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SOUP

STATEMENT OF COMMUNITY INVOLVEMENT

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

JUNE 2016

PREPARED BY:

Jamie Le Gallez – Soup Architects

COMPLIED FOR:

Lorraine Ashbourne + Andrew Serkis

REFERENCE:

Planning Application - Camden Council

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1.0 INTRODUCTION

1.1 This statement of Community Involvement [SCI] has been prepared in support of a full planning application being submitted by SOUP Architects on behalf of Mrs Lorraine Ashbourne and Mr Andrew Serkis for No.4 The Hexagon, London N6 6HR.

1.2 The full planning application proposes the following:

“Demolition of the existing dwelling and replacement with a single family dwelling.”

1.3 The requirement was to establish contact, arrange meetings, explain the proposals, receive feedback and discuss potential modifications to address the comments raised. This SCI outlines the extent, methods and outcomes of the consultation undertaken prior to the submission of this planning application.

2.0 CONSULTATION GROUPS

2.1 The proposal is for a replacement dwelling located in a verdant part of the London Borough of Camden. The site is located off a private road within the Highgate Conservation Area.

2.2 Camden Council's adopted Statement of Community Involvement [2011] provides the following guidance to those making a planning application:

"We strongly encourage pre-application advice and pre-application consultation for major, or potentially controversial, proposals. Pre-application consultation provides an opportunity for local communities and stake holders to raise any issues directly with the applicant and influence their proposals."

2.3 The groups and individuals consulted with prior to submission of the application are:

No.1 The Hexagon: Bernard and Margaret Carnell

No.2 The Hexagon: Terence Jones and Anna Soderstrom

No.3 The Hexagon: Katherine Man and Jeffrey Edwards

No.5 The Hexagon: Edda Pollard

No.6 The Hexagon: Charles Winston

No.10 Fitzroy Park: Matthew and Olja Benham

Fitzroy Park Residents Association: Karen Beare and Harley Atkinson

2.4 In addition to the groups outlined above, the London Borough of Camden were also consulted via a pre-application inquiry. Details of this can be found in the accompanying Planning and Heritage Statement.

3.0 MEETINGS WITH NEIGHBOURS

3.1 A series of meetings has taken place between February and April 2016 to discuss the proposals and possible amendments.

3.2 29.02.2016:

Meeting with no.1 and no.3 The Hexagon.

Initial contact was made with the neighbours from no.3 The Hexagon to undertake a measured and photographed survey of the current boundary condition to allow us to produce precise proposals for this area.

The meeting discussed the height, bulk, proximity to neighbours and boundary conditions of the proposed building in relation to the existing property. The overall accommodation particulars were discussed and the extent of the glazing. It was also requested a clearer presentation technique be produced to see clearer the extent of the proposals against the existing building.

A model of the proposals was also shown to all parties present.

3.3 24.03.2016:

Soup Architects, acting on behalf of Lorraine Ashbourne and Andy Serkis arranged a neighbour consultation meeting to discuss their current proposals for the demolition of the existing no.4 The Hexagon property and the construction of a new dwelling.

The meeting was held on Thursday 24th March between 6 and 8pm at No.4 The Hexagon.

At the meeting Jamie Le Gallez of Soup Architects outlined the proposals with the aid of a full set of information ready for discussion. This included existing and proposed plans and elevations, 3D visualisations, Design and Access statement that clearly indicate our proposals and our thought process and a 1:100 scale model.

Attended by:

Jamie Le Gallez (SOUP) – SP

Patrick Walls (SOUP) – SP

Lorraine Ashbourne & Andy Serkis – No.4 The Hexagon

Bernard Carnell – No.1 The Hexagon

Terence Jones and Anna Soderstrom – No.2 The Hexagon

Katherine Man – No.3 The Hexagon

Edda Pollard – No.5 The Hexagon

Charles Winston – No.6 The Hexagon

Karen Beare and Harley Atkinson – Fitzroy Park Residents Association (FPRA)

The minutes below outline comments received and key facts discussed at the meeting:

Key facts discussed:

Drainage

Planting

Yew Tree

Size of first floor

Construction management plan

Access

Construction timeframes

Overlooking and Privacy

SP outlined the proposals for the demolition of the existing property and the proposals for the replacement 3-Storey dwelling.

SP presented the following Existing + Proposed Areas as detailed on drawing 292_090_PL00:

Site is currently C3 Residential Use Class.

Site Area: 570.0 sq metres (0.057ha / 0.141acres)

Existing Footprint [Entrance]:	126.4 sq metres - 22% plot / site ratio
Existing Lower Ground Floor GIA*:	55.4 sq metres
Existing Upper Ground Floor GIA:	114.2 sq metres
Existing First Floor GIA:	43.0 sq metres
Existing Outbuilding GIA:	-

Existing Total: 212.7 sq metres / 2,201 sq ft

Proposed Footprint [Entrance]:	153.4 sq metres - 26.9% plot / site ratio
Proposed Lower Ground Floor GIA:	180.2 sq metres
Proposed Ground Floor GIA:	138.2 sq metres
Proposed First Floor GIA:	81.5 sq metres (Roof Space)
Proposed GIA Total:	399.7 sq metres

* GIA: Gross Internal Area

SP outlined that an Arboricultural Report had been prepared by Crown Consultants and involved the removal of an existing yew tree (Identified as T1 on Plan), the removal of two further trees (Identified as T2 and T3 on Plan) and the pruning and crowning of other trees identified within the Site Plan.

SP outlined that the first draft Construction Management Plan (CMP) had been issued by Motion. SP outlined that the first draft had a number of revisions to be incorporated and that the second draft would be ready within the week ready to issue and consult with the Fitzroy Park Residents Association. FPRA requested a follow up meeting to discuss this document due to the possible inaccuracies of previous CMP's and how these concerns can be alleviated.

SP outlined that the Basement Impact Assessment (BIA) was still in the process of being completed, overseen by Elliott Wood Structural Engineers. The bore-hole and trial hole investigations were complete and the findings have been issued for the BIA.

SP outlined that their aim is to submit a planning application before the end of May 2016, once the final reports are complete.

Queries received from Neighbours:

1. Within the scheme discussed, the single storey side extension included a roof top seating area in close proximity to the boundary of no.3. Concerns were raised regarding privacy and overlooking.
2. The removal of the existing Yew tree and concerns of the neighbours regarding this. All agreed possible solutions would be looked into to possibly address this matter.
3. Possible loss of light to no.6 from the protruding first floor extension. SP agreed to look at possible solutions to reduce this corner of the development.
4. Additional information requested in relation to the draft Construction management plan.
5. Noted shared access to no.6 and 24/7 unobstructed access also required to no.5. SP confirmed measures will be in the CMP and site setup information to allow unobstructed access to all properties.
6. Possible construction timeframes and start dates on site.

7. The possible issue of privacy and overlooking between neighbours resulted in a lengthy discussion with all agreeing a form of planted screening along the existing West and North boundaries would be a preferred solution. SP confirmed a full landscape strategy would be produced and agreed between all parties.

3.4 08.04.2016:

Meeting with no.1 The Hexagon and no.10 Fitzroy Park at no.10 Fitzroy Park.

The meeting predominantly looked at the possible impact of the proposals to no.10 Fitzroy Park. The package of information that was discussed at the previous neighbour meeting on 24th March was explained to the owner and a walk through the gardens to discuss the proposals was undertaken.

Comments obtained from the neighbour generally regarded the proximity and materiality of the terrace brickwork wall to their boundary.

3.5 15.04.2016:

Meeting at No.4 The Hexagon with Karen Beare and Harley Atkinson of the Fitzroy Park Residents Association. Damian Tungatt from Motion Ltd was present to present the draft Construction Management Plan.

Points raised / discussed included:

1. SOUP and Motions ongoing commitment to find a workable solution with FPRA while moving the project forward.
2. FPRA requested a full Topographical survey be undertaken from the corner of Merton Lane to the junction of The Hexagon.
3. A full Topographical survey be undertaken for The Hexagon. A dimensioned drawing was also requested.
4. Guidance and an outline of how many / extent of parking suspensions required along Fitzroy Park.
5. Information needs to be obtained from the Structural Engineers in relation to maximum wagon and truck sizes.
6. Quantities and movement of HGV's during the construction phase.
7. FPRA confirmed they are currently obtaining data from a California Bearing Ratio survey of Fitzroy Park and The Hexagon and will forward this on to SOUP and Motion.
8. FPRA noted the close proximity of trees located along the edge of The Hexagon access driveway that are on the land owned by Highfields Grove. SOUP to discuss further with the Arboriculturalists.
9. Emergency vehicle access to No.1 and No.5 The Hexagon.

4.0 KEY ISSUES AND RESPONSE

4.1 Overlooking and Privacy to boundaries:

Proposals now include for new mature trees / planting along the west garden boundary, new timber panel fence to the north garden boundary and also mature planting to this section.

West facing windows to the ground and first floor have been reduced in size and additional bronze fins incorporated.

Existing Yew tree retained to create a large section of natural screening.

4.2 Existing Yew Tree:

Through extensive discussions with the Arboriculturalists and Structural Engineers we have a revised scheme that now retains the Yew Tree [T1] and also trees T2 and T3 that were previously noted for removal.

4.3 Cutback to first floor:

The study area to the first floor has now been setback 1050mm to allow more evening sun into the garden of no.6 The Hexagon. This has also helped in reducing the visual mass from no.10 Fitzroy Park.

4.4 Access to no's 5 and 6:

The Construction Management Plan now outlines measures to be taken to allow 24hour access to no's 5 and 6. Site setup within the construction set of information will also include this information.

4.5 Roof Terrace:

Previously proposed roof terrace located on the roof of the single storey west side extension has now been omitted and this is now indicated solely as a planted roof and will not be used for amenity purposes.

4.6 Junction between evening terrace wall and listed garden wall:

Our proposals now include for a clear gap between the listed wall and the new construction. Planting is also proposed over the edge of this wall to reduce the visual impact.

4.7 Construction Management Plan:

The CMP now includes the following additional data:

1. Full topographical survey along Fitzroy Park and The Hexagon.
2. Clear annotated dimensions on The Hexagon plan.
3. Information of amounts and durations of parking restrictions.
4. Information on maximum HGV sizes and frequencies.
5. Updated information of who will be involved in the community working group.
6. Off site tree proposals outlined in CMP and Arboricultural report.
7. Concrete will now be mixed onsite to reduce sizes of trucks.
8. Steelwork can now be spliced to reduce sizes of trucks.