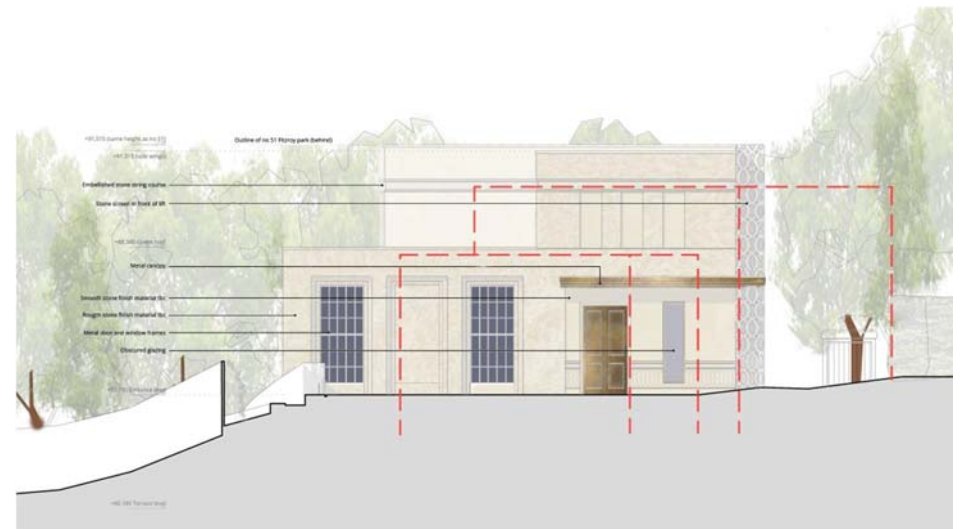




DESIGN & ACCESS STATEMENT
(DOC REF: 1317-PL-DAS-REV-I)

53 Fitzroy Park
London
N6 6JA



(South Elevation, entrance)



Note: This document should be read in conjunction with the proposed planning drawings which accompany this report

Document control

| Rev | Date | Comments | Author | Check |
|------------|-------------|-------------------------|---------------|--------------|
| PL-0 | 06.12.13 | Initial issue | AG | DW |
| PL-A | 21.07.14 | Revised scheme | AG | |
| PL-B | 08.08.14 | Revised scheme | AG | DW |
| PL-C | 21.10.14 | Revised scheme | AG | |
| PL-D | 12.12.14 | Revised scheme | AG | |
| PL-E | 19.01.15 | Revised scheme | MIC | |
| PL-F | 24.04.15 | Revised scheme | AG | DW |
| PL-G | 21.10.15 | Plot ratios revised | AG | |
| PL-H | 30.11.16 | Basement Omitted | EW | DW |
| PL-I | 27.06.17 | Previous Scheme removed | EW | DW |



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01. 01 Introduction

This design and access statement has been prepared by Wolff Architects in support of the planning permission with consent for relevant demolition in a conservation area, to replace a single family dwelling at 53 Fitzroy Park, N6 6JA.

Permission was granted for a scheme prepared by Emrys Limited in November 2012 (ref: 2011/1682/P). A subsequent application prepared by Wolff Architects for a new scheme, was previously approved in June 2016 (ref: 2016/1579/P) which included a basement level. However, due to a personal requirement, the applicant no longer requires this basement level. This statement is therefore part of an application seeking permission for an otherwise identical scheme minus the previously approved basement. The exterior bulk, massing, materials and external views of the building will remain as under the approved planning permission, i.e. there is no external material alteration to the proposals from those granted previously.

The removal of the basement level will consequently reduce the amount of piling, excavation, subsequent construction materials required and generally reduce the build time and associated construction effect arising so should be a welcomed variation to the previously approved permission. All the necessary updates to the associated site investigation, engineering and basement impact assessment documentation have been made and accompany the revised application submission.

The site slopes steeply from east to west. The current dwelling is dilapidated. It is arranged over three floors, two of these above street level a lower ground floor level is only apparent from the rear garden. The current dwelling was built during the 1950's and is flat roofed, finished in white painted timber and brick, with wooden window and door frames. The previous permissions have established the principles of the demolition of the existing property and the trees to be removed to enable the new development.

This proposal, like the previously approved scheme is for a new sustainable family house, built in the mixture of high quality traditional and contemporary materials that have previously been approved.



The proposal comprises a lower ground, ground and first floor with 6 bedrooms split over the first and lower ground floors. Two external parking spaces will be provided on the north east side of the building in line with the approved scheme. The new soft landscaping and tree planting remain as per the previously approved scheme.

The revised proposal minus the previously proposed basement level will decrease the proposed floor area of the dwelling over that previously granted planning permission in June 2016. The reduction will be located below ground and the external appearance of the revised dwelling will remain identical to that previously consented, delivering all the benefits to the street scene previously recognised by the Council's Officers and Planning Committee. The proposals will therefore still enhance the conservation area, improve the appearance of the property in the local street scene and respect the private open space designation.





02. 01 Additional information and reports

Drawing package

Compiled by: Wolff Architects

Includes:

Site and location plans

Existing plans

Existing Elevations

Proposed Plans

Proposed Elevations

Plant noise assessment report

Compiled by: Acoustics Plus and CBG Consultants

Arboriculture Survey

Compiled by: Landmark Trees

Includes:

Survey

Tree protection methodology report

Ecology Report

Compiled by: Michael Wood Associates

Sustainability and energy statement report

Compiled by: CBG Consultants

Construction method statement and management plan

Compiled by: Knight Build Ltd

Waste management plan

Compiled by: Knight Build Ltd







(location plan)

03. 01 Background information

Fitzroy Park is a private road located close to the north-eastern boundary of Hampstead Heath, and was in the grounds of the former Fitzroy House, a Palladian villa built around 1770 for Colonel Charles Fitzroy, Lord Southampton.

The centre and earliest beginning of Fitzroy Park was probably known as Lord Southampton's Lodge, and later Fitzroy House (now known as Beechwood) and its origin began in the year 1650.

As far back as 1650, there was known farm land called 'Sherricks Hole Farm' which extended to the south slope of the ridge between Highgate Village and Kenwood, and included Hampstead Lane.

Around 1780, a General Charles Fitzroy, who was made Lord Southampton that very year, acquired the land and replaced the farm house with a brick one known as Fitzroy House, which in effect was the manor of Tottenham, (which extended to Tottenham Court Road), and stood near the south end of Hampstead Road.

The House built by General Charles Fitzroy was sumptuous, and there is a belief he employed 'Capability Brown', now well known, as a garden designer for the grounds.

The property was broken up in 1826. Fitzroy House was pulled down and the "park" improved by the creation of several elegant villas, one of these became Caernwood Towers, adjoining Kenwood.

The current character of the area is derived from the close relationship between the topography, the soft landscape and the groups or individual houses built within it, most of them dating from the mid to later part of the twentieth century. These in filled the land adjoining what was the former carriage drive to Fitzroy House, taking advantage of the slope of the hill.

The existing building at 53 Fitzroy Park was built in the 50's in what used to be the garden for the adjoining property, now known as the Water House.

Text extract from: Fitzroy Park Residents Association Website
www.fitzroypark.com



03. 02 Location plans



(Google Earth view)



Aerial view from east



Aerial view from south



Aerial view from north



Aerial view from west



03. 03 Existing building and site description

Fitzroy Park is situated within the London Borough of Camden, the Highgate Conversation Area and the designated Fitzroy Private Open Space.

Fitzroy Park is a private road with a mix of large detached homes, situated close to the north eastern boundary of Hampstead Heath.

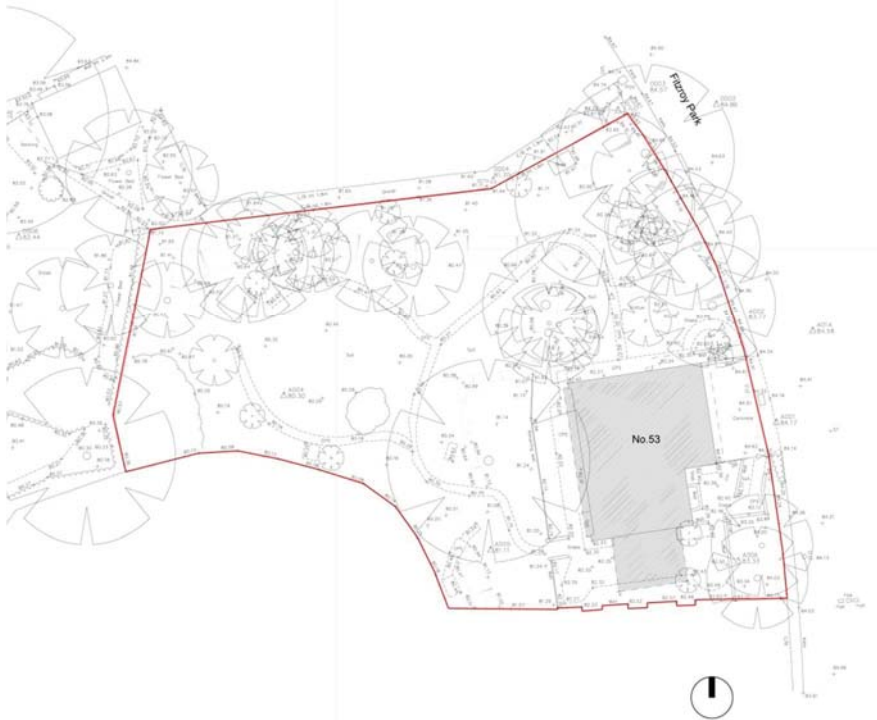
It is understood that the existing dwelling was built on what was previously part of the garden of the adjoining property known as The Water House.

The current building dates from the early 1950's and is a flat roofed two storey private house of modern design with the first floor clad in white painted timber weatherboarding.

A garage is incorporated in the front portion of the building, with access via a front paved area within the property. The level of the entrance is about half a metre higher than the street level, with a ramped paving connecting these. There is provision for two parked cars. The garden elevation is dominated by a balcony along the full length of the façade.

No. 53 is not designated as a positive building in the Highgate Conservation Area appraisal. In our view the property detracts from the character and appearance of the area.

The site slopes down, away from Fitzroy Park, with the lowest point located in the perimeter of the pond to the adjoining property at 55 Fitzroy Park. The site is, as well as the surroundings, densely populated with vegetation, with trees all under TPO due to the Open pace designation.



03. 04 Neighbouring property locations



above: Aerial view of site



above: Ground floor area and location comparison (Existing, previously approved and proposed)

The Above images show the positions of the neighbours' homes referred to in this report.



03. 05 Street usage survey

| | NORTHBOUND | | | | | | | SOUTHBOUND | | | | | | |
|------------------|------------|-----------|----------|----------|----------|-----------|------------|------------|-----------|----------|----------|----------|-----------|------------|
| | MOVEMENT 1 | | | | | | | MOVEMENT 2 | | | | | | |
| | CAR | LGV | MGV | HGV | MCYCLE | PCYCLE | TOTAL | CAR | LGV | MGV | HGV | MCYCLE | PCYCLE | TOTAL |
| 0800-0815 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| 0815-0830 | 3 | 0 | 0 | 1 | 0 | 2 | 6 | 2 | 0 | 0 | 0 | 0 | 3 | 5 |
| 0830-0845 | 0 | 1 | 0 | 0 | 0 | 2 | 3 | 3 | 0 | 0 | 0 | 0 | 4 | 7 |
| 0845-0900 | 1 | 0 | 0 | 0 | 1 | 1 | 3 | 1 | 0 | 0 | 0 | 1 | 4 | 6 |
| 0900-0915 | 1 | 2 | 0 | 0 | 0 | 0 | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| 0915-0930 | 3 | 1 | 0 | 0 | 1 | 4 | 9 | 0 | 1 | 0 | 1 | 0 | 1 | 3 |
| 0930-0945 | 2 | 1 | 0 | 0 | 0 | 0 | 3 | 5 | 1 | 0 | 0 | 0 | 0 | 6 |
| 0945-1000 | 3 | 1 | 0 | 0 | 0 | 1 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| 1000-1015 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 3 | 1 | 0 | 0 | 0 | 0 | 4 |
| 1015-1030 | 0 | 0 | 0 | 0 | 1 | 1 | 2 | 2 | 0 | 0 | 0 | 2 | 1 | 5 |
| 1030-1045 | 2 | 0 | 1 | 0 | 0 | 1 | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| 1045-1100 | 0 | 0 | 0 | 0 | 0 | 3 | 3 | 2 | 0 | 1 | 0 | 0 | 0 | 3 |
| 1100-1115 | 3 | 1 | 0 | 0 | 0 | 2 | 6 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| 1115-1130 | 3 | 1 | 0 | 1 | 0 | 0 | 5 | 2 | 1 | 0 | 0 | 0 | 2 | 5 |
| 1130-1145 | 2 | 1 | 0 | 0 | 0 | 1 | 4 | 2 | 2 | 0 | 0 | 0 | 1 | 5 |
| 1145-1200 | 2 | 1 | 0 | 0 | 0 | 1 | 4 | 2 | 1 | 0 | 0 | 0 | 2 | 5 |
| 1200-1215 | 1 | 1 | 0 | 0 | 0 | 0 | 2 | 4 | 0 | 0 | 0 | 0 | 1 | 5 |
| 1215-1230 | 1 | 0 | 1 | 0 | 1 | 0 | 3 | 4 | 0 | 0 | 1 | 1 | 0 | 6 |
| 1230-1245 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 2 |
| 1245-1300 | 0 | 1 | 0 | 0 | 0 | 1 | 2 | 3 | 0 | 0 | 0 | 0 | 1 | 4 |
| 1300-1315 | 1 | 1 | 0 | 0 | 0 | 0 | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| 1315-1330 | 3 | 3 | 1 | 0 | 0 | 1 | 8 | 1 | 2 | 0 | 0 | 0 | 1 | 4 |
| 1330-1345 | 2 | 0 | 0 | 0 | 0 | 1 | 3 | 2 | 0 | 0 | 0 | 1 | 0 | 3 |
| 1345-1400 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| 1400-1415 | 2 | 0 | 0 | 0 | 0 | 1 | 3 | 2 | 0 | 1 | 0 | 0 | 0 | 3 |
| 1415-1430 | 1 | 0 | 1 | 0 | 0 | 1 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| 1430-1445 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| 1445-1500 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 1 |
| 1500-1515 | 1 | 0 | 1 | 0 | 1 | 2 | 5 | 2 | 1 | 0 | 0 | 0 | 3 | 6 |
| 1515-1530 | 2 | 2 | 0 | 0 | 0 | 1 | 5 | 0 | 2 | 1 | 0 | 0 | 0 | 3 |
| 1530-1545 | 2 | 0 | 0 | 0 | 0 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| 1545-1600 | 3 | 1 | 1 | 0 | 0 | 1 | 6 | 4 | 1 | 0 | 0 | 0 | 1 | 6 |
| 1600-1615 | 2 | 0 | 0 | 0 | 0 | 2 | 4 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| 1615-1630 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 2 | 0 | 0 | 0 | 0 | 1 | 3 |
| 1630-1645 | 1 | 0 | 0 | 0 | 0 | 2 | 3 | 3 | 0 | 1 | 0 | 0 | 0 | 4 |
| 1645-1700 | 2 | 0 | 1 | 0 | 0 | 3 | 6 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| 1700-1715 | 6 | 0 | 0 | 0 | 0 | 3 | 9 | 5 | 0 | 0 | 0 | 0 | 1 | 6 |
| 1715-1730 | 1 | 1 | 0 | 0 | 0 | 0 | 2 | 1 | 0 | 2 | 0 | 0 | 1 | 4 |
| 1730-1745 | 3 | 0 | 0 | 0 | 0 | 1 | 4 | 2 | 0 | 0 | 0 | 1 | 0 | 3 |
| 1745-1800 | 2 | 1 | 0 | 0 | 0 | 2 | 5 | 2 | 0 | 0 | 0 | 0 | 1 | 3 |
| 0800-1800 | 64 | 22 | 7 | 2 | 5 | 47 | 147 | 78 | 14 | 7 | 2 | 6 | 31 | 138 |

A survey of the traffic types and levels was conducted by an independent company commissioned by Motion, on Tuesday 14th April 2015 between 08:00 and 18:00 recording the number of vehicle movements northbound and southbound along Fitzroy Park.

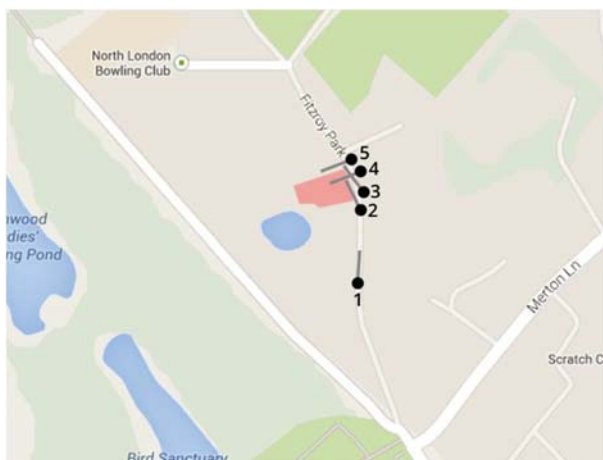
The results show that there were a total of 207 two-way vehicle movements (excluding cyclists) along Fitzroy Park over the survey period consisting of 142 car movements, 50 light or medium goods vehicle movement, 4 heavy good vehicle movements and 11 motorcycles movements. This equates to an average of 21 two-way vehicle movements per hour throughout the day; 1 vehicle every 3 minutes. In addition, there was an average of 8 cycle movements per hour along Fitzroy Park.

The result show that the busiest period on the road (including cyclists) was between 17:00 and 18:00 with 36 two-way vehicle movements recorded along Fitzroy Park equating to 0.6 vehicles per minute. The peak hour in terms of motorised traffic was between 11:30 and 12:30, with 28 two-way movements recorded, equating to less than 1 vehicle every 2 minutes.

This information has been used in the creation of the Traffic management plan, Construction method statement and other documents that form part of this application.



03. 06 Photographs onto site



01- Existing property from Entrance to Fitzroy Park



02- View of existing property from Fitzroy Park



03- Existing boundary condition



04- Existing (retained) tree coverage from Fitzroy Park



05- Open area between no52 Fitzroy Park and site

The above images demonstrate the dense level of tree coverage and wide separation between properties in the area. It is the intention of this proposal to add 15 Semi mature trees and 5 smaller specimens.



03. 07 Photographs of existing structures



01- Existing property (rear)



02- Existing property from Fitzroy Park



03- Sunbury from Fitzroy Park



04- 01 Fitzroy Close from Fitzroy Park



05- 51 Fitzroy Park from proposed garden of no53

The top 2 images demonstrate the poor quality of the existing structure, the lower images show the varied architectural styles of the locality including bold and



monolithic designs.

03. 08 Views from surroundings



(Below)... In reference to LB Camden's Core Strategy, Policy number CS15. The property will not be visible from Hampstead Heath, there will be no negative impact on the views in terms of the building's setting, scale and massing. In the immediate surroundings, glimpses of the existing building can be seen through the foliage, but the building is not perceived as a whole.



01- Neighbouring property height (rear)
Orange line showing the relation of the roof of no51 Fitzroy Park with the surrounding trees. The proposed scheme is designed to match the height of no51 which is far lower than the trees surrounding the site and will not be visible from Hampstead Heath (pictured below).



02-Existing property from Fitzroy Park
Orange line showing the relation of the roof of no53 Fitzroy Park (existing house) with the surrounding trees. The proposed scheme is 1m taller than the existing structure. However, as can be seen, the higher level is still far lower than the trees surrounding the site and will not be visible from Hampstead Heath (pictured below).





View of site from Hampsted Heath

04. 01 Design development

Our current design is identical to the previously approved scheme with the exception of the basement level being omitted. The previously approved June 2016 scheme itself was based on the planning approved scheme 2011/1682/P. However, over a 10 month period, the June 2016 approved scheme was re-formed from and developed through rigorous consultation with the London Borough of Camden Council and local residents. This section seeks to demonstrate some of the developments which occurred and the considerations and concessions that had been made, which have ensured that apart from the basement level, the current proposal has remained unaltered.

02 Development of building footprint on site



1. Initial Design

Positioned in area of existing building with additional foot print in area of approved scheme.



2.

Among other changes a more dynamic form to reduce sense of mass from periphery areas based on concerns recorded in application: 2011/1682/P planning appeal report (05/04/11).

04. 02 Development of building footprint on site (continued)...



3. Among other changes, the building has been moved further from the road to increase openness along Fitzroy Park.



4. Among other changes, the southernmost massing has been reduced and stepped back to provide a longer open view from the property opposite.

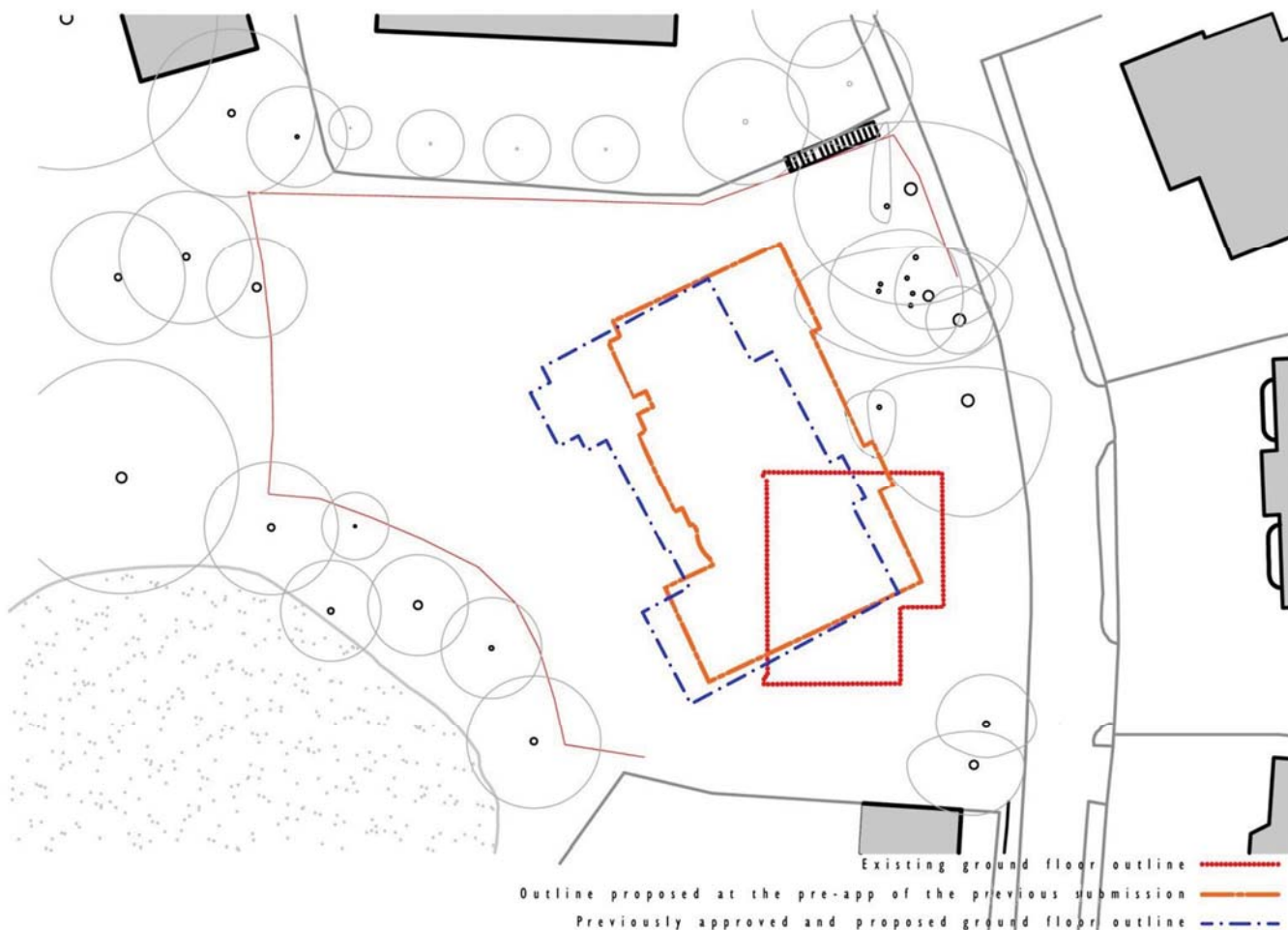


5. Among other changes, the garage element has been removed and the plan shrunk to provide an open view to the south, north and east of the site, following pre planning application advice.



6. The plan was temporarily rotated in response to pre-application advice from the council, however this was later abandoned due to the perceived effect it would have on the outlook of No 51 Fitzroy Park.

04. 02 Development of building footprint on site (continued)...



The diagram (left) shows the movement of the building into its proposed position on site following consultation with neighbours.

The positioning of the building has remained unaltered to the previously approved scheme and is further from the boundary with Fitzroy Park than the existing or the Emrys' scheme. This has allowed for additional evergreen planting/screening to be positioned, including 7 new semi-mature trees and a peached hedge.

As per the request of neighbours and the conservation officer at the time of the previously approved submission, this scheme continues to maintain the building form so that the northern most element is shifted further onto the site, breaking up the front facade from Fitzroy Park.

04. 03 Final plans and the restrictions that configure them...



Lower ground floor plan

With the basement level fully below ground, removed from the scheme, the lower ground floor becomes the lowest level of the proposals. Below this the piling arrangements differ from the approved scheme to ensure slope stability and this reused design is set out in the accompanying technical engineering information.

Due to the topography of the site, views of the lower ground floor from the pond and no51 Fitzroy Place will continue to be obscured in the proposed scheme, as in the case of the previously approved scheme, by the existing solid timber boundary fences.

The proposed scheme will be no more visible from Millfield Land than the previously approved scheme; therefore it is considered that the impact of the scheme in that view would be acceptable.

PROPOSED: LOWER GROUND FLOOR
 1:100
 0 2 4 6 8 10 12 14 16

Existing lower ground floor outline (120m²)
 Previously approved and proposed lower ground floor outline (253m²)
 (Areas are gross internal)



04. 03 Final plans and the restrictions that configure them...



Ground Floor plan

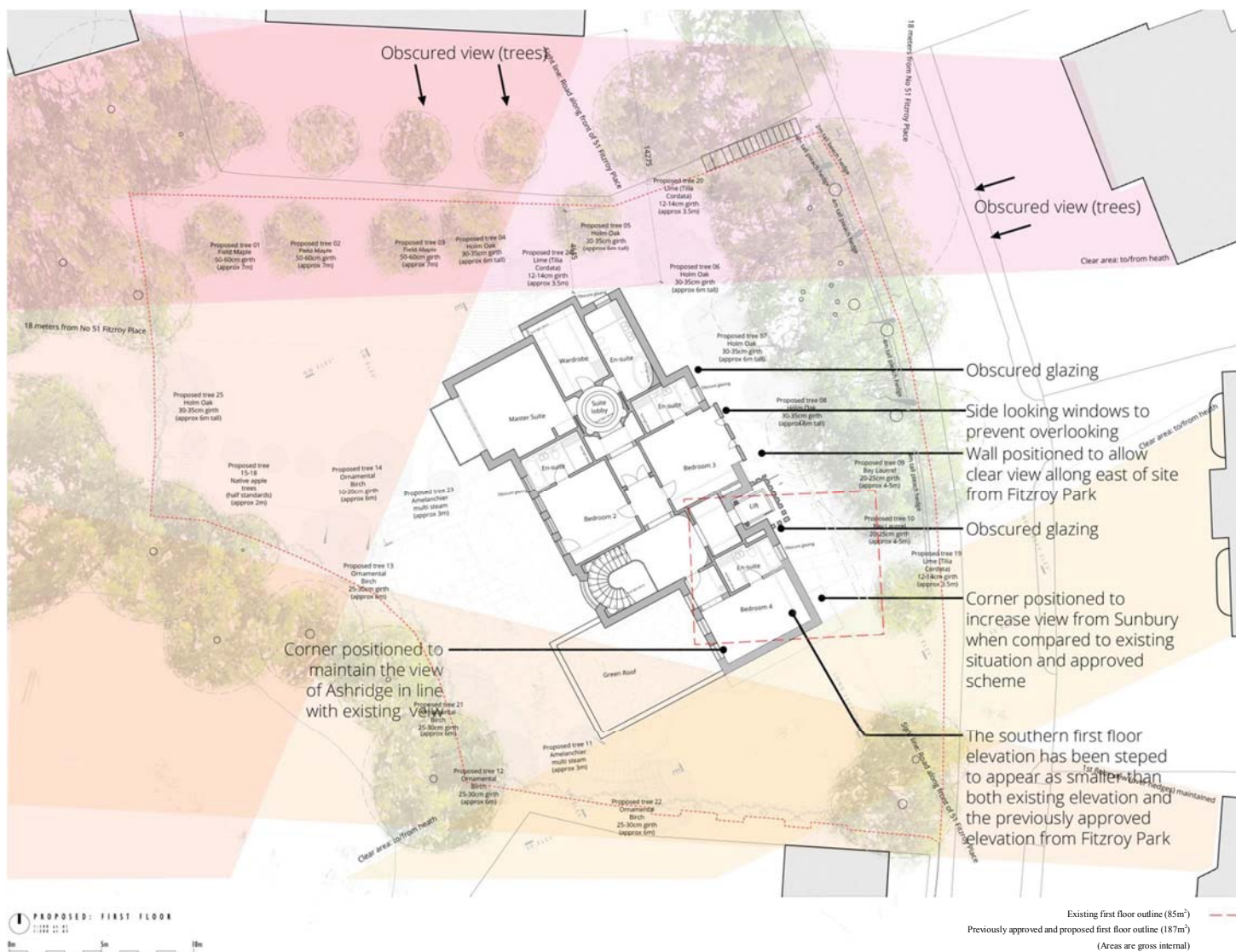
Views of the ground floor continue to be completely obscured from Fitzroy Park in the proposed scheme, as in the case of the previously approved scheme, due to the additional planting of 7 semi-mature trees a tall peach hedge and a proposed front boundary hedge exactly matching that approved as part of planning application 2016/1579/P.

The distance between road and the property remains unchanged with 6.8m at its smallest and 14m at its widest.

Open space between no51 Fitzroy Park and the pond is maintained as per the previously approved scheme, with 7 new semi-mature trees proposed along the boundary with no51 Fitzroy Park to provide privacy screening.



04. 03 Final plans and the restrictions that configure them (continued)...



First Floor plan

The position of the north west corner of the proposed building remains unchanged in order to allow open space between no51 Fitzroy Park and the pond.

As per the previous approval, consideration has also been given to maintaining the long view from no1 Fitzroy Close between the proposed property and no51 Fitzroy Park which, at its most narrow point, is almost 25 metres wide.

The outlook from Sunbury, like the previously approved scheme is an improvement from the existing situation (red outline) and the Emrys' approval (light blue outline). This has been achieved by moving the south east corner of the building further onto the site and north.

The view from Ashridge, has been maintained the same as existing.

There are no unacceptable issues arising with overlooking. The level of overlooking remains unchanged from the previously approved scheme.



04. 04 Visual considerations on Fitzroy Park



Proposed scheme viewed from Fitzroy Park

The image to the left demonstrate the minimal impact of the proposed scheme, as viewed from Fitzroy Park. This remains completely unchanged from the previously approved application. The image can be compared to the Emrys' approved planning scheme (2011/1682/P) pictured to the left. A visual comparison shows that the additional visual impact is little to none, due in part to the proposed building (like the previously approved scheme) being positioned further north on the site and further from the road.

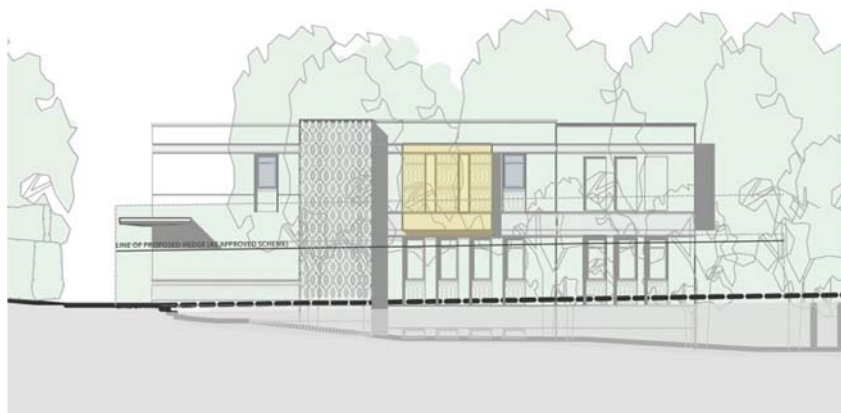
The exterior bulk, massing, materials and external views of the building remain as under the approved planning permission and therefore, there is no external material alteration to the proposals from those granted previously.



Proposed scheme viewed from Fitzroy Park

The image to the left Shows an outline of the building from Fitzroy park in relation to the hedge line.

04. 05 Design solutions to elevate potential overlooking



Front (east façade)

Continuous tree cover

As per the previously approved scheme, the first floor windows remain limited to 2 obscured windows (blue) with small top opening sections for ventilation and a stone fronted pop-out (yellow) which allows a view out, parallel with the building façade, and two small slot windows directing views between Sunbury and 01 Fitzroy Close. The replacement of a conventional window with the slot windows was requested by the neighbours opposite at the time of the previous submission. Ground floor and lower ground floor windows remain lower than the proposed boundary hedge so do not have any overlooking potential.



Entrance side (south façade)

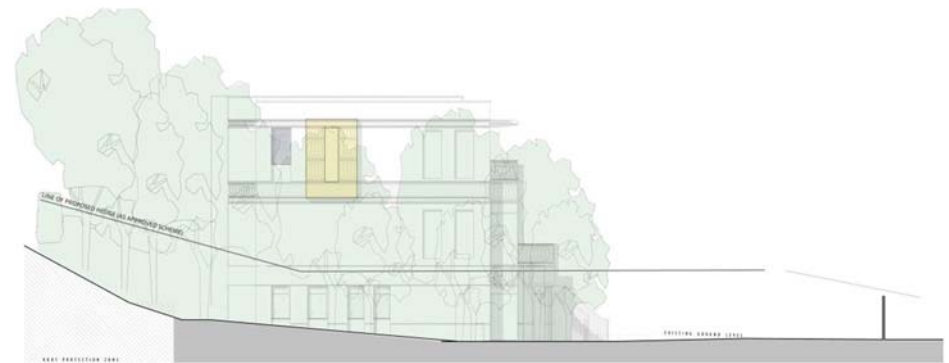
As per the previously approved scheme, no windows are proposed at first floor level, and windows at GF level are below the proposed hedge. This elevation, identical to the previously approved scheme, has no perceived overlooking potential to the adjacent property which in turn has no windows facing no53 Fitzroy Park.

04. 05 Design solutions to elevate potential overlooking (continued)...



Rear (west façade)

As per the previously approved scheme, all windows in the rear of the rear (west) of the property overlook the property's garden. No overlooking issues are considered to arise from this elevation.



Side facing no 51 Fitzroy Park (north façade)

As per the previously approved scheme, at first floor level, 1 obscured window is proposed (blue). It has small top opening sections for ventilation; the window is off of an ensuite toilet and stone fronted pop-out (yellow), this controls views along the wall of the property. No windows continue to be proposed on ground floor level. Windows on the lower ground floor remain below the level of the boundary and present no overlooking issues.

It is therefore concluded that no overlooking or privacy issues continue to exist with regard to no51 Fitzroy Park (to the north).

04. 06 Overlooking Images from neighbouring properties



Existing view of proposal from Ashridge



Previously approved and proposed view of proposal from Ashridge, including new pleached tree screen to boundary and additional evergreen planting behind



Existing view of proposal from Sunbury



Previously approved and proposed view of proposal from Sunbury including new pleached tree screen to boundary and additional evergreen planting behind

04. 06 Overlooking Images from neighbouring properties (continued)...



Existing view of proposal from 1 Fitzroy Close



Previously approved and proposed view of proposal from 1 Fitzroy Close including new pleached tree screen to boundary and additional evergreen planting behind



Existing view of proposal from 51 Fitzroy Park



Previously approved and proposed view of proposal from 51 Fitzroy Park

04. 06 Overlooking Images from neighbouring properties (continued)...



Previously approved and proposed winter view of proposal from 1 Fitzroy Close.



Previously approved and proposed winter view of proposal from Sunbury.

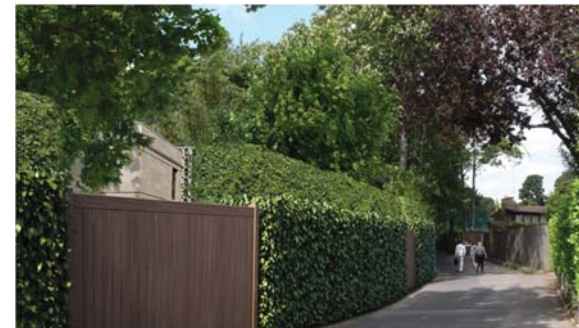


Previously approved and proposed view of proposal from 1 Fitzroy Close including new pleached tree screen to boundary and additional evergreen planting behind.

04. 06 Overlooking Images from neighbouring properties (continued)...



Existing view of proposal from Fitzroy Park



Previously approved and proposed view of proposal from Fitzroy Park including new pleached tree screen to boundary and additional evergreen planting behind.



Existing view of proposal from across the pond



Previously approved and proposed view of proposal from across the pond

04. 07 Building to plot comparison (general area)

| Plot | | | Building Footprint | Ratio Building to plot |
|-----------------------------|-------------------|---------------------------|--------------------------|------------------------|
| Road | Name/number | Total site area | | |
| Fitzroy Park | Apex Lodge | 517 m ² | 106 m ² | 20% |
| | Fitzroy Lodge | 864 m ² | 238 m ² | 28% |
| | 55 | 4562 m ² | 372 m ² | 8% |
| | Kenview | 1408 m ² | 146 m ² | 10% |
| | Ashridge | 1077 m ² | 201 m ² | 19% |
| | Sunbury | 1258 m ² | 180 m ² | 14% |
| | 51 | 772 m ² | 250 m ² | 32% |
| | Dormers | 1649 m ² | 508 m ² | 35% |
| | Farm End Cottage | 330 m ² | 85 m ² | 26% |
| | The Lodge | 578 m ² | 251 m ² | 43% |
| | Westwind | 498 m ² | 107 m ² | 22% |
| | Dancer's End | 775 m ² | 170 m ² | 22% |
| | Millfield Lane | Kenbrook | 1779 m ² | 320 m ² |
| The Water House | | 2150 m ² | 316 m ² | 15% |
| <i>Water House Proposed</i> | | <i>2150 m²</i> | <i>550 m²</i> | <i>26%</i> |
| Fitzroy Close | Fitzroy Farm | 4126 m ² | 525 m ² | 13% |
| | The Wallace House | 1849 m ² | 301 m ² | 16% |
| | 1 | 551 m ² | 186 m ² | 34% |
| | 2 | 536 m ² | 188 m ² | 32% |
| | 3 | 621 m ² | 136 m ² | 22% |
| | 4 | 600 m ² | 150 m ² | 25% |
| | 5 | 760 m ² | 179 m ² | 24% |
| Haversham P | 1 | 2235 m ² | 218 m ² | 10% |
| | 2 | 1304 m ² | 213 m ² | 16% |
| | 3 | 1397 m ² | 222 m ² | 16% |

| | | | |
|---------|---------------------|--------------------|-----|
| Average | 1342 m ² | 232 m ² | 22% |
| Maximum | 4562 m ² | 525 m ² | 43% |
| Minimum | 330 m ² | 85 m ² | 8% |

Building to plot comparisons has allowed us to design a dwelling in scale with its neighbours in the previously approved scheme. This scheme follows the proportions as that previously approved with the removal of the basement level. Therefore, the proposed scheme is in fact smaller than the previously approved scheme.

In this proposal, as in the case of the previously approved design, only the ground floor and first floor are potentially visible from Fitzroy Park. However, additional planting of indigenous semi-mature trees and beech hedges (as approved in 2016/1579/P) remains along the boundary with Fitzroy Park. This will reduce the visibility of the ground floor and enhance the leafy verdant feel of the site.

(Left) data on properties in close proximity to 53 Fitzroy Park.
(Below) building to plot ratio for no 53 Fitzroy Park.

| | Building | | Ratio |
|-------------------------|---------------------------|--------------------------|------------------|
| | Total site area | Footprint | Building to plot |
| Existing | 1284 m ² | 121 m ² | 9% |
| Approved GF | 1284 m ² | 231 m ² | 18% |
| Approved LGF | 1284 m ² | 253 m ² | 20% |
| Proposed GF | 1284 m ² | 231 m ² | 18% |
| Proposed LGF | 1284 m ² | 253 m ² | 20% |
| Average proposed | 1284 m² | 242 m² | 19% |

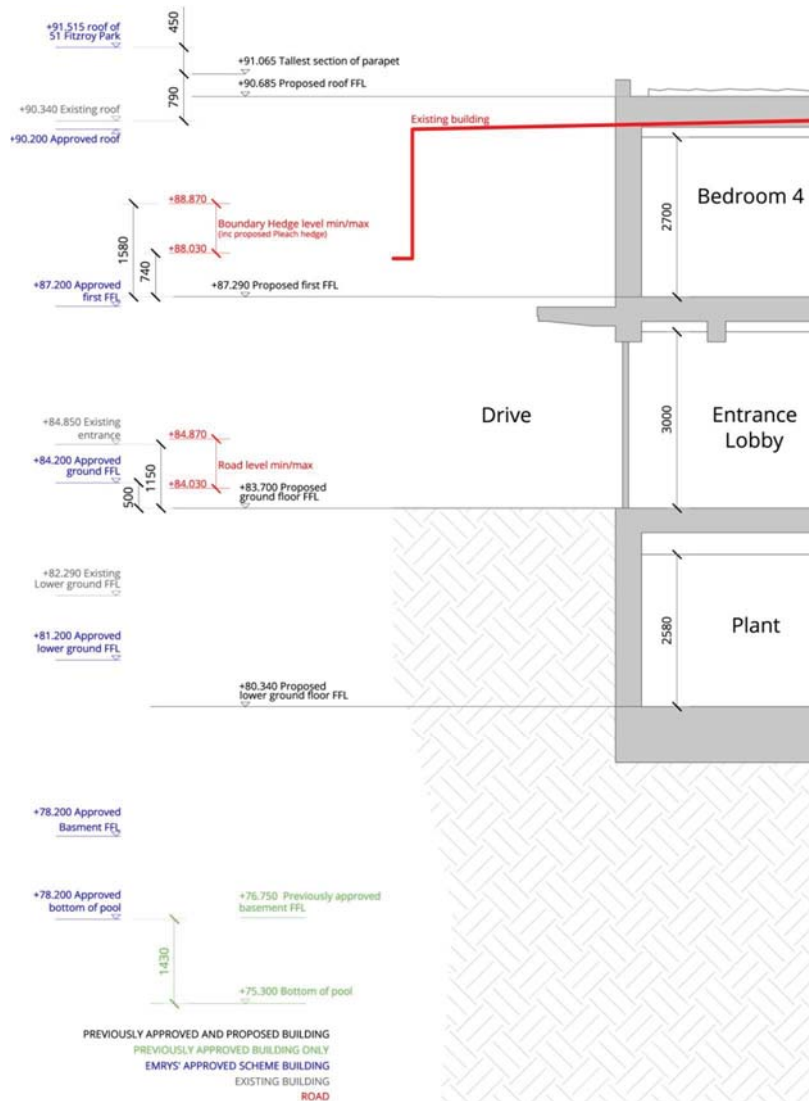
The above data indicates that the proposed dwelling (like the previously approved dwelling) will have a building to plot ratio of 19%, which is smaller than the 22% building to plot ratio which is average for the locality.



04. 08 Building mass comparison previously approved/proposed

The diagram to the left compares FFL levels between the existing, Emrys' approved, previously (Wolff) approved and proposed schemes.

The table below compares the Gross internal floor areas of the previously approved and proposed schemes. It shows that with the removal of the basement, the total floorspace has decreased by 19%.



| Level | Approved | Proposed | | |
|--------------|------------------------|------------------------|--|---|
| | Area (m ²) | Area (m ²) | Area in addition to approved (m ²) | Area in relation to approved (% increase) |
| Basement | 160 | - | 0 | 0 |
| Lower Ground | 257 | 257 | 0 | 0 |
| Ground | 234 | 234 | 0 | 0 |
| First | 194 | 194 | 0 | 0 |
| TOTAL | 845 | 685 | 0 | -19 |





05. 01 Tree strategy
Existing Trees on site



| Ref: | English name | B.S Category |
|-------|--------------|--------------|
| T1 - | Sycamore | B |
| T2 - | Sycamore | B |
| T3 - | Lime, Common | C |
| T18 - | Sycamore | C |
| T19 - | Sycamore | C |
| T20 - | Cherry, Wild | C |
| T21 - | Ash, Common | C |
| T22 - | Sycamore | C |
| T24 - | Sycamore | C |
| T25 - | Sycamore | C |
| T27 - | Lime, Common | C |
| T28 - | Sycamore | B |

For more information please see Arboriculture report.



05. 01 Tree strategy (continued)...
Trees to be removed as part of this application



| Ref: | English name | B.S Category |
|-------|--------------|-----------------|
| T3 - | Lime, Common | C |
| T18 - | Sycamore | C |
| T19 - | Sycamore | C |
| T20 - | Cherry, Wild | C |
| T21 - | Ash, Common | C |

For more information please see Arboriculture report.



05. 01 Tree strategy (continued)...

Trees to be planted as part of this application (in addition to those on site)



| Ref: | English name/Description |
|--|--|
| PT.1 - PT.2 - PT.3 - | Field Maple (semi mature) 50-60cm girth approx. 7m tall |
| PT.4 - PT.5 - PT.6 - PT.7 - PT.8 - PT.25 - | Holm Oak (semi mature) 30-35cm girth approx. 6m tall |
| PT.9 - PT.10 - | Bay Laurel (semi mature) 20-25cm girth approx. 4-5m tall |
| PT.11 - PT.23 | Amelanchier (multi stem) approx. 3m tall |
| PT.12 - PT.13 - PT.14 - PT.21 | Ornamental Birch (semi mature) 25-30cm Girth approx. 6m tall |
| PT.15 - PT.16 - PT.17 - PT.18 - | Native Apple (half Standards) approx. 2m tall |
| PT.19 - PT.20 - PT.24 | Lime, Common (semi mature) 12-14cm Girth approx. 3.5m tall (REF: 2013/6828/T) |
| A 4m tall pleach hedge is also proposed for the front boundary in addition to the 2m tall beach hedge (as approved in application 2011/1682/P. | |

For more information please see Arboriculture report.





05. 02 Green considerations

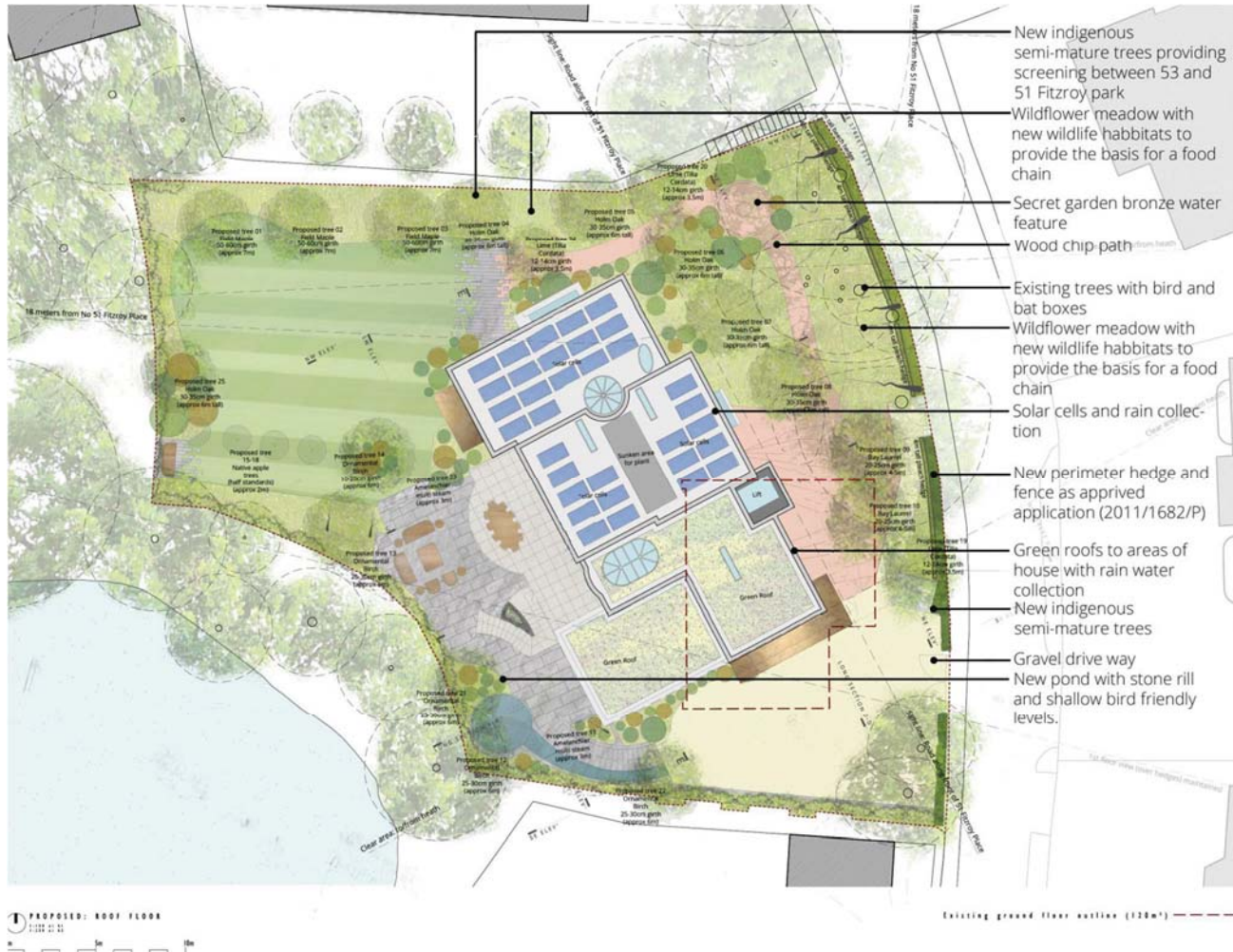
Early consideration has been given to both the natural local environment and the energy usage of the proposed dwelling. Responses to these considerations are outlined in this section.

03 Landscaping

Like the previously approved scheme (2016/1579/P) this proposal does not intend to level the front of the site, which would affect several protected trees. Instead, the scheme has been designed to sit within the existing terrain. Only the drive area is raised, as previously approved by the minimum possible amount to meet regulations relating to sloping vehicular access. Soil from any excavation will be retained to build up the drive area. This will substantially reduce the number of vehicle movements required during construction.

Details of the arboriculture proposal can be found in the Landmark Trees report (appendix in full app), however as a synopsis, and as per the previous submission, it is our intention to plant a minimum of 20 semi-mature indigenous trees and a minimum of 5 smaller indigenous trees (total 25 new trees). We are also proposing to plant a beech hedge around the whole site to increase privacy, as previously approved (2016/1579/P). Behind which a pleach hedge is proposed.

The proposal includes a 'wild' garden to the north, which utilises the existing topography. The more formal southern garden has 3 levels moving down from the drive way to the lawn, again (with exception of the drive way) this respects the site's existing topography.



05. Green Considerations (continued)...

04 Existing Habitats

For more information on habitats please see the Ecology Report by Michael Wood Associates, which forms part of this application.

No rare or unusual plants have been found at the site and all native species observed were common and widespread.

The current scattered trees do not show features such as woodpecker holes, fissures, peeling bark or broken limbs etc. that are attractive to nesting birds and/or roosting bats.

The surrounding habitat is considered suitable for a wide range of wildlife. The site, which is currently partially clear following tree maintenance work, has the potential to increase the local habitat with quality additions, for all levels of the food chain, including providing nesting areas for birds and cover for small mammals and common amphibians.

05 Proposed Habitats

It is proposed that several interventions and landscaping elements provide a holistic on site habitat. The most architectural of all is a nature pond and a rill, with shallow areas for birds. This descends to the terrace level where it flows, in part, into the proposed wildflower meadow.

The wildflower meadow area runs continuously around the entire perimeter of the site (with the exception of the drive area) and is in places over 5 meters deep. A mix of wildflowers and grass species will be selected for these areas and will attract wildlife such as bees, butterflies and other insects. Landscaping treatments, including woodchip paths, should improve habitats for naturalised or native species. These will add to the existing local food chain.

The proposal includes bat and bird boxes on existing trees, similar to those depicted (left). A Bauder biodiversity green roof system is proposed for the roof of the building. These roofs replicate an ecological environment and provide a natural living habitat to encourage wider species of flora, insects and fauna.



(indicative bat box)



(indicative bird box)



(Bauder biodiversity green roof system)

05. Green Considerations (continued)...

06 Strategy for energy and carbon reduction

The strategy for energy reduction emphasises the building fabric, with high levels of insulation, energy efficient glazing and air tight construction. Having reduced the building's intrinsic energy consumption, further reductions have been achieved using low carbon technology. Heat recovery ventilation maintains indoor air quality at minimum energy use. A large solar PV array on the roof supplies zero carbon electricity to the house, and exports back to the grid when site demand is low.



05. 07 Sustainability considerations – Lifetime Homes / policy

The below responses to the various Lifetime Homes Assessment criteria, remain as per the previously approved scheme (2016/1579/P).

Lifetime Homes Assessment

Criterion 1 - Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.

A 2400 x 5000mm parking space is provided to the side of the building for wheelchair access. This could be enlarged by 900mm to one side.

Criterion 2 - The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

A parking space is provided to the side of the building for wheelchair access. This is within 5m of the side door for ambulant access. A ramped approach is available to the front door via the drive way, facilitating wheelchair access.

Criterion 3 - The approach to all entrances should be level or gently sloping.

The landscaping adjacent to the front entrances is designed to be level and has level access from the driveway.

Criterion 4 - All entrances should:

- a) be illuminated**
- b) have level access over the threshold and**
- c) have a covered main entrance.**

A canopy provides cover to the main entrance to the building. Adequate discreet external illumination will be provided and the thresholds will be level.

Criterion 5 -

- a) Communal stairs should provide easy access**
- b) where homes are reached by a lift, it should be fully accessible**

Communal access requirements do not apply, as this development is a single private dwelling.



Criterion 6 - The width of the doorways and hallways should conform to Lifetime Homes minimum specifications

All door openings will comply with the Lifetime Home standards.

Criterion 7 - There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

There is ample space for wheelchair users within the principal living and circulation spaces.

Criterion 8 - The living room should be at entrance level.

The family living room is at entrance level, meaning level access for both daily living and entertaining.

Criterion 9 - In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.

The dining room on the ground floor could be used as a bedroom. This could be in a temporary form with little modification or, if required, could have a fully accessible ensuite in one corner. This would utilise the proposed plumbing for the kitchen (adjacent) or the ensuite (below). The functionality of the dining room could be displaced into the amply sized lounge.

Criterion 10 - There should be:

a) a wheelchair accessible entrance level WC, with

b) drainage provision enabling a shower to be fitted to be fitted in the future.

The ground floor WC will be fully accessible. There will be a clear space of 1100mm in front of the WC and side transfer allowance. Drainage provision could be created in the dining room at a later date if required. If necessary, the dining room (which can be converted to a bedroom) could have a fully accessible ensuite in one corner.

Criterion 11 - Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.

Most walls to bathrooms are in block-work, so are able to be adapted. Walls behind WCs to be in metal frame studwork with doubled up horizontal noggins between 300 and 1500 from FFL. Studwork to be faced with 18mm ply to enable fixing of adaptations.



Criterion 12 - The design should incorporate:

a) provision of a stair lift

b) a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom

The proposed lift connects all levels within the building. The lift will be fully accessible and have a 1500 x 1500 turning circle in front on all levels. All stairs will have 1400mm clear distance between the wall and opposite hand rail.

Criterion 13 - The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

A hoist could be installed from the master bedroom to the adjacent master bathroom.

Criterion 14 - The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.

All main bathrooms (first floor) have ease of access to the bath, WC and wash basin. All main bathrooms (first floor) have a 1200 diameter turning circle as standard. Where WCs or bathrooms incorporate a bidet, these could be removed to allow side transfer.

Criterion 15 - Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.

All rooms will have 800mm or lower windows with easy to operate controls. All seating areas will allow a clear view of any nearby windows.

Criterion 16 - Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).

This will be adhered to.



06. 01 Consideration of previous objections

Selection of objections from the Emrys approved scheme...

Design response (adopted from the previously approved scheme)...

The bulk is inappropriate in the very sensitive location on the fringe of the Heath... The typography of the site and the openness of the surrounding are visible from many vantage points and from long distance within and across the Heath... The scale is inappropriate given the site is designated private open space...

As noted in the planning appeal report for the Emrys' approved scheme (dated:05/04/2011):

"This stretch of Fitzroy Park is characterised by large detached mostly two story houses sitting within green space. In footprint terms it may be larger than some of the surrounding properties however there are a number of buildings in the facility which are larger."

We believe this statement still to be true, data in section 4.5 shows that the average building to plot ratio in the locality is 21% (the maximum being 43%). The proposed property like the previously approved is only 19%, which is less than the average.

The current building is understated with a small road frontage which enhances the feeling of openness.

The existing dwelling occupies the only section of the boundary with Fitzroy Park which does not have tree coverage, effectively creating a continuous close visual barrier. Where the existing property sits directly adjacent to the road it is behind an area of concrete hard standing. The poor quality structure is highly visible and detracts from the area.

The current proposal like the previously approved is positioned further north than the existing property, actually creating open space to the south (up to 13.5m wide). This can be seen in section 4.3-ground floor and first floor plans.

The proposed first floor like the previously approved has also been reduced in the south west corner, due to the proposed boundary treatment (as approved scheme). The ground floor in this area is not visible from Fitzroy Park. The remaining first floor element is both further set back from Fitzroy Park and narrower than the approved (6.2 m wide compared to almost 9m wide in the approved scheme). This has reduced the visual impact further than the approved scheme and creates a greater sense of openness from local property and Fitzroy Park. The proposed front elevation like the previously approved is also set back a minimum of 1.8m further from Fitzroy Park than the existing structure and Emrys' approved scheme.

The proposed plan like the previously approved is also angled, so its northern point (behind a screen of trees) is further from the road. In line with the northern extent of the existing dwelling the proposed scheme like the previously approved is set



back an additional 5m (total 8m set back). The proposed scheme's most northern point is set back 24.3m from the boundary with Fitzroy Park.

The amount of soil being removed is too large and will lead to impairment of amenities of the residents in neighbouring roads.

Whilst we already have the permission for the scheme with the basement level granted last year, this application is seeking permission for an otherwise identical scheme minus the previously approved basement. This will significantly reduce the level of excavation required from the previously approved and also the Emrys approved schemes and consequently the amount of soil removed.

Other trees whose root zones lie within the proposed new footprint may not survive in the long term.

The proposed scheme, like the previously approved has been designed to limit the effect on root protection zones. The proposed scheme reduces the footprint within the root protection zone by over 50%. The arboriculture report (appendix in full app) discusses root protection in detail.

The token gestures of a pond, wildlife meadow etc in no way would compensate for the loss of a major element of tree cover.

Dead trees have been removed from the site (prior to this application) on the advice of an arboriculturalist, for health and safety reasons. This proposal seeks to plant a minimum of 15 semi-mature indigenous trees and a minimum of 5 smaller indigenous trees (total 120 new trees) as well as several other features to encourage new habitats on the site for all levels of the food chain. The proposed wild flower meadow extends almost the entire perimeter of the site. Water features for birds, wood chip paths for insects and bat bird boxes are all proposed. We believe this will create a net habitat gain. For more information on the proposals see section 05 of this report or the Ecology report (appendix in full app)

Amenity-harm outlook of neighbouring properties... overlooking and loss of privacy

Section 4.5 of this report looks at potential overlooking issues and discusses the design solutions employed to mitigate these. It is our opinion that the current scheme, including the proposed planting scheme, reduces potential overlooking beyond the level of the approved and existing schemes.



06. 02 Consideration of current applications objections

Summarised objections to previously approved scheme...

Design response...

General Comments

Building too close to Hampstead Heath and within Conservation Area

The building is located away from the edge of Hampstead Heath, and is on the site of an existing established private dwelling, also located beyond other private dwellings that are situated closer to the Heath. It is agreed that the proposed structure would not be visible from the Heath, and even views from Millfield Lane through dense vegetation would be extremely limited. The building design is of high quality and will enhance the character and appearance of the conservation area over the very poorly designed and semi-derelict building currently located on the site.

Building is out of character with Fitzroy Park

Fitzroy Park is made up of homes built in various decades, of vastly varying sizes and style. There is no one particular group of materials or style which could be deemed a local vernacular. Instead of matching materials and styles as has been seen on other London streets, Fitzroy Park has developed in a more natural manner, allowing individuals to build high quality homes from high quality materials in styles representative of the time. The proposed development follows in this tradition and offers a high quality home crafted from quality materials, which we believe to be a reflection of what Fitzroy Place is and should continue being.

Damage to the Road

The road will collapse/subside

The excavation will be retained by a contiguous bored pile wall, which will be structurally braced. We have analysed this in section 7.1 of the BIA and found no movements that could result in collapse of the road.

Fitzroy Park will become a dirt track with inevitable damage to the verges

A provision for 4 Traffic Marshals has been made and will ensure that all vehicles maintain on the carriageway and not the soft verge. In addition Temporary strengthening works will be carried out to the edge of the existing road as part of this proposal. More information in relation to this point can be found in the construction traffic management plan, which forms part of this application.

Risk of damage especially to road edges

Surface of the south end of Fitzroy Park will be significantly damaged incurring further expense for residents

A detailed inspection of the carriageway can be carried out prior to works commencing and a final inspection on completion, an agreement/bond will be put



Works are very likely to cause damage to both the surface and underlying water, sewage and gas pipelines of existing properties

in place confirming that if damage is caused due to the development it will be repaired. In addition to the above it is proposed that the site management team and Traffic Marshals will be inspecting the carriageway daily, and damage discovered at any stage will be repaired. More information in relation to this point can be found in the construction traffic management plan, which forms part of this application.

HGV vehicles blocking the road

Number of vehicle movements over two year construction is excessive (3200 HGV's)

This is not correct and is based on a compound calculation that has given a false result. A more accurate, lower figure is given in the revised draft of the CTMP.

The road will be blocked regularly – resulting access/traffic issues

There will be occasional and short periods of time when traffic and pedestrians will be held temporarily on the approach to the site, this will only be when HGV vehicles are reversing from the road, however no vehicles will obstruct the road when loading and unloading.

Road has limited width

This has been taken into consideration within the CTMP and procedures put in place including additional Traffic Marshals. The road has previously been used by other developments for construction traffic.

Road has limited/no turning for construction vehicles

Vehicle sizes have been reviewed for the different phases of the project, additionally, independent analysis has been completed in relation to vehicle turning and this can be seen in the CTMP.

Road has no parking for construction vehicles

There is no intention to park any construction vehicles, or vehicles associated with the site or the employees/users of the site on Fitzroy Park or the nearby roads.

Site access is limited, resulting in HGV's sticking out into and blocking the road for up to 5 hours a day

Not the case, small vehicles will be used in the early stages including during the demolition and the construction of the loading platform. All waste and demolition will be stored on site until the loading platform is established, all vehicles will be within the boundary of the site when loading or un-loading. Analysis and strategies for this can be seen within the CTMP.

Existing access roads are currently busy points for visitors to Highgate Ponds and Kenwood House, also a thoroughfare for pedestrians and cyclists visiting these sites and will be adversely affected/road safety will be affected.

Four trained and certificated Traffic Marshals will be employed full time to ensure the safety of pedestrian, cyclists and all others using the area. Analysis and strategies for this can be seen within the CTMP.



| | |
|--|--|
| Traffic from building site will interfere with the public's right to visit and enjoy the Heath. | The site is remote from the Heath and Heath related access, no parking or site related activities will effect the public's right to visit and enjoy the Heath. |
| Directly impinges on our access to our house on Fitzroy Close, could block our road for many hours a day | No access into any properties will be blocked. Analysis and strategies for this can be seen within the CTMP. |
| Traffic flow on Fitzroy Park will be severely compromised | A traffic survey has been carried out and deliveries planned/restricted to off peak traffic times. |

Parking

| | |
|--|---|
| Where will everyone park? Lower reaches of Fitzroy Park already blocked by 'selfish' parking and will be exacerbated | There is no intention to park any construction vehicles, or vehicles associated with the site or the employees/users of the site on Fitzroy Park or the nearby roads. |
|--|---|

Size of Building

| | |
|--|--|
| Site will be overdeveloped | Sections 4.8 and 4.9 look into the ratio of the building and site, the building has an average (LGF/GF) building to plot ratio of 19%, which is not considered over development for the area. This can be directly compared to local existing buildings which have an overall average of 21% and a maximum of 43%. |
| The inappropriate scale of the proposed development on the Private Open Space | The proposed site falls inside an area designated private open space. The neighbouring property to the north (no51 Fitzroy Park) is also within this designated area and provides a bench mark for development. No 51 had a built, building to plot ration (average of GF and LGF) of 29.75% this is much greater than that proposed here. As a result we believe the plan of the building to be acceptable. |
| Proposal out of scale to size of plot | |
| Proposal out of scale to other houses in the area | |
| The proposed property would be a massive and intrusive structure | |
| Property is too large, too high, disproportionate for the site, will be a blight on Fitzroy Park | The height of the proposed building is 790mm over that of the existing structure, this however includes a parapet to conceal green features including a green roof and solar panels, the actual roof level is lower. The parapet level (higher than actual roof) as proposed there is also 450mm lower than the roof of neighbouring property, 51 Fitzroy Park. |
| Scale is too large and will be detrimental to the rural environment that is Fitzroy Park | In addition the roof has a sunken area to conceal plant, This reduced the floor to ceiling heights locally below, however conceals the plan from external view while maintaining as low as possible parapet level, the sunken area also reduced noise transmission considerably. |



Proposal much larger than previously consented

Too much additional floor space:

- 9000 Square feet, 30% increase on the size approved in 2012 and 300% increase on existing dwelling.
- Current proposal is for 845 metres, nearly trebling from the existing building to some 10000 square feet.
- Too large for the plot and the area. New house is 3 times the size of existing one
- Concerned about tripling the size of the building to 10000 square feet

The revised proposal minus the previously proposed basement level will decrease the proposed floor area of the dwelling over that previously granted planning permission in July 2016.

Exact analysis of the areas can be found in section 4.10 of this report.

Although the development is a 111% increase over the existing property and 37% larger than the Emrys approved scheme, it is no larger than the scheme that was granted permission last year.

Building of this scale will cause damage to the CA and surrounding MOL

The proposed house is well-designed and carefully considered structure that makes use of high quality material that complement the existing diverse mix of architectural styles within the vicinity. There is no distinct character in terms of architectural style or materials palette within this section of the conservation area, and a diverse range of designs have been granted permission for new dwellings in recent years. The proposed house at No. 53 compliments this ongoing tradition and evolution of the local area and is considered not only to preserve, but also to clearly enhance the character and appearance of the conservation area over the extremely poor quality and semi-derelict structure that currently exists at the site. As is addressed under other comments the scale is in keeping with the surrounding properties and reads as smaller than several of the neighbours which are located more prominently in relation to the road, have pitched roofs and greater ground to ridge heights than this proposed two storey (in relation to the road), flat roofed development.

Size of the proposed building, in particular amount of excavation

The size of the proposed building is less than that previously approved scheme due to the removal of the basement level, as a consequence of which the amount of excavation will be significantly reduced.

Materials

Materials chosen (Portland Stone) are inappropriate to the area making the building look 'far too conspicuous'

There is no material amendment to the previously approved scheme. Fitzroy Park is made up of homes built in various decades, of vastly varying sizes and style. There is no one particular group of materials or style which could be deemed a local vernacular. Instead of matching materials and styles as has been seen on other London streets Fitzroy Park has developed in a more natural manner, allowing individuals to build high quality homes from high quality materials in



styles representative of the time. The proposed development follows in this tradition and offers a high quality home crafted from quality materials, which we believe to be a reflection of what Fitzroy Place is and should continue being.

The street façade is not considered appropriate to the area. It has an industrial aspect, which is emphasised by the regularly spaced and bronze framed oblong windows. The garden facades are equally incompatible with the surroundings.

Stark white stone and dark bronze are austere and will be visually intrusive in this setting.

The street façade as previously approved in 2016, has been carefully considered and formed to retain lines of site from properties opposite on Fitzroy park. The side elevation, also as previously approved, has been made narrow at first floor level to retain/improve site lines across the site and improve a sense of openness from Fitzroy Park, as requested by the council at pre-planning meetings, this is documented in section 4 of this report.

Elevations are clad in honed smooth stone on a split face, or Rigato, base with a carved recurring modern/classical pattern. The windows all have slim bronze frames and are set in deep reveals, creating shadows and an ever changing dynamic façade. The styling of the facades is simple and restrained using quality materials and crafted elements. The proportions of the openings taken from Georgian ideals inspired by Palladian designs, as was the original Palladian Villa at Fitzroy Park which was built around 1770 for Colonel Charles Fitzroy, Lord Southampton.

The west (rear façade) overlooks the property's garden with no direct views of other houses or public space.

Backlit lift shaft unacceptable (significant light pollution).

The lift shaft has a small area of perforation on the south side of the shaft looking along the façade only, this only occurs on the ground and first floor, the car is encased within a shaft on all lower floors. The deep stone reveals and relatively small holes are to allow a connection with the outside only. The lift lighting strategies will be looked at in detail during detailed design however consist of a dull light, minimal escape is expected, coupled with the fact that the lift will only be used on occasion as the residence is situated over 2 main floors connected by stairs.

Loss of Green Space/ open space

City is overcrowded and green spaces are crucial

The property is an existing single family dwelling and the proposal replicates this situation with a replacement dwelling of considerably higher residential and design quality, with its external appearance, exterior bulk, massing, materials and external views remaining as under the previously approved planning permission. Wider overcrowding in London is not a relevant planning consideration at this site. It is



acknowledged that green spaces within London provide a crucial and important amenity function. The site however is private land, with no public access and has existing residential use which will be enhanced by the proposals. The proposals therefore have no impact on public access or amenity to green space.

Will be looking at a massive new building rather than green space, on Private Open Land which is supposed to be protected 'Fitzroy Open Space'

The proposed dwelling, as previously approved, will appear as a two storey flat roofed structure from the adjacent private road. The scale of the dwelling in this regard is wholly in keeping with the scale of buildings in the surrounding area, many of which are more prominently located, and have greater ground to roof ridge heights than this proposed replacement house. In addition, the proposed building is less visible from the road than the current house on the site, it will not only be set back further, but also screened extensively by a new boundary hedge and pleached tree planting extending up to 4-5m in height. Over 20 replacement trees are also planned at the site as part of the proposals and the site will therefore be greatly enhanced over the existing position in terms of its visual amenity and contribution to the appearance of the private open space.

Bulk and massing is harmful to the Private Open Space designation and will lead to less open feel to the area generally

Will severely damage the rural environment

The proposals at the site provide a significant enhancement of the site in design, arboriculture, and ecological terms. There will be no unacceptable impacts to the environment that are not otherwise mitigated by the significant enhancements delivered.

Unacceptable loss of amenity to residents and pedestrians, joggers and cyclists

The site is remote from the Heath and Heath related access, no parking or site related activities will effect with the public's right to visit and enjoy the Heath. In addition works will only be conducted during usual working hours (as stipulated by the council), the CMTP demonstrates how disruption to pedestrians, joggers and cyclists will be limited.

Insertion of large mass of built structure within designated open space is not considered acceptable.

The building appears as a two storey flat roofed structure from the 'public realm' on the adjacent private road. Its scale is therefore in keeping with the surrounding buildings to the extent to which they are also visible from 'public' spaces. The building is also set back further from the road, removes the existing, detracting, building and provides significant enhancements in terms of an improved boundary, new screening and planting; all as per the previously approved scheme. There are also significant arboriculture and ecological improvements that also enhance the contribution the site makes to the private open space designation. The site currently has extremely limited views across it, and the proposal maintains a similar situation, albeit the overall visual appearance of the site will be significantly enhanced by the proposals.



Amenity

Residents will be affected for two years, air quality diminished by thundering, jamming , load spilling vehicles (Air and Noise Pollution)

All works will be carried with the Environment in mind a Construction Environmental Management Plan will be produced prior to the commencement of the works stating how emissions will be controlled also air and noise will be monitored on a daily basis and results recorded.

Amenities of neighbours will be seriously damaged by overlooking and loss of sunlight in garden

The orientation and outlook of the proposed fenestration has been approved under the previous planning permission. There are considered to be no amenity issues in terms of overlooking and the relationship of the proposed building does not give rise to any unacceptable impacts in terms of daylight, sunlight or overshadowing that would require more detailed assessment. All the neighbouring properties will retain high quality amenity and outlook with the proposed replacement house in place.

Lift design will give rise to light pollution

The lift shaft has a small area of perforation on the south side of the shaft looking along the façade only, this only occurs on the ground and first floor, the car is encased within a shaft on all lower floors . The deep stone reveals and relatively small holes are to allow a connection with the outside only. The lift lighting strategies will be looked at in detail during detailed design however consist of a dull light, minimal escape is expected, coupled with the fact that the lift will only be used on occasion as the residence is situated over 2 main floors connected by stairs.

Overlooking between properties

Overlooking has been discussed in this report (see sections 4.5 and 4.6). Design actions have been taken as a direct result of public consultation with the neighbours, including the integration of angled windows in the front façade and the reduction of the number of windows. Features including pop-outs have been used to restrict views out, restricting them to along the property's own facades. It is our opinion that the potential for overlooking is less with this proposal than that of the existing and approved. Section 4.6 shows how the overlooking potential on the front façade has been reduced compared to the existing situation.

Ecology

The potential for serious impact on the local ecology

Assuming the successful implementation of all the measures described within the Ecological Survey, Design & Access Statement and the Consultation Response letter, the proposed scheme will not have a serious impact on the local ecology and can be considered in line with planning policy DP24 and CS15.



| | |
|---|--|
| Plant and animal life will be affected by pollution | Construction works should follow a Construction Environmental Management Plan (CEMP) in order to avoid any impacts to the surrounding habitats, including the adjacent garden pond and Hampstead Heath. Reference Structural Engineering Design and Construction Method Statement. |
| Impact on bats, newts and other protected species | No significant impacts are anticipated on bats, newts and other protected species. The proposed habitats will provide more structural diversity within the site and are considered to offer more valuable habitat for bird, bat and invertebrate species which may occur within the surrounding area than the existing poor quality overgrown garden. |
| Significant risk of devastating and lasting damage to the ecology of the ponds | Reference can be found within Structural Engineering Design and the Construction Method Statement in relation to built strategies. The new proposed habitats will benefit common amphibian species which may be present within the local area. |
| Use of machinery will cause disturbance of wildlife of this conservation area plus increased pollution from number of HGV's | In order to avoid pollution, the Construction Method Statement should be followed. Disturbance from machinery is not considered likely to result in significant negative impacts upon the local wildlife, particularly considering local wildlife within London will already be habituated to a high degree of disturbance from local traffic. If appropriate a lighting strategy could be prepared to protect retained and newly created habitats from light pollution during and following construction. |

Trees

| | |
|--|---|
| <p>Yet more trees will be removed</p> <p>Removing yet more trees from the site which has already seen many trees removed</p> | <p>No more trees are to be removed than originally agreed with LB Camden's Tree Officer, Alex Hutson, at our original site meeting in 19/9/13. It was decided at the meeting that dead, dying and dangerous trees could be removed under a S211 notice, but that it would be more appropriate to remove those trees impacted by development within the main application. This was a principled decision by Alex Hutson, with a view to due process. There has been no change to that agreement, other than the removal of three small saplings growing up in the path of the hoarding, which were not deemed worthy of surveying in the original survey, and never figured in planning discussions in recent schemes.</p> |
| Change in levels to the south of the house threatens the two retained trees | This issue was also addressed at the original meeting with Mr Hutson. It was agreed that the T's 1 & 2 would have the majority of their roots contained within the retained planter. Provided that remained constant, he would not have a problem with changes of level beyond. |



| | |
|---|---|
| Trees to the road frontage will be lost | No mature trees to the road frontage are lost to development. 3 saplings are currently being removed, but these will be amply compensated by new planting - two of them are too small to merit CA protection. |
| Canopy within the site will be lost | No net canopy will be lost after landscaping. No more canopy will be lost than agreed in principle with Camden in 2013. Most canopy lost was dead. |

Basement

| | |
|---|--|
| Basement excavations too close site boundary and will result in collapse of edge of the road. | The Basement level has been omitted from the proposed scheme. Any excavation required for the proposed scheme will be retained by a contiguous bored pile wall, which will be structurally braced. |
| Size of the proposed basement is extremely large and deep/excessive. | n/a |
| Basement will cause damage to other properties and the road | n/a |
| Basement will cause site subsidence | n/a |
| Basement will cause catastrophic damage to the wider area | n/a |
| Impact of 15m deep basement on water table/ground water flows/local hydrology | n/a |
| Ground stability west of basement has not been assessed | n/a |
| No details of retaining structure to south of house on boundary | Details of retaining wall are now on our latest drawing issue which accompanies this report. |

Accessing to allotments affected

| | |
|---|--|
| Would prevent disabled allotment holder from accessing plot | There will be occasional and short periods of time when traffic and pedestrians will be held temporarily on the approach to the site, this will only be when HGV vehicles are reversing off the road, however no vehicles will obstruct the road when loading and unloading. |
|---|--|





07. 01 Final design

This section will consider the proposed design and justify its aesthetics. Both the external design and aesthetics remain unaltered from the previously approved scheme with the exception of the omission of the basement level. As expressed previously, the external appearance, exterior bulk, massing, materials and external views of the building will remain as under the approved planning permission. There is therefore no external material alteration to the proposals from those granted previously. Information regarding form finding and constraints can be found in previous sections.

02 Development opportunities

There is an opportunity to:

- 1 - Provide a contemporary new family home which will meet the needs of the family now and in the future.
- 2 - Enhance the bio-diversity of the site and surroundings through the introduction of green elements, including a specialist green roof and landscaping elements, designed to encourage habitats.
- 3 - Add to the variety of high quality buildings within the neighbourhood.
- 4 - Significantly improve the efficiency of the dwelling on this site. The proposed building will adopt current best practice environmental design guidance were ever possible.
- 5 - Improve the street scape along Fitzroy Park, with a more open site and further set back residence.
- 6 - Improve security on the site, through high quality maintained boundary treatments.
- 7 - Remove a derelict building and replace it with a contemporary family home for the community.



07. 03 Architectural proposal

Wolff Architects have developed this proposal for a new sustainable family dwelling, built from a mixture of high-quality contemporary and traditional materials.

The proposal is for a 6 bedroom home for a young family (with 2 smaller secondary guest rooms), set over 3 floors. The house has been designed to sit within the topography of the site to appear only 2 floors tall from Fitzroy Park.

The majority of the fenestration is on the entrance façade (south) and the rear garden façade (west) making the most of the view over the pond. The heath will not be visible from any part of the house, due to layers of tall trees screening the view, in opposition to this the home will not be visible from across the pond for the same reason. The north and east facades have been carefully designed to maintain quality and detail while restricting views out and mitigating any potential overlooking issues.

04 Orientation

The proposed scheme aims to minimize the impact of the new house, by setting it at a slight angle to Fitzroy Park. This will allow existing trees on the Fitzroy Park boundary to be retained, whilst concealing most of the proposed building behind the natural screen made by the trees, when viewed from the access road.

05 Design – proposed elevations

The proposed fenestration has been developed into a crafted, peeled back and modern interpretation of a traditional form. It uses simple window reveals and pattern to create shadows and definition to the stone clad facade.

The walls will be finished with natural stone cladding, part honed smooth and part split face, or Rigato. The framed bronze windows and doors again emphasise a simple and un-cluttered elegance. A classical pattern runs around the building, both carved into areas of stone and cast into bronze panels, tying the materials of the project together.



07. 06 Entrance Façade



View of proposed scheme form drive.

07. 07 Materiality



View of proposed scheme form garden.



Honed Portland stone cladding



Split face/ Rigato Portland stone cladding



Bronze panels



Marble - Glacier sands



High performance glazing



Bauder biodiversity green roof system

07. 07 Materiality (continued)...

Stone:



Stone is a traditional building material in London, that is still being used in Londons most contemporary projects. Portland stone is proposed here, the stone is proposed in both smooth face (honed) blocks and rough split face blocks. Areas of the proposal also have detailed carved bands, these bands are relived with a simple modern pattern, (see elevations).

The stone elements of this proposal will provide a intrecate and crafted element, conveying quality and attention to design and detail.

Far left: David Chipperfield Architects, Neues Museum, Berlin, Showing both rough face and smooth faced stone in one façade, as proposed here.

Top right: Intricately carved stone, in modern design, for the pattern proposed in this design see elevations.

Bottom centre: Honed Portland stone façade.

Right centre: Split face Portland stone

Right bottom: Intricate fossil, found in some Portland stone beds (one of many found on another Wolff Architects project).

07. 07 Materiality (continued)...

Bronze:



Quality, crafted metal work will be used to compliment and contrast the proposed stone facades. Bronze window frames will be used in conjunction with cast panels, relived with a simple modern pattern, similar to that seen (left). Features will be made of the front door which will be crafted from Bronze and positioned under a metal cantilevered canopy.

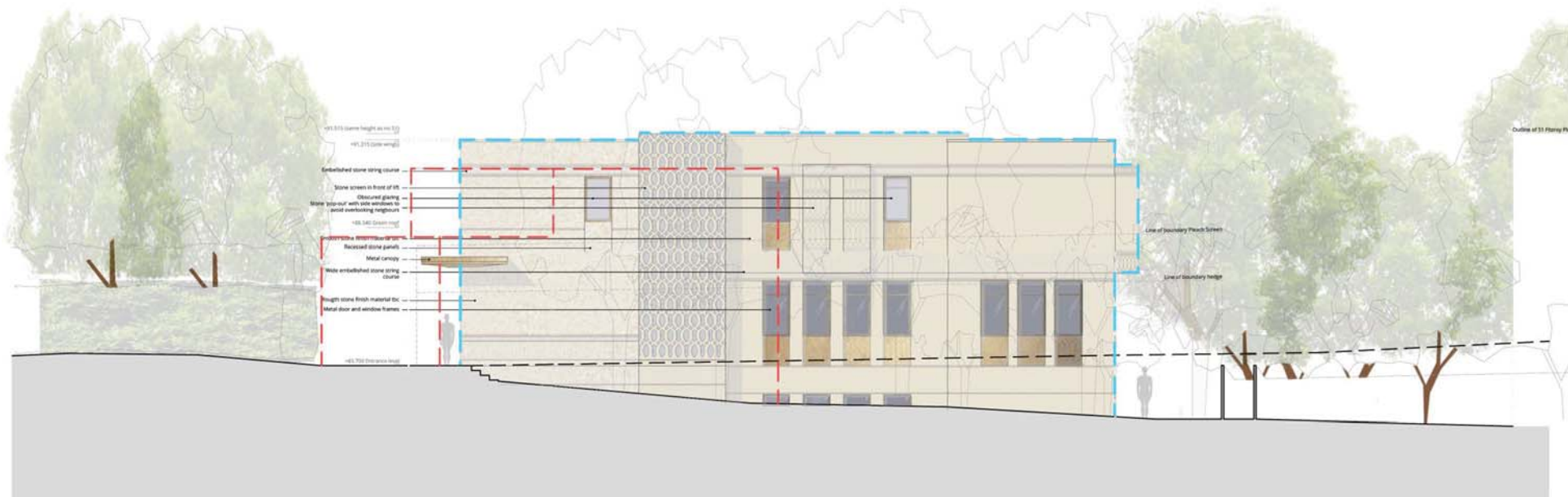
Far left: Bronze framed windows similar to that proposed for pop out bays and casement windows.

Top right: Paul Smith shop, No. 9 Albemarle Street, cast metal panels with pattern, similar to that proposed here.

Bottom centre: Paul Smith shop, No. 9 Albemarle Street, cast metal panels with balustrade, similar to that proposed here.

Bottom right: Bronze detailing, classic and crafted, although a different pattern the method/materiality employed is similar to front door proposed here.

07. 08 East elevation, facing Fitzroy park (front)



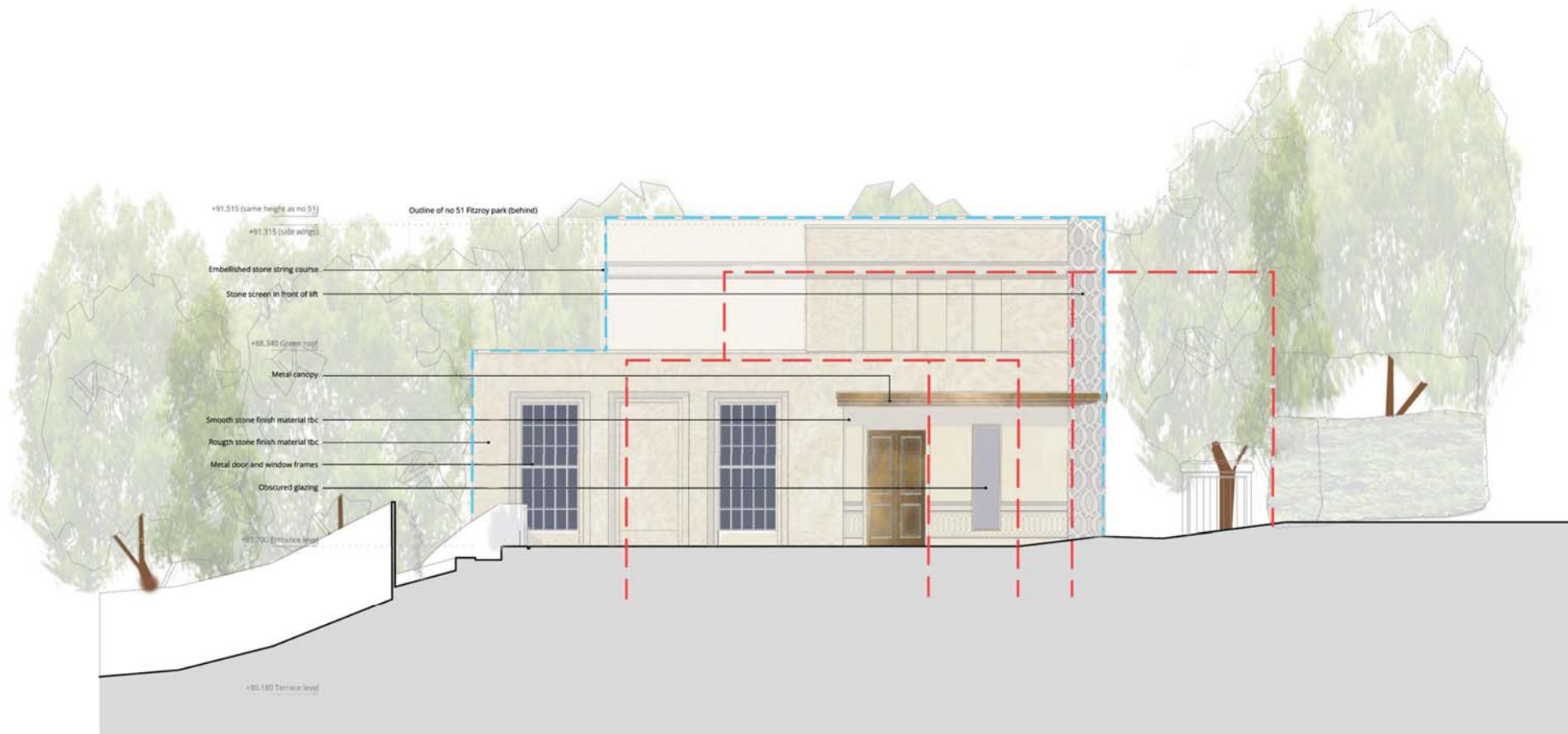
Extract from architects drawing no: 1317-PL-221

Although obscured below first floor level by proposed hedging along Fitzroy Park, the entire façade, as per the previously approved scheme is constructed of beautifully crafted stone. The stone has an intricate modern interpretation of a classical pattern carved into banding which runs around the entire building, The bronze framed windows sit within deep reveals and also utilize the pattern in the cast panels that sit below them. First floor windows have been limited to; 2 obscured windows with small top opening sections for ventilation; and a stone fronted pop-out which allows a view out, parallel with the building façade, two small slot windows have been added here these direct views between Sunbury and 01 Fitzroy Close. The replacement of a conventional window with the slot windows was requested by the neighbours opposite. The total proposed unobscured glazing area is less than existing or proposed schemes. The ground floor has more conventional windows. However, the heads of these are below the tops of the proposed boundary hedge.

In the centre of the front elevation is a stone screen which the lift sits behind. This screen again uses a variation of the classical pattern. Finally, a bronze canopy is positioned over the main entrance area. This projects past the front façade and creates a shadow over the precisely carved pattern below.



07. 09 South elevation, Entrance (side)



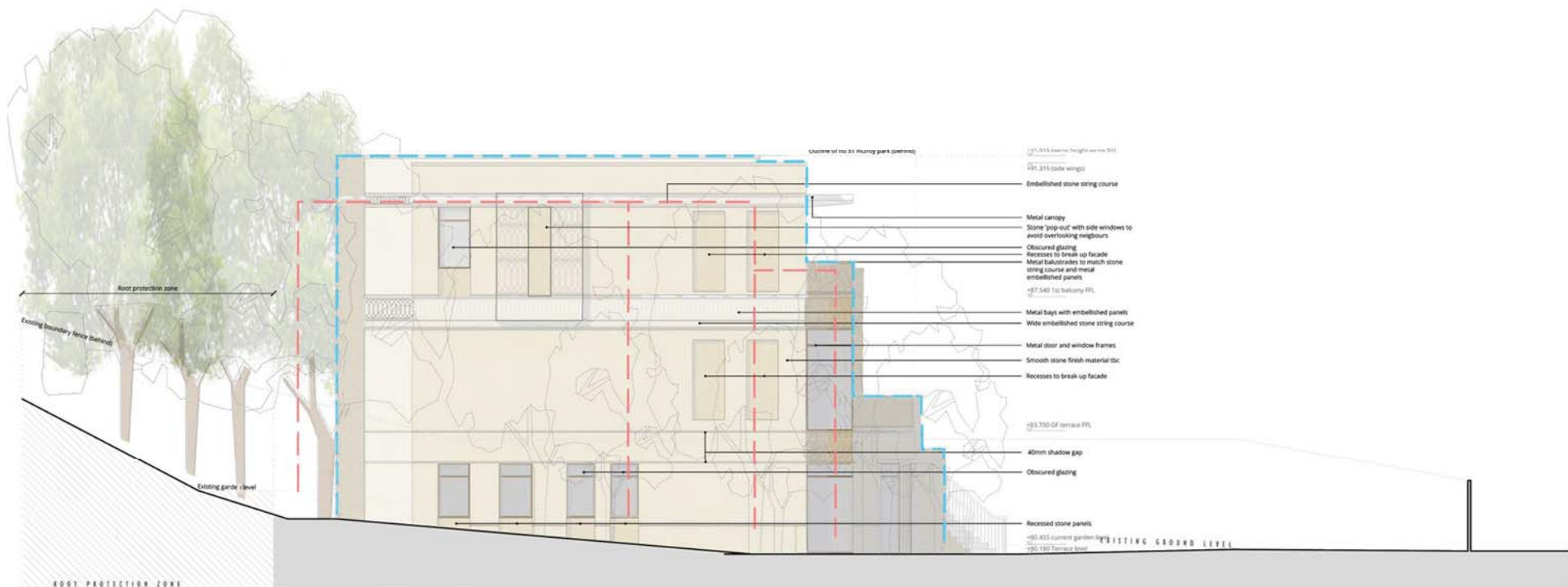
Extract from architects drawing no: 1317-PL-221

The property's main entrance is through the southern façade, a cantilevered bronze canopy, bronze cast door and a modern interpretation of a classical pattern carved into the stone plinth section make this entrance a quality and crafted experience. Large sash windows allow light into the formal lounge and give the entrance façade a real sense of grandeur. The façade is finished with natural stone cladding, part honed smooth and part split face, or Rigato.

The view from Sunbury, as per the previously approved scheme has been increased when compared to the existing situation. This has been achieved, in part, by reducing the size of the top floor, creating open space above the formal lounge (left hand side at first floor level), see first floor plan. No windows are proposed at first floor level. Windows at GF level will be below the proposed hedge and this elevation has no perceived overlooking potential.



07. 10 North elevation, Facing no 51 Fitzroy (side)



Extract from architects drawing no: 1317-PL-221

The north elevation faces the boundary of no51 Fitzroy Park. However, there is over 12 meters and a screen of semi mature trees proposed between the two properties, these are specified in the agriculture report. To mitigate any overlooking issues only one windows, with obscured glass are proposed, as well as a crafted stone pop out, which controls views out, along the facade. These windows serve the master en-suite and dressing room and have high level openings. No windows are proposed on the ground floor level. Windows on the lower ground floor level are below the line of the fence and present no overlooking issues.

The elevation is clad in honed smooth stone on a split face, or Rigato, base. The stone uses an intricate modern/classical pattern carved into banding which runs around the entire building. The bronze framed windows sit within deep reveals, creating shadows and an ever changing dynamic façade.



07. 11 West elevation, Garden (rear)



Extract from architects drawing no: 1317-PL-221

The west (rear façade) overlooks the property's garden with no direct views of other houses. As a result most of the principal rooms in the proposed building look out onto the garden. There is also a terrace at ground floor level, accessed via the dining room, and a small balcony at first floor level, accessed from the master suite. The elevation is clad in honed smooth stone on a split face, or Rigato, base. The central portion of the lower ground floor area, and the shorter box on the right hand side of the façade, is also proposed to be clad in split face, or Rigato, cut stone.

The windows all have slim bronze frames and are set in deep reveals, creating shadows and an ever changing dynamic façade. The tall pop-out window and terrace pop out window are both bronze (or similar) with the recurring modern/classical pattern, which again continues, carved into the stone cladding. Finally, the stairs between the terrace area and garden are stone, to match the house, wrapped around a marble (or similar) core with a planter in the top.

07. 12 Proposed - roof plan



General:

The internal layouts have been devised to respond programmatically to the needs of our client and his family. Reception spaces are positioned along the rear façade on both the ground floor and lower ground floor level, this maximises potential connections with the garden and the views beyond. Private family spaces have been provided on the first floor.

All floors are connected by a central circulation space. This space has a feature stair case and lift access with 1.5m x 1.5m turning circle in front on all levels. The main circulation space is positioned to the south of the property, to benefit from additional natural light. The main reception rooms are to the rear of the property.

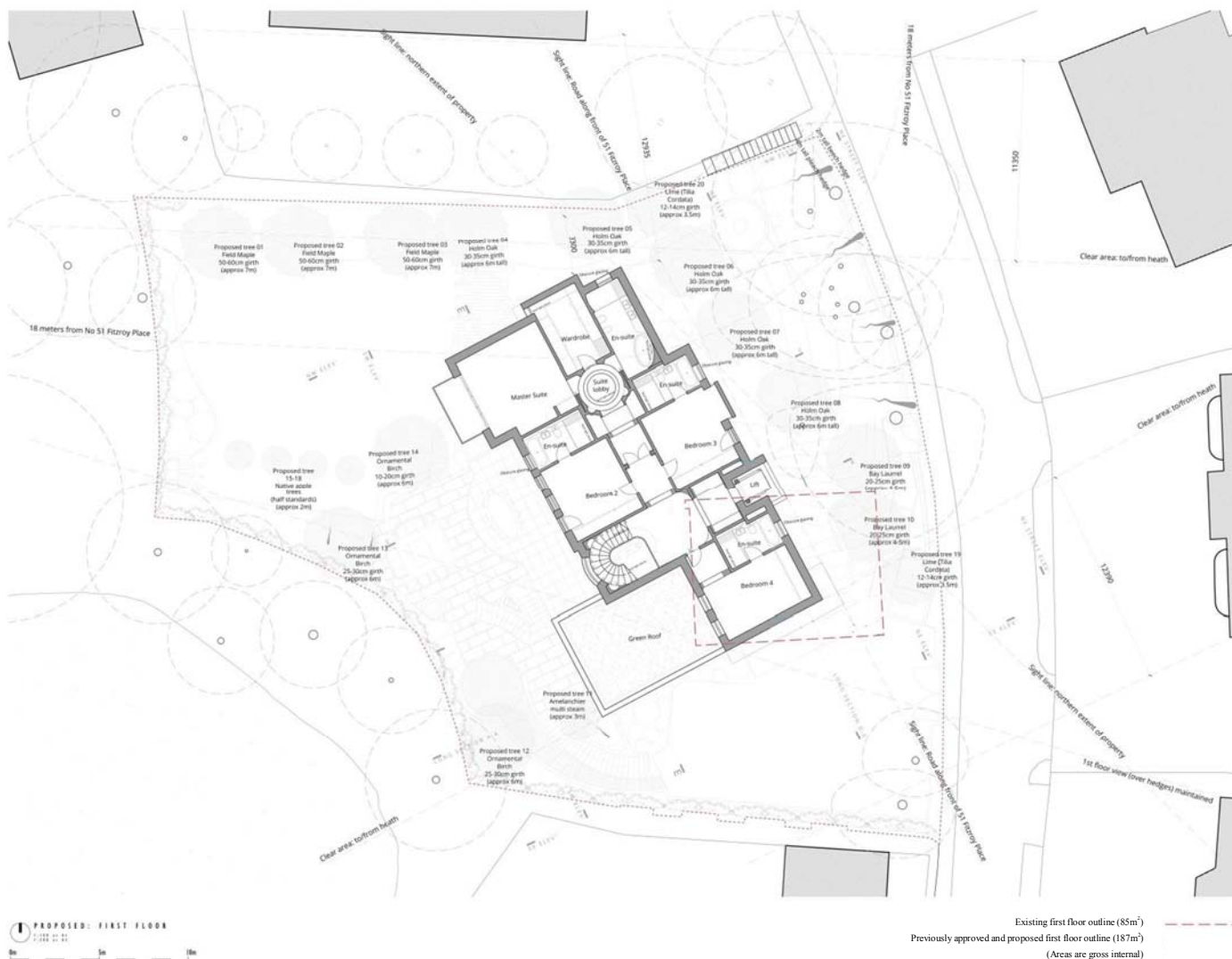
Roof plan:

The roof of the proposed scheme features 2 areas of Bauder biodiversity green roof system totalling 102m². The centre portion of the main roof has a higher parapet and conceals Solar photovoltaics.

Several roof lights have been placed on the roof, aligned with the internal spaces below, the largest of which is the lantern over the main stair. These roof lights will not be taller than the parapet.



07. 13 Proposed – first floor plan



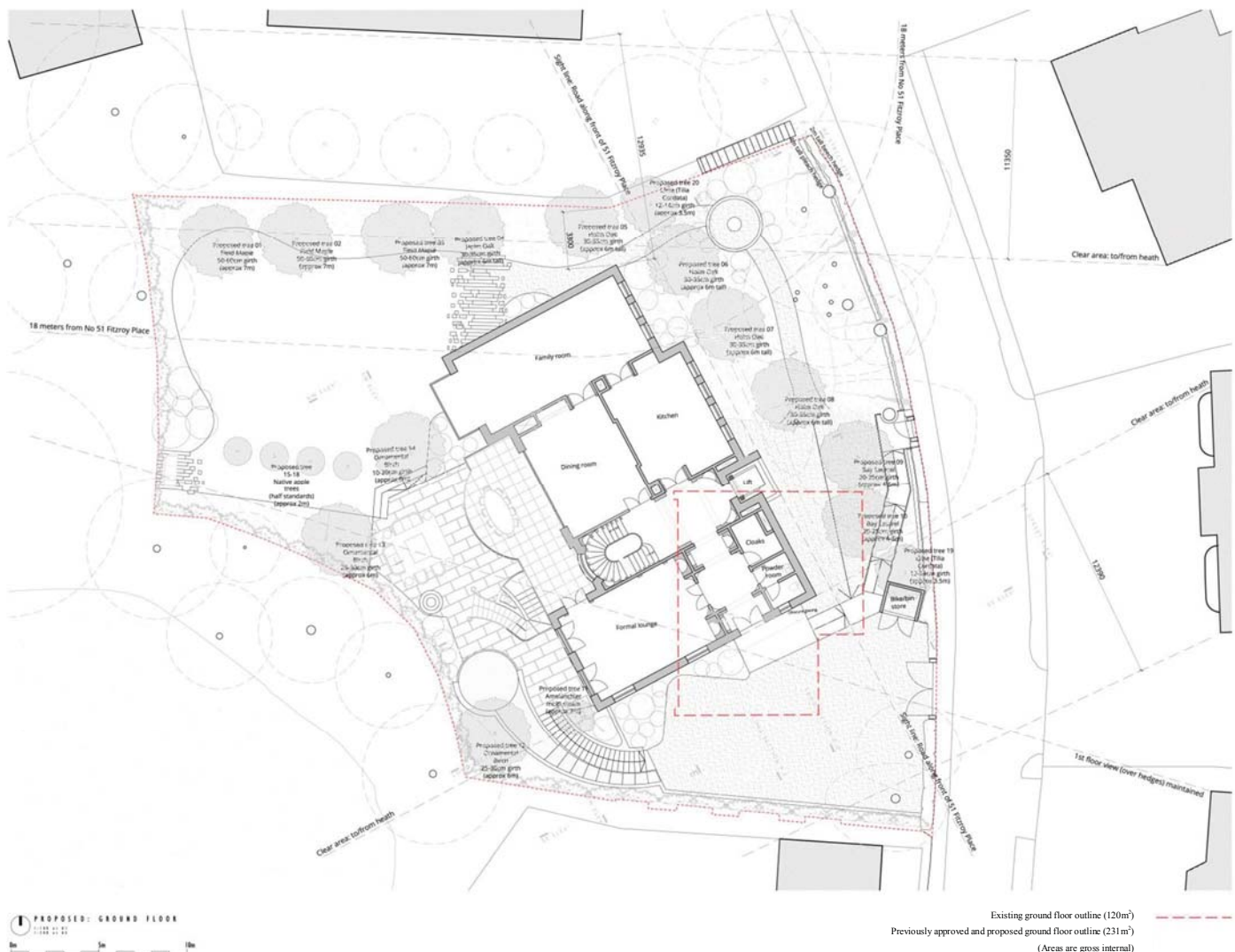
The first floor level is accessed by the main stair and lift. This level accommodates four bedrooms for the family. Each room has a Life Time Homes compliant ensuite.

The master bedroom has a recessed balcony which in part sits on top of the pop out window box below. Bedroom 3 has a stone fronted pop-out which only allows a view out, parallel with the building façade, thus mitigating any potential overlooking issues.

The southernmost area of this level has been reduced in order to maintain the view from Ashridge. This roof will be covered with the Bauder biodiversity green roof system.



07. 14 Proposed – ground floor plan



The ground floor level accommodates the family's primary living spaces and entertaining spaces. These include a formal lounge, family room, kitchen and dining area. The main entrance to the property is on this floor in the southern elevation, off the drive way.

A terrace is positioned to the west of the building affording views over the pond. A screen of 5 semi-mature indigenous trees are proposed to screen views from/to no51 Fitzroy Park. These are in addition to the 3 already planted by no51 Fitzroy Park.

It is not proposed to change the general approach to refuse collection on the site and appropriate provisions will be incorporated for the storage of waste and recyclables prior to collection.

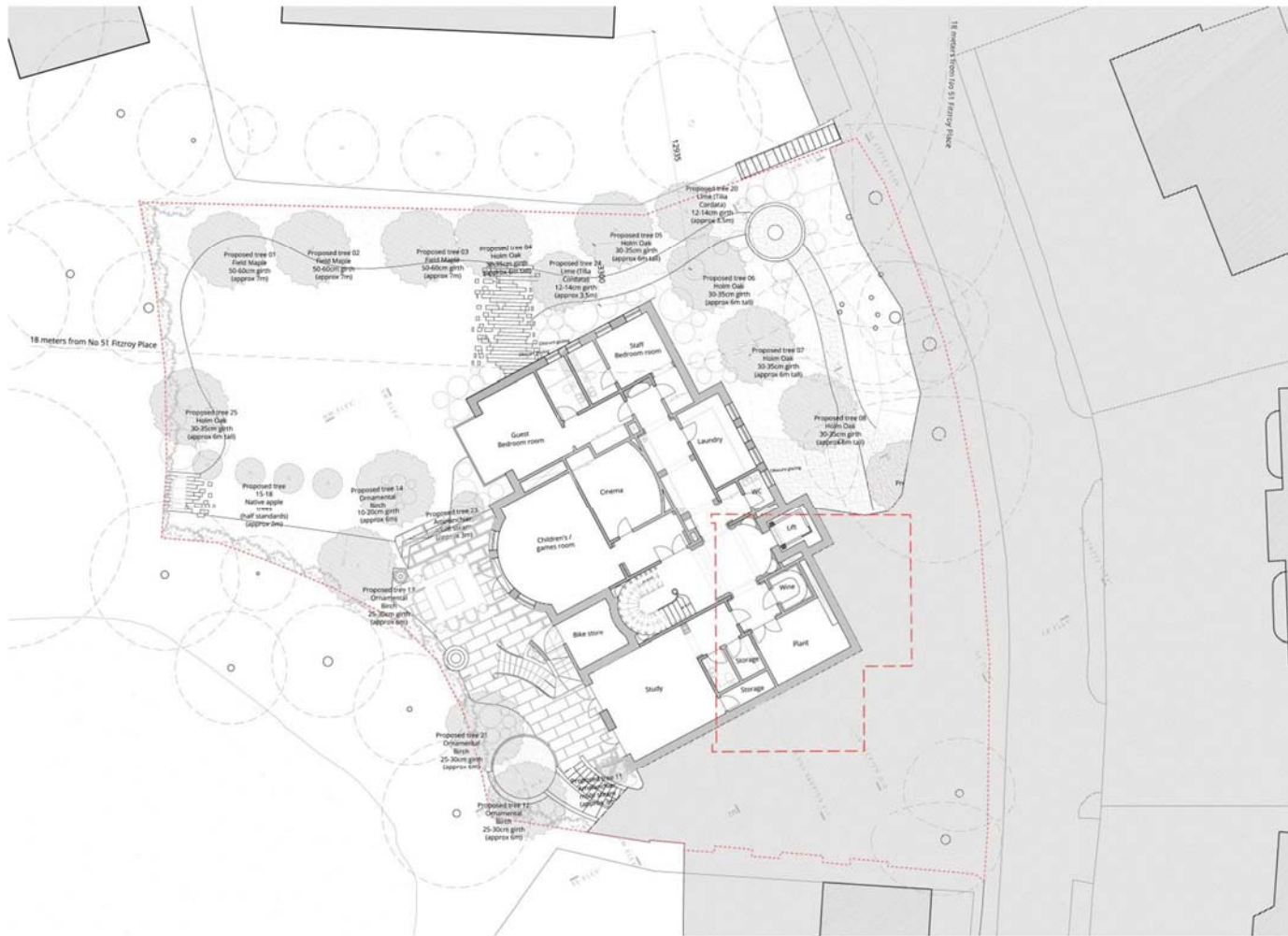
A separate bin store and cycle stores are proposed close to the main vehicular access gate. This store has a Bauder biodiversity green roof.

The proposals have been developed to include a turning area, which will allow a car to enter and exit the property in a forward gear. The drive way has been designed to fall away from the road so that it will have minimal visual impact on Fitzroy Park (access road).

It is not proposed to increase the parking capacity at the property which remains at 2 number spaces plus ample provision for cycle storage.



07. 15 Proposed – lower ground floor plan



PROPOSED: LOWER GROUND FLOOR
0 5 10
m

Existing lower ground floor outline (120m²)
Previously approved and proposed lower ground floor outline (253m²)
(Areas are gross internal)

Lower ground floor accommodation includes a study, children's room, 2 small guest bedrooms and ancillary spaces. The lower ground floor opens directly onto the garden area to the west. Due to the typography of the site, the southern elevation and south east corner of this floor form a retaining wall. The garden graduates down from the south east corner to the garden level to the west.

This level also incorporates an external garden store under the stairs from the ground floor terrace. This will be an external space and used to store all gardening related equipment, mitigating the need for any other structures in the garden.





08. 01 Conclusion

The proposed development will be fully compliant with the requirements of Lifetime Homes and in general accordance with the Camden sustainability guidance.

The revised proposal minus the previously proposed basement level will decrease the proposed floor area of the dwelling by 19% over that previously granted. The reduction will be located below ground and the external appearance of the revised dwelling will remain identical to that previously consented, delivering all the benefits to the streetscene previously recognised by the Council's Officers and Planning Committee.

As previously highlighted, the removal of the basement level will reduce the amount of piling, excavation, subsequent construction materials required and generally reduce the build time and associated construction effect arising so should be a welcome variation to the previously approved permission. All the necessary updates to the associated site investigation, engineering and basement impact assessment documentation have been made and accompany the revised application submission.

The design intends to create a modern but familiar addition to the tradition of bespoke architect designed single family dwellings within the locality. This proposal seeks to create the appearance of a modest family dwelling from Fitzroy Park, while using the topography of the site to increase the scale on the rear façade. The proposed elevations are well crafted with high quality carved stone panels and detailing, that will utilise depth and shadow to create a well-articulated and interesting façade.

This scheme has been designed to be sustainable and considerate of its neighbours and their previous concerns raised at the time of the previous submission by Wolff Architects, made to the Council regarding development on this site.

