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SOUP

PLANNING AND HERITAGE STATEMENT

No.4 THE HEXAGON, FITZROY PARK, LONDON, N6 6HR

JUNE 2016

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REFERENCE:

Planning Application - Camden Council

No.4 THE HEXAGON, LONDON, N6 6HR

PLANNING AND HERITAGE STATEMENT

June 2016

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PLANNING AND HERITAGE STATEMENT

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THE PLANNING APPLICATION COMPRISES THE FOLLOWING INFORMATION, WHICH SHOULD BE READ IN CONJUNCTION WITH THIS PLANNING AND HERITAGE STATEMENT:

1. SURVEY DRAWINGS

292_010_S00	EXISTING SITE PLAN AND AERIAL SITE PHOTO	Scale N/A
292_020_S00	EXISTING SITE PHOTOS	Scale N/A
292_050_S00	EXISTING SITE PLAN	Scale 1:100@A1 1:200@A3
292_100_S00	EXISTING LOWER GROUND FLOOR PLAN	Scale 1:50@A1 1:100@A3
292_110_S00	EXISTING GROUND FLOOR PLAN	Scale 1:50@A1 1:100@A3
292_120_S00	EXISTING FIRST FLOOR PLAN	Scale 1:50@A1 1:100@A3
292_130_S00	EXISTING ROOF PLAN	Scale 1:50@A1 1:100@A3
292_200_S00	EXISTING SECTION	Scale 1:50@A1 1:100@A3
292_210_S00	EXISTING SECTION	Scale 1:50@A1 1:100@A3
292_300_S00	EXISTING NORTH ELEVATION	Scale 1:50@A1 1:100@A3
292_310_S00	EXISTING EAST ELEVATION	Scale 1:50@A1 1:100@A3
292_320_S00	EXISTING SOUTH ELEVATION	Scale 1:50@A1 1:100@A3
292_330_S00	EXISTING WEST ELEVATION	Scale 1:50@A1 1:100@A3

2. DESIGN AND ACCESS STATEMENT

292_010_PL00	PROPOSED SITE PLAN AND AERIAL PHOTO	Scale 1:1250@A3
292_020_PL00	PROJECT INTRODUCTION	Scale N/A
292_021 + 022_PL00	PROJECT INTRODUCTION – AERIAL IMAGE	Scale N/A
292_030 + 031_PL00	SITE / CONTEXT ANALYSIS [site analysis]	Scale 1:250@A1 1:500@A3
292_040_PL00	SITE / CONTEXT ANALYSIS [the idea]	Scale N/A
292_045 + 046_PL00	SITE / CONTEXT ANALYSIS [building line]	Scale N/A
292_050_PL00	SITE / CONTEXT ANALYSIS [mass and form]	Scale N/A
292_055_PL00	SITE / CONTEXT ANALYSIS [mass and form]	Scale N/A
292_060 + 061_PL00	SITE / CONTEXT ANALYSIS [garden and openspace]	Scale N/A
292_065_PL00	SITE / CONTEXT ANALYSIS [public realm]	Scale N/A
292_066_PL00	SITE / CONTEXT ANALYSIS [defined entrance]	Scale N/A
292_070_PL00	SITE / CONTEXT ANALYSIS [privacy]	Scale N/A
292_075 + 076 + 077	SITE / CONTEXT ANALYSIS [spatial arrangement]	Scale N/A
292_085_PL00	SITE / CONTEXT ANALYSIS [materials]	Scale N/A
292_090_PL00	AREA SCHEDULE	Scale N/A
292_095_PL00	DAYLIGHT AND SUNLIGHT ANALYSIS	Scale N/A

3. PROPOSED DRAWINGS

292_100_PL00	PROPOSED LOWER GROUND FLOOR PLAN	Scale 1:200@A3
292_101_PL00	PROPOSED LOWER GROUND FLOOR PLAN	Scale 1:100@A3
292_110_PL00	PROPOSED GROUND FLOOR PLAN	Scale 1:200@A3
292_111_PL00	PROPOSED GROUND FLOOR PLAN	Scale 1:100@A3
292_112_PL00	PROPOSED NEIGHBOURING BOUNDARIES	Scale 1:200@A3
292_120_PL00	PROPOSED FIRST FLOOR PLAN	Scale 1:200@A3
292_121_PL00	PROPOSED FIRST FLOOR PLAN	Scale 1:100@A3
292_130_PL00	PROPOSED ROOF PLAN	Scale 1:100@A3
292_300_PL00	PROPOSED SOUTH ELEVATION	Scale 1:200@A3
292_301_PL00	PROPOSED SOUTH SECTIONAL ELEVATION	Scale 1:200@A3
292_310_PL00	PROPOSED WEST ELEVATION	Scale 1:200@A3
292_320_PL00	PROPOSED NORTH ELEVATION	Scale 1:200@A3
292_330_PL00	PROPOSED EAST ELEVATION	Scale 1:200@A3

4. PROPOSED VISUALISATIONS

292_400 + 401 + 402 + 403 + 404_PL00	PROPOSED VISUALISATION	Scale N/A
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5. PROPOSED DEMOLITIONS

292_100_DM00	PROPOSED LOWER GROUND FLOOR DEMOLITIONS	Scale 1:200@A3
292_110_DM00	PROPOSED GROUND FLOOR DEMOLITIONS	Scale 1:200@A3
292_120_DM00	PROPOSED FIRST FLOOR DEMOLITIONS	Scale 1:200@A3
292_300_DM00	PROPOSED ELEVATION DEMOLITIONS	Scale 1:200@A3
292_310_DM00	PROPOSED ELEVATION DEMOLITIONS	Scale 1:200@A3

6. LIFETIME HOMES ASSESSMENT

292_100_LH00	PROPOSED LOWER GROUND FLOOR PLAN	Scale 1:200@A3
292_110_LH00	PROPOSED GROUND FLOOR PLAN	Scale 1:200@A3
292_120_LH00	PROPOSED FIRST FLOOR PLAN	Scale 1:200@A3

7. PRE-PLANNING APPLICATION RESPONSE

RE: 2015/5998/PRE

8. STATEMENT OF COMMUNITY INVOLVEMENT.

9. STRUCTURAL ENGINEERS REPORT INC DRAINAGE SURVEY AND PROPOSALS.

10. BASEMENT IMPACT ASSESSMENT REPORT PREPARED BY LBH.

11. HYDROGEOLOGICAL, GEOTECHNICAL AND GROUND MOVEMENT ASSESSMENT REPORT PREPARED BY LBH.

12. CONSTRUCTION MANAGEMENT PLAN PREPARED BY MOTION.

13. ARBORICULTURAL REPORT PREPARED BY CROWN CONSULTANTS.

14. SUSTAINABILITY & ENERGY REPORT.

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SECTION 1: INTRODUCTION

The following Planning and Design Statement has been compiled in support of our application for full planning permission and conservation area consent to Camden Council. The site that this statement refers to contains an existing three storey detached house on a private cul-de-sac to the North of Hampstead Heath in the London Borough of Camden.

The small cul-de-sac of six dwellings was constructed in the mid 1960's and designed by the architect Leonard Michaels. The cul-de-sac known as 'The Hexagon' is a semi-urban area and is accessed from the private Fitzroy Park Road, inside the Highgate Conservation Area. The immediate area is made up largely of individual dwellings in a loose suburban layout and are predominantly contemporary and modernist in style. The area also contains period properties but in a much lesser capacity.

Although each individual dwelling is unique in their massing, form and orientation, they also share a volumetric clarity and common material scheme of brickwork and vertical timber fenestration.

The full planning application proposes the following:

'Demolition of the existing dwelling and replacement with a contemporary designed, sustainable dwelling that will provide a high quality family living space.'

It is noted that the existing house is not highlighted as a positive building in the Conservation Area Guidelines.

1.1 THE SITE + PROPERTY

The site is currently occupied by a 3-storey single family dwelling which dates from the 1960's, extended on one occasion in 1989. The replacement dwelling will be a significant aesthetic and fabric improvement when compared with the existing house, and will preserve and enhance the Highgate Conservation Area.

Our proposal for a contextually modern three storey building looks to create a more fitting design, that responds and utilises the existing site conditions, whilst also responding to the immediate characteristics of the site and context. The scheme has been designed to make the most efficient use of the site while respecting the privacy of the neighbouring dwellings and adjacent Private Open Space designation. The additional floorspace will utilise the topographical slope of the site by excavating into this and without significantly increasing the visual bulk of the building.

The trees along the boundaries to no's 1,2,3 and 6 will be retained and a high quality landscaping scheme will be provided. Three trees within the site will be cutback and reshaped while two trees, a category C mulberry and a category C cherry laurel will be removed as part of the planning application and an arboricultural report is attached to support these proposals.

The overall height datum of the proposed building will be in line with the existing building to further retain the overall visual mass of the building.

The remaining sections of this report will set out the contextual analysis in Section 2, outline the pre application consultation in Section 3, describe the proposals in Section 4, outline the conservation area considerations in Section 5, Planning Policy Framework and assessment is in section 6 and Section 5 will provide our conclusions.

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SECTION 2: CONTEXTUAL ANALYSIS

2.1 SITE DESCRIPTION

No.4 The Hexagon is a detached three-storey dwelling of five bedrooms and four bathrooms. The house is located in a cul de sac named The Hexagon, just over 50 metres from Fitzroy Park road and which provides the public access to the site and the house.

The existing three-storey house was constructed in the mid 1960's and is not noted as a positive building by the Conservation Area Guidelines. It is of little architectural merit and is built with poorly constructed timber cladding and brickwork.

The site lies just outside the area designated as 'Open Space' The Elms, Fitzroy Park and within the Highgate village Conservation Area.

Planning policy map

Find planning policies by clicking the map or using the address / postcode search

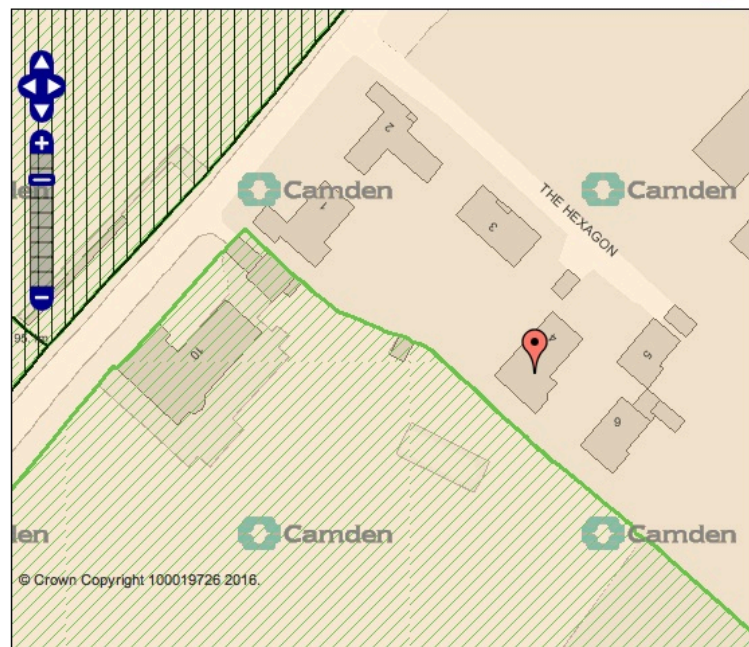
Map key

-  Conservation Area
Highgate Village
-  Open Space
The Elms, Fitzroy Park
-  Metropolitan Open Land
The Elms, Fitzroy Park

For more information, or if you are unable to view the map, please contact the [Forward Planning and Projects Team](#)

Find an address

Please enter a Camden postcode or street:



2.2 AREA & LEVELS

The site is approximately 29metres wide (east to West) and 34 metres long (North to South) in a wedge shape. The area of 'Open Space' is located behind the South West boundary and the main garden amenity space of approx 300sq/m is located on the lower level to the West of the main house structure.

The existing house entrance level sits approximately 3 metres below the site entrance level along Fitzroy Park to the West. The lower main garden area is between 2.4 and 2.1 metres below this entrance level and rises up to meet the entrance level in the North corner of the building. The existing site contains various boundary conditions of a 2m brickwork wall to the South, 6ft timber panel fence to the East and a 6ft timber panel fence and mature planting to the West.

The existing site area: 565sq/m / 0.14acres

The existing building footprint: 128 sq/m

2.3 PLANNING HISTORY - THE SURROUNDING AREA

A number of relevant planning applications have been submitted in the surrounding area and these are listed below.

53 Fitzroy Park

2015/2197/P

The Lodge, Fitzroy Park

2012/1638/P

51 Fitzroy Park

2011/4153/P

Wallace House, Fitzroy Park

2008/2004/P

36 Millfield Lane

2007/2358/P

Fitzroy Farm, Fitzroy Park

2006/3380P, 2006/3381/C and 2007/3919/P

49 Fitzroy Park

2005/4681/P

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SECTION 3: PRE-APPLICATION CONSULTATION

- 3.1** The proposed development has been the subject of a thorough pre-planning application with Camden Council [ref:2015/5998/PRE] and consultation meetings with the immediate neighbours and the relevant residents associations.
- 3.2** Details of the neighbour and resident association consultation are contained within the attached 'Statement of Community Involvement' document. This document outlines the measures taken to revise the scheme in order to address the concerns and comments obtained from these meetings.
- 3.3** The Pre-Application consultation was submitted on 26.10.2015 and a full report by the case officer was obtained on 23.12.2015. A site meeting was also undertaken on 13.11.2015 where the proposals were discussed between SOUP Architects and the case officer. The report concluded that the scheme was considered acceptable in terms of the high quality contemporary design, materiality, scale, bulk, position and that the following information will be required for a full planning application:

Statement of Community involvement.

Structural Engineers report inc drainage survey and proposals.

Basement impact assessment report.

Hydrogeological, geotechnical and ground movement assessment report.

Construction management plan.

Arboricultural report.

Sunlight and Daylight report.

Demonstration of how Sustainable design principles have been incorporated into the design.

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SECTION 4: THE PROPOSALS

4.1 DESIGN

The proposals are for a replacement dwelling house that will have 5 bedrooms and will comprise lower ground floor basement, ground floor and first floor accommodation. It will provide high quality residential accommodation appropriate for the character of this location. Bedrooms have been split between the lower ground floor basement level and first floor, with living spaces mainly located on the principle ground floor entrance level. Garden connections are maximised to the lower ground floor and the internal layout shaped to offer excellent levels of controlled daylight and sunlight to all areas of the house.

The new dwelling will complement the established qualities of the site and surrounding dwellings. The house is of a contemporary design made up of a number of different elements with varying heights to break up the building across the 3 levels to create a form that is harmonious with the current dwelling and the neighbouring buildings that form its immediate context. The contemporary design is of clean lines and utilises contemporary materials of predominantly aluminium fins, brickwork and large areas of glazing. The brick has been chosen as this is synonymous with the neighbouring buildings and the existing building. The aluminium fins have been chosen to provide a contemporary alternative to the vertical timber fenestration of the existing.

4.2 THE BUILDING LINE

The open corner and approach on the Northern side of the site, together with the strong building line frontages of the neighbouring buildings is an important aspect of the design.

The proposed building line follows the same parameters of the existing building to reduce the visual impact of the proposals on no's 3,5 & 6. This also allows the neighbouring building to retain their current views. From the other buildings within the Hexagon, namely no's 1 & 2 the building line to the Northern elevation will remain the same and the South elevation will protrude approx 500mm forward of the existing line. The proposed building lines retain and reinforce the generous pocket of open garden and landscaped areas within the bordered area between no's 1,2 3 & 4. Please refer to SOUP drawing no. 292_045.

Proposed parking areas have been retained on the Northern entrance to the site, outside of the building lines and allows the shared access with no6 to remain.

4.3 DEFINED ENTRANCE, PEDESTRIAN & VEHICULAR ACCESS

The existing site and building are served by a single point of entry from the Northern side of the site. The proposed scheme looks to retain this threshold point and incorporate this into the new design.

The sense of entrance is an important part of the proposals and this has been influential in the overall massing and facade treatment. The current un-rational building entrance contains three separate flat roofed building forms, along with a stepped access from street level of four steps and a further staircase configuration upon entering the property. The existing entrance is also unattractive, dark and detracts from the surrounding buildings.

The proposed stepped building line both horizontally and vertically and the material variation help to reduce the massing of the house and create a cluster building form with separate roofs. The purity of form also relates the proposals strongly to the surrounding dwellings.

The existing external parking area, adjoining low level walls and planting are in a current state of dis-repair. Our proposals look to address this situation by incorporating a new high quality material finish to the parking and surrounding external elements through a close dialogue with the adjoining owners and a conscientious and sensitive approach to the design. The existing double parking bay will be retained along with the existing pedestrian and shared access to no.6.

4.4 PRIVACY & OVERLOOKING

The proposals maintain the solidity of the existing building towards the neighbours to reduce overlooking and maintain privacy to all. Careful consideration to window placement avoids overlooking to neighbours. Windows to the ground floor north west section and west facing windows to the top floor incorporate bronze fins to allow natural light into the spaces and glimpses out while maintaining the privacy for neighbouring buildings and the occupiers.

During the neighbour consultation process and meetings concerns were raised regarding privacy and overlooking between No's 1,2 and No.4. It was agreed in these meetings that adequate planting / screening would be incorporated along the western boundary of our site. This can be seen on the accompanying SOUP drawing no's.292_100 & 110 with the inclusion of tree no's 01 to 04. Further information on this is also included in the accompanying 'Statement of community involvement'

Views out are predominantly to the South and South West over the existing 'Open Space' and the extensive mature planting.

4.5 MASS, SCALE & BULK

The proposed dwelling will create a greater amount of floor space than the existing dwelling provides. The floor space has been cleverly designed to incorporate the majority of this additional space at the lower ground floor basement level, which is formed by excavating part of the site underneath the existing ground floor level and utilising the natural slope of the site without significantly increasing the visual mass and form of the building.

The proposed building follows similar principles to the existing building in its mass and form. The proposed building shares a volumetric clarity with the existing and surrounding buildings as it is made up of a number of different elements with differing heights, visually breaking up the building mass and provides a significantly superior solution to the existing building. The proposed building follows the finished roof datum's of the existing building with the majority of the building being above ground floor level.

Comparison of Existing and Proposed:

	Existing House	Proposed House
Datum level of lower ground Floor	92.27 metres	91.80 metres
Datum level of ground Floor	94.95 metres	94.60 metres
Site area	565m ²	565m ²
Ground floor footprint	126.8m ²	153.4m ²
Lower ground floor GIA	55.4m ²	180.2m ²
Ground floor GIA	114.2m ²	138.2m ²
First floor GIA	43.0m ²	79.3m ²

4.6 INTERNAL LIVING SPACE

Internal floor to ceiling heights are proposed as 2.4metres to the lower ground floor, 2.6metres to the ground floor and 2.4metres to the first floor. The main entrance door will provide a level threshold to meet current Part M Building Regulations and Lifetime Homes standards.

The lower ground floor contains both living and private bedroom spaces, together with a series of courtyards and large open garden space. The series of courtyards maintain the expanse of planted areas within the site and allow each bedroom to have a private view / access into these areas. A lower ground floor main living area allows direct access into the main garden and creates a visual connection through the building.

The ground floor contains the main family living and entrance areas of the proposed building together with an external planted area. Proposed Service areas, storage and utility areas are located on the East and Northern sections of the plan to create a solidity that maintains the privacy from neighbouring buildings. The proposed Ground Floor will have generous open plan living, dining and kitchen areas. It will have a light and dynamic feel afforded by the areas of glazing to the South and West and the double height space to the Lower Ground Floor.

The external planted area creates a soft periphery to the Ground floor and allows planting to be introduced at this level to soften the external elevations. The evening terrace also allows direct access to the outside from the main areas.

The first floor contains the master bedroom together with dressing and bathroom areas. Adjacent to the master bedroom is also located a private study area. Rooflights bring direct sunlight and natural daylight deep into the heart of the plan and is central to the proposed spatial arrangement.

4.7 EXTERNAL SPACE

The new dwelling has been designed to make the most efficient use of the site and its unique landscape features while respecting the open garden space between the neighbouring buildings. The scheme maximises views into the garden and looks to make excellent use and connection to the landscaped areas.

4.8 LANDSCAPING & OPEN SPACE

With the close proximity of the surrounding buildings the new design carefully considers the position of the new building and the relationship to the quality and connectivity of the garden spaces around. The position of the existing building and that of the neighbouring buildings creates a generous pocket of open garden space. The proposals respect this concept and through the split level living and garden allows excellent visual and physical connectivity to the private garden spaces.

A more transparent lower ground floor level allows both a visual and physical connectivity from the main lower garden to two new private courtyard spaces. This transparency and connection also allows the garden space to become woven through the lower ground floor level and visually increases the size of the garden areas. The scheme as a whole will have high quality landscaping to better suit the character of the site.

4.9 TREES

The scheme has been designed to retain all category A and B trees on the site. Two category C trees of a mulberry and a cherry laurel will be removed. Trees such as T1, T2 & T3 will be pruned and reshaped. A full Arboricultural Report has been prepared by Crown Consultants and is attached to support our proposals.

4.10 SUSTAINABILITY

A sustainability & energy report has been prepared to accompany this application. The new building will be energy efficient with high levels on insulation to provide minimum heat loss above and beyond current building regulation standards.

Good levels of daylight is provided to habitable rooms on all levels and efficient ventilation provided by a controllable fully integrated mechanical system with heat recovery. The highly insulated house will be supported by an efficient under floor heating system and good orientation will maximise the use of passive solar gain in winter months and overhangs at ground and first floor levels will minimise overheating during summer months.

Photovoltaic panels have been proposed on the flat roof over the main bedroom with sedum roofs also incorporated to the flat roof above the ground floor area. Measures to minimise water usage such as low flush toilets and non-concussive spray taps will be incorporated and rainwater recycling is to be explored.

Refuse and recycling areas will be provided in the ground floor area alongside dedicated space for 2no.bicycles. Additional recycle storage space will be provided in the ground floor Kitchen prior to collection.

4.11 CONSTRUCTION MANAGEMENT PLAN

A construction management plan prepared by 'Motion' has been submitted as part of this full planning application, further to extensive consultation with the Fitzroy Park Residents Association.

4.12 PUBLIC CONSULTATION

The proposals have been presented to the neighbouring properties of The Hexagon, no's 1,2,3,5&6 and also no.10 Fitzroy Park. Meetings have also taken place with the Fitzroy Park Residents Association. Email correspondence has also taken place and all information is contained within the attached 'Statement of community involvement'.

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SECTION 5: CONSERVATION AREA CONSIDERATIONS

5.1 CONSERVATION AREA & DESIGN

The dwelling is within Highgate Village Conservation Area, whereby the council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning [Listed Buildings & Conservation Areas Act] 1990.

The adjoining property, No.10 Fitzroy Park is Grade II listed and the council has a statutory duty, under section 66 of The Planning [Listed Buildings & Conservation Areas Act] 1990, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

The Highgate Conservation Area Appraisal and Management Strategy [2007] notes that The Hexagon consists of 6 houses formed around a cul-de-sac in a dip in the land. The dwellings are flat roofed, two storey dwellings in brick and timber cladding by the architect Leonard Michaels, and the site of the houses sits snugly below the road level making the roofscape more visible.

5.2 PRE-APPLICATION ADVICE OBTAINED IN RELATION TO THE CONSERVATION AREA & DESIGN

The dwelling is within Highgate Village Conservation Area; however it is not listed and it is not considered to make a positive contribution to the character and appearance of the conservation area. As such, there is no 'in-principle' objection to its demolition, subject to its replacement with a high-quality building.

The proposed replacement dwelling would occupy a similar position within the application site to the existing dwelling and although it would be larger, it would have a similar above-ground form to the existing dwelling, which is welcomed.

The proposed replacement dwelling would be built into the hillside and therefore the resultant dwelling would not appear significantly larger than its neighbours, even though the floor space would increase.

The existing dwelling features low-pitched sloping roofs whereas the proposed replacement dwelling would feature flat roofs; however, the other buildings in The Hexagon feature flat roofs and it is not considered that the resultant dwelling would detract from the character and appearance of the group of buildings, when viewed from Fitzroy Park.

The proposed replacement dwelling would have a more contemporary design, but it is considered that it would relate well to the dwelling to the north, No. 3, and the resultant building would still share common characteristics with the other neighbouring buildings (e.g. box-like form, clean lines, horizontal emphasis etc.)

The proposed building materials (buff brickwork; timber cladding; bronzed anodised fenestration; green roof above upper ground floor element) are considered to be acceptable. The Council would need to view samples of all the proposed building materials prior to the commencement of building works, which could be done at the application stage or as part of a planning condition.

By virtue of its scale, design and siting, it is not considered that the proposed replacement dwelling would detract from the setting of the nearby Grade II listed building (No. 10 Fitzroy Park).

It is considered that the proposed works would preserve and enhance the character and appearance of the Highgate Village Conservation Area.

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SECTION 6: PLANNING POLICY FRAMEWORK & ASSESSMENT

6.1 RELEVANT PLANNING POLICIES

LDF Core Strategy and Development Policies

- CS1 Distribution of growth
- CS3 Other highly accessible areas
- CS5 Managing the impact of growth and development
- CS6 Providing quality homes
- CS11 Promoting sustainable and efficient travel
- CS13 Tackling climate change through promoting higher environmental standards
- CS14 Promoting high quality places and conserving our heritage
- CS15 Protecting and improving our parks and open spaces and encouraging biodiversity
- CS18 Dealing with our waste and encouraging recycling
- CS19 Delivering and monitoring the Core Strategy

- DP2 Making full use of Camden's capacity for housing
- DP3 Contributions to the supply of affordable housing
- DP5 Homes of different sizes
- DP16 The transport implications of development
- DP17 Walking, cycling and public transport
- DP18 Parking standards and limiting the availability of car parking
- DP19 Managing the impact of parking
- DP20 Movement of goods and materials
- DP21 Development connecting to the highway network
- DP22 Promoting sustainable design and construction
- DP23 Water
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP27 Basements and lightwells
- DP28 Noise and vibration
- DP29 Improving access

Camden Planning Guidance

- CPG1 Design
- CPG2 Housing
- CPG3 Sustainability
- CPG6 Amenity
- CPG7 Transport
- CPG8 Planning obligations

6.2 PLANNING POLICY AND STRATEGY ASSESSMENT

Many of the above matters have been addressed in section 1,2 & 4 of this Planning and Heritage Statement together with the accompanying information as outlined on pages 3 & 4.

Further information on how we believe these strategies and policies have been addressed and matters arising following the pre-application advice are as follows:

CS6 Providing quality homes

Policy CS6 of the core strategy relates to housing and has the key aim to provide quality homes within Camden. Housing is regarded as the priority land-use of Camden's Local Development Framework, and the policy contains a number of key targets including:

1. Consideration to be taken on sustainability, standard of design, layout and construction, integration with the surrounding area and contribution to the character of the neighbourhood.
2. Seeking a range of self-contained homes of different sizes to meet the Council's identified dwelling-size priorities.
3. Seeking a variety of housing types suitable for different groups, including families.

The proposed residential dwelling by way of its use of the existing plot and location, high quality and sustainable design and its response to the requirements of modern family living accords with these policy requirements at all levels.

CS13 Tackling climate change through promoting higher environmental standards

DP22 Promoting sustainable design and construction

[To be read in conjunction with section 4.10 above]

Policies CS13 & DP22 require developments to be resilient to climate change by ensuring schemes include appropriate climate change adaption measures and fabric / services such as:

1. Summer shading and planting, limiting run off, reducing water consumption, reducing air pollution, optimising natural ventilation, inclusion of renewable energy technology.
2. Levels of insulation, efficient heating, cooling and lighting systems, efficient water use.
3. Proposals should also demonstrate how sustainable design proposals and construction measures have been incorporated into the design and incorporate green or brown roofs and green walls wherever suitable.

An Energy / Sustainability Statement is submitted with this application and outlines the energy and sustainability measures incorporated within the design to ensure the delivering of an energy efficient development of a high standard and in line with these policies and strategies.

CS14 Promoting high quality places and conserving our heritage

[To be read in conjunction with section 4.1, 4.3, 4.5 & 4.10 above]

Policy CS14 requires development to be of the highest standard of design that respects local context and character. Places and buildings should be attractive and safe and easy to use by seeking the highest standard of access in all buildings.

The proposed scheme by virtue of its design will not only improve the quality of the dwelling on this site but also the private gardens and surrounding landscape. By incorporating a refurbishment of the existing shared access driveway / parking area to the North of the dwelling , we will also be improving the quality of this street scene. The quality of design also follows the guidance of policy DP24 as detailed further below.

The new design draws its aesthetic appearance [materials] and form from its immediate neighbours and surroundings to create a contextual modern design that is firmly rooted in its site. The accompanying 'Lifetime Homes Assessment' also outlines the measures taken to achieve a safe and easy to use building that can be adapted to the needs of the occupier.

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

Policy CS15 requires development adjacent to open space, to not cause harm to the wholeness, appearance or setting of that space. The proposed ground floor footprint of the building follows the lines of the existing building with the exception of the increased north east corner section and the elevation to the open space being brought forward approx 50cm and a significant amount of unbuilt space is retained to the lower ground floor area. Extensive use of courtyard areas to the lower ground floor and green roofs maintain a feeling of openness. As such we do not believe the development is considered to harm the quality or openness of the adjoining open space.

It is considered that the size of the proposed development is adequate for the plot and the additional accommodation located on the lower ground floor is located in such a way as to result in no undue increase in overall scale in accordance with policy CS15

DP18 Parking standards and limiting the availability of car parking

Policy DP18 requires that developments seek to provide the minimum necessary car parking provisions.

Our proposals include for retaining the existing 2no. car parking spaces and we are not looking to increase this number. Provision has also been made for the allocation of an area for the storage of 2no. bicycles. We are also looking into the provision of electric car charging points.

DP20 Movement of goods and materials

[To be read in conjunction with accompanying Lifetime Homes assessment & Statement of Community involvement]

Policy DP20 seeks to minimize the impact of the movement of goods and materials by road and seek opportunities to minimise disruption for local communities through effective management, including through the optimisation of collection and delivery timings and the use of low emission vehicles for deliveries.

Given the constraints of the site and nature of the works the pre-application advise highlighted the need for the submission of a Construction Management Plan that should address the removal of the demolition debris from the site and the delivery of construction equipment and materials.

Our accompanying information includes a full Construction Management Plan prepared by 'Motion Ltd'. During the neighbour consultation process and meetings with the Fitzroy Park Residents Association concerns were raised regarding the Swept path analysis and problems highlighted in previous developments. The accompanying Construction Management Plan now incorporates a full Topographical survey of Fitzroy Park and The Hexagon as requested by the Fitzroy Park Residents Association.

DP23 Water

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

1. Incorporating water efficient features and equipment and capturing, retaining and re-using surface water and grey water on-site.
2. Limiting amount and rate of run-off, reducing the pressure placed on the combined storm water and sewer network. Ensuring that developments are assessed for upstream and downstream groundwater flood risks in areas where historic streams are known to have been present.

Due to the increased roof area of our proposals against the existing dwelling we have incorporated a system of green roofs into the design to reduce the storm water runoff as part of a sustainable drainage system. Once these roofs are established they will significantly reduce both peak flow rates and total runoff volume of rainwater. Rainwater harvesting options are also currently being investigated.

Measures to minimise water usage such as low flush toilets and non-concussive spray taps will be incorporated into the design.

DP24 Securing high quality design

[To be read in conjunction with section 4.1 & 4.5 above and accompanying Design & Access Statement]

Policy DP24 requires all developments to be of the highest standard of design and expects developments to consider:

1. Character, setting, context and the form and scale of neighbouring buildings.
2. The quality of materials to be used and visually interesting frontages to streets.
3. Existing natural features, such as trees and topography and the provision of appropriate hard and soft landscaping including boundary treatments.

An accompanying Design and Access statement includes our assessment of the local context and character and sets out how our proposals have been informed by and responds to it.

The design follows similar principles to the existing building in its mass and form and shares a volumetric clarity with the existing and surrounding buildings via the build up of a number of different elements with differing heights. The proposed building follows the finished roof datum's of the existing building with the majority of the building being above ground floor level.

Architectural detailing has been carefully integrated into the proposals. The detailing and material composition of the proposal has been carefully considered to convey the quality of the design and looks to create an interesting and attractive building. The proposals include for high quality aluminium louvre / fin systems and a high quality brickwork that will be harmonious with the surrounding brick buildings. The durability and visual attractiveness of these materials and their composition has been carefully considered along with their compatibility with the materials of the neighbouring buildings.

The scheme responds to the natural slope of the site by utilising this area to increase the overall lower ground floor area while retaining the entrance ground floor footprint to a vast extent. All trees on the site have been retained and will be protected inline with measures outlined by the Arboricultural report.

The proposed scheme represents a vast improvement to the existing building and represents a positive enhancement to the Highgate Conservation Area. Through a sensitive design approach that replaces the existing dwelling with a sympathetic scheme in relation to the increase in scale and mass we have avoided any harm to the conservation area. As such we believe the development conforms with policy DP24.

DP26 Managing the impact of development on occupiers and neighbours

[To be read in conjunction with section 4.4 & 4.6]

Policy DP26 seeks to protect the quality of life of occupiers and neighbours. Factors considered include; visual privacy and overlooking, overshadowing, noise levels. This policy also requires new developments to provide an acceptable standard of accommodation in terms of internal arrangements, facilities for the storage, recycling and disposal of waste, facilities for bicycle storage and private outdoor amenity space.

Our Pre-planning application response confirmed the only properties affected by our proposals would be no's 3, 5 & 6. All other nearby residential properties are considered to be sufficiently removed from the application site so as to not be adversely affected by the proposals. It was not considered that our proposals would have any overbearing or cause any undue loss of light to these properties.

During our neighbourhood consultation process, no.6 did voice concerns regarding the possible loss of evening light due to the proximity of the top floor south east corner. As outlined in our proposals and accompanying 'Statement of community involvement', we have reduced this corner section by 2.4 x 1.1metres.

The Pre-planning application response did raise concerns regarding privacy and overlooking between our proposal and no.3 due to the inclusion of a useable roof terrace on the lower ground floor roof terrace. To address this concern we have made the extension slightly smaller and also removed the use of this as a usable terrace. This roof area will now be solely for planting and will not form any private amenity space. Larger windows openings in the proposed dwelling have also been considered acceptable and would not give rise to significant additional overlooking.

In relation to required acceptable standards of accommodation, our pre-planning response considered the new dwelling provides a good standard of accommodation for future occupiers. Concerns were raised regarding the levels of light to the lower ground floor bedrooms. Please see the accompanying 'Daylight and Sunlight report' for our compliance on this item.

DP27 Basements and lightwells

[To be read in conjunction with the accompanying Structural Engineers report inc drainage survey and proposals, Basement Impact Assessment report prepared by LBH & Hydrogeological, Geotechnical and ground movement assessment report prepared by LBH.]

DP28 Noise and vibration

[To be read in conjunction with the accompanying Construction Management Plan prepared by Motion ltd]

Policy DP28 notes that the council will seek to minimise the impact on local amenity from the demolition and construction phases of developments. Please see the accompanying Construction Management Plan that details how we propose to minimise construction impacts relating to the transport arrangements and on site activity.

CPG3 Sustainability

[To be read in conjunction with section 4.10 above and accompanying Sustainability & Energy report]

PLANNING AND HERITAGE STATEMENT

June 2016

SECTION 7: CONCLUSION

7.1 CONCLUSION

In conclusion, there is a strong precedence and acceptability for new modern dwellings in this location. The proposed replacement dwelling has been designed with the intention of creating a sustainable, high quality, well-designed building. In terms of scale, mass and form, the dwelling will be sympathetic to the local context of the Highgate Conservation Area and retain the character of the openness of the site.

There are no heritage constraints associated with the redevelopment of the site. The existing building is not listed as a positive contributor to the area and the proposals would not cause harm to the character and appearance of the Conservation Area.

The new building has also been designed to ensure the amenity of neighbouring occupiers in terms of outlook, light, privacy or sense of enclosure is not detrimentally affected.

The development would not have a detrimental impact on the wider transport network and the amenities of neighbouring properties will not be compromised in any way. During the construction stage both the local road network and residential amenity will be protected by the measures detailed in the Construction Management Plan.

The proposed dwelling will have a contemporary design with simple clean lines and will utilise contemporary materials and technology. The vertical cladding and horizontality of the brickwork will help blend the house with its immediate surroundings. Providing elements of the building at differing, but harmonious heights will diminish its overall bulk.

The low energy house has been designed to incorporate a number of sustainable features as detailed above. The design approach together with the energy efficient features will allow the occupiers to live comfortably without impacting on the wider environment.

The scheme has been designed to protect and enhance the best trees on the site. As detailed in the arboricultural report, two category C trees will be removed and some will require reshaping and pruning. It is also proposed that a number of new trees will be introduced to enhance the setting.

As such, we trust favourable consideration can be given to these proposals.