

Address:	King's College London Hampstead Residence Kidderpore Avenue London NW3 7SU		1
Application Number:	2015/3936/P	Officer: Seonaid Carr	
Ward:	Frognal & Fitzjohns		
Date Received:	10/07/2015		
<p>Proposal: Development of the site to provide 156 residential units involving demolition of Queen Mothers Hall, Lord Cameron and Rosalind Franklin buildings and replacement with flats in three 4 and 5 storey buildings, seven houses to the northern boundary, a single townhouse to the north western boundary and three houses between The Chapel and Queen Mothers Hall; relocation and refurbishment of the Summerhouse; alterations and extensions to retained buildings, including listed buildings; excavation of 2-storey basement to the western part of the site and a 1-storey basement to the replacement buildings for Lord Cameron and Rosalind Franklin, lower the level of lower ground floor of Bay House; provision of 97 car parking spaces, associated cycle parking, refuse/recycling facilities, plant equipment and landscaping works including tree removal across the site. THIS APPLICATION IS A DEPARTURE FROM POLICY (Development on Designated Open Space).</p>			

Proposal: Dismantling, rebuilding and refurbishment works of the Summerhouse, to be relocated to the western boundary.

Background Papers, Supporting Documents and Drawing Numbers

Drawing Nos. 157780-LB-SH-EX-ST-100 1 and 15778- LB SH EX 100 3

RECOMMENDATION SUMMARY: Grant conditional listed building consent subject to Section 106 legal agreement

Applicant:

C/O Agent
Contact Agent

Agent:

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London
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ANALYSIS INFORMATION

Land Use Details:

	Use Class	Use Description	Floorspace
Existing	Sui Generis Student Accommodation		10,818m ² (GIA)
Proposed	C3 Residential		19,219m ² (GIA)

Residential Use Details:

	Residential Type	No. of Student beds						Total
Existing	Student Accommodation		277					277
Proposed		No. of Bedrooms per Unit						Total
		Studio	1	2	3	4	5	
	Social Rent		8	2	15			25
	Intermediate		4	2				6
Private	1	40	60	13	10	1	125	
Total							156	

Parking Details:

	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	7	0
Proposed	81	16

1. SITE

- 1.1 Located to the northern side of Kidderpore Avenue the application site comprises of 11 buildings and is located within the Redington/Froggnal Conservation Area. The site covers an area of 1.22 hectares and lies at an apex to the northern end of Kidderpore Avenue.
- 1.2 The western boundary of the site is neighboured by St Luke's Church and vicarage. To the north the site is neighboured by a Thames Water reservoir and a tennis court, beyond which lie properties along Ferncroft Avenue. To the east, is Croft Way a pedestrian route running from Finchley Road northwards, adjacent to which is the rear of properties on Kidderpore Gardens. The south western edge the site fronts Kidderpore Avenue with six buildings forming the frontage.
- 1.3 The topography of the site rises up from the east and west with the centre of the site, Kidderpore Hall being located on the crest of the hill.
- 1.4 The six buildings which front Kidderpore Avenue, in order from west to east these are; Queen Mother's Hall, Kidderpore Hall, Bay House, Skeel Library, Dudin Brown and Lord Cameron Hall.
- 1.5 Following on from the frontage of the building in the west of the site to the rear of Lord Cameron Hall is the Rosalind Franklin Hall which occupies the north eastern corner. Adjoining this along the north boundary is Lady Chapman Hall which is then neighboured by the Maynard Wing which lies in a north-south direction on the site and aids in the creations of two courtyards, one to the west and the other to the east. Centrally located adjacent to the northern boundary is the Summerhouse, further west of this is the Chapel and to the south of this is Queen Mothers Hall which as noted above fronts Kidderpore Avenue. Figure 1 below shows the location of the existing buildings.

Figure 1: Existing Site including neighbouring listed buildings



- 1.6 Of the 11 buildings on site, 5 are Grade II listed buildings (Kidderpore Hall, Maynard Wing, Skeel library, The Chapel and The Summerhouse) and 6 are non-listed buildings which are considered to make a positive contribution to the conservation area (Lord Cameron, Rosalind Franklin, Queen Mother's Hall, Lady Chapman and Dudin Brown). Other buildings built on site include Bay House which adjoins Kidderpore Hall, Maynard Wing and Skeel Library although Bay House is not noted in the listed for the adjoining buildings, as it is attached to these listed buildings the applicant has submitted a Listed Building Consent. Figure 1 above includes the neighbouring listed buildings of St Luke's Vicarage and Primary School and Figure 2 below notes all existing buildings on site.
- 1.7 At present there is no road entering the site and there is no vehicle or pedestrian route through. There is a vehicular access to the site via an archway under Bay House. There is also vehicular access between Lord Cameron Hall and Dudin Brown which gives access to the parking area adjacent to the existing Rosalind Franklin Hall.

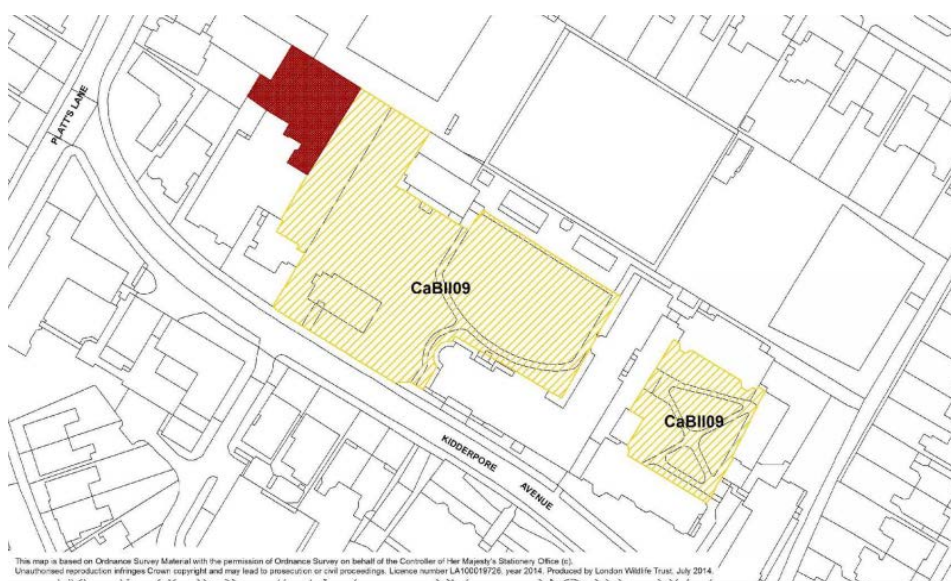
Figure 2: Existing Site



- 1.8 The site evolved around Kidderpore Hall, constructed in 1843 for John Teil. This substantial house was located rurally on rising ground to the north of Finchley Road. The house had formal landscaped gardens to the north east, with expansive views in all directions over open fields. The house was acquired in 1890-92 by Westfield College. The first substantial building to be added was the Maynard Wing in 1889-90, projecting north east from the original house. Further incremental development continued during the first half of the 20th century, enclosing what would become the eastern courtyard and creating a continuous frontage to Kidderpore Avenue. The Chapel was added in 1929 to the north west corner of the site. The addition of Rosalind Franklin in 1965 to the north east corner of the eastern courtyard and Queen Mother Hall to the west of Kidderpore Hall in 1982 completed the current site buildings.

- 1.9 Given its history of incremental development, the site has a varied character, with distinctive and individual buildings such as Kidderpore Hall and The Chapel. However, there is an overall harmony and consistency to the early 20th century buildings as a result of their coherent architectural style, materials and detailed design.
- 1.10 Of key significance, to the site are the two areas of designated private open space. To the east the Courtyard has a strong sense of enclosure and a collegiate character, surrounded by 3-4 storey buildings. The attractive mature trees within the space and the areas of lawn and shrubs create a verdant character, however there is also a relatively high proportion of hard landscaping, including the attractive cobbled walkway which runs in front of the east façade of the Maynard Wing. The second area of open space has a different character with a large lawned area and open views to the north and west. Views to the west are particularly verdant with mature trees beyond the steep grassed bank that bisects the site from north east to south west.
- 1.11 The site has most recently been used as student accommodation for students of King's College London. This use has recently been certified with an application for a Certificate of Lawful Use (Existing), which is explained in more detail in the history section below.
- 1.12 The site is designated as a Borough Grade Site of Importance for Nature Conservation Importance (SINC). The area is designated as a SINC for the good range of mature trees including both native and non-native species, there is also dense shrubbery. Beneath the trees and shrubs, and at the northern edge of the central garden area are well-established patches of tall herbs and neutral grassland. The quadrangle to the east contains several large trees beneath which is a grassed area with small areas of shrubbery, providing habitats on the site.

Figure 3: Area of SINC shown hatched



- 1.13 Part of the 'central courtyard', as shown highlighted in purple below has been included within the Local List and is a non-designated heritage asset. The listing notes the sites expanse of lawn with shrubberies and some fine trees.

Figure 4: Area of Locally Listed Open Space



2. THE PROPOSAL

- 2.1 The proposals for the site have evolved as a result of King's College London (KCL) rationalising their student accommodation and relocating students within closer proximity of their campus'. In 2013 planning permission was granted for the redevelopment of the site to the south of Kidderpore Avenue which previously formed part of KCLs student accommodation. Please see the history section for details.
- 2.2 This application seeks to redevelop the northern side of KCL's Kidderpore Avenue site, which would be the final phase in KCL moving out of the locality. Therefore planning permission is sought for the change of use of the site from student accommodation to residential to provide 156 residential units.
- 2.3 The development would involve the demolition of three unlisted buildings on site: Queen Mothers Hall, Lord Cameron and Rosalind Franklin. These would be replaced with buildings of 3-4 storeys in height. It is also proposed to construct a row of seven townhouses to the northern boundary of the site, a single townhouse to the north eastern corner and three part subterranean houses between the Chapel and Queen Mothers Hall. The buildings to be retained on site will be extended and altered. It is proposed to disassemble, relocate and rebuild the Grade II listed Summerhouse. A description of what is happening to each building is provided below.
- 2.4 It is also proposed to excavate a part two part single storey basement for the provision of 97 car parking spaces, cycle parking, plant and refuse and recycling facilities.

New Buildings

- 2.5 A strategy has been developed to ensure a consistent design approach across the site for the new build elements. This aim has been to ensure that the overall scheme is delivered to a consistently high standard of design quality. It also means that the proposed elevations relate to the key elements of existing buildings such as roof features, projecting bay windows, symmetry, window proportions, horizontal coursing and building proportions. Furthermore the new building elements would be detailed in a manner appropriate to the context: such as the use of deep reveals to windows and doors to increase modelling and relief in facades, use of dormer windows which are appropriate to the existing context, use of Flemish bond across the site to pick up on the quality of the brickwork across the site and the use of soldier coursing to replicate the strong horizontal banding on the majority of existing buildings.

Lord Cameron Hall (1936)

- 2.6 Located to the south eastern corner of the site, it is proposed to build a part-four part-five storey building following the demolition of the existing building. The height of the building would increase between 2.65m to 4.86m. The increase in height would largely be as a result of altering the roof from a flat roof to pitched, with the pitched roof accommodating additional accommodation. The main entrance to the building would be to the east addressing Croft Way.
- 2.7 This building would provide 25 units, all of which would be social rented accommodation, (8 x 1 bed, 2 x 2 bed and 15 x 3 bed).

Rosalind Franklin Hall (1965)

- 2.8 Located to the north of the Lord Cameron building will be the new Rosalind Franklin building to replace the existing building which is to be demolished. The proposed building would rise five storeys above ground level with a part single part two storey basement area. The height of the building would increase between 6-6.8m. The design of the building will be similar to that of Lord Cameron with a double gable end to the south, recessed balconies, dormers and constructed in similar materials as Lord Cameron Hall.
- 2.9 As the new Rosalind Franklin building adjoins the retained unlisted Lady Chapman there would be a glazed infill structure that corresponds with the eaves height of Lady Chapman to create a transition between the existing and proposed buildings. The new building would also adjoin the new Lord Cameron Hall with a three storey link which would accommodate units within Rosalind Franklin Hall.
- 2.10 This building would provide 44 units, all of which would be for the private market.

Queen Mother's Hall (1982)

- 2.11 Located to the south west end of the Kidderpore frontage, it is proposed to demolish the existing Queen Mother's Hall and replace with a part three part five storey building. The building will be orientated with gable facing Kidderpore Avenue, reflecting the pattern of Kidderpore Hall, Bay House and Dudin Brown. Due to the topography of the land the western side of the building accommodates the entrance to the underground car park.

- 2.12 The building would provide 18 units, 6 of which would be shared ownership and 12 would be for the private market.

Townhouses

- 2.13 To the northern boundary of the site it is proposed to build a terrace of seven townhouses. The townhouses utilise a simple contemporary design and a similar palette of materials to the other new buildings within the site. Each house incorporates vertical elements which create a sense of rhythm and to break down the visual bulk of the block. A simple pattern of repeated fenestration and door cases reflects the order and symmetry of the west façade of Maynard. The basement levels would extend beneath the townhouses with the properties incorporating a single level of basement.
- 2.14 A detached townhouse is proposed for the far western end of the site, beyond the Chapel. This townhouse would be over four storeys: basement, lower ground and then two storeys above. The proposed house does not project beyond the north elevation of the chapel and a gap has been incorporated so that the development is not physically attached to the chapel.

Pavilion Houses

- 2.15 Between the Chapel and the proposed Queen Mother's Hall building it is proposed to build three part sub-terranean properties. Due to the topography of the site the houses would be built into the landscape with sedum roofs to mitigate their visual impact. The properties would be expressed to their western elevation via a lightwell and glazed elevations.

Extensions to retained non-listed buildings

Lady Chapman

- 2.16 Located adjacent to the new Rosalind Franklin building is Lady Chapman. It is proposed to extend the rear building line and roof line towards the northern boundary of the site. This will create additional floorspace in a relatively concealed location on the site. The proposals will create a new traditional rear elevation with dormers and replicated chimneys. The intention is that the materials and detailing of this façade will be scholarly.

Dudin Brown

- 2.17 Fronting Kidderpore Avenue adjoining Maynard Wing is Dudin Brown. The majority of the alterations to this building are to the eastern elevation which faces the western elevation of the proposed Lord Cameron building. The existing unattractive modern metal fire escape is to be removed and replaced with balconies to the upper levels and a concierge at ground floor.

Listed Buildings (All Grade II Listed)

Kidderpore Hall

- 2.18 It is proposed to convert the building into two self-contained units. To facilitate this there will be some minor alterations to the plan form of the building. To the basement level it is proposed to create a swimming pool and at roof level a terrace. At second floor level there is an existing laylight to be retained with the lantern above being removed to allow the creation of a garden room.

Bay House

- 2.19 This building is to be converted into 16 self-contained units. It is proposed to insert a mezzanine at upper ground to take advantage of the tall floor to ceiling heights. Externally it is proposed to enlarge an existing dormer and build an extension to the roof of later additions to the rear elevation.

Skeel Library

- 2.20 The Library will be converted into a single dwelling. The main alterations to the plan form will be in areas of building that are of less historic importance at basement, ground and 2nd floors. The interventions at 2nd floor have been reduced following concerns raised by officers.

Maynard Wing

- 2.21 Centrally located running in a north to south direction the Maynard Wing forms the barrier between the eastern and central areas. It is proposed to convert the building into 16 units with the plan form largely retained. Externally it is proposed alter the fenestration to take account of the internal alterations.

The Chapel

- 2.22 Located to the north-eastern corner of the site is the Chapel. The building has been vacant for many years and is in a poor condition, with large cracks to the elevations and the deterioration of its internal finishes. The proposals would convert the same into a single dwelling. It is proposed to insert a mezzanine level within the central Chapel area and a two storey extension at ground and lower ground to the northern elevation. This would sit between the Chapel and the northern boundary.

Summerhouse

- 2.23 It is proposed to relocate the Summerhouse from its existing location adjacent to the northern boundary to the western garden. The Summerhouse would retain its form, design and detail with it being carefully dismantled, salvaged and relocated on the site.

Revisions

- 2.24 Revisions were accepted during the course of the application, which include the following:

- The roof terrace at Kidderpore Hall was reduced in size to minimise views from the public realm.
- Alterations to the plan form to the second floor of Skeel Library have been reduced.
- Alterations to plan form to the first floor of Bay House have been reduced.

- The mezzanine within the Chapel has been reduced and the height of the two storey side extension reduced.
- It has been agreed there would be no double glazing to any of the listed buildings, plans were amended to remove any reference.
- The biodiversity measures across the site were significantly amended to include the provision a pond within western courtyard and the planting of native species, the full amendments are noted within the SINC section below.
- The affordable housing offer has been amended from 100% intermediate to 80% social rent and 20% intermediate.

3. RELEVANT HISTORY

Pre-Application

- 3.1 The applicant has been in pre-application discussions with the Council since June 2014. There have been lengthy discussions with the developer and their design team in order to identify development opportunities across the site and to consider in detail the proposals to the listed buildings. Negotiations have been proactive and positive with design suggestions readily incorporated by the applicant.
- 3.2 A Development Management Forum was held in March 2015. This was attended by around 50 people comprised of local residents, stakeholders and two ward Councillors. The main points raised were as follows:
- Provision of additional school spaces on site to accommodate future children within this development and the neighbouring development to the south;
 - Location of entrance to car park in relation to school;
 - There were mixed feeling about the provision of a community facility on site with some residents feeling it could lead to anti-social behaviour;
 - There were mixed feelings regarding the provision of car parking with some residents considering there needed to be a space per unit and others considering it should be car free;
 - Transport implications of construction works;
 - Increased parking stress;
 - Provision of affordable housing;
 - Design and height of the new buildings;
 - Questions asked as to if open space was public or private areas, if private some residents didn't think public would want to use others felt public open space would be a good use for the site;
 - Concern regarding the increased number of lorry movements due to basement excavation.
- 3.3 A further meeting was then held with the Redington Frogna Association in April, this was facilitated by the Council as a result of a number of the Redington Frogna Association members not being able to attend the Development Management Forum. It was also attended by the third ward Councillor. The main concerns raised were with regards to:
- No provision of a community facility on site;
 - Impact on biodiversity

- 7.17. It is also important to note that the development would be liable to make a financial contribution towards the Camden Community Infrastructure Levy (CIL), which could be used to invest in community facilities within the local area.

Density

- 7.18. The Council will expect the density of housing development to take account of the density matrix in the London Plan and to be towards the higher end of the appropriate density range.
- 7.19. The site is considered to most closely match the criteria contained in the London Plan for a 'suburban area', due to the area being characterised by detached and semi-detached houses, predominantly residential and having a PTAL rating which ranges between 1b to 3. Within such an area the London Plan expects development to have a density of 15-250 habitable rooms per hectare (hr/ha) which is equivalent to a range of 35-95 dwellings per hectare.
- 7.20. The applicant has undertaken a density calculation based on a site area of 1.22hectres with 156 units and 482 habitable rooms. This results in a density of 128 units per hectare and 395 habitable rooms per hectare which exceeds the density guidelines for a suburban location. However it is important to note that housing density should not be used as a tool in isolation to drive the nature of a housing development or to judge its appropriateness. Rather, density is an outcome of the design and development process that takes into account a variety of factors, including accessibility, context, relationship with neighbours, provision of appropriate internal and external space, quality of design, viability etc.
- 7.21. Paragraph 3.28 of the London Plan states that *"it is not appropriate to apply Table 3.2 mechanistically. Its density ranges for particular types of location are broad, enabling account to be taken of other factors relevant to optimising potential - local context, design and transport capacity are particularly important."*
- 7.22. The scheme would be designed to a high quality, incorporating both private amenity space for future residents and accessible public open space, within a sensitively landscaped setting where biodiversity plays a key role. The sizes and mix of the dwellings would provide variety of choice and would provide a high standard of 'liveability'. The development would strengthen the local sense of place through improving the relationship of the buildings on the site with the street and local townscape and opening the site up to encourage public access. It would make a positive contribution to local place making. The proposed density of 128 units/ha is closely aligned to the approved density of 131 u/ha in the Barratt's development across the road.
- 7.23. The proposed development would exceed the recommended London density range, however the quality of the design and its response to context would ensure a high quality place to live and would optimise the use of an underutilised brownfield site and is acceptable.

Open Space

7.24. Policy 7.18 of the London Plan notes that the loss of open spaces should be resisted unless equivalent or better quality provision can be made. Policy CS15 seeks to protect areas designated as open space. The supporting text of the policy notes that extensions and alterations to the existing buildings on open space should be proportionate to the size.

7.25. The site is located within an area that is deficient in public open space. Such areas are defined as being further than 280m from public open space. The nearest area of public open space is Hampstead Cemetery located some 300m to the south via Platts Lane and Fortune Green Road.

Quantum and character of existing open space

7.26. The open space is characterised in three distinct parts:

- i. In the 'eastern courtyard' there is a strong collegiate feel with buildings surrounding the courtyard on all sides, pathways cross and border the courtyard area to provide permeable access through the space. It is characterised by large trees which add to the sense of enclosure.
- ii. The central area of the site, referred to in the application as the 'central courtyard', is predominantly an open lawn area there are a few trees within the central area but these are primarily located to the western section of the site. A strong sense of the space derives from the westerly views across the length of the site and beyond. The northern boundary is open and affords views of the reservoir and the properties on Ferncroft Avenue beyond.
- iii. The 'western area' takes the feel of more of a wooded area surrounding the grassed area. There is an existing concrete plinth within this area which was constructed for the Summerhouse to be re-located on as part of the 1997 appeal proposal, however the Summerhouse was not relocated at that time.

7.27. The site itself contains two areas of designated private open space:

1. The eastern courtyard measuring some 1144sqm.
2. The majority of the remaining green space to the centre and west of the site measuring some 4265sqm, this includes the built area of the existing Queen Mother's Hall which amounts to 201sqm.

7.28. Amounting to a total unbuilt area of open space of 5208sqm.

Proposed loss of open space

7.29. To the eastern courtyard there would be no loss of open space.

7.30. To the western and central areas there would be a loss due to built footprint of 903sqm. This is due to the following developments:

- Enlargement of the footprint of Queen Mother's Hall from 201sqm to 463sqm, resulting in an increased footprint of 262sqm;
- Construction of the Pavilion buildings (297sqm);
- Part of the footprint of the row of Townhouses (242sqm);
- The single Townhouse to the west of the Chapel (86sqm in built footprint and 38sqm of private garden); and
- Relocation of the Summerhouse (16sqm).

7.31. The GLA raised no concerns about the proposals for the open space. However the loss of open space is resisted by Core Strategy policy CS15. Supporting text sets out *“To protect our existing sites, we will resist the development of designated sites where the nature conservation value has been diminished or lost, especially where this loss is due to neglect or damage, and we will seek the re-instatement, or an equivalent level, of biodiversity on the site”*. Furthermore it states (para 15.6) that *“extensions and alterations to existing buildings on open space should be proportionate to the size, including the volume, of the original building. We will only allow development on sites adjacent to an open space that respects the size, form and use of that open space and does not cause harm to its wholeness, appearance or setting, or harm public enjoyment of the space.”*

Impact on open space

7.32. No open space would be lost from the eastern courtyard. This assessment therefore focuses on the western and central areas. As show in figure 3 above the open space designation extends across most of the unbuilt parts of the site. It also includes the existing Queen Mother Hall. This assessment of harm examines the proposals from the perspectives of qualitative and quantitative impact on the open space.

7.33. The development has sought to minimise the net loss of open space though a sensitive approach to the layout and design of the buildings. As set out above there are three main buildings which lead to a reduction in the designated open space:

- i. Increase in footprint of Queen Mother Hall.*
When viewed from within the open space it would retain the essential relationship of the existing building to the space: being a residential building in a landscaped setting. The new building would provide a greater sense of enclosure to the open space on the north side, however its position would not encroach significantly into the long westerly views across the central open space. The views of the more bio-diverse and ‘wild’ areas behind the new building would be retained from within the central space. Although larger than the existing Hall, the scale of the new building is considered to be appropriate to the location, presenting its primary elevation onto Kidderpore Avenue and secondary elevation to the open space to the rear.
- ii. Sunken pavilion buildings.*
The pavilion buildings present the greatest potential to undermine the sense of openness between the central and western spaces. In response, the sunken pavilion buildings have been designed to use the topographical features of the site, being built into the natural slope of the land, with the roofs of the pavilions being in line with the central courtyard. Therefore when viewed from Maynard Wing the pavilion buildings would not be readily perceptible and the open character of the central area of the site would not be harmed by these buildings. The use of green roofs to these buildings would continue the green character of the site and mitigate their visual impact.
- iii. Townhouses*

The open space designation omits an area along the northern boundary of the site and the extant appeal scheme allows development within the undesignated space. Any development along the northern boundary would frame that edge of the central open space and would contribute to a change in character of the space along that side. The principle of development is therefore established in that location and this assessment focuses instead on the impact of the changes. The townhouses present their public elevation to the new public open space and continue the building line established by the Chapel to the west. The terrace is set well apart from the Chapel in order to provide views through to the north across the reservoir site when entering the site along the new pedestrian route and to improve the setting of the listed building. The scale of the buildings would be in keeping with the retained buildings on site and is appropriate to the location.

New uses, access and character

- 7.34. The new buildings would result in the erosion of the size of the overall designated open space on the site. There are no areas of unbuilt space which could meaningfully mitigate that loss in *quantitative* terms and hence the development proposals have focussed instead on the opportunities for qualitative mitigation.
- 7.35. The existing open space is designated as private open space. It has been maintained for use by the students who previously occupied the site. The proposal would result in 4,305sqm of open space being made available for public use within an area of public open space deficiency. The developer aims to make the open space attractive and accessible for public use. This approach would use both physical measures such as increased permeability into the site via a new route and more subjective measures such as by providing social and educational activities within the site, as discussed in the SINC section below).
- 7.36. There are no opportunities within the site to open up new local routes and therefore the site would remain enclosed and accessible via Kidderpore Avenue. The site would be un-gated and there would be two pedestrian routes into the new open space which would be open, inviting and provide clear views into the spaces behind:
1. Between Lord Cameron and Dudin Brown in the eastern section of the site.
 2. Between Kidderpore Hall and Queen Mother Hall in the western part of the site.
- 7.37. In order to maximise the use of the space the public would need to be encouraged to use the new public space and awareness would need to be raised that it is a publically accessible space. The applicant intends to promote the use of the open space for a range of community activities which could provide play, recreation, temporary uses and informal education. The applicant has proposed a link with the Hampstead School of Art, located to the southern side of the Kidderpore Avenue, in order to promote using the open space for sculpture trails to display works of students from the art school, use of the space for art classes, use of the summerhouse for temporary art installations and displays. The applicant has also noted there is the opportunity for the open space to be used for general play and recreation, outside assemblies and staff meetings, children's interaction with the environment encouraging education about biodiversity, ecology and nature, the

space could also be used for summer fetes by the local community, picnics or performance space. The applicant has set out their intentions within their Open Space Strategy.

- 7.38. To ensure that the space fulfils the opportunities for public use, officers recommend securing an Open Space Management Plan via a section 106 legal agreement. This would ensure the applicant uses a range of measures, including working with the local community, to encourage use of the space by the wider public. Using these measures the development would contribute to local sustainable communities, improve the local townscape and the quality and range of public amenity space. The Open Space Management Plan would also secure public access to the site on a dawn to dusk basis every day of the year, unless otherwise agreed by the Local Planning Authority.

Open Space conclusion

- 7.39. The provision of 4305sqm of new public open space would provide a significant public benefit. Such a change is supported by DP31 and is welcomed as providing a rare opportunity for providing a new public resource for the benefit of the wider community. When considering the impact on the open space it is also relevant to consider the following:

- The extant planning permission allows for built footprint to the west of the Chapel, 170sqm of which is designated open space. The proposed development would reduce this to 86sqm.
- The development as a whole would provide a number of public benefits which include the restoration and refurbishment of multiple listed buildings, the provision of additional housing which is a priority land use and the provision of affordable housing on site which is in demand.
- The area would now be managed and monitored with an on-site concierge.

- 7.40. The application has come forward as package of development and seeks to provide a balance between the impact on quality and quantity of open space on site. The applicant has set out that the complexity of the site, with multiple listed buildings which require significant upgrade, and the policy priority for maximising affordable housing means that there needs to be some encroachment into the open space in order to provide sufficient floorspace to make the development sustainable and deliverable.

- 7.41. The re-development of the site is constrained by the need to minimise the encroachment into the designated space and to respond sensitively to the character of the open space. The change of use across the site, from private institutional activities to a publically accessible housing, including affordable housing, will lead to a change in the character and nature of the activities on the site. These uses are welcomed, but they will necessarily lead to a change in the character of the spaces on the site.

- 7.42. The development is well considered and sensitive to the character of the open space and conservation area. The development would retain a significant portion of open space (4,305sqm) for public use and provide a high quality scheme which safeguards the character of the open space through planting of native species,

semi-mature and multi stem trees and ensuring the encroachments on open space are kept to the periphery of the site, with the exception of the Pavilion buildings.

- 7.43. Overall the proposals would respect essential characteristics of the open space: openness in views to the west from within the central courtyard, a sense of 'wilder' informality on the western boundary, and providing welcoming views into and across the site on the pedestrian approach from Kidderpore Avenue. All of the land that surrounds the buildings but which is not designated as open space, will be landscaped in a manner which responds positively to the character of the open space. This would include the land to the front of the site as it addresses Kidderpore Avenue and to the eastern boundary as the site neighbours Croft Way.
- 7.44. In conclusion, it is considered that the development successfully balances the need to bring forward a sustainable development on the site with the policy aim of minimising the impact on designated open space.

Nature Conservation and Biodiversity Impact

- 7.45. CS15 notes that the Council will protect and improve sites of nature conservation and biodiversity. The supporting text of the policy notes that to protect existing sites, the Council will resist development of designates site where the nature conservation value has been diminished or lost, especially where this loss is due to neglect or damage and the Council will seek the reinstatement or an equivalent level, of biodiversity on the site.
- 7.46. The same area of the site that is designated as open space is also designated as a Borough level 2 Site of Importance for Nature Conservation (SINC).
- 7.47. The area is designated as a SINC due to the good range of mature trees with dense planted shrubbery. Beneath trees and shrubs are patches of tall herbs and neutral grassland.
- 7.48. As with the open space, the development would build upon 903sqm of the designated SINC. This is due to the following developments:
- Enlargement of the footprint of Queen Mother's Hall from 201sqm to 463sqm, resulting in an increased footprint of 262sqm;
 - Construction of the Pavilion buildings (297sqm);
 - Part of the footprint of the row of Townhouses (242sqm);
 - The single Townhouse to the west of the Chapel (86sqm in built footprint and 38sqm of private garden); and
 - Relocation of the Summerhouse (16sqm).
- 7.49. The loss would be in the form of shrubbery, trees and grassed areas which would cause some harm to the habitats and biodiversity of the site. The assessment of the impact on the SINC needs to consider both quantitative and qualitative impacts. The quantum of space would reduce and therefore it is important However measures would be introduced to the site to ensure habitats continue to thrive on site and the site retains its biodiverse value.
- 7.50. The biodiversity aspects of the proposal have been significantly revised and enhanced during the course of the assessment following concerns raised by both officers and consultation responses.