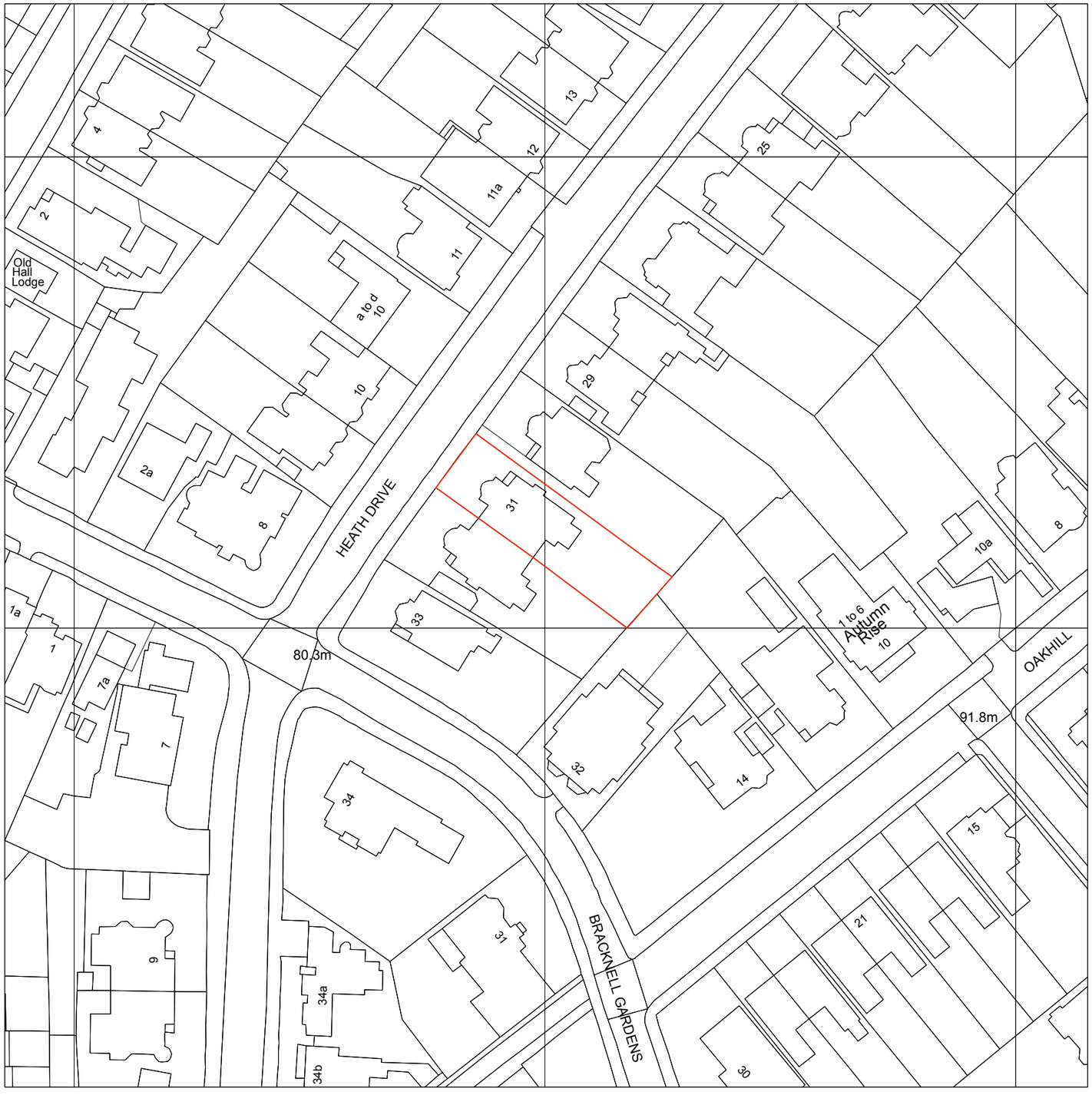
1.0 Introduction

1.1 The owners of Flats 1 & 2, 31 Heath Drive, Anindita & Ravinder Gupta, have asked planning consultants Alistair Grills Associates (AGA) to assist their designers, Callender Howorth (CH) and basement contractor, Crownwell Basements (CB), with the submission of further Full Planning and Listed Building Consent applications in respect of proposed works to their ground/basement flat and recently-purchased first floor flat within a former semi-detached dwellinghouse at 31 Heath Drive, Hampstead. No31, and its neighbour at No32, are Grade II listed buildings within the Reddington and Frognal Conservation Area.

1.2 In summary, the proposals comprise the amalgamation of the two flats into one larger family flat; external & internal alterations; and the extension of the existing basement in exactly the same manner as recently approved under LBC App Refs 2015/3738/P & 2015/3953/L (see decision notices in Appendix A). The applicants acquired the first floor flat whilst the recently-approved applications were still under consideration by LB Camden. The works will now involve external alterations, including the closing up of an existing door opening in the side elevation to create a window; the creation of a new double door opening on the rear elevation; and the replacement of modern French windows accessing a first floor balcony and a modern bedroom window - both at first floor level to the rear, with more appropriate designs. Internally, alterations include the removal and insertion of internal walls; the relocation of the stair linking the ground floor and basement to match that previously approved; the addition of a further stair flight linking ground and first floors within the same central stairwell; and the restoration of the interior including the re-introduction of ceiling roses & cornicing. At basement level, the extension matches that previously-approved with the enlarged basement kept within the ground floor footprint and the existing replacement floor lowered to allow a modest increase in head height.

1.3 Elements of the latest proposals have been the subject of a pre-application advice request to LB Camden (LBC), and further advice has been gleaned from LBC Planning and Conservation officers Jennifer Chivers, Eleanor Lakew & Victoria Pound during the consideration of the recently-approved Full Planning and Listed Building Consent applications. Feedback from LBC in respect of the principle of amalgamating the two flats and incorporating the previously-approved proposals for a basement extension in the latest applications has been positive, subject to the further assessment of the impact on the listed building of the changes now required to link the ground and first floors. These aspects are addressed in the Heritage Statement contained within this report.

1.4 Early site investigations by UK Hydro & Geotechnical Environmental Associates (GEA) confirmed that previous LBC-approved underpinning works had been implemented at the front of the dwelling, which led the applicants to locate the proposed basement extension element away from the front of the house.

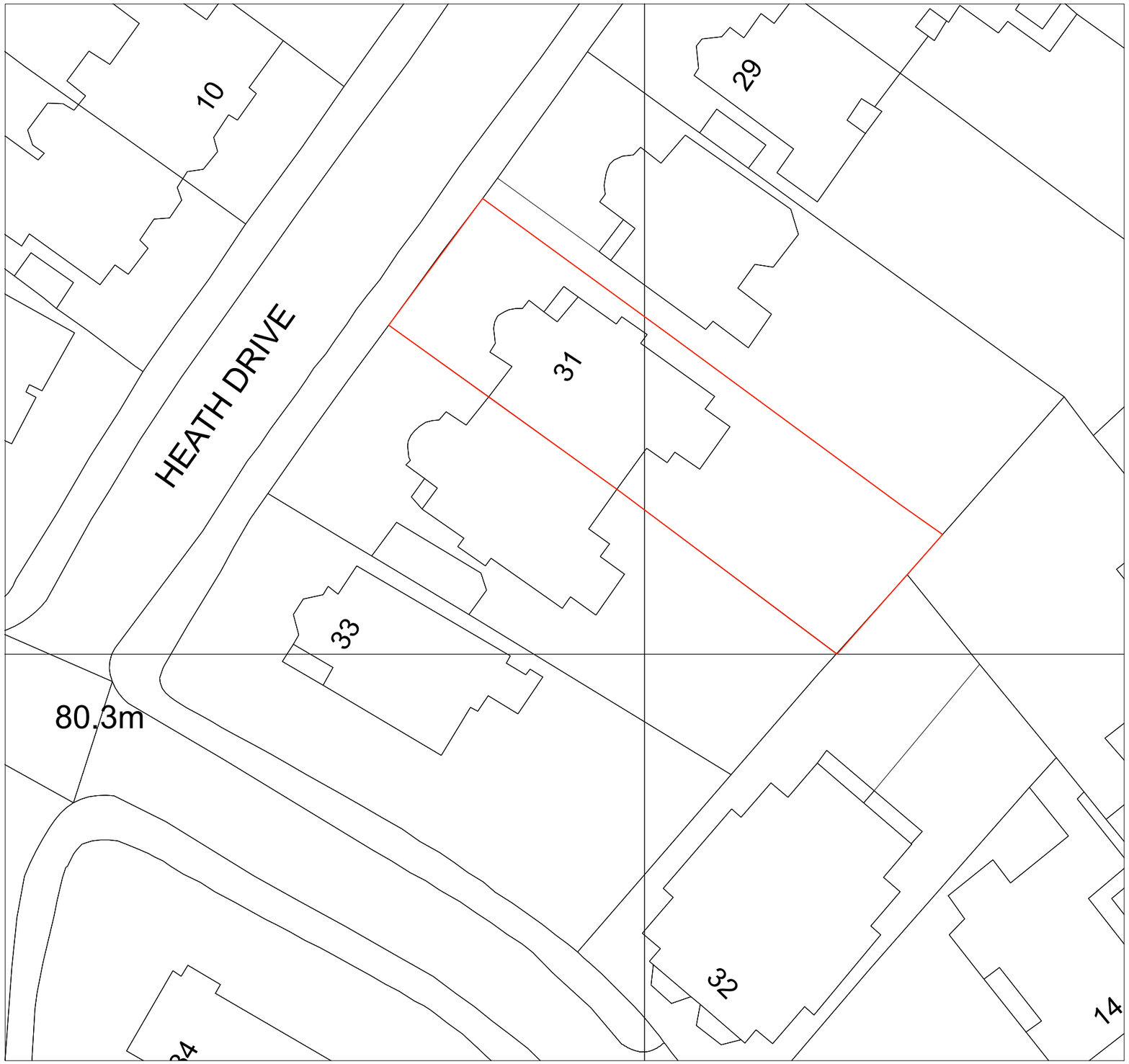


N

1 LOCATION PLAN
Scale: 1:500

0 10 20 30 40 50 M

CallenderHoworth	Morelands 5-23 Old Street London EC1V 9HL	T: 020 7336 8560 F: 020 7549 2152 W:www.callenderhoworth.com	
Job no. **1193**	Job title FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB		
Drawing no. **702**	Drawing title LOCATION PLAN		
Scale 1:500	Size A1	Drawn -	Revision -



1 CONTEXT PLAN
Scale: 1:200

ISSUE: DATE: COMMENT:

CallenderHoworth	Morelands 5-23 Old Street London EC1V 9HL	T: 020 7336 8560 F: 020 7549 2152 W:www.callenderhoworth.com	
Job no. **1193**	Job title FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB		
Drawing no. **703**	Drawing title CONTEXT PLAN		
Scale 1:200	Size A1	Drawn -	Revision -

Consequently, the previously-approved basement layout, now re-submitted with these new applications, avoids the area of the front façade.

1.5 This Design & Access Statement with Heritage Statement describes the existing building; establishes the up-to-date planning history & policy context; identifies the proposed works; provides evidence of their previous acceptability of the basement extension in terms of structural & hydrological impact (Basement Impact Assessment & Flood Risk Assessment); includes an updated Construction Management Plan to take account of the further changes now proposed at ground & first floor level; and assesses the impact of the proposals on affected heritage assets (i.e. the listed building and the Conservation Area) and access. The Statement concludes with an overall assessment of the proposals in terms of prevailing planning policy and a set of conclusions & recommendations.

2.0 Description of Existing

2.1 Flat 1, the lower level apartment at 31 Heath Drive, is a 4 bedroom, ground & basement maisonette within a substantial, semi-detached, former dwellinghouse located on an attractive, tree-lined avenue in Hampstead (see Location Map and photographs & reduced CH drawings in Appendices). Flat 2 comprises a 2 bedroom, first floor flat directly above Flat 1. Situated within the Reddington and Frognal Conservation Area, 31 and 32 Heath Drive read as a single set piece in streetscape terms, with each dwelling originally comprising 2 full storeys with a basement and two attic storeys, providing 5 levels of accommodation in all.

2.2 The current ground floor layout to Flat 1 provides 164.7 sqm of accommodation and comprises a large Living/Reception Room; a Music Room; a Kitchen with Sitting Room & internal Dining Room off; 3 Bedrooms (one with ensuite); a Bathroom; a Cloakroom; and a cupboard with high level water tank off a Private Lobby. The internal staircase constructed in the Seventies leads to a 48 sqm, T-shaped basement with a fourth Bedroom, an open Playroom, a further Bathroom and a Boiler Room. Natural light to the basement is only available through windows on the north east elevation. The current first floor layout, i.e. Flat 2, extends to 158.1 sqm and comprises a Master Bedroom with Dressing Room and Ensuite Bathroom, a second Bedroom (or Study), a Living Room and a Kitchen.

2.3 No 31 & 32 Heath Drive were originally built as a pair of dwellinghouses to near-identical plans by architect CHB Quennell in 1905. However, the properties underwent major alterations in 1975 following LBC's earlier approval of the sub-division of each dwelling into 3 flats (see planning history in Section 3.0). Whilst the front elevations have been altered sympathetically since the early twentieth century, the rear elevations have suffered greatly from poor balcony construction and inappropriate door & window replacement at first and second floor level (see existing elevations & photographs). As a consequence of the external & internal changes, the pair of dwellings was only added to English Heritage's Statutory Register with a Grade II listing in January 1999 (see the Heritage Statement in Section 7.0).

2.4 Internally, the Seventies' conversion inevitably resulted in the sub-division of larger spaces within No31 to provide the required number of rooms & ancillary facilities for the flats. For Flat 1, this is particularly noticeable in the Entrance Hall; the former Family Living Room/Dining Room/Pantry; and the former Lounge (now a Master Bedroom with ensuite). The introduction of a communal lift serving upper floor flats has also carved a section out of what are currently Master Bedrooms at ground & first floor levels and a further room of indeterminate use at basement level. Needless to say, these alterations removed and/or obscured part of Quennell's original floor layouts. Although several major ground floor rooms, including one of the Living Rooms (now a Music Room) & the formal Dining Room (now the main Living Room), do survive

largely intact, current uses often vary from the original. Original fireplaces and cornices have been removed throughout the ground and first floors, leaving few vestiges of the original interior *in situ.*

2.5 Turning to the basement, previous site investigations confirmed that a substantial section of the floor throughout this lower level had been replaced with a new concrete floor (see CH Drawings; Section 6.0 of this report & standalone Basement Impact Assessment). These findings corresponded with the proposals approved under LBC's Full Planning App No CTP/E5/8/7/15593/R dated 17.4.73 for conversion of the property into three self-contained flats. Approved Proposed Long Section (Dwg No 731/3) shows the original basement height of 6' 3" (1.9m) being increased to 7' 6" (2.29m) by the lowering of the floor, thus removing any original fabric. The basement also contracted in size following the more recent underpinning works to the front façade & entrance steps, approved in 2008 (LBC App No 2008/4209/L). This resulted in rooms and/or voids to the front of the building being fore-shortened and becoming inaccessible or unusable.

3.0 Planning History

3.1 A search of LBC's planning archive reveals a substantial list of relevant applications for 31 Heath Drive. Entries are arranged in chronological order starting with the earliest:

- LBC App No TP/160/3154/10919
  Full planning application for conversion into three self-contained flats
  Conditional approval granted 22.9.1960

- LBC App No TP/207/3248/15368
  Full planning application for conversion into three self-contained flats
  Conditional approval granted 22.11.1960

- LBC App No CTP/E5/8/7/11008
  Full planning application for conversion into three self-contained flats (inc. two maisonettes)
  Refused 22.7.1971

- LBC App No CTP/E5/8/7/12000/R
  Full planning application for conversion into four self-contained flats with car parking for 3 cars, inc. a new vehicular access
  Conditional Approval granted 14.12.1971

- LBC App No CTP/E5/8/7/15593/R
  Full planning application for conversion into three self-contained flats, including roof extensions with dormer windows.
  Conditional Approval granted 17.4.1973

- LBC App No CTP/E5/8/7/16521/R
  Application for discharge of Condition 1 pursuant to CTP/E5/8/7/15593/R below (conversion into three self-contained flats, including roof extensions with dormer windows).
  Permission granted 21.2.1974

- LBC App No CTP/E5/8/7/17178
  Application for discharge of Condition 3 Proposed side dormers & landscaping pursuant to CTP/E5/8/7/15593/R below (conversion into three self-contained flats, including roof extensions with dormer windows).
  Registered 17.8.1973, but no decision date entered

- LBC App No CTP/E5/8/7/19220
  Full planning application for the use of part of the front garden area for the parking of 2 cars and the construction of a means of access to the highway.

Refused 22.10.1974

- LBC App No CTP/E5/8/7/21092
  Application for discharge of Condition 3 Proposed landscaping pursuant to CTP/E5/8/7/15593/R below (conversion into three self-contained flats, including roof extensions with dormer windows).
  Permission granted 7.8.1975

- LBC App No 2008/4209/L
  Listed Building Consent application for alterations in connection with underpinning works to main property and replacement of front steps.
  Granted 24.11.2008 and implemented

- LBC App Ref 2015/3738/P
  Extension of existing basement; replacement of existing door to side elevation with a window; and insertion of door on southern elevation
  Permission granted 4.2.16

- LBC App Ref 2015/3953/L
  Extension of the existing basement; replacement of existing door to side elevation with a window and insertion of door on southern elevation; internal alterations at ground floor level; and creation of new openings.
  Granted 4.2.16

3.2 A search of LBC's planning archive for No31's semi-detached neighbour at 32 Heath Drive reveals permissions for the conversion of that property into 3 flats as early as October 1957 (LBC App No TP81003/11568), with a further approval in 1958. On 27.7.83, LBC granted approval E5/8/6/35952(R3) for a change of use and works of conversion to form two self-contained flats on the first floor and two self-contained maisonettes on the second/roof floors including alterations to the roof to provide additional habitable floor space; plus the formation of two balconies to the rear and other minor external alterations. However, applications for a side/rear conservatory (LBC App No PWX0002181) were refused in March 2000 - one year after the building was listed. Two years later, the following entry for works to the ground floor & basement is recorded

- LWX0202466
  Listed Building Consent application for internal alterations including the formation of a new opening and installation of a staircase between the ground floor and basement.
  Granted with conditions 23.7.2002

3.3 Most recently, the following approvals have been entered on the record:

- LBC App No 2010/0722/P
  Planning application for replacement of door and windows on side elevation of basement flat and excavation of the existing basement by 750mm (Class C3).
  Conditional approval granted 14.6.2010

- LBC App No 2010/0732/L
  Listed building consent application for replacement of windows & external door on side elevation of basement flat; installation of new internal staircase; and excavation of existing basement by 750mm.
  Granted 14.6.2010

3.4 Further detailed consideration of these entries and their relevance to the works now proposed can be found in the Heritage Statement within Section 7.0 of this report.

4.0 Description of Proposed Works

4.1 The owners are now proposing the amalgamation of Flat 1 - their current home, with the recently acquired Flat 2 and the sympathetic reconfiguration of the flats to meet the needs of a growing family (see CH's Proposed Drawings). In so doing, and given their experience with the recently approved applications, they are well aware that any proposals must be respectful to both the remnants of Quenell's original layout and the remaining historic fabric within the greatly-altered listed building. As with the previous applications, no extensions are proposed at ground or first floor level, and the changes to the external appearance of the building will be strongly positive – including improvements to the discordant rear elevation at first floor level. At basement level, the proposed extension is located to the south-west of the existing basement, as with the previous approvals, so set well back from the party wall with No32 and the underpinning works to the front of the property.

4.2 In essence, the proposals seek to:

i) Remove much of the clutter resulting from the Seventies conversion;
ii) Retain the key rooms within the property and return them to their original uses where possible – restoring an appropriate hierarchy of space between the upper and lower floors; and
iii) Create a more logical circulation system linking the spaces at ground and first floor level, as well as connecting the basement, ground and first floor levels themselves.

4.3 These aims are realised through the following changes:

- creation of a new external opening in the ground floor Dining Room wall to provide access to the external terrace directly from the Dining Room/Kitchen;
- removal of the existing rear door and its replacement with a same-width window to match others, with matching brick infill below;
- reconfiguration of the existing Entrance Hallway including demolition of non-original walls & part of an original wall to provide a visual link to the basement stairwell; removal of cupboards concealing an original chamfered corner, and retention of a WC off;
- removal of the existing stairs linking basement & ground floor to allow the creation of a Storage Room utilising existing space under the communal stairs, accessed off the Entrance Hallway;
- relocation of bedrooms to the more-appropriate first floor level;
- demolition of largely non-original walls at ground floor level; and reconfiguration of opened up areas through the insertion of new walls to provide a more central Stairwell linking basement, ground & first floor levels - leading to an open plan Kitchen-Dining Room to the rear

of the house with Pantry off; (Note: location of the proposed basement stair remains identical to that in the recent approvals);

- part-removal of a non-original wall between the new Stairwell and the Living Room to create an opening for the installation of a full height glass panel;
- re-introduction of ceiling roses and cornicing to principal rooms;
- removal of a small section of original timber floor joists at first floor level within the proposed Study/Snug-Library to receive the new stair flight from the ground floor;
- relocation of original wall on first floor between proposed Utility/Plant and Master Wardrobe to allow water tank enclosure to be removed from Landing and located in the Laundry or Linen Room;
- minor removal and reconfiguration of non-original walling located between proposed Bedrooms 2 & 3 to facilitate introduction of suitable bathroom accommodation;
- excavation at basement level to create additional living & ancillary space in the form of a Media Room, Utility Room & Plant Room with a ceiling height of 2600mm;
- lowering of part of the 1970's replacement basement floor within the Media Room to provide a finished ceiling height of 2600mm.
- part removal of a non-original wall within the basement to create an open living space (Media Room); and
- removal of section of original & non-original wall to the Guest Bedroom to accommodate a sliding pocket door system (see CH drawings)

4.4 Whilst there is little change in the overall Gross Internal Area of the amalgamated property at ground and first floor levels, which remain at 164.7 sqm and 158.1 sqm respectively, as with the approved scheme, the existing 48 sqm basement increases to 93 sqm, when additional areas of excavation are included. As previously pointed out, however, the extended basement is still only 56% of the ground floor area, so remains subsidiary in the hierarchy of space within the former house

4.5 Callender Howorth's approach to the interior decoration of the combined flatS, which was completely stripped out during the 1970s, is to reference the period in which the house was built (1905) and the Art and Crafts movement which influenced the architect Quennell's work during this period. These references, interpreted in a contemporary way, will include plaster ceiling roses & cornices, timber picture rails, architraves, skirting boards and internal doors; as well as wooden floors to principal rooms at ground floor level and larger rooms in the basement, and carpeted timber floors to the first floor bedrooms. The balcony will have new timber decking. Finally, a new fireplace is proposed for the Living Room using appropriate materials. Callender Howorth will also undertake investigative work to discover whether the original fireplace still remains in the Entrance Hall and, if it does, it will be restored. New ironmongery and electrical hardware will also be sympathetic to the overall design language of the house.

5.0 Planning Policy Framework

5.1 Overarching planning policy in respect of the amalgamation of flats and the alteration & extension of listed buildings located within Conservation Areas derives from central government in the form of the National Planning Policy Framework. These policies have been incorporated in both the GLA's regional policy framework – the London Plan; and LB Camden's (LBC's) recently adopted Local Development Framework. Together, these documents form the development plan for the proposed works to Flat 3, 31 Heath Drive.

National Planning Policy

5.2 National planning guidance is prepared by Central Government and is set out in the *National Planning Policy Framework (NPPF)* adopted in March 2012.

5.3 At its core, the NPPF establishes a presumption in favour of sustainable development, noting that development that is sustainable should be allowed to go ahead without delay (paragraph 14). Paragraph 8 states "in order to achieve sustainable development, economic, social & environmental gain should be sought jointly and simultaneously through the planning system"

5.4 The NPPF explains that "sustainable development" meets the needs of the present without compromising the ability of future generations to meet their own needs and adopts the five guiding principles of sustainable development set out in the UK Sustainable Development Strategy.

5.5 The NPPF confirms that it does not change the statutory status of the development plan as a starting point for decision-making (paragraph 12) Therefore, development proposals that accord with an up-to-date development plan should be approved without delay and where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole, or specific policies in the NPPF indicate that development should be restricted.

5.6 In terms of decision-taking, paragraph 186 states that LPAs should approach decision-taking in a positive way in order to foster the delivery of sustainable development. In doing so, LPAs should look for solutions rather than problems. Decision takers at every level should seek to approve applications for sustainable development where possible.

5.7 In addition, good design is identified as a key aspect of sustainable development (NPPF paragraph 56).

5.8 New development should also be integrated into the existing natural, built and historic environment (NPPF paragraph 61).

5.9 Regarding the conservation and enhancement of the historic environment, the NPPF includes policies which used to be covered by PPS5 – Planning for the Historic Environment. Paragraph 126 advises that LPAs should take into account the desirability of sustaining and enhancing the significance of heritage assets.

5.10 NPPF paragraph 128 advises LPAs that, when determining applications, they should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. However, the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the NPPF indicates that the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Paragraph 129 requires LPAs to take such assessments into account when determining applications.

5.11 NPPF Paragraph 132 states that, when considering the impact of the proposed development on the significance of a designated heritage asset, great weight should be given to the asset's contribution to the context area.

5.12 NPPF paragraph 110 states that, in preparing plans to meet development needs and with regard to pollution control, the aim should be to minimise pollution and other adverse effects on the local and natural environment. To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that any development is appropriate to its location.

5.13 Finally, separate technical guidance is published alongside NPPF paragraphs 99 - 104 in respect of flood risk. The guidance retains key elements of superseded Planning Policy Statement 25, identifying areas at risk of flooding and defining flood risk.

Regional Planning Policy

5.14 Turning to the GLA's regional London Plan, the Mayor of London published his Further Alterations to the London Plan (FALP) in March 2015. This document sets out a number of detailed sustainability and climate change policies including Policy 5.1 Climate Change Mitigation; Policy 5.2 Minimising Carbon Dioxide Emissions; Policy 5.3 Sustainable design and construction; Policy 5.4 Retrofitting; and Policy 5.7 Renewable Energy. Whilst these policies generally refer to larger schemes, implementation of the principles set out in Policy 5.4 Retrofitting is encouraged - see below:

A The environmental impact of existing urban areas should be reduced through policies and programmes that bring existing buildings up to the Mayor's standards on sustainable design and construction. In particular, programmes should reduce carbon dioxide emissions, improve the efficiency of resource use (such as water) and minimise the generation of pollution and waste from existing building stock.

5.15 In follow up explanatory paragraph 5.29, the Mayor notes that Retrofitting buildings can make a significant contribution to the climate change and resource management aims of his Plan – for example, London's existing domestic buildings contribute 36 per cent of the region's carbon dioxide emissions alone. Along with other non-domestic buildings, retrofitting the existing building stock presents a significant opportunity to help meet the strategic carbon dioxide reduction target of 60 per cent by 2025.

5.16 As 31 Heath Drive is a listed building within a Conservation Area, Policy 7.8 Heritage Assets and Archaeology is highly relevant. Part A states that London's heritage assets and historic environment, including, *inter alia*, listed buildings and conservation areas, should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account. Parts B, C & D of Policy 7.8 add the following requirements:

Strategic

B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Local Planning Policy

5.17 LB Camden has adopted a number of planning documents that, alongside the Mayor's London Plan, form the 'development plan' for the Borough – the starting point for planning decisions. With regard to 31 Heath Drive, these comprise:

- The Core Strategy Document (CS) - November 2010
- The Development Policy Document (DPD) - November 2010

- Camden Planning Guidance (CPG), specifically CPG3 - Sustainability, CPG4 Basements and Lightwells & CPG6 - Amenity
- The Redington and Frognal Conservation Area Appraisal and Management Strategy (RFCAP)

LBC Core Strategy

5.18 The LBC Core Strategy is the principal document in the Local Development Framework and provides the vision, objectives and spatial policies to guide development in the Borough up to 2025.

5.19 The subsection to Core Strategy Policy CS13 - Tackling climate change through promoting higher environmental standards, entitled Reducing the effects of and adapting to climate change, advises:

> *The Council will require all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation by,[inter alia]:*
>
> > *c) minimising carbon emissions from the redevelopment, construction and occupation of buildings by implementing, in order, all of the elements of the following energy hierarchy:*
> > *- ensuring developments use less energy; and*
> > *d) ensuring buildings and spaces are designed to cope with, and minimise the effects of, climate change.*
>
> *The Council will have regard to the cost of installing measures to tackle climate change as well as the cumulative future costs of delaying reductions in carbon dioxide emissions*

5.20 As to heritage matters, Core Strategy Policy CS14 - Promoting high quality places and conserving our heritage states that:

> *The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by, [inter alia]:*
>
> > *a) requiring development of the highest standard of design that respects local context and character;*
> > *b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
> > *d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*

LBC Development Management Document

5.21 LBC's Development Management Document 2010-2025 contributes towards delivering the Borough's Core Strategy by setting out detailed planning policies that the Council will use when determining applications for planning permission in the borough to ensure they achieve the vision and objectives of the Core Strategy

5.22 LBC DMD Policy DP2 – Making full use of Camden's capacity for housing advises, *inter alia*, that:

> *The Council will seek to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing, by:*
>
> *a) expecting the maximum appropriate contribution to supply of housing on sites that are underused or vacant, taking into account any other uses that are needed on the site;*
>
> *The Council will seek to minimise the loss of housing in the borough by:*
>
> *f) resisting developments that would involve the net loss of two or more homes, unless they:*
> *- create large homes in a part of the borough with a relatively low proportion of large dwellings,*
> *- enable sub-standard units to be enlarged to meet residential space standards, or*
> *- enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed.*

5.23 Explanatory paragraph 2.23 to Policy DP2 continues:

> *The majority of permissions granted for the loss of homes involved schemes to combine 2 or more homes into a single large dwelling. Within the affordable housing stock, these changes are justified by the severe problems of overcrowding and the high proportion of existing one-bed dwellings. However, there is no comparable mismatch across the borough's market sector, and typical layouts suggest that merger of existing market homes is largely geared to a demand for high value housing rather than the creation of additional bedrooms for large families. Therefore, schemes that would create a loss of more than one residential property will generally be resisted. The Council does not seek to resist schemes combining dwellings that involve the loss of a single home.*

5.24 With regard to Policy DP22 - Promoting sustainable design and construction, explanatory paragraph 22.5 makes clear that only developments of 5 or more

dwellings or 500sqm of any floorspace are required to address sustainable development principles in their Design and Access statements or in a separate Energy Efficiency Statement, specifying how these principles have contributed to reductions in carbon dioxide emissions. The proposal for amalgamation, alterations and extension at 31 Heath Drive, do not, therefore, fall into this category.

5.25 Policy DP23 – Water requires developments to reduce their water consumption, the pressure on the combined sewer network and the risk of flooding by inter alia
:

a) incorporating water efficient features and equipment and capturing, retaining and re-using surface water and grey water on-site;
b) limiting the amount and rate of run-off and waste water entering the combined storm water and sewer network through the methods outlined in part a) and other sustainable urban drainage methods to reduce the risk of flooding;
c) reducing the pressure placed on the combined storm water and sewer network from foul water and surface water run-off and ensuring developments in the areas identified by the North London Strategic Flood Risk Assessment and shown on Map 2 as being at risk of surface water flooding are designed to cope with the potential flooding;
d) ensuring that developments are assessed for upstream and downstream groundwater flood risks in areas where historic underground streams are known to have been present;

5.26 Policy DP24 of the DMD, entitled Securing high quality design, advises:

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 , [inter alia]:

a) character, setting, context and the form and scale of neighbouring buildings;
b) the character and proportions of the existing building, where alterations and extensions are proposed;
c) the quality of materials to be used;
e) the appropriate location for building services equipment;
f) existing natural features, such as topography and trees;
i) accessibility.

5.27 DMD Policy DP25 – Conserving Camden's heritage sets out Council policy in respect to conservation areas and listed buildings:

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
c) 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, unless exceptional circumstances are shown that outweigh the case for retention;
d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
g) not permit development that it considers would cause harm to the setting of a listed building.

5.28 Subsequent explanatory paragraph 25.13 records that, in order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest. In addition, consent is required for any alterations, including some repairs, which would affect the special interest of a listed building.

5.29 Certain aspects of DMD Policy DP26 - Managing the impact of development on occupiers and neighbours are also highly relevant:

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

d) noise and vibration levels;
e) odour, fumes and dust;
g) the inclusion of appropriate attenuation measures.

We will also require developments to provide:

h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
i) facilities for the storage, recycling and disposal of waste;
j) facilities for bicycle storage;

5.30 Explanatory paragraphs 26.9 and 26.10 provide clarification in respect of attenuation measures and Construction Management Plans:

26.9 Most potential negative effects of a development can be designed out or prevented through mitigation measures. For example, appropriately located and insulated extraction equipment can prevent nuisance caused by strong odours and fumes. An air tight building with mechanical ventilation and good insulation can make living adjacent to railways and busy roads acceptable with regards to noise, vibration and internal air quality. We will require any attenuation measures to be identified prior to planning permission being granted and secured for the lifetime of the development.

26.10 Disturbance from development can also occur during the construction phase. Measures required to reduce the impact of demolition, excavation and construction works must be outlined in a Construction Management Plan. We will require Construction Management Plans to identify the potential impacts of the construction phase of the development and state how any potential negative impacts will be mitigated.

Construction Management Plans may be sought for:

- *major developments;*
- *basement developments;*
- *developments involving listed buildings or adjacent to listed buildings;*
- *developments that could affect wildlife,*
- *developments on sites with poor or limited access; and*
- *developments that could cause significant disturbance due to their location or the anticipated length of the, demolition, excavation or construction period.*

5.31 Further details on Construction Management Plans and the Council's approach to basements are set out in Camden's Supplementary Planning Guidance (see paras 5.40-5.47) and DPD Policy DP27 below.

5.32 As the applicant is proposing a basement extension to 31 Heath Drive, although not a lightwell, part of DMD Policy DP27 – Basements and Lightwells is also relevant:

> *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 Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. We will require developers to demonstrate by methodologies appropriate to the site that schemes:*
>
> > *a) maintain the structural stability of the building and neighbouring properties;*
> > *b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;*
> > *c) avoid cumulative impacts upon structural stability or the water environment in the local area;*
> >
> > *and we will consider whether schemes:*
> >
> > *d) harm the amenity of neighbours;*
> > *e) lead to the loss of open space or trees of townscape or amenity value;*
> > *f) provide satisfactory landscaping, including adequate soil depth;*
> > *g) harm the appearance or setting of the property or the established character of the surrounding area; and*
> > *h) protect important archaeological remains.*
>
> *The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.*

5.33 Explanatory paragraph 27.9 comments that a basement development that does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level (approximately 3 metres in depth) is often the most appropriate way to extend a building below ground.

5.34 However, subsequent paragraph 27.11 notes that, in the case of listed buildings, applicants will be required to consider whether basement and underground development preserves the existing fabric, structural integrity,

layout, inter-relationships and hierarchy of spaces, and any features that are architecturally or historically important. The text advises that listed buildings form an intrinsic part of the character of conservation areas and, therefore, basement development which harms the special architectural and historic interest of a listed building is also likely to fail to preserve or enhance the character or appearance of the conservation area in which it is located.

Camden Planning Guidance (CPG)

5.35 LBC has introduced a number of subject-specific guides to support the policies set out in the Core Strategy and Development Management Document CPG4. These include

- CPG3 - Sustainability (September 2013)
- CPG4 - Basements and Lightwells
- CPG6 - Amenity

CPG3 - Sustainability

5.36 Chapter 4 of CPG3 covers Energy Efficiency – Existing Buildings. Paragraph 4.3 of CPG3 refers to the expectations as set out in Core Strategy Policy CS13 - paragraph 13.9 that development, or alterations to existing buildings, should include proportionate measures to improve their environmental sustainability, where possible. Consequently, whilst the works at 31 Heath Drive do not require the submission of an Energy Statement or compliance with the latest BREEAM or Ecohome requirements, LBC notes:

- *All buildings, whether being updated or refurbished, are expected to reduce their carbon emissions by making improvements to the existing building. Work involving a change of use or an extension to an existing property [of 30 sqm or greater] is included. As a guide, at least 10% of the project cost should be spent on the improvements.*

- *Where retro-fitting measures are not identified at application stage we will most likely secure the implementation of environmental improvements by way of condition. Appendix 1 sets out a checklist of retro fit improvements for applicants.*

- *Special consideration will be given to buildings that are protected, e.g. listed buildings to ensure that their historic and architectural features are preserved.*

5.37 LBC's list of typical retro-fitting measures for buildings is set out below, although not all are appropriate for listed buildings:

- *Draught proofing*
- *Reflective radiator panels*
- *Overhauling/upgrading windows*
- *New boiler*
- *LED lighting*
- *Meters, timers, sensors, controls on heating or lighting*
- *Mechanical Ventilation with Heat Recovery*
- *Insulation*
- *Insulation - Hot water tank & pipes*
- *Insulation - Roof*
- *Insulation - Walls Internal*
- *Insulation - Walls External*
- *Insulation - Floor*
- *Renewable energy technology - Solar PV panels*
- *Renewable energy technology - Solar thermal (hot water) panels*
- *Renewable energy technology - Ground source heat pumps*
- *Double glazed windows / Secondary glazing*
- *Combined heat and power unit*
- *Green or brown roof*
- *Rainwater harvesting*
- *Other measures*
- *Off-setting contribution £3,000*

5.38 In addition, paragraph 7.2 advises that the Council expects all developments to be designed to be water efficient by minimising water use and maximising the re-use of water. This includes new and existing buildings.

5.39 Paragraph 8.5 also expects all developments should aim for at least 10% of the total value of materials used to be derived from recycled and reused sources. This should relate to the WRAP Quick Wins assessments or equivalent as (highlighted in the waste hierarchy information section in CPG3). Special consideration will be given to heritage buildings and features to ensure that their historic and architectural features are preserved.

5.40 Paragraph 8.19 advises that in projects that involve the refurbishment of heritage buildings (those built before 1919) or those in conservation areas, materials should be specified in line with the following hierarchy:

- *Reclaimed materials should be matching and appropriate to the building type/area (original construction time/period) and sufficiently robust in their performance not to compromise building function;*

- *Materials with a low environmental impact as determined by the BRE Green Guide to Specification subject to approval from Conservation Officers and provided those materials do not compromise the performance (thermal, structural or otherwise) of the existing building; and*

- *When selecting insulation materials for older buildings, preference should be given to natural fibre based materials that prevent moisture retention in the building fabric.*

5.41 Paragraph 8.20 advises that, as part of the Design and Access Statement, the applicant will be expected to describe how the development has considered materials and resources. This statement should provide an explanation of the opportunities for the selection and sourcing of sustainable materials that have been considered in the proposal, and the reasons for the sourcing choices made. The statement should also detail which existing materials on the site are to be re-used as part of your development or made available for re-use elsewhere.

CPG4 - Basements and Lightwells

5.42 LB Camden's Planning Guidance – CPG4 Basements and lightwells, adopted in 2013, is also highly relevant to the current application as it identifies the planning & design issues to be addressed when considering applications involving basements and sets out the Council's requirements in respect of Basement Impact Assessments.

5.43 The Council's starting point is that basement and underground development will only be permitted if it does not:

- *Cause harm to the built and natural environment;*
- *Result in flooding*
- *Lead to ground instability*

5.44 Consequently, a site-specific Basement Impact Assessment (BIA) must be submitted with the application covering these 3 issues. The BIA must include the following stages:

- *Stage 1 – Screening*
- *Stage 2 – Scoping*
- *Stage 3 – Site investigation and study*
- *Stage 4 – Impact assessment; and*
- *Stage 5 – Review & decision making (LBC)*

5.45 Paragraph 2.8 of CPG4 advises "The purpose of a BIA is to enable the Council to assess whether any predicted damage to neighbouring properties and the water environment is acceptable or can be satisfactorily ameliorated by the developer. The CPG then explains what technical analyses are required, with the help of flow charts & questionnaires, and confirms that a Non Technical Summary is required for those with no technical knowledge. In addition, all persons undertaking the work must be appropriately qualified – as set out in

para 2.11, and the construction & demolition processes must be undertaken in accordance with the Considerate Constructors Scheme standards.

5.46 In addition, para 2.50 advises that, where basement works are proposed in Conservation Areas or adjacent to a listed building, the Council will seek the submission of a Management Plan for demolition and/or construction (see Construction Management Plan – CMP in Section 9.0).

5.47 Paras 2.59-2.61 emphasises the additional requirement for Listed Building Consent when works below a listed building are proposed.

5.48 Para 2.67 also notes that consideration should be given to the existence of trees on or adjacent to the site, including street trees and the required Root Protection Zone (RPZ) of these trees.

5.49 The upshot of CPG4 guidance is that, whilst there is no blanket ban on basement extensions within LB Camden, the applicants must demonstrate that their proposal:

- does not affect the architectural or historic character of the listed building or Conservation Area;
- avoids creating ground or structural instability;
- avoids harm to the natural environment, including trees
- avoids placing the occupants or others at increased flood risk; and
- does not impact negatively on neighbours' amenity.

CPG6 – Amenity

5.50 Chapter 8 of CPG6 advises that Construction Management Plans (CMPs) are required for developments that are on constrained sites or are near vulnerable buildings or Structures (included listed buildings). They are essential to ensure developments do not damage nearby properties or the amenity of neighbours.

5.51 Paragraph 8.1 advises that the purpose of CPG6 is to give details on how CMPs can be used to manage and mitigate the potential impacts of the construction phase of a development.

5.52 Paragraph 8.2 goes on to confirm that whilst it is recognised that all construction and demolition work causes at least some noise and disturbance, where construction impact is particularly significant, LBC will ensure it is managed through a legally binding Construction Management Plan.

5.53 Any Construction Management Plan will manage on-site impact arising from demolition and construction and will also seek to establish control over construction traffic and how this integrates with other construction traffic in the area, having regard to cumulative effect.

5.54 Paragraph 8.12 advises that most Construction Management Plans will be umbrella documents managing all impacts of the demolition, excavation and construction processes. This would include (but is not limited to) issues such as:

- *Dust, noise and vibration on site and off site;*
- *Traffic management highways safety and highways congestion;*
- *Protection of listed buildings (if relevant);*
- *Stability of adjacent properties;*
- *Protection of any off-site features that may be damaged due to works;*
- *Protection of biodiversity and trees; and*
- *Preservation of the amenity of surrounding residential and other sensitive uses.*

5.55 Paragraph 8.13 notes that a Construction Management Plan is often split into two elements. The first element will be focused on controlling environmental impacts, pollution and other non-highway related impacts arising from the scheme, having regard to the requirements of the Council's Considerate Contractor Manual and best practice guides from the GLA. In particular, this will seek to control hours of operation and monitor and manage air quality, noise, dust and other emissions of other pollutants and location of equipment. The second element will be focused on traffic control with a view to minimizing disruption, setting out how construction work will be carried out and how this work will be serviced (e.g. delivery of materials, set down and collection of skips), with the objective of minimising traffic disruption.

5.56 PG6 paragraph 8.16 confirms the Construction Management Plan should include the following statement:

> *"The agreed contents of the construction management plan must be complied with unless otherwise agreed with the Council. The project manager shall work with the Council to review this Construction Management Plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council and complied with thereafter."*

5.57 Paragraph 8.17 instructs that the details contained within a Construction Management Plan will relate to the nature and scale of the development, however, in terms of assessing the impact on transport the plan should demonstrate that the following has been considered and where necessary the impacts mitigated:

a) Start and end dates for each phase of construction;
b) The proposed working hours;
c) The access arrangements for vehicles;

d) Proposed routes for vehicles between the site and the Transport for London Road Network (TLRN). Consideration should also be given to weight restrictions, low bridges and cumulative effects of construction on the highway;
e) Sizes of all vehicles and the frequency and times of day when they will need access to the site, for each phase of construction;
f) Swept path drawings for any tight manoeuvres on vehicle routes to the site;
g) Details (including accurate scaled drawings) of any highway works necessary to enable construction to take place;
h) Parking and loading arrangements of vehicles and delivery of materials and plant to the site;
i) Details of proposed parking bays suspensions and temporary traffic management orders;
j) Proposed overhang (if any) of the public highway (scaffolding, cranes etc);
k) Details of any temporary buildings outside the site boundary, or overhanging the highway;
l) Details of hoardings required or any other occupation of the public highway; m) Details of how pedestrian and cyclist safety will be maintained,
including any proposed alternative routes (if necessary), and any banksman arrangements;
n) Details of how traffic associated with the development will be managed in order to reduce congestion;
o) Arrangements for controlling the movements of large/heavy goods vehicles on and in the immediate vicinity of the site, including arrangements for waiting, turning and reversing and the provision of banksmen, and measures to avoid obstruction of adjoining premises.
p) Details of any other measures designed to reduce the impact of associated traffic (such as the use of construction material consolidation centres);
q) Details of how any significant amounts of dirt or dust that may be spread onto the public highway will be cleaned or prevented;
r) Details of any Construction Working Group that may be required, addressing the concerns of surrounding residents, as well as contact details for the person responsible for community liaison on behalf of the developer, and how these contact details will be advertised to the community;
s) A statement confirming registration of the site with the Considerate Constructors Scheme;
t) How the servicing approach takes into consideration the cumulative effects of other local developments with regard to traffic and transport;
u) Provision for monitoring of the implementation of the CMP and review by the council during the course of construction works;

v) Any other relevant information with regard to traffic and transport.

The Redington and Frognal Conservation Area Appraisal and Management Strategy (RFCAP)

5.58 Finally, the Conservation Area Statement for the Reddington and Frognal Conservation Area also provides useful contextual background information and an indication of the Council's priorities in the area surrounding the site. In this instance, however, as the external changes are minimal and located to the rear of the property, listed building policies will be the key considerations in the assessment of the impact of the proposals on the Heritage Asset.

6.0 Basement Impact Assessment & Flood Risk Assessment

6.1 The applicants instructed UK-Hydrosciences Ltd (UK-Hydro) to undertake the required Basement Impact Assessment (BIA) & Flood Risk Assessment (FRA) to accompany the previous applications for a basement extension at 31 Heath Drive. The basement extension proposal submitted with the latest application, including the location of the new stair linking basement and ground floor, is identical to that previously submitted, independently-assessed and approved by the Council in February 2016. Consequently, LB Camden's original planning case officer, Jennifer Chivers, advised that submission of the original BIA and FRA reports produced by UK-Hydro in June 2015 plus with the follow-up reports prepared by Geotechnical & Environmental Associates (GEA) in December 2015 to answer the independent assessor's queries, are sufficient to address the structural, hydrological and flood risk issues raised by the inclusion of the same basement extension proposal in the latest set of applications. In other words, it is not necessary for LBC to run the whole BIA & FRA exercise again.

6.2 The key findings in UK Hydro's BIA for proposals that included the lowering and extending of a single storey existing basement to approximately 2.4m below ground level and internal refurbishments are set out below:

- Ground conditions at the site were investigated by Sub Surface South East Ltd in April 2015 (Report Reference AJP/SE1281), with the exploratory holes revealing ground conditions that were generally consistent with the geological records and known history of the area, i.e. between 0 00 m and 1.90m thickness of made ground locally overlying materials typical of Superficial Head with the London Clay Formation at depth.

- No groundwater was encountered during site investigations to a depth of 5.45m and as the depth of the proposed works is only 2.4m, no impact on groundwater is anticipated.

- The nearest surface water feature is recorded to be in excess of 1 km from the site. The site lies within 100m of a tributary of the River Westbourne, although the river is now completely enclosed and used as a sewer. As a result, the proposed development has an acceptable flood risk within the terms and requirements of PPS 25 and current NPPF policy.

- The proposed development does not include any remodeling of slopes to angles greater than r that could potentially result in slope stability issues. lt is, therefore, considered that slope stability can be maintained through the proper execution of the works as detailed by the Structural Engineer.

- No trees are affected by the proposed development.

- The natural ground stability hazards dataset supplied by the BGS gave the hazard rating for collapsible ground as 'very low' with compressible ground at the site being listed as 'no hazard'.

- Heave can be reduced by proceeding with the excavation in stages as per the MMP Design Ltd Construction Method Statement detailed in 4467 Calculations (see Appendix A of Construction Management Plan accompanying application).

- The findings of UK Hydro's scoping report were based on intrusive site investigations carried out by Sub Surface South East Ltd (Report Reference AJP/SE1281, which were submitted under separate cover.

6.3 The key findings in UK Hydro's FRA were as follows:

- The Environment Agency's Flood Map for Planning (Rivers and Seas) indicates the site is not within Zone 2 or 3 in terms of flood risk.

- The ground and groundwater conditions indicate that precipitation falling on the site, where not already collected by gulley's from roof and hard standing, has and will continue to infiltrate through the made ground and silty clay passing downwards until it reaches the top of the relatively low permeability London Clay formation where the direction of flow will become lateral contribution to local groundwater.

- The vertical infiltration of rainwater is likely to be very limited at this site and the development should not affect the existing local groundwater sewers. Consequently, as the proposed works do not extend beyond the existing footprint of the building, it will not burden the existing sewers.

- There has been no historic flooding on the site.

- The statistical risk of flood is lower on this site than the surrounding area.

- There is a lower risk of flooding to this specific site and as it has a less than 1 in 1000 chance of flooding (<0.1%) in any year it can be categorized as 'Zone 1' (Low Probability).

6.4 UK-Hydro also made the following recommendations to ensure that the current hydrological regime would not be burdened by the development:

1. The installation of a type "C "cavity drain as a fast line defence against groundwater flooding the basement.

2. The installation and continued active maintenance of a sump fitted with 'dual' pumps capable of discharging 2 l/s installed as standard. These to be fitted with a high level alarm with battery backup to warn in the event of pump failure.

3. The provision of anti-backflow valves at basement level; this will enhance the prevention of flooding from surcharged public sewers.

4. Localised measures for flood mitigation such as brick up-stands around any new light wells should be installed and furthermore any new external hard-standings should be set to falls away from the property preferably to storm gulleys.

5. The provision for access for maintenance of all existing drains and proposed drains via manholes are recommended.

6. The provision and maintenance of unrestricted access to an upper level in order for people to escape at all times.

7. Undertake a localised drainage search such as. 'Con29DW' with Build-Over Agreement before any works commences in order to ascertain whether any drainage facilities are shared.

8. With the above recommendations in place, the proposed development has an acceptable flood risk within the terms and requirements of PPS 25 and current NPPF policy.

6.5 On the basis of this information, UK-Hydro considered the proposed development would not have a detrimental effect on groundwater or surface flooding in the vicinity of the site. However, at LB Camden's request, UK-Hydro's BIA & FRA findings were audited by independent structural engineers, Campbell Reith, in September 2015 (see Campbell Reith's BIA & FRA Audit accompanying these applications), and they identified 8 further issues concerning stability and hydrogeology which required to be answered – see below:

1. Confirm qualifications of Author/Reviewer of Flood Risk Assessment.

2. Confirm structural basement design has been carried out in conjunction with a Chartered Geologist.

3. Assumed soil parameters are not based on cautious moderately conservative values.

4. It is not clear how the Burland Category of 0-1 was calculated. Please provide further evidence.

5. Burland damage assessment relies on buildings being structurally sound. No condition surveys are proposed.

6. Confirm size and depth of neighbouring and party wall foundations in order to confirm design assumptions for party wall surcharge on new retaining walls.

7. Confirmation required of any existing tunnels in the vicinity of the basement extension.

8. Confirm proximity of the River Westbourne Sewer and whether the basement proposal will be within any exclusion zones required by the sewer.

6.6 As a consequence, GEA was appointed by the applicants and they responded to the auditor's 8 queries in the same order as they are set out above as follows (see GEA Letters J15308/CA/2 & J15308/CA/3 with attachments accompanying applications for further details):

1. This is included in our letter ref J15308/CA/3; 31 Heath Drive Flood Risk Assessment Audit Response The FRA has been reviewed by a suitably qualified hydrologist, with respect to the eight points raised in the BIA/FRA audit only.

2. The proposed basement has been the subject of a Ground Movement Assessment (ref J15308A dated December 2015) by GEA, which has been carried out in conjunction with a Chartered Geologist.

3. Information provided in Section 2.0 of GEA letter accompanying application

4. A Ground Movement Assessment has been carried out by GEA using industry standard software and for nearby sensitive structures, the maximum building damage category does not exceed Category 1 – Very Slight.

5. A condition survey has been recommended within the Ground Movement Assessment carried out by GEA.

6. Information provided in Section 3.0 of GEA letter accompanying application

7. See LU tunnel search and Thames Water Asset Protection search attached to GEA letter which confirm that neither has any tunnels beneath the site. Furthermore, the lines of the railway tunnels are shown on OS mapping to be distant from the site.

8. This is included in our letter ref J15308/CA/3; 31 Heath Drive Flood Risk Assessment Audit Response - see Thames Water asset plan appended to letter

6.7 On 18th January 2016, LBC's Planning Case Officer advised AGA that the Auditor, Campbell Reith, was satisfied that the additional information dealt with all of their outstanding queries, so the proposed for the basement extension had passed the BIA and FRA tests.

7.0 Heritage Statement

Introduction

7.1 AGA notes that No31 Heath Drive has a potential impact on two Heritage Asset classifications:

1. The property's Grade II listing, as recorded on Historic England's Statutory Register; and
2. The surrounding Reddington & Frognal Conservation Area.

Historic England Grade II Listing

7.2 No 31 & 32 Heath Drive, Hampstead were originally built as a pair of dwellinghouses to near-identical plans by architect CHB Quennell in 1905. However, the properties underwent major alterations in 1975 following LB Camden's (LBC's) earlier approval of the sub-division of each dwelling into 3 flats. The pair of dwellings was only added to English Heritage's Statutory Register with a Grade II listing in January 1999; with the listing description reading as follows:

> *Pair of semi-detached houses. 1905. By CHB Quennell. Red brick with rusticated brick quoins to 1st floor angles. Hipped tiled roof with gables to front bays, tall brick chimney-stacks, dormers and overhanging eaves with painted timber bracketed soffits. Symmetrically designed pair. 2 storeys and attics. 3 full windows each. Outer bays form porches at ground floor level with round-arched entrances having impost bands; panelled doors with sidelights and overlights. 1st floor brick frieze with quatrefoil patterning, continuing across facade, and each with a flush framed sash. Narrow recessed bays to right with narrow vertically set ladder-glazed windows. Penultimate gabled bays have canted bowed bays of 5 sashes through ground and 1st floors; eaves soffit continues around 1st floor. Gables with relieving arches, brick modillion eaves and transom and mullion windows. Central bays tripartite sashes to ground and 1st floors, ground floor with gauged brick flat arches and keystones. INTERIORS: not inspected.*

Reddington & Frognal Conservation Area

7.3 The Reddington & Frognal Conservation Area Statement advises that the larger part of the current Conservation Area area was designated in June 1985. It was described in the report to LBC's Planning and Communications Committee as:

> *An exceptional example of consistently distinguished Victorian and Edwardian architecture*

7.4 In respect of Charles Quennell, the Conservation Area Statement notes, *inter alia*:

> *The architectural character of a large amount of the Conservation Area is the result of a highly prolific partnership between two men: the architect Charles HB Quennell and the Irish builder-developer George Washington Hart. Due to their dominance in the production of houses in the northern part of the Conservation Area, accounting for roughly one hundred houses over a period of 16 years, it has been dubbed "Quennell-land" by Service (1989) and Cherry and Pevsner (1998)……From 1904, Quennell and Hart built stretches of Redington Road and Heath Drive…….Quennell adopted a variety of styles for his houses ranging from restrained Arts and Crafts to more-formal Neo-Georgian. He used rich red and soft orange brickwork, clay roof tiles, occasional areas of tile hanging and render, gables, and bay and dormer windows.*

7.5 31 Heath Drive is situated within Sub Area 5 – Heath Drive and Environs as defined by the Conservation Area Statement. Heath Drive is described as running in a shallow valley to the south west of Reddington Road, closely following the course of an underground stream, which lies slightly to the north. The road is described as having a reasonable degree of consistency derived from the group of Quennell houses on its south-eastern side, which form an impressive, coherent group of detached and semi-detached houses. Six of the properties within this group are listed – Nos 24, 25, 26, 31, 32 & 33. The houses present gables and bay windows to their street frontages and are set behind a relatively consistent hedge line. They are of two/three storeys in height and built from red/orange brick with white-painted window frames. The Statement also notes that Heath Drive is dominated by large mature London Plane trees which cause the road to be heavily shaded in summer.

<u>Significance of Existing Heritage Asset in terms of Listed Status</u>

7.6 Analysis of historic planning consents has uncovered the layout of Quennell's original 1905 house (see CH's full scale historic record & heritage assessment drawings accompanying these applications and the reduced scale drawings in Appendix A). These also reveal the considerable amount of historic fabric (including internal walls & decorative interior works) removed and new internal walls inserted in 1973-4, following the conversion of the house to 3 flats. The extent of the more recent underpinning works at basement level to the front of the property and the replacement of part of the original basement floor is also apparent from the planning archive and recent investigative works.

7.7 Based on the above sources, AGA and CH have prepared a set of plan, sectional & elevational drawings for Flats 1 & 2 located on the basement, ground & first floors which indicate the significance of the various architectural

elements making up the building and its fabric (see Appendix A). Elements are allocated a code number from 1 – 5, representing their contribution towards the Heritage Asset's Grade II listing. In this instance, the code numbers represent the following contribution levels or level of significance:

1 - Very High
2 - High
3 - Moderate
4 - Low
5 - None

7.8 As CH's drawings reveal, because much of the interior of 31 Heath Drive was stripped out during the 1970's flat conversion; and the rear of the property has been altered unsympathetically, the only aspects of the property to score a significance rating of 1 are the front and side elevations (when read in conjunction with its semi-detached neighbour at No32). It is no coincidence, therefore, that it is the exterior of the set piece which features in English Heritage's listing description (and indeed justifies that listing) and which makes such a positive contribution to the character and appearance of the surrounding Reddington and Frognal Conservation Area.

7.9 Elements scoring a 2, i.e. making a High contribution to the Asset's Heritage value, are restricted to the remnants of the original ground & first floor plans (such as the Entrance Hall and other principal rooms; the historic spatial relationship between the first floor, ground floor and basement; and those ground & first floor elements comprising original walling, flooring, ceiling, door & window fabric dating from 1905. Regrettably, other internal features which would usually warrant a Grade 2 valuation, such as moulded plasterwork, fire places and other internal fittings, were stripped out of the building in the 1970s.

7.10 As to aspects and elements making a Moderate contribution (Level 3), although the rear elevation has been badly compromised by the addition of an unsatisfactory balcony extension and replacement picture windows at upper floor levels, AGA considers this elevation warrants a Grade 3 rating as there is sufficient original material left (not least at No32) to inform a sympathetic restoration of the rear exterior to upper floor flats at a future time. In addition, the remnants of original ground & first floor chimney breasts, and original floors, walls and ceilings at basement level have been graded 3 as these should be retained, or at least recognised, in any proposed layout.

7.11 In respect of level 4 - Low value items, this grading would normally be allocated to non-original material which has replaced original building fabric in a sympathetic fashion, and which, therefore, makes a contribution towards retaining the original layout and/or appearance of the building. The entrance steps, which were replaced as part of the underpinning exercise to the front of the property several years ago, fall into this category.

7.12 Finally, a score of 5 (no heritage value) has been allocated to all of the building fabric introduced during the 1970s conversion and subsequently. This includes internal partition walls; new stairs; the new & lowered basement floor; later cupboards etc, which make no positive contribution to the understanding of the Quennell's original building and often obscure the original layout.

7.13 Overall, AGA considers the current exterior of the existing flats (including the rear elevation) merits a Very High-High significance value of 1.5, whilst the interior drops to a more modest 3, largely due to the extensive strip out of original fabric during the 1970s.

Significance of Existing Heritage Asset in terms of the Reddington & Frognal Conservation Area

7.14 As is clear from the extracts from the Reddington & Frognal Conservation Area Statement set out above, No31 Heath Drive, and its semi-detached partner at No32, form part of a coherent group of Quennell houses and, therefore, make a major contribution to the character and appearance of the Conservation Area. Consequently, AGA would assess the significance of the existing building as level 2 – High, out of a possible 5, in terms of its significance to the Conservation Area, implying conspicuous alterations to the front of the building requiring planning approval are unlikely to be acceptable.

Proposed Alterations & Extensions

7.15 When preparing their proposals for the amalgamation, external & internal alteration & basement extension of Flats 1 & 2, the applicants and CH have adhered to 5 key principles:

- To respect the "Very High" contribution made by the building's exterior to the Heritage Asset, reflected in its EH Grade II listing and its Conservation Area location;
- To respect the historic hierarchy of space that originally existed between the first, ground and basement floors of the original house; particularly the pre-eminence of the former Entrance Hall and principal rooms and the location of bedrooms on the top floor;
- To retain as much of the remaining original layout as possible;
- To retain as much of the remaining original internal fabric as possible; and
- To restore the interior of the flat to reflect Quennell's original designs for the house, where possible.

7.16 Externally, at ground level, it is proposed to replace the existing rear door with a same-width window to match others on the rear elevation, with matching brick infill below. In addition, a new external opening in the ground floor Dining

Room wall will be introduced to provide direct access to the external terrace from the new Dining Room/Kitchen. At first floor level, the existing modern sliding doors providing access to the existing rear balcony will be replaced by a white painted timber screen of French & fixed windows, executed in a style to match the original fenestration. The balcony balustrade will also be replaced (see detail accompanying submission). Finally, a further window to proposed Bedroom 2 will be replaced in a style to match the existing original windows. Proposed external alterations are, consequently, modest and appropriate.

7.17 Internally, at ground floor level, it is proposed that much of the 1970s conversion work, including the basement stair, internal walls and cupboards, will be stripped away to provide a simplified layout with a more central stairwell and improved circulation space (see Section 4.0 above). Only a very limited amount of original 1905 fabric will be removed to allow the new layout to function. Crucially, the Entrance Hall and the three principal rooms will be retained; with a chamfered corner to the former being restored through the removal of a cupboard with water tank enclosure over.

7.18 At basement level, limited excavation (matching that in the previous approvals) allows for the creation of additional living & ancillary space in the form of a Media Room, Utility Room & Plant Room with a ceiling height of 2600mm. In addition, part of the existing 1970s replacement basement floor within the Media Room will be lowered to allow the finished ceiling height to match the new build. The removal of sections of original perimeter wall within the basement also allows the linkage of existing and new space to create an open living space - the Media Room. In addition, the removal of sections of original and non-original wall to the Guest Bedroom will permit the introduction of sliding pocket door system to allow this space to open up as well (see CH Proposed Drawings).

7.19 At first floor level, internal changes will be modest following the relocation of the bedrooms within the amalgamated property to this upper floor. Only the re-positioning of several non-original walls and one minor original wall to provide sufficiently sized Bathrooms and a Laundry/Linen Room for the bedroom accommodation is proposed, together with the removal and trimming of a section of timber flooring to receive the new flight of stairs from the ground floor.

Assessment of Impact of Proposed Works on Heritage Assets

7.20 AGA has considered the impact of the alterations on a range of aspects:

1. Assessment of Impact of External Alterations & Basement Extension on Listed Building & Conservation Area.

- The only alteration to the existing front and side elevations (assessed as making a level 1 contribution to the Heritage Asset) will be the replacement of a side door with a window in a sensitive manner, matching that of nearby windows. Consequently, AGA concludes this alteration will have minimal impact on the important external elevations to the listed building or the Conservation Area. The other external alterations involve the introduction of the set of double doors to the existing rear elevation (currently assessed as level 3) to ground level, and the introduction of traditional French and other windows and a new balustrade to the Living Room balcony and Bedroom 2 at first floor level. Once again, however, these works will be executed with appropriate period detailing, so the impact on this substantially-altered elevation is only positive. As the proposed basement extension does not affect the exterior, AGA concludes that, following the above works; the overall level of significance of the exterior of the property will improve, approaching Level 1. Only the second floor windows to Flat 3 remain to be replaced at a future date.

2. Assessment of Impact of Internal Alterations & Extension on Listed Building.

- <u>Ground Floor, First Floor & Basement Layout.</u>
  Whilst, in the main, the proposed layout does not set out to replicate Quennell's original 1905 layout (currently assessed as Level 2), equally it doesn't exacerbate the problem by removing or obscuring more of the original layout than is already the case. In addition, certain features, such as the pair of chamfered corners at the end of the Entrance Hall, will be restored. At ground & first floor levels, original room uses are restored and the stripped out interior will be restored in a sympathetic fashion with period-style ceiling roses and cornicing. At basement level, as with the previous approvals, the main change is the extension. Consequently, AGA would assess the impact of the proposals on the ground & first level layouts of the heritage asset to be positive and neutral respectively, whereas the basement extension could be considered a minor negative. Overall, therefore, the impact is minor positive and the average code level improves slightly to 1.75.

- <u>Hierarchy of Space</u>
  With regard to the hierarchy of space within the altered and extended house, the addition of the recently acquired first floor to the mix allows the return of bedroom accommodation to its rightful position on an upper floor. In addition, the ground floor, with its principal rooms restored to their original uses, maintains its dominance over the first floor and the basement, as would be

expected in a property of this age. Even though the basement has been expanded by 45 sqm to 93 sqm, the extended basement is still only 56% of the 164.7 sqm ground floor and sits fully within the ground floor footprint. Moreover, where the basement floor to ceiling height has been increased to 2.6m, it still remains lower than those in the Entrance Hall and principal rooms at ground floor level where ceiling heights are 3.0m. Consequently, with the existing hierarchy of space within the property assessed as level 2 – High value, AGA assesses the impact of the amalgamation and proposals as a positive, perhaps lifting the Hierarchy of Space coding to 1.5.

- Ground Floor – Historic Fabric
  The ground floor alterations largely involve the removal of non original internal walls (assessed as level 5 – no value) with only limited removal of original internal wall (assessed as level 2 – High value). Where the latter have been partially removed to create openings, the applicants have retained 700mm wall stubs/corners and downstands at ceiling level to signal the position of original walls forming part of the 1905 layout. Whilst the impact resulting from the removal of non-original walls is assessed as negligible, and arguably desirable, it is recognised that the partial removal of original walls to create openings has a minor negative impact on the fabric. This is only acceptable if the mitigation measures outlined above are implemented. Overall, the impact on the original building fabric at ground floor level is assessed as neutral-minor negative, taking the code level to just below 2
  .
- First Floor – Historic Fabric
  The most invasive alteration to the first floor is the removal of a section of flooring to allow the introduction of the stair linking ground and first floors. However, the floor boarding and ceiling are not original, so the only potential historic fabric to be removed is the joists The relocation of non-original walling and the replacement of non-original fenestration & doors with more appropriate substitutes has no impact on the property. Overall, therefore, as with the ground floor, the impact on the original building fabric at first floor level is assessed as neutral-minor negative, taking the code level to just below 2.

- Basement Level – Historic Fabric
  The basement floor extension and the creation of a Media Room involves the removal of several sections of original unadorned perimeter basement walling (assessed as level 3 – Moderate value); and the removal and lowering of a replacement concrete floor installed in the mid 1970s (assessed as level 5 – No value). In

addition, a section of original Code 2 walling to the Guest Bedroom is removed to allow the introduction of a sliding pocket door system. As with the ground floor, where original walls have been partially removed to create openings/linkages, the applicants originally retained 700mm wall stubs/corners and downstands at ceiling level to signal the position of the original perimeter walls forming part of the 1905 layout. However, LBC's Conservation Officer for the previous approvals, Victoria Pound, concluded this mitigation approach was not necessary at basement level. Whilst the removal of any original walls has an undoubted impact on the heritage asset, unlike the front elevation or ground floor layout, the historic fabric in these Code 3 basement walls is not a primary contributor to its listed status. The replacement basement floor has no Heritage value and its removal and replacement is not an issue in heritage terms. Overall, the impact on the original building fabric at basement level is assessed as minor negative, taking the code level from a Moderate 3 down to a Moderate/Low 3.5 – the same assessment result as in the previous applications.

7.21 In summary, AGA assesses that the strip out of the original 1905 dwelling and its conversion to flats in the 1970s, before it was listed by English Heritage, inflicted considerable damage to the interior of the building. As a consequence, little remains of the original internal walls, floors, fixtures and fittings, although the layout of several principal rooms is retained. Externally, the building has fared better, retaining its strong architectural character to front and side, although the rear has again been compromised by unsightly additions and replacement fenestration on upper floor levels.

7.22 As to the flat amalgamation, external & internal alterations and basement extension now proposed, externally, the impact of the modest changes is positive; whilst internally, at ground & first floor levels, the impact on layout, hierarchy of space and historic fabric is, on balance, positive when mitigating factors such as the restoration of cornicing & ceiling roses are taken into account. Unsurprisingly, the impact of the proposals on the layout and historic fabric at basement level is slightly greater (minor negative) largely due to the extension works, but as previously recognised by LBC, such works have much less significance at this level, within the footprint of the existing building, than if they were, say, located at ground level and visible.

7.23 Overall, AGA concludes that the architects have understood the relative significance of what remains of the listed building's appearance, layout and historic fabric at the outset and designed their proposals accordingly. The result is the sympathetic amalgamation, external & internal alteration and extension of Flats 1 & 2 which results in definite positives for the Grade II listed building and the Conservation Area and mitigates any minor negatives.

8.0 Sustainability Considerations

8.1 With regard to sustainability; whilst the Grade II listed nature of the property prevents full compliance with the full checklist of measures set out in Chapter 4 on Energy Efficiency – Existing Buildings within LBC's CPG3 - Sustainability; several of the measures can be implemented; and these also go some way to addressing the principles contained within current NPPF Objectives; London Plan (FALP) Policy 5.4 Retrofitting; LBC's Core Strategy Policy CS13 - Tackling climate change and Development Management Policies DP22 - Promoting sustainable design and construction and DP23 – Water.

8.2 As with the previous approvals, the applicants are proposing the following sustainability measures be introduced in respect of the amalgamation, alteration and basement extension of the Grade II listed flats:

- Basement excavation.
  The basement extension is functional and will employ simple traditional construction techniques. The use of concrete as the primary structural construction material has a lower energy output compared to that of steel or masonry. The installation of the concrete frame will result in little or no waste products to be removed from site. The basement will be laid on the ground with excavation kept to a minimum. The construction will be quickly installed in a timely manner which will minimise site disruption.

- Local Employment
  The employment of trade contracts for the construction will be direct appointments by the client. This will allow the employment of a series of local builders and trade contractors.

- Material Selection
  All contractors will be encouraged to source the materials used for the building elements from environmentally sustainable and local sources. This will reduce transport costs and vehicle emissions for both the delivery of personal and building materials.

- Thermal resistivity and insulation
  The new construction (and existing construction, where appropriate) will achieve equal or greater u-values from the following elements;
  - Wall - 0.30W/m2K or (0.35 W/m2K improving existing conditions)
  - Double Glazed Units (for new windows only and to be agreed with LBC Conservation Officer) - 2.2W/m2K
  - Roof - 0.20 W/m2K or (0.20 W/m2K improving existing conditions)
  - Flat Roof - 0.20 W/m2K or (0.25 W/m2K improving existing conditions)
  - Floor - 0.22 W/m2K or (0.25 W/m2K improving existing conditions)

- Double glazed units (new openings only and to be agreed with LBC Conservation Officer)
  New double glazed windows will achieve a minimum performance specification u value of 1.3 w/m2k, 66% light transmission, 28% direct heat transmission, Category 1 safety certificate, neutral appearance. Unit frames are to be thermally insulated to the standard of adjacent walls and provided with perimeter draught seals.

- Heating and hot water services
  New heating and hot water services being provided will require minimum performance specification for any gas fired condensing wall mounted boiler to be room sealed, fan assisted with balanced flue fitted with durable guard (minimum SEDBUK rating 90%).

- Electrical lighting
  New energy efficient lighting will be installed to equal the greater of one per 25m of dwelling floor area (excluding garages) or part thereof: or one per 4 new fixed lighting fittings or provide light fittings (including lamp, control gear and appropriate housing, reflector, shade or diffuser or other device for controlling the output light) that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt. Any external lighting fitting should not exceed 150w per light fitting and should automatically switch off when not in use.

9.0 Construction Management Plan (CMP)

9.1 The applicants re-appointed Crownwell Basements (CD&B) in February 2016 to consider all issues pertaining to the Construction Management Plan (CMP) for the amalgamation, alteration & basement extension of Flats 1 & 2. As a consequence, their updated multi-document CMP accompanies these applications. The CMP comprises a text summary of the main issues (see below), backed up by drawings and detailed reports in the Appendices.

- Introduction
- Construction Methodology (+ Appendix F - Construction Method Statement & Site Set Up Plan)
- Noise, Dust and Vibration (+ Appendix D - NDV Management Plan)
- Traffic Management (+ Appendix E - Construction Traffic Management Plan & Site Set Up Plan)
- Protection of Listed Building
- Protection of Off Site Features
- Protection of Biodiversity and Trees
- Preservation of Local Amenity

Construction Methodology

9.2 CD&B advises the proposed works will involve the installation of new steel members, minor demolitions and underpinning works (see MMP Structural Drawings and CMP Appendix F - Contractors Method Statement). The Contractors Method Statement explains in detail how CD&B intends to address a number of key issues, namely:

- Hoarding for Access and Conveyor
- Temporary Works
- Concrete Underpinning
- Excavation, Drainage and Slab Construction
- Internal waterproofing, Membrane and Screed
- Ground Water Disposal
- Supervision and Inspection of Excavations
- Control Measures
- Monitoring

9.3 During the course of the works, CD&B confirms a strict monitoring regime will be in operation to ensure early warning of any non-seasonal building movement. They further advise that the proposed works will generate significant spoil arisings both from the demolitions and the bulk excavations and only licensed waste removal operators will be employed to dispose of the waste.

Noise, Dust and Vibration

9.4 CD&B recognises that the impact from noise, dust & vibration can be deleterious to the residential amenity of those living nearby. Consequently, it has produced a Noise, Dust & Vibration Management Plan (NDVMP – see CMP Appendix D). The purpose of the NDVMP Is to identify the level of risk of adverse noise, dust and vibration effects that may be caused by construction activities associated with the basement extension works, and to ensure that potential effects are appropriately controlled so that the project is delivered with minimal impact to the amenity of the local community.

9.5 Consequently, the NVDMP forms a record of the noise, vibration and dust mitigation and management which will be adopted during construction of the proposed basement extension to 31 Heath Drive.. Details of the site and the proposed development are described in Section 2 of the NVDMP, site specific and generic control measures are listed in Section 3; a risk assessment of potential noise, dust and vibration risk effects is presented in Sections 4 - 6 respectively; and finally, a summary of the findings is presented in Section 7.

9.6 CD&B confirms a construction methodology has been prepared in consultation with the site engineers and specific control measures have been presented for noise and vibration in Section 3.4 and dust in Section 3.5 of the NVDMP. Due to the enclosed nature of the site, and the fact that the majority of the works are to be carried out below ground, indicates that the risk of excessive disturbance caused by Noise will be low. CD&B suggests that vibration monitoring be undertaken to ensure that threshold criteria presented in Section 6.2 is not exceeded at sensitive receptors. In addition, the outcome of dust risk assessment presented in Section 5 of the NVDMP shows the risk to ecological receptors is negligible, consequently the risk of health effects is low risk and the risk of dust soiling during construction activities is also low risk.

9.7 CD&B concludes that with the control measures described in this NVDMP, the potential for significant noise, dust and vibration, and adverse effects will be minimised.

Traffic Management

9.8 CD&B has also produced a Construction Traffic Management Plan (CTMP – see CMP Appendix E) which sets out the steps that will be taken to reduce potential traffic congestion outside of the property, when there are deliveries to site of materials and when the waste management company removes spoil.

9.9 CD&B advises that whilst the works will be contained within the property, both hoarding and bay suspensions will be necessary (see Site Set Up drawing accompanying applications). However, no works involving service upgrades to

the major utilities are planned, so disruption to the public right of way will be kept to a minimum. Welfare facilities will be located within the boundary of the property.

9.10 With regard to programme, the proposed demolition, excavation and construction works are expected to take 35 weeks, with licences and the bay suspensions in place for the duration of the works.

9.11 CD&B's CTMP also sets out the contractor's detailed proposals in respect of Highways & Community Liaison, Procedure, Spoil Removal and Waste Management.

Protection of Listed Building

9.12 CD&B confirms that the historic importance of the building is recognised and care will be taken to protect all external & internal historic fabric that is to remain. The careful implementation of the Construction Method Statement (CMS) contained within Appendix F of the CMP and the continued monitoring of the property during the works will also minimise the risk to the historic fabric resulting from the proposed works. The Site Set Up Plan is included in Appendix C of the CMP and the procedures for monitoring and the safe carrying out of the works are described within Appendix F

Protection of Off Site Features

9.13 CD&B confirms care will be taken to protect the built environment in the immediate vicinity. The proposed works will be fully screened by hoarding to reduce visual impact, but this will also afford protection to the adjoining pedestrian walkway and neighbouring buildings. Road plates will be employed below the static container as shown in CMP Appendix C – Dwg No 1193-110-Site Set Up to prevent damage to the roads surface; and a daily routine of sweeping and jet washing of the roadway and pavement will be implemented throughout the work.

Protection of Biodiversity and Trees

9.14 CD&B confirms the proposed construction methodology will minimise damage from the overlaying of construction dust on to soft planting and nearby trees. Moreover, the tree directly outside the property will be protected by the erection of a 2.4 metre high marine ply hoarding around the trunk - see details in CMP Appendix C – CH Dwg No 1193-110 Site Set Up and CMP Appendix F – CMS.

Preservation of Local Amenity

9.15 CD&B asserts that Site Operatives and Managers will be under a standing instruction to minimise the level of risk of adverse noise, dust and vibration

effects that may be caused by construction activities associated with the basement extension works and to ensure that potential effects are appropriately controlled to ensure the project is delivered with minimal impact on the amenity of the local community. The documents presented in CMP Appendix C – Dwg No 1193-110-Site Set Up; CMP Appendix D – Noise, Vibration & Dust Management Plan; CMP Appendix E – Construction Traffic Management Plan; and CMP Appendix F – Construction Method Statement all detail the measures to be taken to preserve the amenity of the neighbourhood. These together with a daily regime of street cleaning; trained banksmen on duty; and adherence to the Code of Considerate Construction will alleviate the potential for disruption during the planned works.

10.0 Access

10.1 Paragraph 9.4 of LBC's CPG6 Amenity advises that changes of use, alterations and extensions to existing buildings and spaces should, where practicable and reasonable, be designed to improve access for all. Paragraph 9.6 goes on to state that for developments involving housing, reference should also be made to Camden Development Policies policy DP6 – Lifetime Homes & Wheelchair Housing; and Camden Planning Guidance on Lifetime Homes and Wheelchair Housing. However, the Council recognises that the accessibility needs are lower for certain sectors of the population than others and a balance has to be struck between the Equality Act 2010 and other legislation governing Heritage Assets. Consequently, the Council has indicated it will assess each development proposal on its own merits to determine a suitable level of accessible accommodation to be provided.

10.2 The proposals in this planning application involve the amalgamation, external & internal alteration and basement extension of two of three existing flats within the large Grade II listed building. The lower flat – Flat 1, is arranged over part of the ground floor and basement, but the main entrance and associated stair/lift lobby at ground floor level, accessed via 6 steps from the front path, are communal parts of the residential building and cannot be altered within the scope of this project. Consequently, LBC's case officer for the pre-application advice recognised that the scope for access improvements in this instance is very limited indeed.

10.3 At ground floor level, an existing single width door to the side rear, off the dining room, is being replaced by a set of French Windows on an opposite wall which should improve access to the garden. In addition, there is a secondary, single-width entrance at basement level, accessed by descending 6 steps from the front. It may be possible to ramp this approach in due course, but again this would involve the agreement of other freehold parties within the dwelling. Internally, the floor plan has been opened up, allowing easier movement between spaces on each level, although the levels are connected only by stairs. The applicants would prefer not to widen the side entrance door opening at basement level or original internal door openings within the Grade II listed property as this would further impact on listed historic fabric. If deemed strictly necessary, such works would only be carried out following further consultation with LBC's Conservation Officer due to the building's listed status.

11.0 Policy Assessment of Proposals

Amalgamation Policy

11.1 The proposed amalgamation of Flats 1 and 2, 31 Heath Drive is in line with LBC DMD Policy DP2 – Making full use of Camden's capacity for housing as it does not involve the net loss of two or more homes – it only involves the loss of a single unit. Explanatory paragraph 2.23 to Policy DP2 also makes clear that:

> *The Council does not seek to resist schemes combining dwellings that involve the loss of a single home.*

11.2 Consequently, there are no policy grounds for refusing the current application in respect of the loss of a residential unit.

Heritage Policy

11.3 AGA has concluded that CH's proposals have been prepared on the basis of appropriate historical record drawings and a thorough heritage assessment (see Section 7.0), as required by NPPF paragraph 128; Further Alterations to the London Plan (FALP) Policy 7.8 Part A. This analysis work has confirmed that the character of the building's rear façade has been diminished by the addition of inappropriate extensions and changes to fenestration on upper levels during the last century. In addition, the interior of the former dwellinghouse was greatly impacted by the conversion to 3 flats in 1974-75, some 25 years before the building was listed, which involved a major strip out of internal walls, fixtures, fittings and decorative features including plasterwork.

11.4 Turning to the current proposals: externally, alterations are limited to a new set of French Windows linking the proposed Dining Room and the external rear terrace; the replacement of an existing single leaf door with a same-width window with matching brick infill below; and, at first floor level to the rear: the replacement of existing doors & windows leading on to a balcony, the balcony's balustrade and another window to Bedroom 2. As is the usual approach with listed buildings, all new woodwork would match the existing in style, finish & colour, to minimise any impact. Crucially, AGA notes the basement extension is located wholly within the footprint of the existing building and has no external manifestation. Overall, therefore, the proposals have represent a positive enhancement to the exterior of the listed building and the Conservation Area.

11.5 At ground & first floor levels, again in recognition of the various listed building policies, very little of the original 1905 fabric is being removed; with most demolition affecting partition walls introduced during the 1975 conversion to flats. With the relocation of bedrooms to the first floor, the use and form of ground floor principal rooms are restored; a non-original staircase connecting ground floor and basement is relocated (as previously approved) and paired

with a new internal stair flight linking ground floor and first floor to allow for better circulation throughout the amalgamated property. In addition, cramped accommodation dating from the 1970s property conversion is replaced by larger rooms and a more open arrangement. AGA notes it is proposed to remove sections of original walling between the proposed Kitchen and Dining Room and between the basement stair and the Entrance Hall where physical and/or visual linkage of the two spaces is desirable, but markers remain to indicate the previous existence of the removed sections. In mitigation, the interior decoration will be restored to a state more evocative of its pre-flat conversion state, with the reintroduction of plaster cornicing and ceiling roses. Overall, AGA concludes that the impact of the proposals on what remains of the original layout, the hierarchy of space and the historic fabric within the property will be slightly positive for the listed building.

11.6 At basement level, as with the previous approved applications, the identical proposed extension is wholly contained within the existing footprint and will not be visible externally**.** The floor level of part of the existing non-original basement floor will again be lowered to achieve a ceiling height of 2.6m - similar to the approved works at No32 (see LBC App Nos 2010/0722/P & 2010/0732/L). As a consequence, the GIA of the extended basement equates to 56% of the ground floor footprint. However, AGA considers this still retains the important hierarchy of space within the former house, with the basement maintaining its ancillary nature in both size and use, when compared to the ground floor. This is a viewpoint, LBC officers accepted when determining the previous set of applications.

11.7 Overall, AGA concludes that the sensitive nature of the amalgamation, alteration & basement extension works now proposed, intended to minimise impact on the significance of the listed building and its Conservation Area setting and achieve enhancements where possible, is fully in line with the heritage protection & enhancement measures set out in NPPF paragraphs 61, 126 and 132; Further Alterations to the London Plan (FALP) Policy 7.8 Parts B, C & D; and LBC's Core Strategy Policy CS14 - Promoting high quality places and conserving our heritage; and DMD Policies DP24 - Securing high quality design and DP25 – Conserving Camden's heritage.

Sustainability Policy

11.8 With regard to sustainability; the listed nature of the property prevents full compliance with the checklist of measures set out in Chapter 4 on Energy Efficiency – Existing Buildings within LBC's CPG3 on Sustainability; but it is proposed to implement several of the measures and these also recognise the principles contained within current NPPF Objectives; London Plan (FALP) Policy 5.4 Retrofitting; LBC's Core Strategy Policy CS13 - Tackling climate change and Development Management Policies DP22 - Promoting sustainable design and construction and DP23 - Water.

11.9 Implemented sustainability measures will include:

- The use of concrete as the primary structural construction material for the basement as it has a lower energy output compared to that of steel or masonry.
- The employment of local builders and trade contractors.
- The sourcing of the materials used for the building elements from environmentally sustainable and local sources.
- High thermal resistivity and insulation for all new construction works
- Double glazed timber units with thermally insulated frames and draught seals for new openings if approved by LBC's Conservation Officer
- New heating and hot water services including a gas-fired condensing wall mounted boiler, room sealed and fan assisted with balanced flue fitted with durable guard (minimum SEDBUK rating 90%).
- New energy efficient lighting

11.10 Consequently, given the nature of the works and the limited scope due to the listed status of the flats, AGA concludes that the proposals provide a proportionate response to issues of sustainability.

Basement Policy

11.11 Turning to the matter of the basement extension, Callender Howarth and CD&B acknowledge the absolute requirement, set out in NPPF paragraph 110, to prevent unacceptable risks from pollution and land instability; and have produced an extensive suite of documents to accompany the applications, including, *inter alia*, the previously submitted structural & hydrological studies; the Basement Impact Assessment, the Flood Risk Assessment and an updated Construction Management Plan to take account of the first floor. Together, these documents demonstrate the proposals address the items raised in DMD Policy DP27 – Basements and Lightwells and CPG4 - Basements and Lightwells. Studying these documents, and based on the previous approval of an identical basement extension, AGA considers the designers, structural engineers and contractor have adequately demonstrated that the proposals:

- will not cause harm to the built environment as they maintain ground stability and the structural stability of No31 Heath Drive and neighbouring properties;

- do not adversely affect drainage or run-off; or cause other damage to the water environment that could result in flooding;
- avoid cumulative impacts upon structural stability or the water environment in the local area;
- will not harm the amenity of neighbours (see below for further details);
- will not lead to the loss of trees of townscape or amenity value;
- will not harm the appearance or setting of the property or the established character of the surrounding area.

11.12 Explanatory paragraph 27.9 to DMD Policy DP27 – Basements and Lightwells indicates that a basement development that does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level (approximately 3 metres in depth) is often the most appropriate way to extend a building below ground. The proposed basement complies with both of these parameters and, due to the modest nature of the proposal, AGA's Heritage Assessment concludes that the development harms neither the remaining architectural or historic interest of the Grade II listed building, nor the character or appearance of the Conservation Area**.** In addition, whilst there are habitable rooms in the basement, the Flood Risk Assessment accompanying the application clearly demonstrates the area is not prone to flooding and, therefore, the extension of such existing basement uses is acceptable. Overall, AGA concludes that there are no reasons why the proposed basement extension should not be approved; and LBC officers and the Structural Auditors, Campbell Reith, agreed with this assessment in February 2016, when the previous set of applications were approved.

Residential Amenity Policy

11.13 Residential Amenity policy in respect of proposed development is clearly set out in LBC's DMD Policy DP26 - Managing the impact of development on occupiers and neighbours and CPG6 – Amenity, with chapter 8 of CPG6 advising that Construction Management Plans (CMPs) are required for developments that are near vulnerable buildings or Structures, included listed buildings. The applicants recognise that, in this instance, an updated CMP is also essential to ensure the proposed basement extension will not damage nearby properties; and that the development as a whole will not impact on the amenity of neighbours to an unacceptable degree.

11.14 AGA concludes that the end result of the proposals will have no impact on adjoining neighbours or the local area. External alterations are modest and located to the side or rear, overlooking the sunken side path or rear garden. The proposed basement extension will not be visible and is set back from the party wall with the semi-detached neighbour at No32.

11.15 The construction work phase requires more careful consideration as all building works, and especially those involving a basement have the potential for

disruption. Consequently, the applicant has complied with LBC's requirement by instructing the production of an updated and fully detailed Construction Management Plan (CMP). The CMP covers all of those issues referred to in CPG6 which are relevant to the proposed alteration and basement extension works, including:

- Construction Methodology
- Noise, Dust and Vibration
- Construction Traffic Management
- Protection of Listed Building
- Protection of Off Site Features
- Protection of Biodiversity and Trees
- Preservation of Local Amenity

11.16 Greater detail on the first three items (which also includes reference to the four remaining items) is contained in the Appendices to the CMP, with the following in depth statements/plans:

- Construction Method Statement inc. structural drawings & calculations & Site Set Up Plan
- Noise Dust Vibration Management Plan
- Construction Traffic Management Plan

11.17 Overall, AGA concludes that the permanent works resulting from the amalgamation of the flats, the external & internal alterations, and the extension of the basement will result in no loss of amenity to immediate neighbours; and the updated Construction Management Plan and associated methodologies will provide adequate safeguards and mitigation during the temporary works phase, in conformance with LBC's DMD Policy DP26 - Managing the impact of development on occupiers and neighbours and CPG6 – Amenity. Again, LB Camden agreed with these conclusions when full planning & LBC applications with an identical basement were approved in February 2016.

12.0 Conclusions & Recommendations

12.1 In summary, AGA concludes the proposed amalgamation, alteration & extension works to Flats 1 & 2, 31 Heath Drive are respectful of the Heritage Asset and meet the vast majority of national, regional and local planning policies and guidance. Specifically:

- As the detailed Heritage Statement in Section 7 confirms, the permanent proposed works will have minimal impact on the external architectural and historic character of the Listed Building (Heritage Asset); and what impact there is to the rear will constitute a positive enhancement.

- The permanent proposed works have no visible impact on the Reddington & Frognal Conservation Area (Heritage Asset), although improvements to the rear do represent a positive enhancement of the garden elevation.

- The Heritage Statement confirms the character of the interior of the current Listed Building (Heritage Asset) has been severely compromised by the works undertaken to convert it into 3 flats during the 1970s, prior to its statutory listing by English Heritage. The latest proposals largely involve demolition of non-original fabric, but where removal of small sections of original internal wall are proposed in order to accommodate the basement extension or create new openings between rooms, sections of walls above and to either side of the openings will be left in situ to provide clear markers as to the location of original walls, in accordance with best practice.

- The proposals return many of the rooms to their original uses and restore the hierarchy of space within the original Heritage Asset; with an upper bedroom floor over a dominant ground floor over an extended (though still subservient) basement level, contained wholly within the ground floor footprint.

- By way of precedent, the lowering of part of the basement floor to No 31's semi-detached and listed neighbour at No32 was granted approval as recently as June 2010 (see LBC App Nos 2010/0722/P & 2010/0732/L). In addition, identical basement works to those now proposed were approved by the Council in February 2016.

- Proposed interior decoration works within the amalgamated flats, including plaster cornicing & ceiling roses and timber picture rails, skirtings & parquet flooring, will recreate the period style of the original 1905 dwelling, thus restoring part of the original character lost in the 1970s.

- Together, UK-Hydro and Geotechnical Environmental Associates produced an audited and Council-approved Basement Impact Assessment (BIA) and Flood Risk Assessment (FRA) in respect of the previous applications for an

identical basement extension and these confirmed that the proposed development has an acceptable flood risk; slope stability can be maintained through the proper execution of the works as detailed by the Structural Engineer; the natural ground stability hazards dataset supplied by the BGS gives the hazard rating for collapsible ground as 'very low' with compressible ground at the site being listed as 'no hazard'; and heave can be reduced by proceeding with the excavation in stages as per the MMP Design Ltd Construction Method Statement. Consequently, the consultants consider that the proposed development would not have a detrimental effect on groundwater or surface flooding in the vicinity of the site and LBC accepts this assessment.

- UK-Hydro and GEA also previously submitted a Flood Risk Assessment (FRA) and Soil Report confirming that, with a number of detailed recommendations in place, the proposed development has an acceptable flood risk within the terms and requirements of PPS25 and current NPPF policy. Again, LBC and the independent auditor, Campbell Reith, concurred with their findings.

- Whilst not comprehensive due to the listed nature of the building, a range of sustainability measures will be deployed to improve the energy performance of the existing property and encourage the use of sustainable materials and local sourcing of materials and labour.

- CD&B has produced an updated Construction Management Plan (CMP) demonstrating that the construction works can be undertaken in a safe and expedient manner that minimises the risk of structural or other damage to the listed building and adjoining buildings, structures and trees; and minimises the impact of the works on residential amenity in terms of visual impact, noise, vibration, dust, traffic movement and street maintenance

12.2 As a consequence, AGA concludes there are no material reasons why full planning permission and Listed Building Consent should not be granted for the proposed amalgamation, alteration and basement extension of the two flats and respectfully requests the Council to grant the necessary approvals.

12.3 The applicants, AGA and other members of the consultancy & contractor team would be pleased to attend a site visit to discuss matters further with LBC officers if this would be of assistance.

Appendix A – Copies of previous Decision notices for Full Planning Approval 2015/3738/P and LBC Consent 2015/3953/L dated 4th February 2016

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Tel 020 7974 4444
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Alistair Grills
Alistair Grills Associates
4 Chisholm Road
Richmond
TW10 6JH

Application Ref: **2015/3738/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

4 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 1
31 Heath Drive
London
NW3 7SB

Proposal:
Extension of existing basement, replacement of existing door to side elevation with a window and insertion of door on southern elevation
Drawing Nos: Basement Impact Assessment prepared by UK Hydrosciences dated May 2015; Flood risk assessment and soil report prepared by UK Hydrosciences dated May 2015; Audit response prepared by Geotechnical and Environmental associates dated 16 December 2015; Flood Risk Assessment audit response prepared by Geotechnical and Environmental associates dated 16 December 2015; BIA Audit prepared by Campbell Reith dated January 2016; 100 Rev I; 101 Rev E; 121; 201; 300; 301.01 Rev A; 301.02 Rev A; 301.03 Rev A; 303; 307 Rev A; 308.01 Rev A; 308.02; 309 Rev A; 318; 400 Rev B; 401 Rev B; 702; 703; 704; 705 Rev A; 706.01; 706.02; 706.03; 710; 711;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Tel 020 7974 4444
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Alistair Grills
Alistair Grills Associates
4 Chisholm Road
Richmond
TW10 6JH

Application Ref: **2015/3953/L**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

4 February 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat 1
31 Heath Drive
London
NW3 7SB

Proposal:
Extension of the existing basement, replacement of existing door to side elevation with a window and insertion of door on southern elevation, internal alterations at ground floor level and creation of new openings.
Drawing Nos: Basement Impact Assessment prepared by UK Hydrosciences dated May 2015; Flood risk assessment and soil report prepared by UK Hydrosciences dated May 2015; Audit response prepared by Geotechnical and Environmental associates dated 16 December 2015; Flood Risk Assessment audit response prepared by Geotechnical and Environmental associates dated 16 December 2015; BIA Audit prepared by Campbell Reith dated January 2016; 100 Rev I; 101 Rev E; 121; 201; 300; 301.01 Rev A; 301.02 Rev A; 301.03 Rev A; 303; 307 Rev A; 308.01 Rev A; 308.02; 309 Rev A; 318; 400 Rev B; 401 Rev B; 702; 703; 704; 705 Rev A; 706.01; 706.02; 706.03; 710; 711;

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

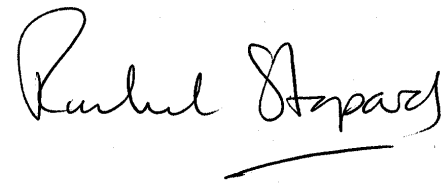
1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

Yours faithfully



Rachel Stopard
Director of Culture & Environment

1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

3 The development hereby permitted shall be carried out in accordance with the following approved plans

Basement Impact Assessment prepared by UK Hydrosciences dated May 2015; Flood risk assessment and soil report prepared by UK Hydrosciences dated May 2015; Audit response prepared by Geotechnical and Environmental associates dated 16 December 2015; Flood Risk Assessment audit response prepared by Geotechnical and Environmental associates dated 16 December 2015; BIA Audit prepared by Campbell Reith dated January 2016; 100 Rev I; 101 Rev E; 121; 201; 300; 301.01 Rev A; 301.02 Rev A; 301.03 Rev A; 303; 307 Rev A; 308.01 Rev A; 308.02; 309 Rev A; 318; 400 Rev B; 401 Rev B; 702; 703; 704; 705 Rev A; 706.01; 706.02; 706.03; 710; 711;

Reason: For the avoidance of doubt and in the interest of proper planning.

4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

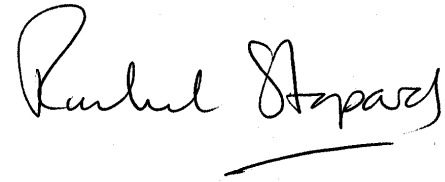
2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

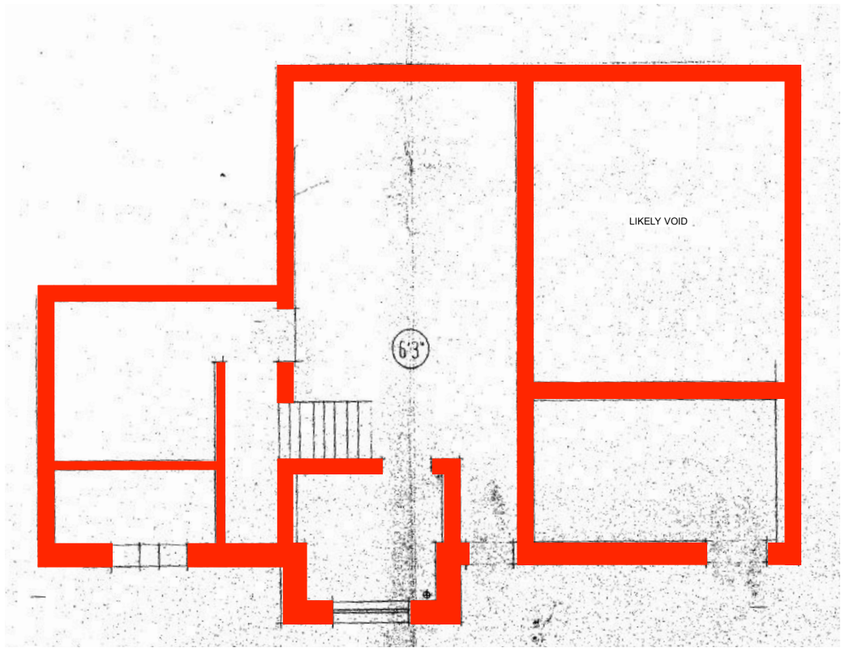
http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

Yours faithfully



Rachel Stopard
Director of Culture & Environment

Appendix B – Heritage Asset Assessment Drawings – CH with AGA



N

1 EXISTING ORIGINAL HISTORIC BASEMENT FLOOR PLAN
Scale: 1:50

1m 2m 3m 4m 5m

ISSUE:	DATE:	COMMENT:
-	April 2016	ISSUE FOR PLANNING & LBC
-	18.12.14	ISSUE FOR PRE PLANNING APPLICATION

CallenderHoworth

Morelands
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London EC1V 9HL

T: 020 7336 8560
F: 020 7549 2152
W:www.callenderhoworth.com

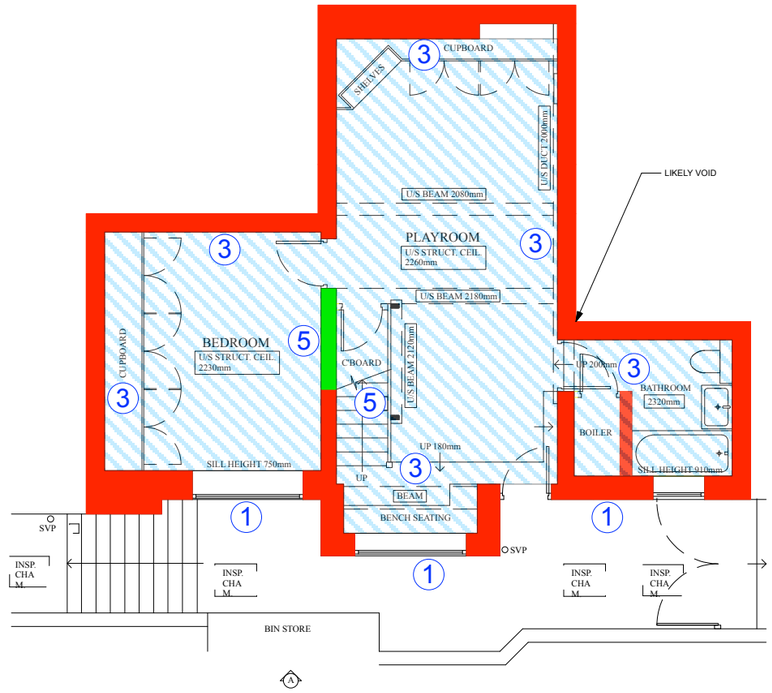
Job no.
1193

Job title
FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB

Drawing no.
700H

Drawing title
EXISTING ORIGINAL HISTORIC BASEMENT FLOOR PLAN

Scale	Size	Drawn	Revision
1:50	A1	AK	-



1 EXISTING BASEMENT FLOOR PLAN - GIA: 48 m2
Scale: 1:50

HERITAGE SIGNIFICANCE CODING

1. Very High
2. High
3. Moderate
4. Low
5. None

1m 2m 3m 4m 5m

LEGEND

- Existing Original Historic Walls (Pre 1973)
- Existing Non Historic Walls (Post 1973)
- Existing flooring with non historic (Post 1973) plywood substrate
- Existing flooring with non historic (Post 1973) concrete substrate

ISSUE:	DATE:	COMMENT:
B	April 2016	ISSUE FOR PLANNING & LBC
B	04.06.15	ISSUE FOR PRE PLANNING APPLICATION
A	22.05.15	ISSUE FOR PRE PLANNING APPLICATION
-	18.12.14	ISSUE FOR PRE PLANNING APPLICATION

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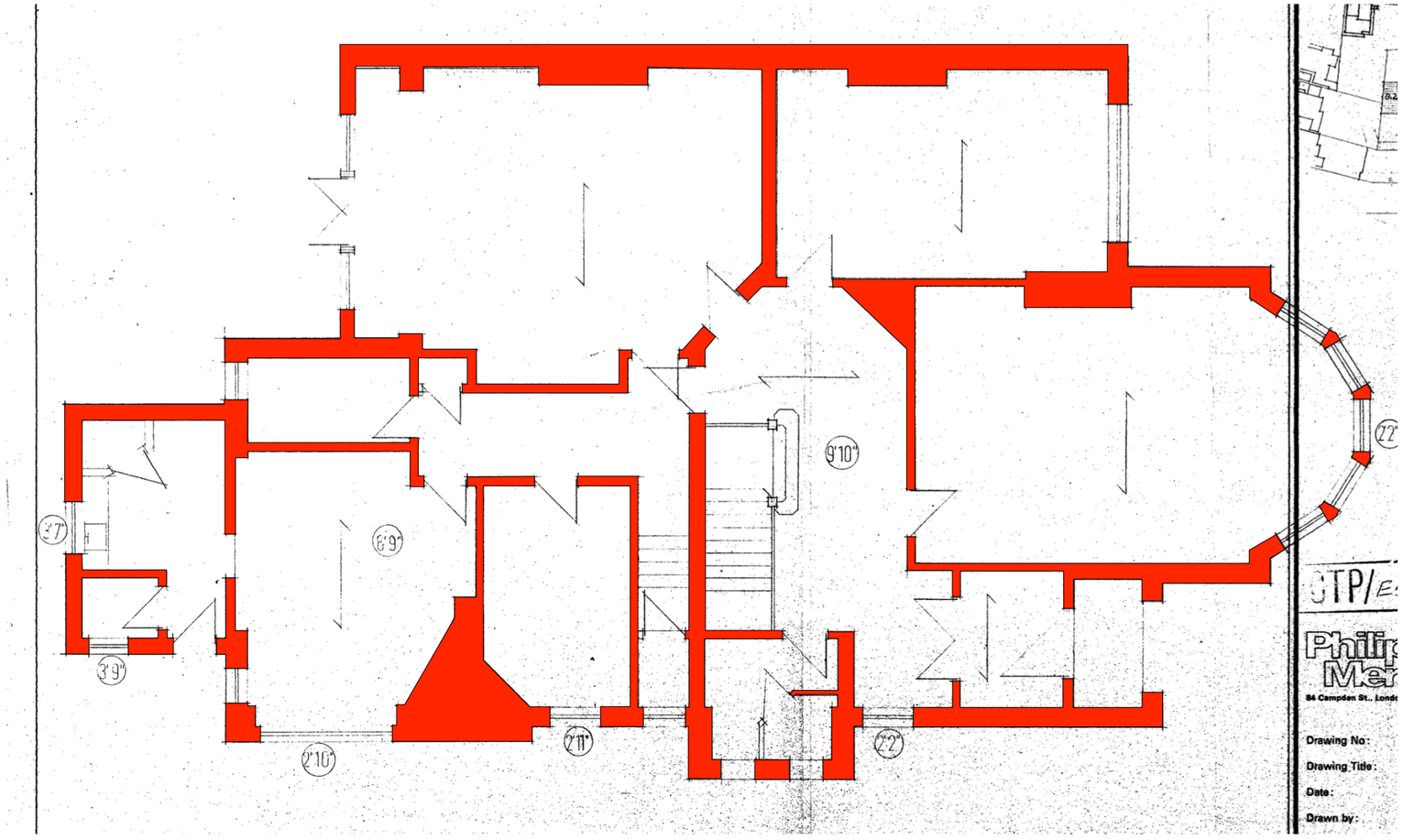
Job no.	Job title
1193	FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB
Drawing no.	Drawing title
700	EXISTING BASEMENT FLOOR PLAN

Scale	Size	Drawn	Revision
1:50	A1	-	B



1 EXISTING ORIGINAL HISTORIC GROUND FLOOR PLAN
Scale: 1:50

1m 2m 3m 4m 5m

ISSUE:	DATE:	COMMENT:
-	April 2016	ISSUE FOR PLANNING & LBC
-	18.12.14	ISSUE FOR PRE PLANNING APPLICATION

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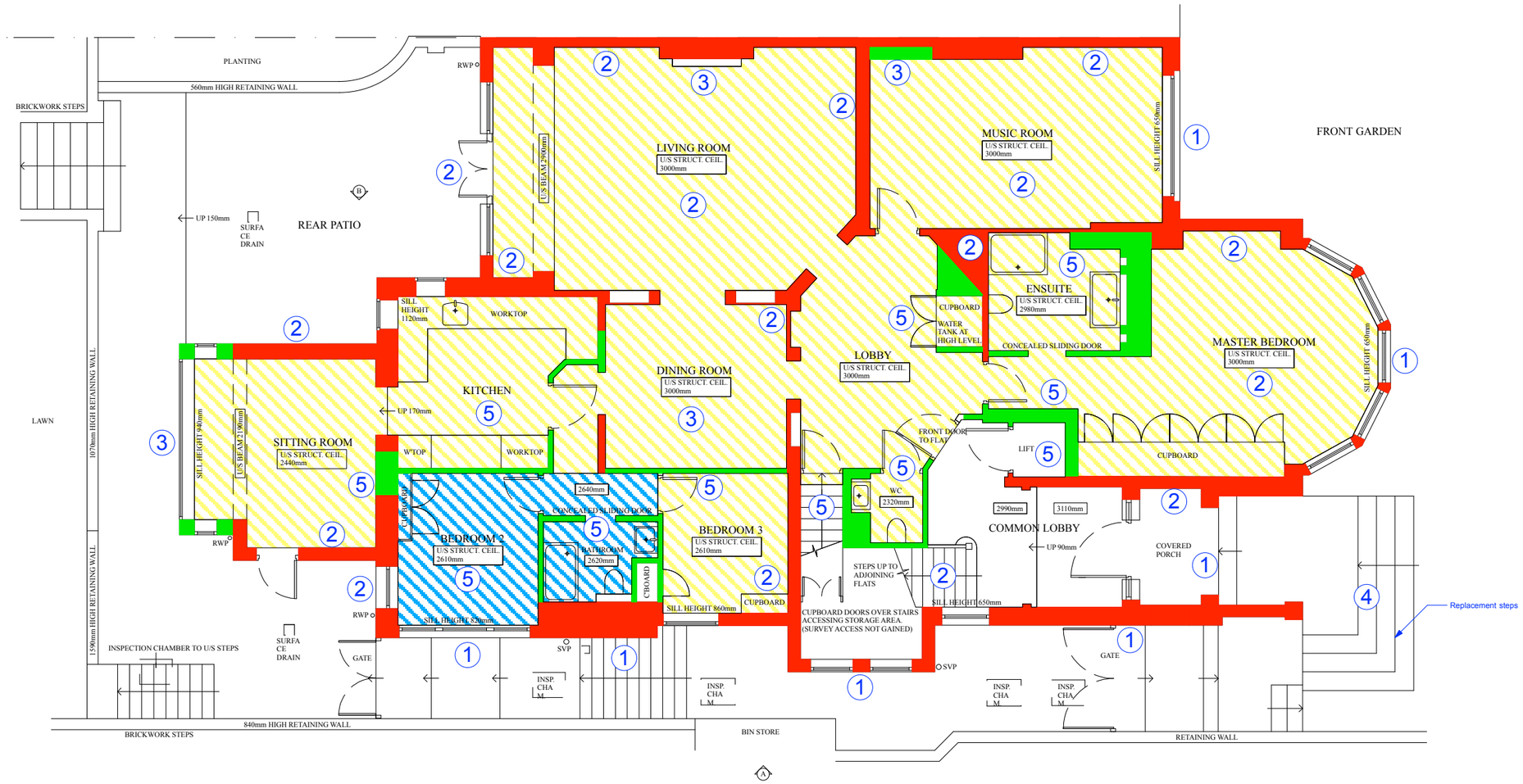
Job no.	Job title
1193	FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB
Drawing no.	Drawing title
701H	EXISTING ORIGINAL HISTORIC GROUND FLOOR PLAN

Scale	Size	Drawn	Revision
1:50	A1	-	-



1 EXISTING GROUND FLOOR PLAN - GIA:164.7 m2
Scale: 1:50

HERITAGE SIGNIFICANCE CODING

1. Very High
2. High
3. Moderate
4. Low
5. None

1m 2m 3m 4m 5m

LEGEND

- Existing Original Historic Walls (Pre 1973)
- Existing Non Historic Walls (Post 1973)
- Existing flooring with non historic (Post 1973) plywood substrate
- Existing flooring with non historic (Post 1973) concrete substrate

ISSUE:	DATE:	COMMENT:
C	April 2016	ISSUE FOR PLANNING & LBC
C	10.03.16	ISSUE FOR INFORMATION
B	04.06.15	ISSUE FOR INFORMATION
A	22.05.15	ISSUE FOR INFORMATION
-	18.12.14	ISSUE FOR INFORMATION

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Job no.	Job title
1193	FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB
Drawing no.	Drawing title
701	EXISTING GROUND FLOOR PLAN

Scale	Size	Drawn	Revision
1:50	A1	-	C

1 EXISTING ORIGINAL HISTORIC FIRST FLOOR PLAN
Scale: 1:50

1m 2m 3m 4m 5m

ISSUE:	DATE:	COMMENT:
-	April 2016	ISSUE FOR PLANNING & LBC
-	07.01.16	ISSUE FOR PRE PLANNING APPLICATION

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Morelands
5-23 Old Street
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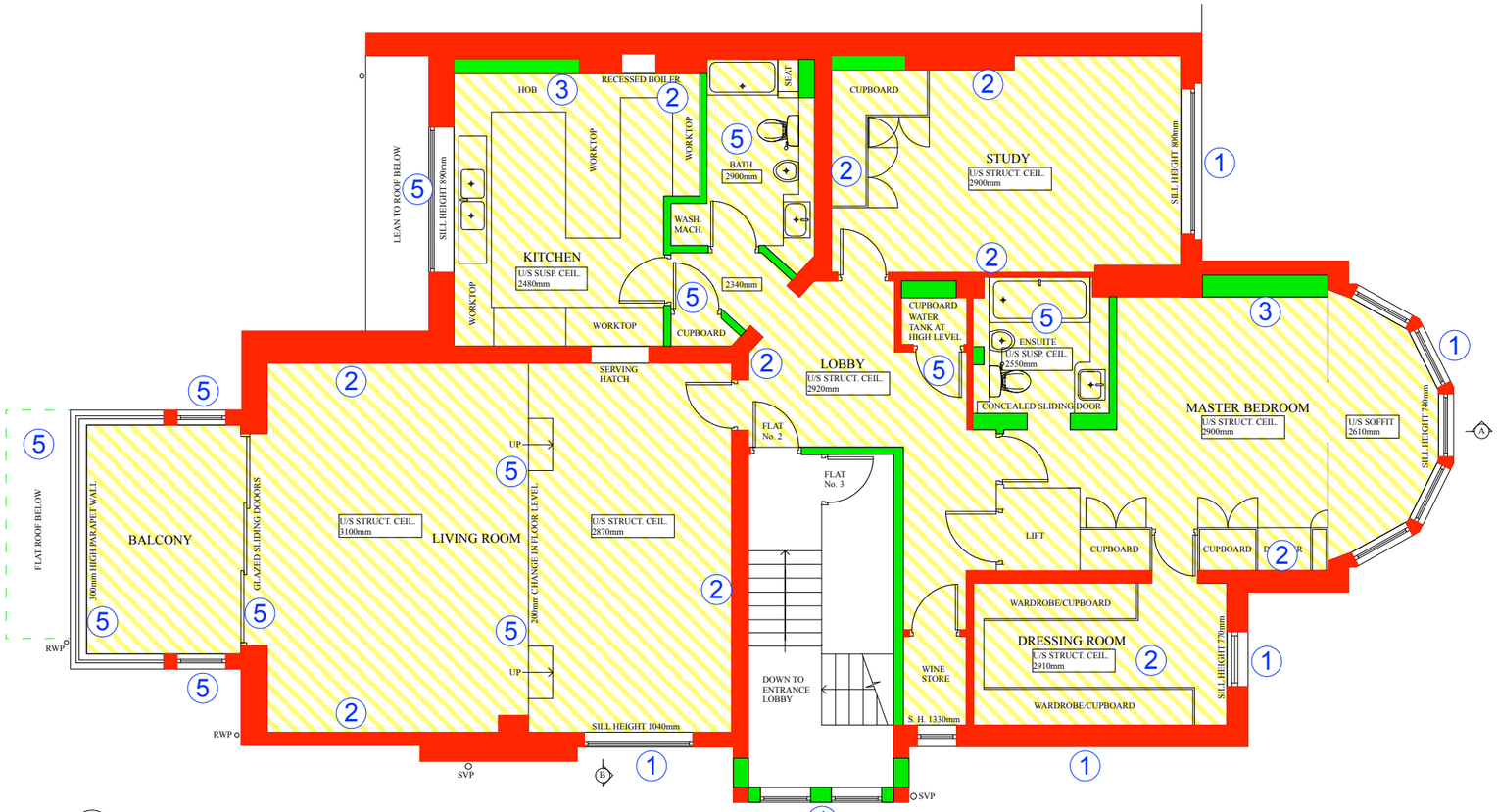
Job no.
1193

Job title
FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB

Drawing no.
708H

Drawing title
EXISTING ORIGINAL HISTORIC FIRST FLOOR PLAN

Scale	Size	Drawn	Revision
1:50	A1	-	-



1 EXISTING FIRST FLOOR PLAN - GIA:158 m2
Scale: 1:50

1ST FLOOR PLAN

HERITAGE SIGNIFICANCE CODING

1. Very High
2. High
3. Moderate
4. Low
5. None

1m 2m 3m 4m 5m

LEGEND

- Existing Original Historic Walls (Pre 1973)
- Existing Non Historic Walls (Post 1973)
- Existing flooring with non historic (Post 1973) plywood substrate
- Existing flooring with non historic (Post 1973) concrete substrate

ISSUE:	DATE:	COMMENT:
-	April 2016	ISSUE FOR PLANNING & LBC
-	18.02.16	ISSUE FOR INFORMATION

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Job no.	Job title
1193	FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB
Drawing no.	Drawing title
709	EXISTING FIRST FLOOR PLAN

Scale	Size	Drawn	Revision
1:50	A1	-	-

FRONT ELEVATION

Overall Heritage Significance Code 1 - Very High
Key frontage to listed building and major contribution and conservation area.

1 EXISTING FRONT ELEVATION
Scale: 1:50

REAR ELEVATION

Overall Heritage Significance Code 3 - Moderate
Rear elevation despoiled by later balcony extension and replacement windows

2 EXISTING REAR ELEVATION
Scale: 1:50

1m 2m 3m 4m 5m

HERITAGE SIGNIFICANCE CODING

1. Very High
2. High
3. Moderate
4. Low
5. None

ISSUE:	DATE:	COMMENT:
-	April 2016	ISSUE FOR PRE PLANNING APPLICATION
-	18.12.14	ISSUE FOR PRE PLANNING APPLICATION

CallenderHoworth
Morelands
5-23 Old Street
London EC1V 9HL
T: 020 7336 8560
F: 020 7549 2152
W:www.callenderhowarth.com

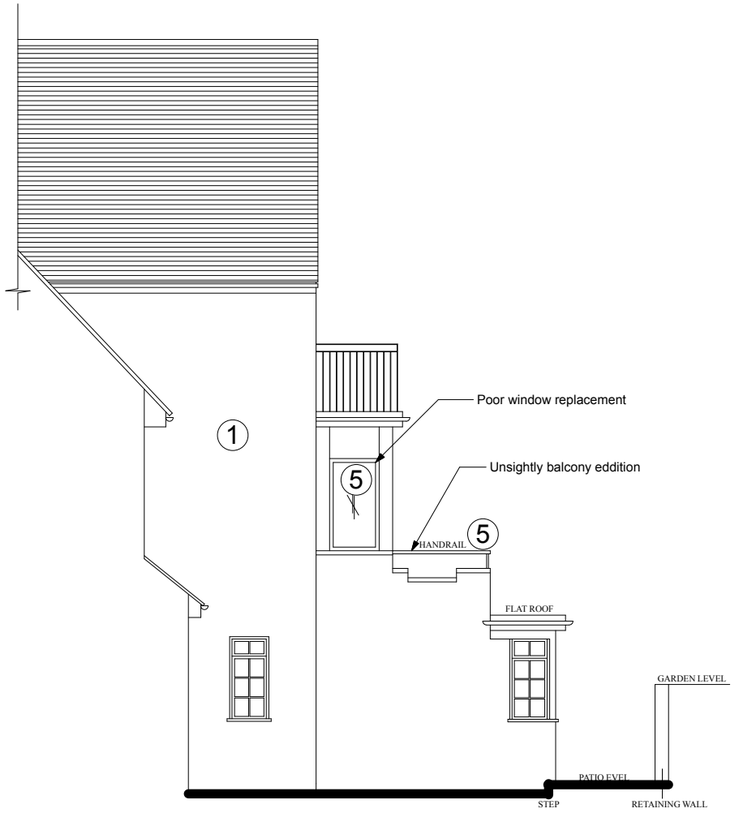
Job no.	Job title
1193	FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB
Drawing no.	Drawing title
704	EXISTING FRONT & REAR ELEVATIONS

Scale	Size	Drawn	Revision
1:50	A1	-	-

1 EXISTING ELEVATION A
Scale: 1:50

FLANK ELEVATION AT 'A'

Overall Heritage Significance Code 1 - Very High



2 EXISTING ELEVATION B
Scale: 1:50

ELEVATION AT 'B'

Overall Heritage Signifance Code 3 - Moderate
Part side elevation impacted by poor balcony elevation

1m 2m 3m 4m 5m

HERITAGE SIGNIFICANCE CODING

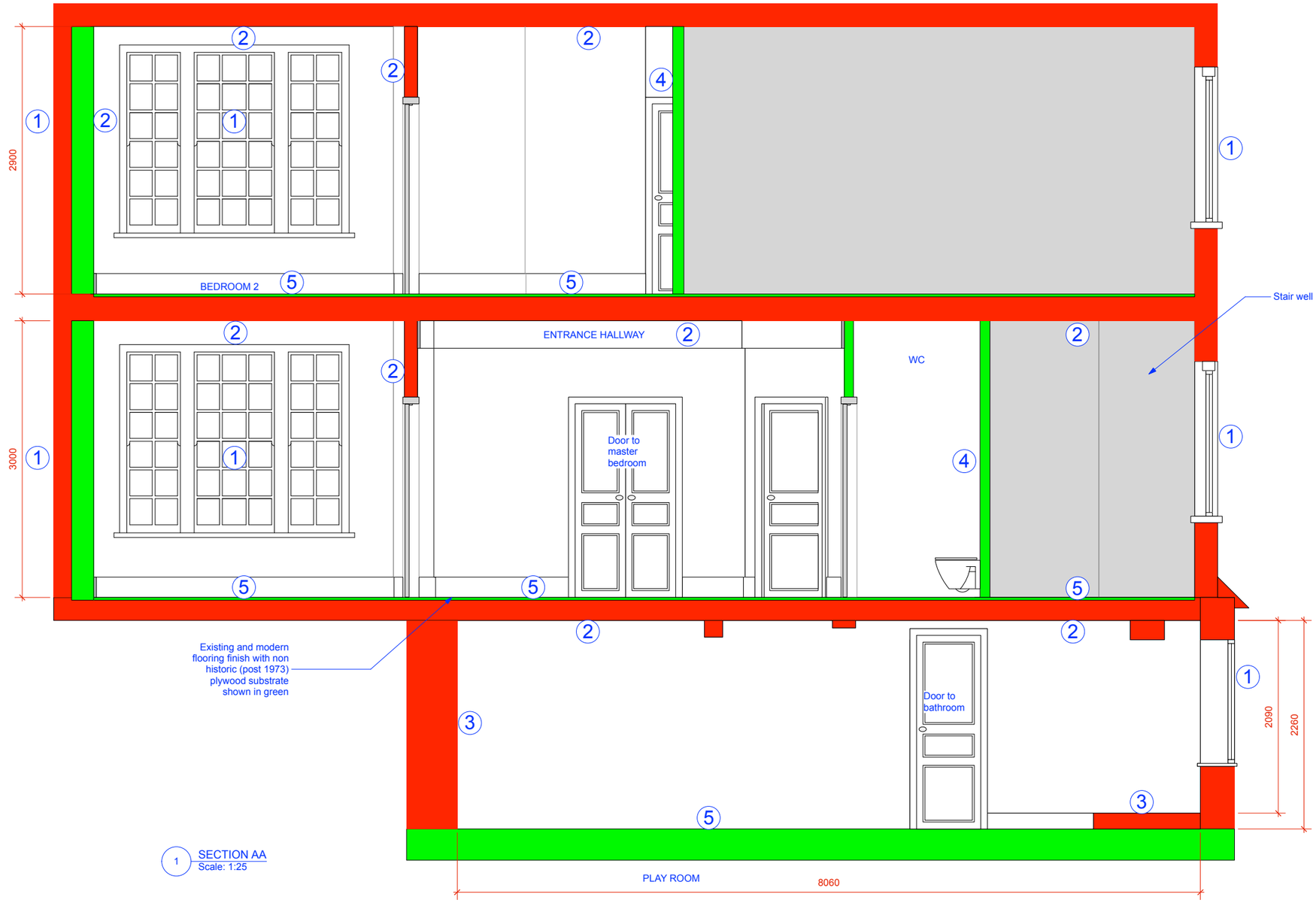
1. Very High
2. High
3. Moderate
4. Low
5. None

ISSUE:	DATE:	COMMENT:
A	April 2016	ISSUE FOR INFORMATION
A	22.05.15	ISSUE FOR PRE PLANNING APPLICATION
-	18.12.14	ISSUE FOR PRE PLANNING APPLICATION

CallenderHoworth
Morelands
5-23 Old Street
London EC1V 9HL
T: 020 7336 8560
F: 020 7549 2152
W:www.callenderhoworth.com

Job no.	Job title
1193	FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB
Drawing no.	Drawing title
705	EXISTING ELEVATIONS A & B

Scale	Size	Drawn	Revision
1:50	A1	-	**A**



1 SECTION AA
Scale: 1:25

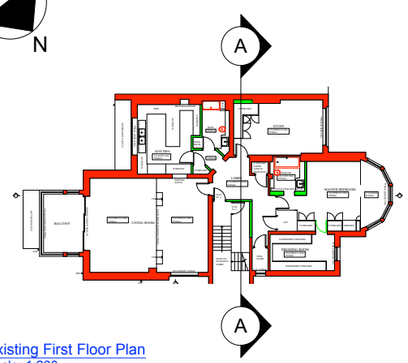
LEGEND

- Existing Original Fabric
- Existing Non Historic Wall (Post 1973) to be Demolished
- New Wall
- Existing Original Historic Wall (Pre 1973) to be demolished
- Existing Non Historic Floor (Post 1973)
- Existing Non Historic Floor Under Pinning (2008)

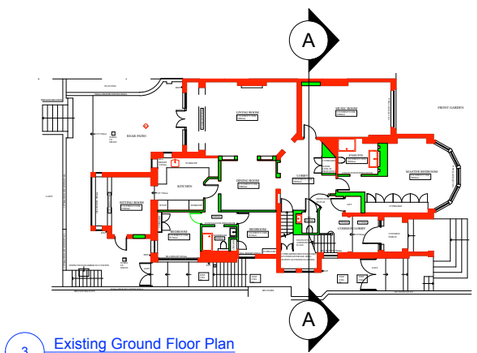
HERITAGE SIGNIFICANCE CODING

1. Very High
2. High
3. Moderate
4. Low
5. None

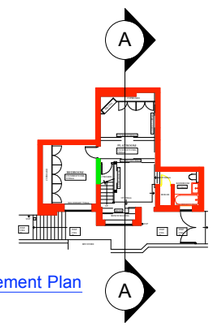
N



2 Existing First Floor Plan
Scale: 1:200



3 Existing Ground Floor Plan
Scale: 1:200



4 Existing Basement Plan
Scale: 1:200

0 1 2 3 4 5 M

ISSUE:	DATE:	COMMENT:
A	April 2016	ISSUE FOR INFORMATION
A	02.02.16	ISSUE FOR INFORMATION
-	22.05.15	ISSUE FOR INFORMATION

CallenderHoworth
Morelands
5-23 Old Street
London EC1V 9HL
T: 020 7336 8560
F: 020 7549 2152
W:www.callenderhoworth.com

Job no.	Job title
1193	FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB
Drawing no.	Drawing title
706.01	EXISTING SECTION

Scale	Size	Drawn	Revision
1:25 & 1:100	A1	ML	A

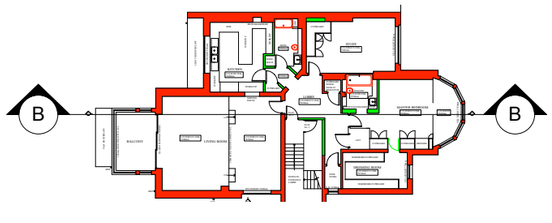
LEGEND

- Existing Original Fabric
- Existing Non Historic Wall (Post 1973) to be Demolished
- New Wall
- Existing Original Historic Wall (Pre 1973) to be demolished
- Existing Non Historic Floor (Post 1973)
- Existing Non Historic Floor Under Pinning (2008)

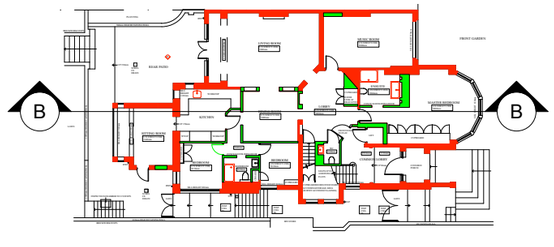
HERITAGE SIGNIFICANCE CODING

1. Very High
2. High
3. Moderate
4. Low
5. None

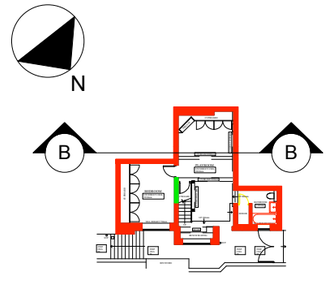
1 SECTION BB FRONT
Scale: 1:25



2 Existing First Floor Plan
Scale: 1:200



3 Existing Ground Floor Plan
Scale: 1:200



4 Existing Basement Plan
Scale: 1:200

0 1 2 3 4 5 M

ISSUE:	DATE:	COMMENT:
A	April 2016	ISSUE FOR INFORMATION
A	02.02.16	ISSUE FOR INFORMATION
-	22.05.15	ISSUE FOR INFORMATION

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Job no.	Job title
1193	FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB
Drawing no.	Drawing title
706.02	EXISTING SECTION FRONT PART OF HOUSE

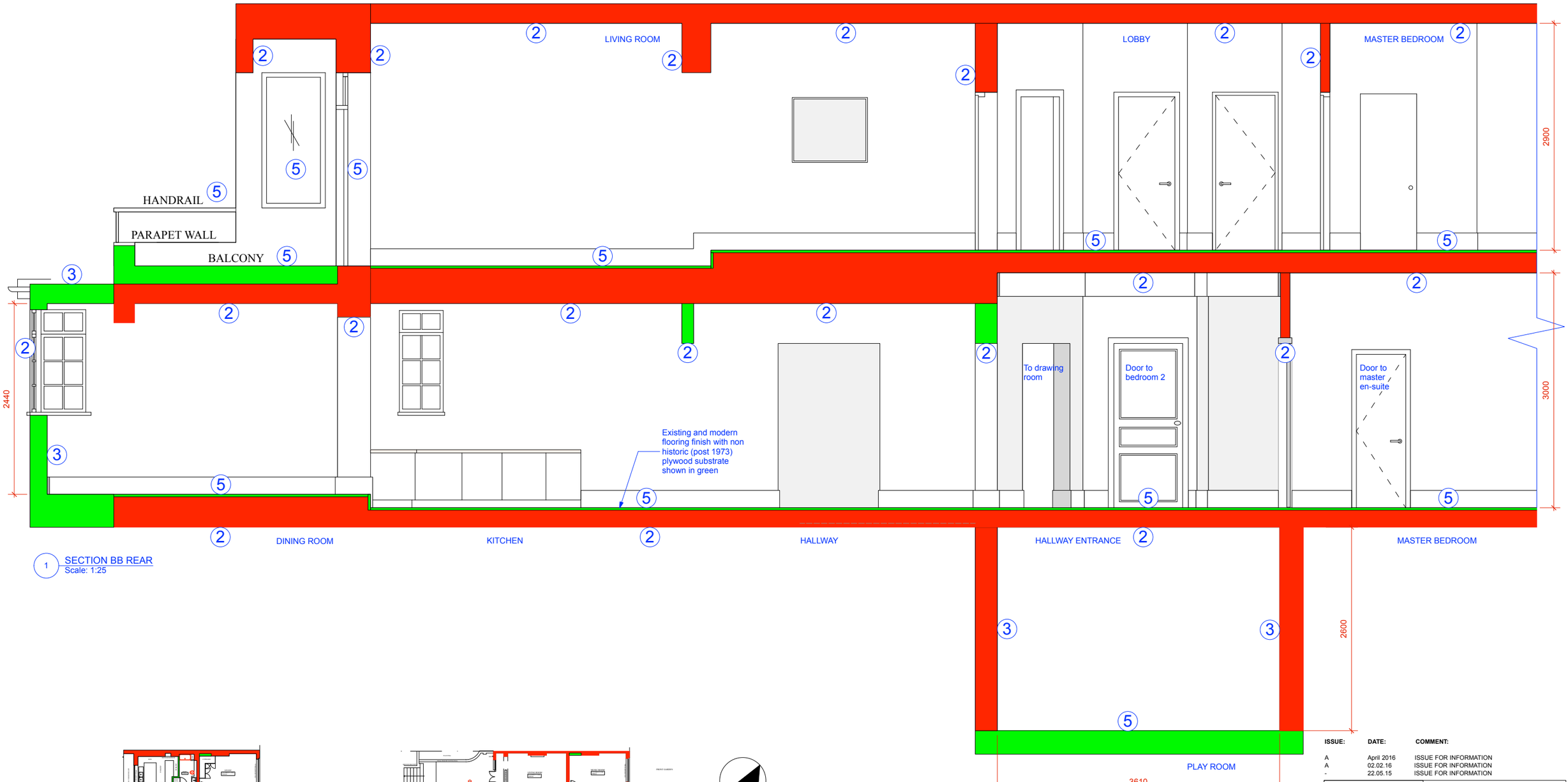
Scale	Size	Drawn	Revision
1:25 & 1:100	A1	ML	-

HERITAGE SIGNIFICANCE CODING

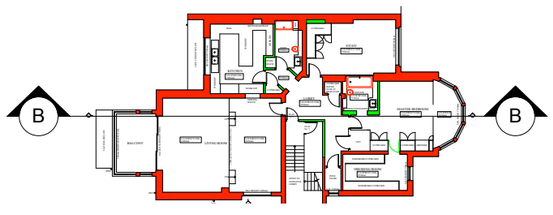
1. Very High
2. High
3. Moderate
4. Low
5. None

LEGEND

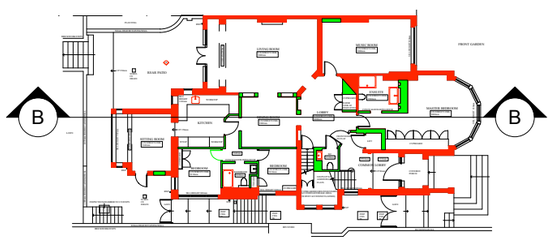
- Existing Original Fabric
- Existing Non Historic Wall (Post 1973) to be Demolished
- New Wall
- Existing Original Historic Wall (Pre 1973) to be demolished
- Existing Non Historic Floor (Post 1973)
- Existing Non Historic Floor Under Pinning (2008)



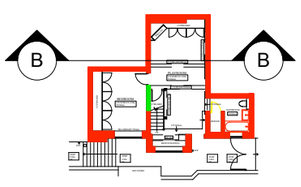
1 SECTION BB REAR
Scale: 1:25



2 Existing First Floor Plan
Scale: 1:200



3 Existing Ground Floor Plan
Scale: 1:200



4 Existing Basement Plan
Scale: 1:200

0 1 2 3 4 5 M

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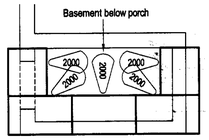
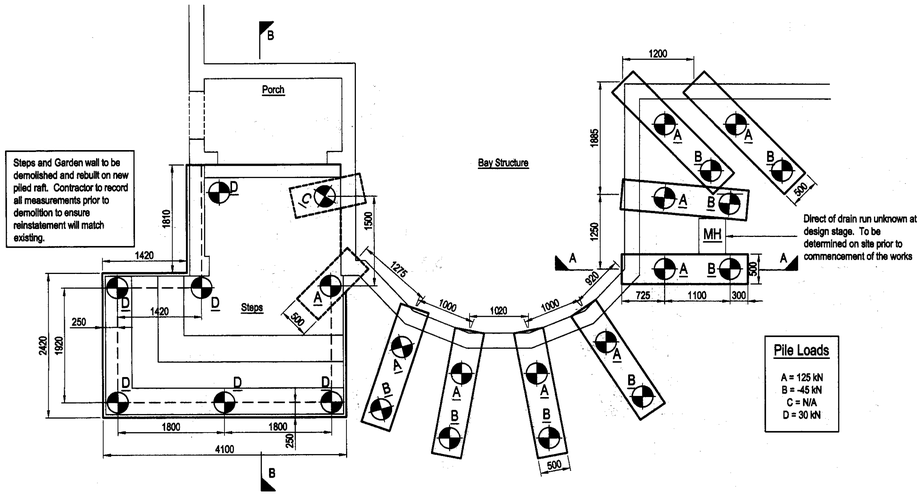
Job no.	Job title
1193	FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB
Drawing no.	Drawing title
706.03	EXISTING SECTION REAR PART OF HOUSE

Scale	Size	Drawn	Revision
1:25 & 1:100	A1	ML	A



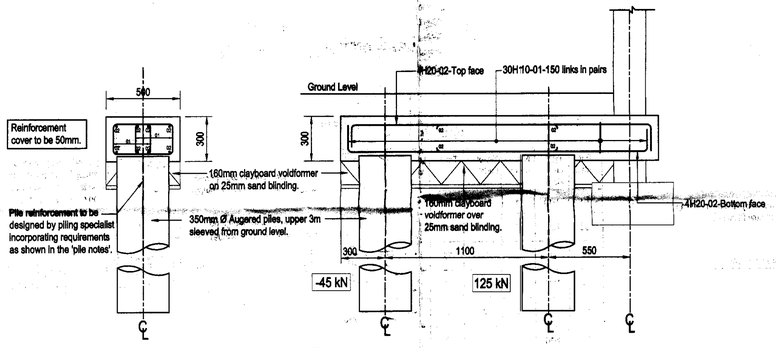
Traditional Underpinning to Basement.
Scale 1:50



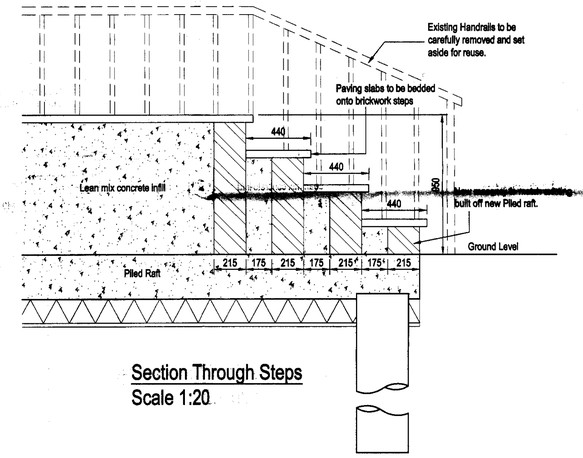
Piled Underpinning Layout Plan
Scale 1:50

Pile Loads

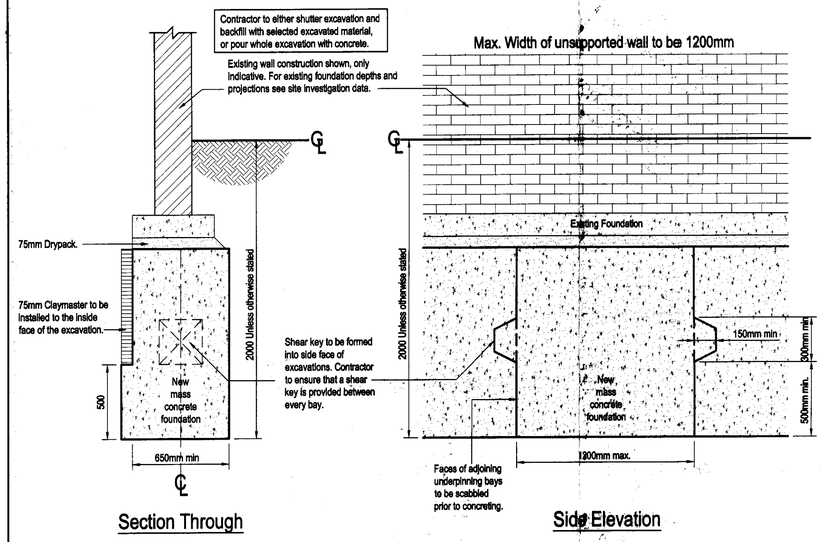
A = 125 kN
B = -45 kN
C = N/A
D = 30 kN



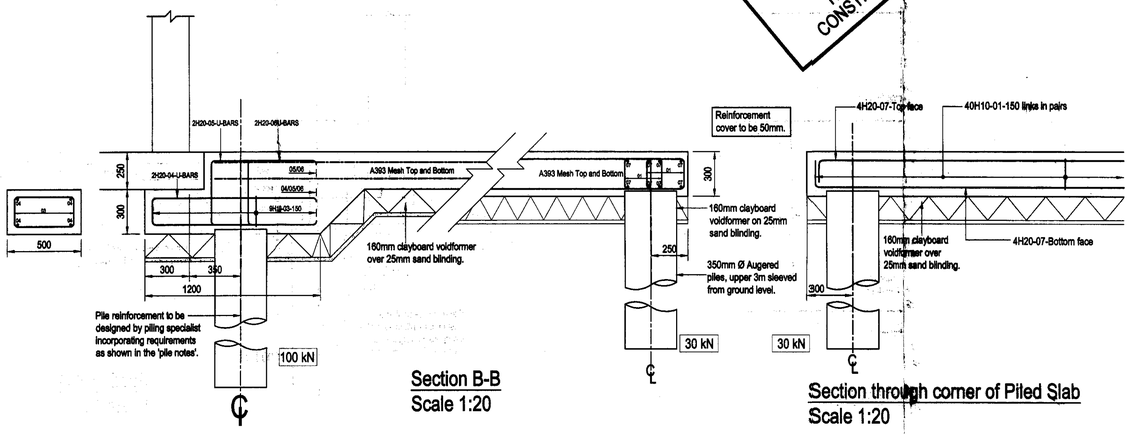
Section A-A Through Beam
Scale 1:20



Section Through Steps
Scale 1:20



Typical Underpinning Details
Scale 1:20



Section B-B
Scale 1:20

Section through corner of Piled Slab
Scale 1:20

SUBJECT TO LOCAL AUTHORITY APPROVAL
NOT FOR CONSTRUCTION

Underpinning

General
Underpinning is to be carried out in bays as indicated.

Prior to concreting, the underside of the existing foundations shall be carefully cleaned of all soil. The sides of the excavation and formation shall be protected from heavy rain or frost.

Concrete shall be placed with care avoiding loose soil or rubbish from falling into the excavation. The concrete shall be carefully compacted by the means of a mechanical poker vibrator.

The proposed underpinning works have been designed to improve the stability of the sections of the foundations that have suffered structural movement only and are not intended to include preventive underpinning to the other areas.

The underpinning depths shown are for tendering purposes only. the final depth should be agreed on site with the contract administrator and building control officer.

Underpinning bays are to be excavated from this direction to the depth shown below the external ground level.

2000

The width and position of the underpinning bays relative to the wall above shown on the layout plan are indicative only - their final alignment must be agreed on site between the contract administrator and building control officer.

Sequence rules
The contractor shall agree the sequence of works on site with the contract administrator prior to commencing the works. the agreed sequence must be such that:
A) Not more than 25% of the total area to be underpinned is to be left in an unsupported condition at any one time.
B) Deeper pads are to be excavated and installed before adjoining shallower pads (if applicable - ie, if the depth varies).
C) Maximum length of bays is as specified on the drawings.
D) 24 hours (min) is to elapse between concreting the bay and dry packing. 75mm minimum dry pack to be rammed between the underside of the existing footings and the top surface of the underpinning bay. Dry pack to be 75mm min thick of 3:1 Sand:Cement mix with expanding agent (Pebgrout or similar) with only enough water to hold mix together.
E) No adjacent bays are to be excavated until at least 24 hours after the dry-packing to any adjoining completed bay.
F) No departure from these rules will be permitted.

Bar Bending Schedule

Bar Mark	Type and size	No. of mem.	No. of bars	Total	Length of bar (mm)	Shape Code	A mm	B mm	C mm	D mm	E/R mm
01	H10	1	240	240	1325	51	250	190	120	120	
02	H20	8	5	40	1800	11	1500	150			
03	H10	1	72	72	1325	51	990	190	120	120	
04	H20	3	2	6	2300	21	1090	160	1090		
05	H16	3	2	6	1775	21	690	420	690		
06	H16	3	2	6	1325	21	475	420	475		
07	H16	1	48	48	3275	11	3150	150			

General

Do not scale off this drawing, except for planning purposes, the contractor shall check all dimensions and levels on site prior to demolition of the existing structure.
Any discrepancies are to be notified to the Contract Administrator (C.A).
Contractor to locate all services prior to commencement of works & liaise with the C.A.
This drawing is to be read in conjunction with Cunningham Lindsey standard contract documentation & all other relevant contract documentation, unless alternative arrangements have been agreed.
Layout is to remain unaltered unless otherwise agreed with contract administrator. All temporary works are to be designed & detailed by the contractor including the provision for pumping, shoring & propping.
All excavations and exposed foundations are to be adequately supported by the contractor at all times in accordance with health and safety provisions.
All works to be in accordance with current building regulations.
All services to be located by contractor prior to commencement of any works on site.
All proprietary products are to be installed strictly in accordance with manufacturers recommendations.
On completion of the works the contractor is to be responsible for reinstating the surrounding ground finished surface to its original state.

Concrete

All work to be in accordance with BS 8110. All mass concrete for foundations to be min. C25/30.
All reinforced concrete to be Grade C32/40, and to have Class 2 concrete sulfate resistance. Water : Cement ratio to be 0.55. (ratio may change depending on the requirements of BS EN 206-1/BS 8500). Minimum cement content to be 325 Kg / cu.m.
All concrete to be vibrated.
No site batching unless authorised by contract administrator and design engineer.
The contractor must ensure that clayboard voidformer is installed to the manufacturers requirements, including the provision and installation of the voidpak system.

Piles - SWL As Shown

Pile location as per plan.
Piles to be designed and installed by specialist piling contractor with an appropriate factor of safety. ASUC Guarantee or equivalent Insurance backed Guarantee to be provided.
Piles are to have a minimum sleeve length of 3m.
Specialist calculations are to be submitted to the local Authority 21 days prior to the commencement of the works, for approval.
All piling work is to be designed and installed in accordance with BS 8004 : 1986 Section 7 and I.C.E 'Specification for piling and embedded retaining walls'.
Pile reinforcement to be cut and bent a minimum of 1000mm into slab or beams.
All piles are to have a 50mm embedment into the reinforced slab or beams.

Reinforcement

Cover to all reinforcement to be 50mm.
All reinforcement denoted 'H' to be high yield Grade B500A, B or C to BS4449:2005 bent in accordance with BS 8666:2005.
Laps to H20 bars to be 750mm minimum.
Laps to H16 bars to be 625mm minimum.
Laps to H12 bars to be 475mm minimum.
Laps to H10 bars to be 400mm minimum.
Laps to mesh to be 400mm minimum.

REV	DRAWN	DATE	DESCRIPTION
B	RA	06.11.07	Underpinning layout altered
A	RA	17.09.07	Drawing (amended &) approved by Lead Office

Cunningham Lindsey
2 nd floor Design Office, Solent House
Solent Business Park, Whiteley
FAREHAM, Hants , PO15 7AF

JOB ID
31 Heath Drive Limited

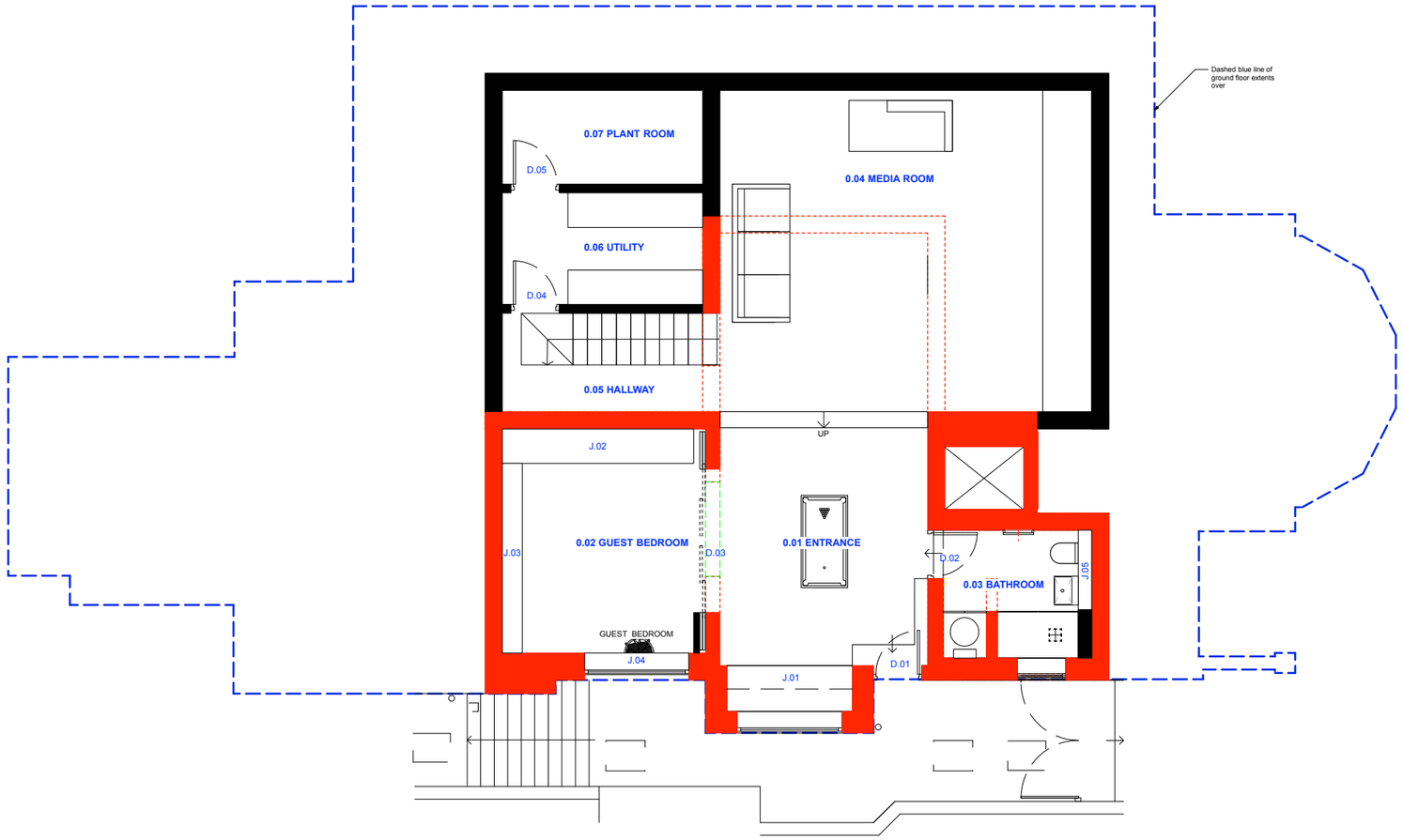
SITE ADDRESS
31 Heath Drive,
London,
NW3 7SB

PROJECT
Piled underpinning to main Property and new piled raft to step area

DRAWING TITLE
Plans, details and Sections

INITIAL DRG DATE	DRAWN BY
August 2007	Richard Abraham
SCALE: As Shown	CHECKED BY: DS

REFERENCE	DRG No.	Rev.
2360106	101	B



1 Proposed Basement Floor Plan - GIA:93 m2
Scale: 1:50

1m 2m 3m 4m 5m

LEGEND

- Existing Wall
- Existing Non Historic Wall (Post 1973) to be Demolished
- New Wall
- Existing Original Historic Wall (Pre 1973) to be demolished

ISSUE:	DATE:	COMMENT:
I	24.09.15	ISSUE FOR INFORMATION
H	30.09.15	ISSUE FOR INFORMATION
G	02.09.15	ISSUE FOR INFORMATION
F	15.06.15	ISSUE FOR INFORMATION
E	14.05.15	ISSUE FOR INFORMATION
E	30.04.15	ISSUE FOR INFORMATION
D	26.03.15	ISSUE FOR INFORMATION
C	26.03.15	ISSUE FOR INFORMATION
B	25.02.15	ISSUE FOR INFORMATION
A	18.12.14	ISSUE FOR PRE PLANNING APPLICATION
-	12.12.14	ISSUE FOR INFORMATION

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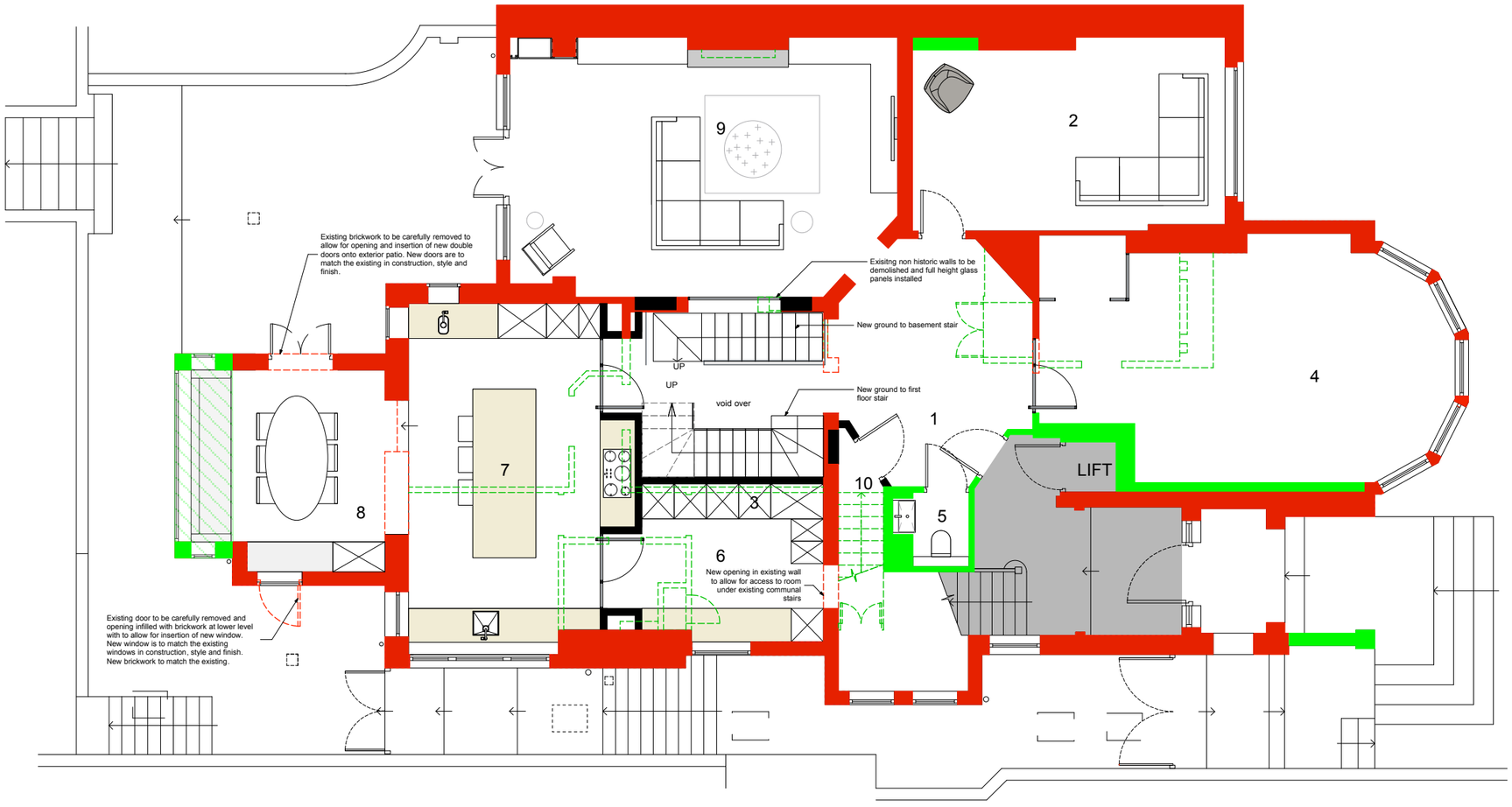
Job no.	Job title
1193	FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB
Drawing no.	**Drawing title**
100	PROPOSED BASEMENT FLOOR PLAN

Scale	Size	Drawn	Revision
1:50	A1	AK	I

1m 2m 3m 4m 5m

N



1 PROPOSED GROUND FLOOR PLAN
Scale: 1:50

1 ENTRANCE HALL
2 STUDY
3 WINE STORE
4 MUSIC ROOM
5 WC
6 SNUG / STUDY
7 KITCHEN
8 DINING
9 LIVING ROOM
10 STORAGE ROOM

LEGEND

- Existing Wall
- Existing Non Historic Wall (Post 1973) to be Demolished
- New Wall
- Existing Original Historic Wall (Pre 1973) to be demolished
- Existing Non Historic Wall (Post 1973)

ISSUE:	DATE:	COMMENT:
B	April 2016	ISSUE FOR PLANNING & LBC
A	17.02.16	ISSUE FOR INFORMATION
-	11.12.15	ISSUE FOR INFORMATION

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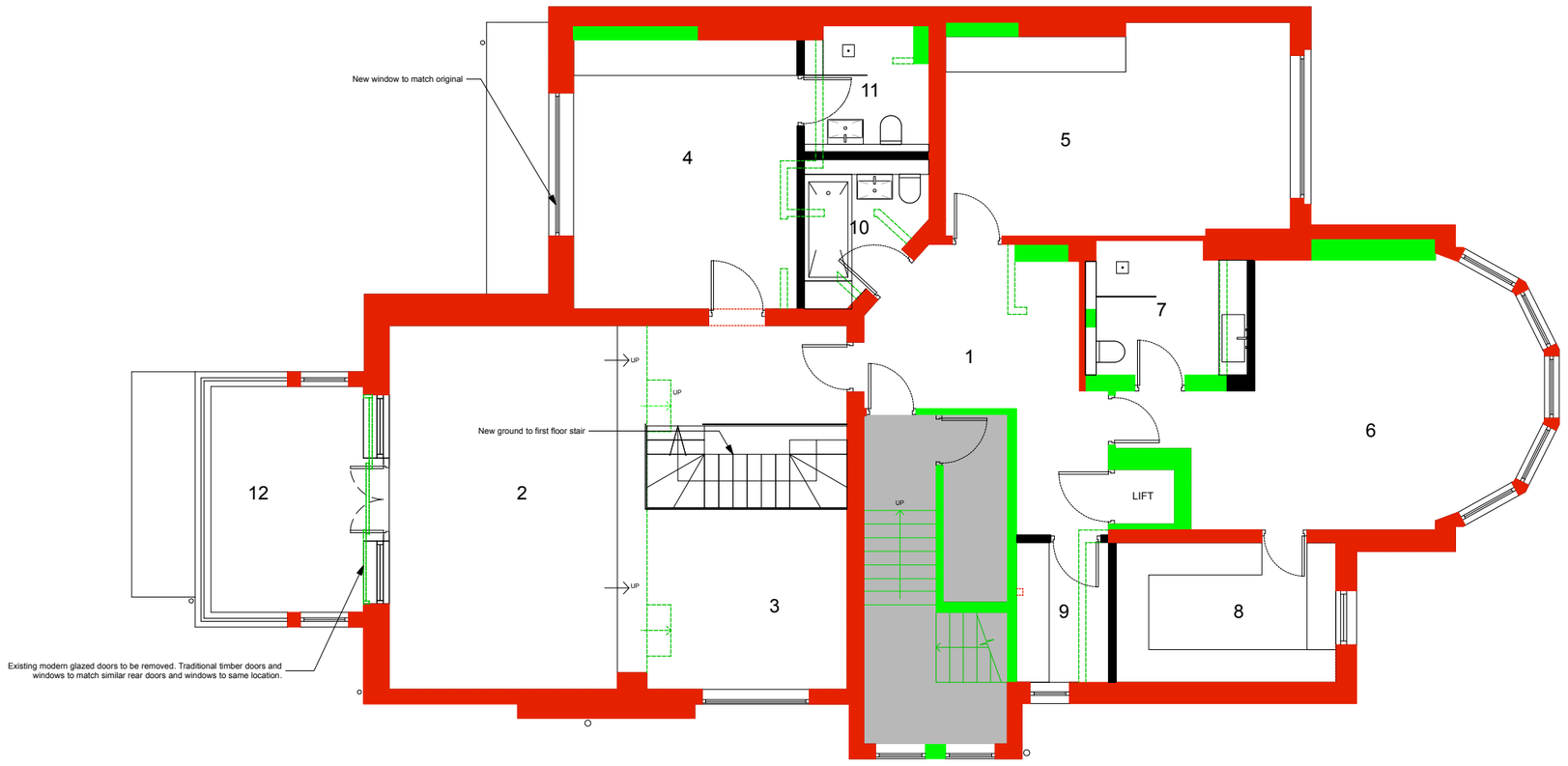
Job no.	Job title
1193	FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB
Drawing no.	Drawing title
131	PROPOSED GROUND FLOOR PLAN

Scale	Size	Drawn	Revision
1:50	A1	ML	B

1m 2m 3m 4m 5m

N



1 PROPOSED FIRST FLOOR PLAN -GIA:158m2
Scale: 1:50

1 LANDING
2 LIBRARY
3 STUDY / SNUG
4 BEDROOM 2
5 BEDROOM 3
6 MASTER BEDROOM
7 MASTER EN SUITE
8 MASTER WARDROBE
9 LAUNDRY
10 FAMILY BATHROOM
11 EN SUITE SHOWER ROOM
12 BALCONY

LEGEND

- Existing Wall
- Existing Non Historic Wall (Post 1973) to be Demolished
- New Wall
- Existing Original Historic Wall (Pre 1973) to be demolished
- Existing Non Historic Wall (Post 1973)

ISSUE:	DATE:	COMMENT:
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Job no.	Job title
1193	FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB
Drawing no.	Drawing title
132	PROPOSED FIRST FLOOR PLAN

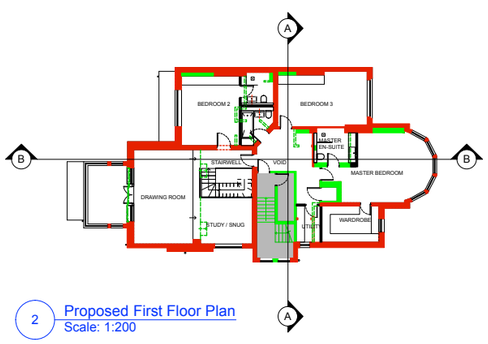
Scale	Size	Drawn	Revision
1:50	A1	ML	A

1 SECTION AA
Scale: 1:25

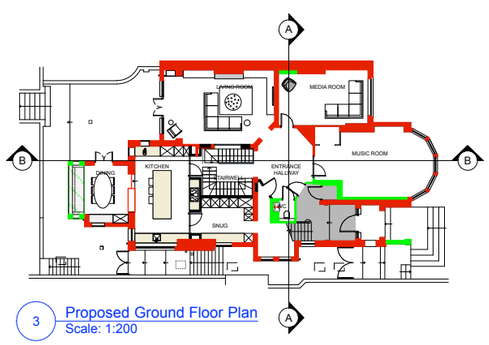
0 1 2 3 M

LEGEND

- Existing Original Fabric
- Existing Non Historic Wall (Post 1973) to be Demolished
- New Wall or Floor
- Existing Original Historic Wall (Pre 1973) to be demolished
- Existing Non Historic Floor (Post 1973)
- Existing Non Historic Floor Under Pinning (2008)



2 Proposed First Floor Plan
Scale: 1:200



3 Proposed Ground Floor Plan
Scale: 1:200

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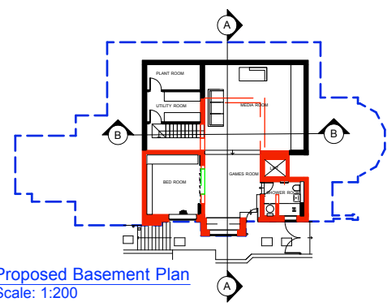

4 Proposed Basement Plan
Scale: 1:200

ISSUE:	DATE:	COMMENT:
C	April 2016	ISSUE FOR PLANNING & LBC
B	16.02.16	ISSUE FOR INFORMATION
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-	10.04.15	ISSUE FOR INFORMATION

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Job no. **1193**

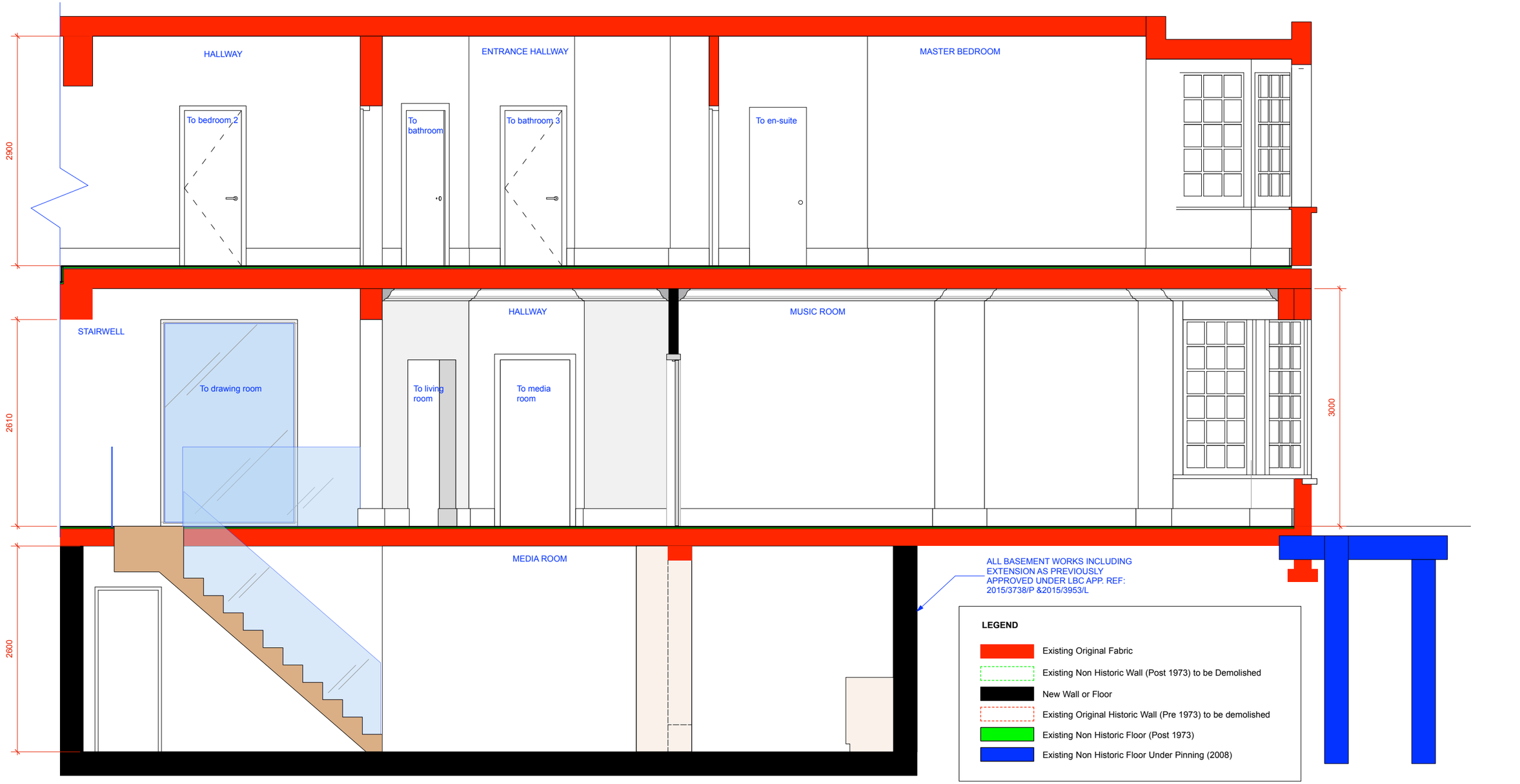
Job title: FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB

Drawing no. **301.01**

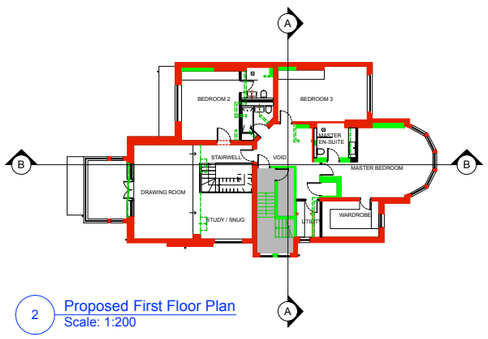
Drawing title: PROPOSED SECTION

Scale	Size	Drawn	Revision
1:25 & 1:200	A1	ML	C

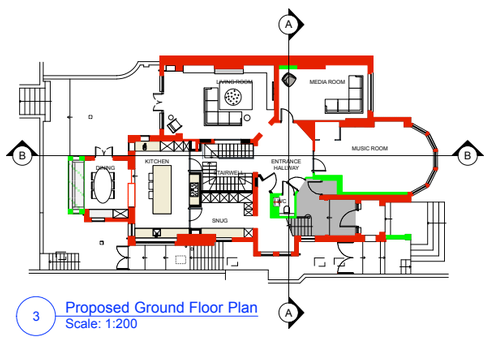
0 1 2 3 M



1 SECTION BB FRONT
Scale: 1:25

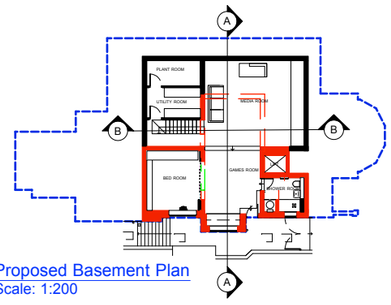


2 Proposed First Floor Plan
Scale: 1:200



3 Proposed Ground Floor Plan
Scale: 1:200

N



4 Proposed Basement Plan
Scale: 1:200

ISSUE:	DATE:	COMMENT:
B	April 2016	ISSUE FOR PLANNING & LBC
B	16.02.16	ISSUE FOR INFORMATION
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Job no.	Job title
1193	FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB
Drawing no.	Drawing title
301.02	PROPOSED SECTION

Scale	Size	Drawn	Revision
1:25 & 1:200	A1	ML	B

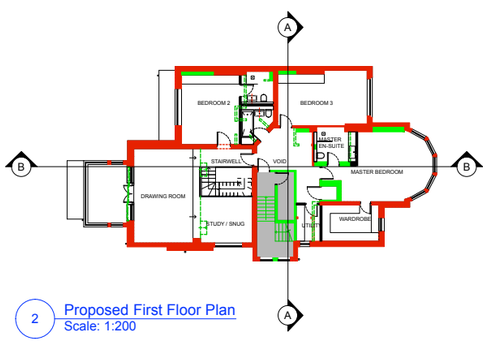
0 1 2 3 M

DRAWING ROOM
STAIRWELL
LANDING
MASTER BEDROOM
To bedroom 2
To bathroom
To bedroom 3
To en-suite
New iron railings
HANDRAIL
Existing modern slidining doors to be removed and traditional timber framed windows and doors re instated.
1100
BALCONY
2900
DINING ROOM
KITCHEN
MUSIC ROOM
To living room
To media room
2440
3000
MEDIA ROOM
2600
ALL BASEMENT WORKS INCLUDING EXTENSION AS PREVIOUSLY APPROVED UNDER LBC APP. REF: 2015/3738/P &2015/3953/L

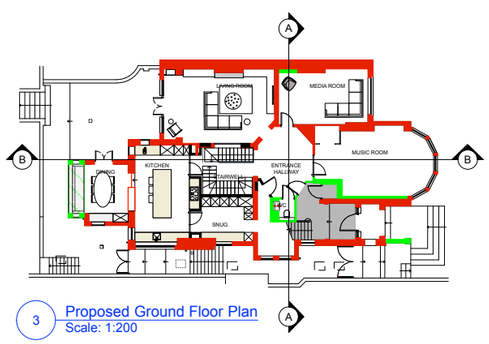
1 SECTION BB REAR
Scale: 1:25

LEGEND

- Existing Original Fabric
- Existing Non Historic Wall (Post 1973) to be Demolished
- New Wall or Floor
- Existing Original Historic Wall (Pre 1973) to be demolished
- Existing Non Historic Floor (Post 1973)
- Existing Non Historic Floor Under Pinning (2008)

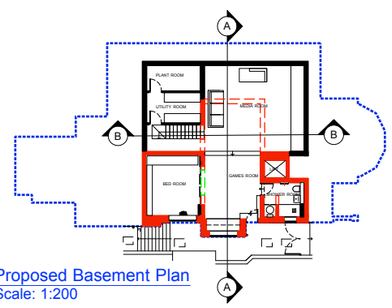


2 Proposed First Floor Plan
Scale: 1:200



3 Proposed Ground Floor Plan
Scale: 1:200

N



4 Proposed Basement Plan
Scale: 1:200

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Job no.	Job title
1193	FLAT 1, 31 HEATH DRIVE, LONDON NW3 7SB
Drawing no.	Drawing title
301.03	PROPOSED BASEMENT SECTION A

Scale	Size	Drawn	Revision
1:25 & 1:200	A1	ML	B