



**THE WATER HOUSE**

**STATEMENT OF COMMUNITY INVOLVEMENT**

**JUNE 2017 (REVISED JULY 2017)**

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## **Section 1 – Introduction**

This Statement of Community Involvement (SCI) has been prepared on behalf of Mr and Mrs Lewis and family, the owners of the Water House, Millfield Lane, Highgate, N6.

This SCI forms part of the collection of planning documents submitted June 2017 that support a planning application for the refurbishment and extension of the Water House building for continued residential use.

The Applicant has engaged fully and regularly with the local community throughout the design process to ensure that regard is paid to their views in developing an appropriate and high-quality proposal for the area.

Consultation with local communities has been an integral part of the development strategy. Initial meeting with key groups and local stakeholders identified areas of prior local concern and identified key personal/group to share proposals with. This was followed by an 'open house event', meetings with all immediate neighbours, and the City of London as a key stakeholder.

Further detailed meetings have developed in relation to trees both on the site, and mitigation measures to protect 'ancient/veteran' trees along Millfield Lane, alongside the applicants proposed construction management plans. The engagement program has ensured that local people were informed and kept up-to-date during the pre-application process and had an opportunity to feed in their comments during the design stage.

The Applicant appointed SM Planning to create and assist them in delivering a programme of community and stakeholder consultation. The SCI is in accordance with the LBC's Statement of Community Involvement guidance, adopted July 2016 on undertaking pre-application public consultation.

The SCI also reflects the principles for consultation in the Localism Act (November 2011) and in the National Planning Policy Framework (March 2012) by consulting local communities before submitting the planning application and considering the responses.

This Statement of Community Involvement (SCI), prepared by SM Planning, summarises the programme, the key outcomes and explains how local views and comments have been taken into account in the final design. All consultation activities were undertaken by representatives of the Applicant and included KSR (Architects), Z Brunel (Planning), Landmark (Trees), Cannon (Transport), SM Planning and other members of the project team.

## **Section 2 – Executive summary**

The Applicant carried out an extensive programme of pre-application consultation on the proposed development, beginning in April 2017 until the submission of the application.

Consultation is recognised as an important step in developing planning proposals and the applicant has provided multiple opportunities for people to view the plans and provide feedback. This has subsequently been taken into consideration during the design process. The consultation has also addressed all statutory requirements.

The consultation activities have been made up of five distinct phases:

- 1) Early engagement with key local groups and stakeholders to present to consultation programme and present emerging ideas for the site and acquire feedback.
- 2) An open house event in May 2017 at the Waterhouse, to explain the early ideas for the site and collect feedback.
- 3) Further engagement with neighbours and groups unable to attend the open house event
- 4) Presentation to the Hampstead Heath Consultative Committee in June 2017
- 5) Detailed discussions around tree protection and construction methodology with the City of London, Ladies Pond, and Fitzroy Park Residents Association.

This Statement of Community Involvement includes a detailed analysis of the comments received from the consultation including those received through the open house event.

### **Section 3 – Consultation objectives**

A consultation strategy was developed to meet the following objectives:-

- To engage local people and a wide range of stakeholders to see and comment on the evolving plans;
- To conduct a targeted consultation, engaging with local politicians, local groups, stakeholders and residents, informing them about the plans;
- To provide several opportunities for people to express their views through various communications channels, including meetings, the open house event, comments cards, email and phone;
- To ensure the applicant and senior consultants engaged directly with the public reflecting how committed the team is to consultation and understanding people's views;
- To understand the issues of importance to stakeholders before submission of the application so that these can be addressed where possible in the plans;
- To incorporate comments where possible into the plans and to respond to all comments received;
- To work closely with LBC to ensure key officers and councillors are aware of the proposed development, key consultation activities and outcomes.

## Section 4 – Consultation strategy

SM Planning was appointed to manage a programme of pre-application consultation prior to submission of the planning application.

The principal aim was to provide multiple opportunities for local community and amenity groups, politicians and other people in the surrounding areas to review and comment on the Proposed Development. This is in line with the LBC's own Statement of Community Involvement and with Camden Together, the Borough's community strategy.

The strategy also reflects the principles outlined in the National Planning Policy Framework (March 2012) that encourages early and proactive community consultation. Paragraph 66 of the NPPF document reads:

*“Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.”*

The engagement strategy was formulated with five core stages of consultation, which are listed in section two of this report. This ensured that local people and community groups were given an opportunity to see and comment on the proposals during the design evolution.

The consultation timeline below shows how this approach has been delivered and demonstrates how the applicant has engaged with all the relevant community and amenity groups and local politicians as well as providing additional opportunities for community representatives to discuss and input into the design of the proposed development.

Date	Consultation Activity
28 April 2017	<b>One to one meetings</b> to discuss emerging plans and consultation strategy with: <ul style="list-style-type: none"><li>• Bob Warnock (Superintendent of the Heath) – City of London</li><li>• Jonathan Mears (Conservation and Trees Manager) – City of London</li></ul>
4 May 2017	<b>One to one meeting</b> with Karen Beare, Chair of Fitzroy Park Residents Association (FPRA)
18 May 2017	<b>Open House Event</b> at The Water House (4-7pm) <ul style="list-style-type: none"><li>• Invitation letters sent to all residents in local area (Millfield Lane, Fitzroy Park, Fitzroy Close and Millfield Place)</li><li>• All local amenity groups, ward councillors and stakeholders invited</li></ul>

19 May 2017	<b>One to one meeting</b> with Owner of Fitzroy Farm
28 May 2017	<b>One to one meeting</b> with Owner of Wallace House
30 May 2017	<b>One to one meeting</b> with Owner of 51 Fitzroy Farm
12 June 2017	<b>One to one meeting</b> with Owner of 1 Millfield Place
15 <sup>th</sup> June 2017	<p><b>Walking meeting down Millfield Lane</b> to discuss tree protection measures and construction methodology with:</p> <ul style="list-style-type: none"> <li>• Bob Warnock (Superintendent of the Heath) – City of London</li> <li>• Jonathan Mears (Conservation and Trees Manager) – City of London</li> <li>• David Humphries (Trees Management Officer) – City of London</li> </ul>
17 June 2017	<b>One to one meeting</b> with Owner of 55 Fitzroy Park
17 June 2017	<p><b>Hampstead Heath Consultative Committee</b> visit to the Waterhouse</p> <ul style="list-style-type: none"> <li>• Facilitated by the City of London, and attended by 12-15 representatives of local amenity groups who are interested in development bordering the Heath</li> </ul>
22 June 2017	<b>One to one meeting</b> with Owners of Apex Lodge to discuss tree protection measures and construction methodology.
22 June 2017	<p><b>Walking meeting down Millfield Lane</b> to discuss tree protection measures and construction methodology with:</p> <ul style="list-style-type: none"> <li>• Karen Beare, Chair of Fitzroy Park Residents Association (FPRA)</li> <li>• Mary Powell and Nicky Mayhew, Ladies Pond</li> </ul>

## Section 5 – Consultation activity

The below sets out consultation activity undertaken by the applicant and consultants

## **1. Direct early engagement with local groups, key stakeholders**

An in-depth political and community audit was carried out to create a comprehensive list of local stakeholders who needed to be engaged on the proposed development. Pre-application meetings with LBC officers were also held in May 2017.

The audit highlighted key stakeholders representing the site and wider area including:

- City of London
- Highgate Ward Councillors
- Fitzroy Park Residents Association
- Kenwood Ladies Pond Association
- Highgate Men's Pond Association
- Highgate Conservation Area Advisory Committee
- Highgate Society
- Heath and Hampstead Society
- North London Bowling Club

When undertaking pre-application consultation, due diligence needs to be given to identifying local communities in an area where development is proposed and identify those who represent them. Camden's Draft Revised Statement of Community Involvement (Pg 18, Para 3.8) notes that "Pre-application consultation provides an opportunity for neighbours, local communities and stakeholders to discuss any proposals with the applicant so any issues can be raised directly with the applicant and influence their proposals"

Contacting local communities is key to ensure the applicant understands the local area and approaches the relevant stakeholders early on in the consultation programme so that they may have opportunity to learn about the plans, actively participate in the development of the proposals and provide comments on them so that the final plans reflect community feedback where possible.

Letters and emails were sent to community stakeholders to arrange an initial meeting, before wider public engagement, to get their feedback on the early ideas and concepts. Particular care was taken to engage with those local stakeholders with a known interest in planning and development issues, direct neighbours and amenity groups. These introductory first-stage meetings were designed to present emerging ideas and designs for the site and hear initial views from residents and stakeholders. Key meetings as a result comprised:

- Bob Warnock and Jonathan Mears, City of London on 28<sup>th</sup> April 2017
- Karen Beare, Chair of Fitzroy Park Residents Association on 4<sup>th</sup> May 2017

Whilst generally supportive of the proposals, both called for sensitivity around tree protection and construction methodology including the use of Millfield Lane encouraging more detailed discussions once the proposals had progressed.

## **2. Open House, The Water House**



The Applicant held an 'open house' event at the Water House. The venue was chosen because it would allow people to visit the development site, and be able to visualise the proposals whilst being on site. It is also accessible to visitors, with the large majority of invitations sent to people who live nearby. To encourage attendance the open house was held between 4pm to 7pm to give attendees a range of opportunities to attend. It was hosted by Mr and Mrs Lewis, and staffed by members of the project team. Any invitees who were not able to attend, but interested in hearing more about the proposals were visited separately later (see section four)

The objective of the open house was to introduce the applicant and architects and set out the early ideas for the site to residents and other stakeholders and to capture their comments and feedback. The open house was also an excellent opportunity for the Lewis Family to meet their new neighbours, many for the first time. A total of 31 people attended and viewed the proposals, with a mixture of residents and local groups represented.

The open house was an informal event, with presentation boards described below on a long table and focused on the following: -

- Introducing the Applicant to the local community
- Providing context to the site and information on the existing building
- Explaining the proposed scheme
- Showing sketch images of the scheme
- Describing the landscape strategy
- Inviting the views of attendees encouraging them to feedback using feedback forms

Exhibition boards were created by the architects in partnership with the applicant and other key consultants. The boards detailed different aspects of the scheme and guided attendees through the design process and emerging proposals. Representatives from the applicant and the project team were on hand throughout the open house session to answer questions about the board content, as well as explaining the context of the emerging proposals.

The public exhibition boards can be viewed in full, in the appendix and a summary of the content is set out below.

Board No	Board Title	Board Content
1	Proposal	Aims, Objectives and Intentions
2	Existing Plans	Existing Floor Plans
3	Proposed Plans	Proposed Floor Plans including garden area with red line of existing dotted to show comparison.
4	Existing Elevations	Existing Elevations

5	Proposed Elevations	Proposed Elevations including garden area with red line of existing dotted to show comparison.
6	Photomontage	Illustration of the Millfield Lane facing elevation, with a number of design precedents picking up detailed elements.

### Main points raised at the open house event

A feedback form was designed for the open house and attendees were encouraged to complete it and give their feedback on the Proposed Development. The feedback form contained five questions which asked respondents to circle the importance of several design/development concepts. These are listed below: -

Respondents were asked to circle one of the below answers for each of the above.

*Very Important / Important / Neutral / Less Important / Not Very Important*

- Q1. The retention and refurbishment of the existing building
- Q2. Quality of building materials
- Q3. Size of the footprint of the extensions
- Q4. Retention of trees and enhancement of the garden area
- Q5. The management and co-ordination of any construction traffic

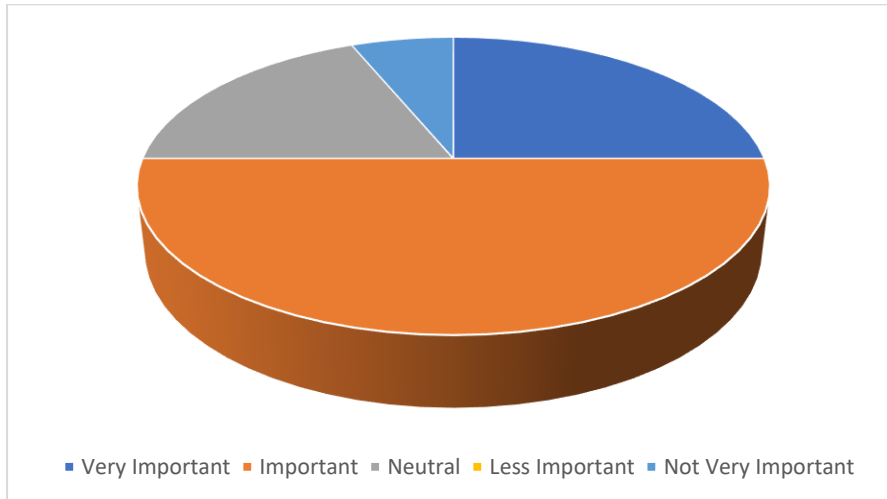
As noted above, a total of 31 people attended the open house event, and 16 of these completed feedback forms. Although not everyone chose to leave feedback, the experience of those staffing the exhibition was that attendees were hugely positive about retaining the existing building, and felt the extensions were modest and proportionate to the property and the plot itself. Attendees were also positive about the retention of trees on the site, and that constriction along Millfield Lane had to be managed carefully. In terms of local groups and stakeholders as identified above, representatives from the following attended the open house event: -

- City of London
- Cllr Sian Berry
- Fitzroy Park Residents Association
- Kenwood Ladies Pond Association
- Highgate Men's Pond Association
- Highgate Conservation Area Advisory Committee
- Highgate Society
- Heath and Hampstead Society
- North London Bowling Club

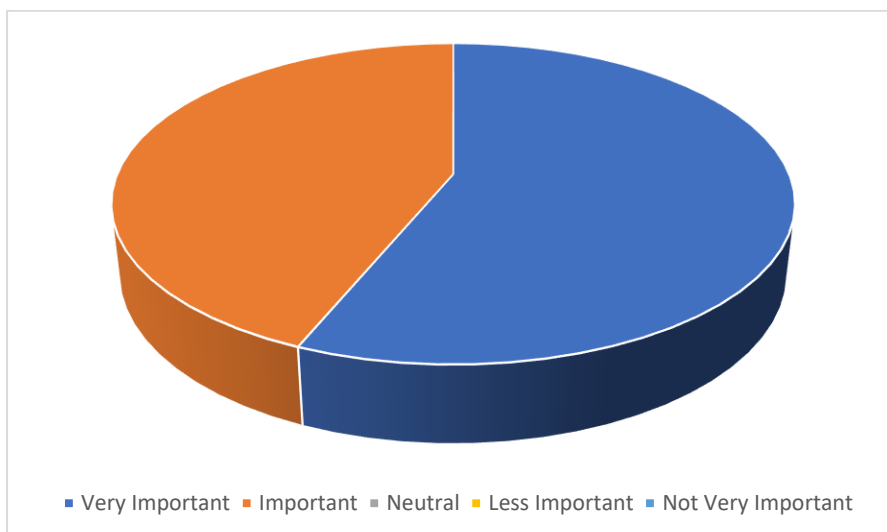
All the responses have been carefully analysed, and these are listed below in both tabular and graphic format.

<b>Q1 - The Retention and refurbishment of the existing building</b>	<b>No</b>	<b>%</b>
Very Important	4	27%

Important	8	53%
Neutral	3	20%
Less Important	0	0%
Not Very Important	1	7%

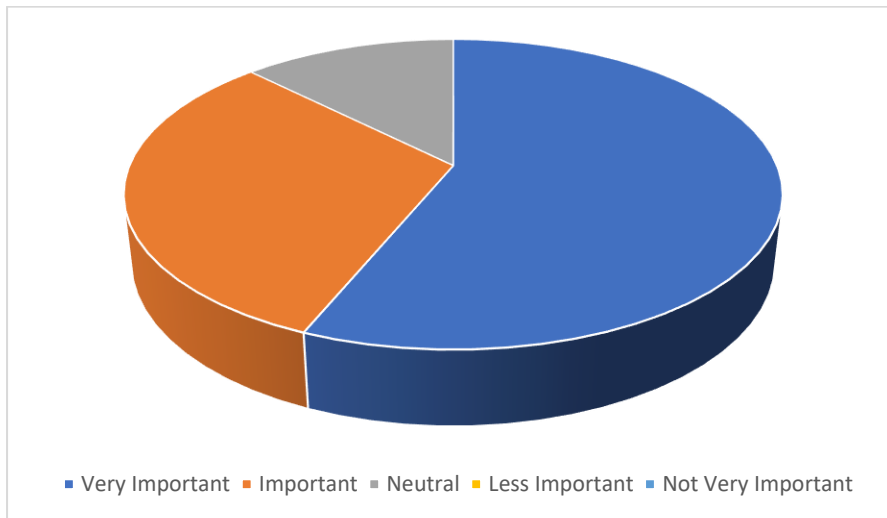


<b>Q2 - Quality of building materials</b>	<b>No</b>	<b>%</b>
Very Important	9	60%
Important	7	47%
Neutral	0	0%
Less Important	0	0%
Not Very Important	0	0%

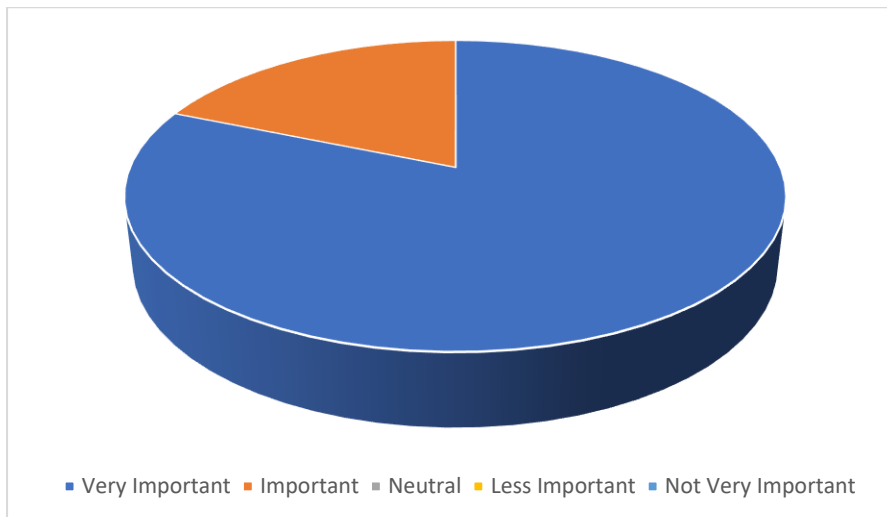


<b>Q3 - Size and Footprint of the extensions</b>	<b>No</b>	<b>%</b>
Very Important	9	60%
Important	5	33%
Neutral	2	13%

Less Important	0	0%
Not Very Important	0	0%

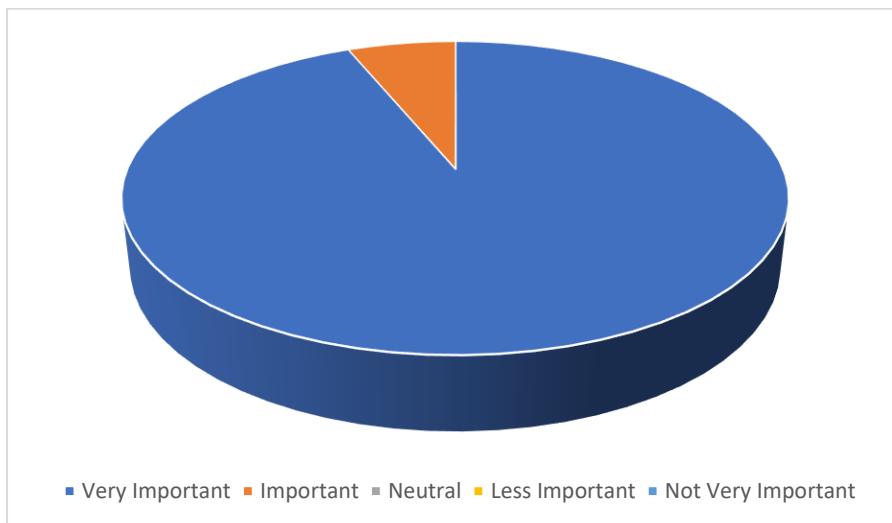


<b>Q4 - Retention of trees and enhancement of the garden area</b>	<b>No</b>	<b>%</b>
Very Important	13	87%
Important	3	20%
Neutral	0	0%
Less Important	0	0%
Not Very Important	0	0%



<b>Q5 - The management and co-ordination of any construction traffic</b>	<b>No</b>	<b>%</b>
Very Important	15	100%
Important	1	7%
Neutral	0	0%

Less Important	0	0%
Not Very Important	0	0%



The feedback forms also allowed opportunity for comments, and these are summarised below: -

**Supportive comments: -**

*"Good luck. Pleased no increases in the roof height"*

*"The plans look sensible in that it will provide enhanced facilities for the family without being too extravagant. The construction movement needs to be managed carefully, but this looks positive. On the whole, it is a sensitive plan"*

*"Plans seem perfectly acceptable. Important to maintain liaison with City of London over use of Millfield Lane for vehicular access during construction. City can particularly provide valuable advice on care and protection of major trees. Remember that the local hydrology is very complex"*

*"I think your plans are lovely and look forward to seeing the completion of the project"*

*"I feel that the proposed works represent a modest extension which will enhance the current structure - it's an amazing scheme. I am happy that the trees and garden will be retained and appreciate that the Lewis's will ensure that vehicle access will be controlled on Millfield Lane. I wish them luck with their application"*

*"The proposals seem proportionate, sensible, and reasonable"*

*"The garden is stunning. The Oak tree presides over everything and everyone"*

*"This appears to me as a refurbishment project and I have no obvious objections. Open day is a good idea to meet your neighbours and offer transparency. I wish you all the best and would suggest that the falling fence be rectified to offer assurance to the passing public"*

*“This is an encouraging start. We do need to see details and possible impact on Millfield Lane and Ladies Pond. Construction traffic / management is the main concern”*

*“All works undertaken with care and with great emphasis to protect the environment and natural habitat”*

*“Minimal, sensitive alteration, fine! Best wishes for a happy completion”*

**Neutral comments: -**

*“I am chair of Highgate Conservation Area Advisory Committee and we meet next week on June 1st. It will be very helpful to see the preliminary drawings at that meeting”*

*“I am very unhappy about the windows which I feel are inappropriate for the house. Otherwise I welcome the scheme and am grateful for the new owners for their decision to retain the Water House”*

*“Construction management is key to acceptability to the local community. We will need to look at this in detail”*

### **3. One to One Meetings with Other Local Residents**

As noted above in section four, several one to one meetings have occurred following the open house event. These were largely with some of the immediate residents who were unable to make the event, and these are repeated below.

19 May 2017	<b>One to one meeting</b> with Owner of Fitzroy Farm
28 May 2017	<b>One to one meeting</b> with Owner of Wallace House
30 May 2017	<b>One to one meeting</b> with Owner of 51 Fitzroy Park
12 June 2017	<b>One to one meeting</b> with Owner of 1 Millfield Place
17 June 2017	<b>One to one meeting</b> with Owner of 55 Fitzroy Park

The main purpose of these meetings was to introduce the proposals and to understand any concerns. The feedback from these meetings were again positive, recognising that the house required refurbishment and modest extension to meet the owners needs.

#### **4. Presentation to the Hampstead Heath Consultative Committee in June 2017**

On Saturday 18<sup>th</sup> June, the HHCC attended the Water House and were shown the presentation boards originally released for the open house event. The HHCC are made up of 12-15 representatives of local amenity groups who are interested in development bordering the Heath. The HHCC had a couple of questions around design, estimate build time and construction methodology.

The HHCC discussed the proposals briefly at their next committee meeting, where the clerk captured the following minute: -

*In response to a question the Superintendent replied that he had visited the Water House and the new applicant was willing to listen to the City's concerns. The Superintendent emphasised that priorities for the City were the Construction Management Plan and the affect construction traffic would have on trees and public access along Millfield Lane. A Member (London Council for Sport and Recreation) suggested the applicants approach to dealing with the new Water House planning application could be used as an exemplar for developers proposing works adjacent to the Heath.*

#### **5. Detailed discussions around tree protection and construction methodology with the City of London, Owners of Apex Lodge, Ladies Pond, and Fitzroy Park Residents Association.**

The last stage of engagement centres around the details surrounding tree protection and construction methodology and the protection of Millfield Lane and its users.

##### ***Meeting with City of London (COL)***

The first of these meetings was with the City of London and involved a walk along Millfield lane with Bob Warnock (Superintendent), Jonathan Mears and David Humphries (Trees Management/Conservation). Several ideas were discussed at this meeting, for further investigation by the applicant and project team: -

- Right of access is to the boundary of the property, so vehicles can proceed no further than the property boundary.
- The finish on the lane has been designed to deliberately make the look and feel informal and this is part of the character of the lane.
- The running water across the lane was noted and this is from the pond in the adjacent property, seeking to discuss about mitigation with landowner but cannot be a piped solution.
- Maintenance will be needed to protect fence and planting for the Waterhouse.
- No dig solutions that spread the load of vehicles on the lane would be welcomed. Above ground interventions. The tree radar survey COL have shared confirms the depth of the roots. We discussed a "cell web" or "Protecta web" solution which the City would like to see retained as a permanent solution to protect the veteran trees.
- CoL would want to see a permanent solution come forward for protection of the tree roots and are intending to undertake works for this purpose.
- Concerns around the sheer number and weight/axle weight/point loads and this would require further technical discussion.

- Heights of vehicles would also need consideration to avoid interaction with low branches. It was accepted that light 'foliage' could be driven through.
- A full length granite sett line should be created and some minor works to address the levels between the public highway and Millfield Lane 'a ramp'.
- CoL are satisfied that the root survey they have is accurate for the purposes of any design work.
- Part of the lane is unregistered, the section between the access from the public highway and the pedestrian access to the north.
- Any proposal should seek to actively reduce the use of the lane for construction and alternatives should be considered.
- Any construction traffic should be limited to walking speed and would support the use of Dashcams and bankspeople
- Safety zones for pedestrians should be considered
- It may be necessary to encourage / advise that dogs must be on leads.
- Hazard lights should be in operation at all times
- Ongoing maintenance will be required and this would need to be agreed with CoL. This will also need to be discussed with adjoining neighbours, who own the sections of Millfield Lane below their properties.
- Seasonal variation in weather will have an impact and this would need to be considered.
- CoL would be ok without additional limitations on times works are carried out.
- A Construction Working Group would be of benefit.
- CoL have undertaken a CBR analysis in the past 12 months and are willing to share this information with us to support the development of the CMP.

On circulation of these notes, the following points were added:-

- No reversing
- Speed of vehicles at walking pace i.e. 3MPH
- Banks persons in front and behind deliveries
- Mitigations for dust and ice.
- We discussed the number of women that use Millfield Lane and taking this into account within your staff inductions and staff briefings.
- The CBR data from COL previous surveys to be forwarded to applicant

### ***Meeting with the Owners of Apex Lodge***

Several ideas were discussed at this meeting, for further investigation by the applicant and project team: -

- Would not want the entrance to the lane to be a vehicle holding area
- Want to ensure the wall and garden which is immediately adjacent to the lane is not damaged. Would welcome a condition survey and would like to know if this cost would be covered and agreements in place to make good.
- Would like to discuss a tree removal in their garden adjacent to the lane and opportunity to make good their boundary edging.



### ***Meeting with Fitzroy Park Residents Association***

The third meeting was with Karen Beare and Harley Atkinson of the Fitzroy Park Residents Association. Several ideas were discussed at this meeting, for further investigation by the applicant and project team: -

- Fitzroy Park Residents Association are happy to liaise on behalf of the residents affected, if it is considered helpful.
- Would require that a full arboriculture and topographical survey be commissioned to be fully satisfied that the condition and extent of the lane was fully understood as part of any discussions and prior to progression of a detailed construction solution and would want agreement on the acceptability of these surveys by CoL.
- Will happily take forward any reasonable discussion in relation to Fitzroy Park. Reasonable would be the possibility of arrivals on foot only, no goods.
- Will continue to be concerned about large vehicles access Millfield Lane but also when entering / exiting from the public highway and the fact that a swept path analysis is not an accurate representation of vehicles will actually use road space e.g. vehicles over-running kerbs is not acceptable.
- Would like to see bankspeople similar to the Dams project.
- Feel that dogs on leads will be useful and that a temporary licence for the section in question to enforce.
- Would want to see information boards erected to publicise the project and construction activity and a local stakeholder group.
- Would wish for no activity on weekends.
- They identified a strong set of principles was required and would need to be contained. Identified some activities that had occurred previously that could be reasonably constructed as unlawful as it occurred on private land without permission
- It was clearly and reasonably stated that nothing should be taking place without prior notification to adjacent land owners and that we must respect land owners rights

On circulation of these notes, the following points were added:-

- The City undertook a full topographical survey of the Lane and this should be utilised in relation to SWAs or trees.
- A full arboricultural survey being required to cover the access route to from Merton Lane to site.
- The use of ground guards was discussed, in relation to their appropriateness to mitigate compression of sub surface soils and possible root compression.
- The 2-3% CBR ratios were discussed (as per the City's Soil Consultant reports) and confirmed further engineering investigation would be needed to confirm suitability for total weight loading of construction project once contractor is instructed and numbers of loaded/unloaded HGVs & LGVs are confirmed.

### ***Meeting with Representatives of the Kenwood Ladies Pond Association***

The fourth meeting was with Mary Powell and Nicky Mayhew of the Ladies Pond Association. Several ideas were discussed at this meeting, for further investigation by the applicant and project team: -

- The Ladies Pond representatives explained how on certain days the invitation is taken up by hundreds, if not more and that at these times queuing can occur and they manage a very high number of people. These days simply happen and they would wish that there was always a point of contact and noting that in Dec/Jan opening times are 7.30 and rest of the year is 7am.
- The point of contact would need to be readily available around their needs as much as the construction activity.
- In the winter months, the lane is less well-lit and could be considered 'dark' as early as 3pm. They would want to see this taken into consideration and they also identified that during the winter months attendees to the pond can be of a habitual nature and would welcome any discussions in ensuring that the most loyal patrons can have an unfettered journey. For example, if there was a specific window in every hour where it was very clear and known that no traffic was on the lane – boards for example stating times or inferring the same.
- Women arrive on all forms of transport, foot, bicycle, motor cycle, mobility scooter and the lane should continue to offer this during a construction phase and any necessary mitigation to the lane must not lower the offer that is currently provided.
- Emergency access needs to be provided and a clear emergency strategy must come through that can be discussed and disseminated to the ladies pond prior to activity taking place.
- Requested that any update be provided so that they can inform their members and next newsletter.

On circulation of these notes, the following points were added:-

- The Ladies' Pond representatives welcomed the proposal to keep Pond users fully updated about progress on the project in both the planning and implementation phase. Clear and responsive communication together with considerate and environmentally sensitive construction will help to allay fears and concerns.
- Careful traffic management and keeping the number of journeys and the size of vehicles as low as possible will be important in sustaining confidence that there is a commitment to minimising the impact of the work on Millfield Lane itself and women travelling to and from the Pond.
- It would be helpful if you could confirm the specific measures and protocols we discussed:
  - No vehicles to turn in the Pond gateway
  - Every vehicle to be accompanied by at least one banks-person and preferably two (front and back), speed limit 3 miles per hour
  - Marshals to plan and supervise flow of traffic and routes used to reach the site (some traffic may access via Fitzroy Park, TBC)
  - You mentioned an aspiration to recruit female workers to the project (e.g. via the National Association of Women in Construction) and, while we know it's too early to confirm this, it is something that our members would find interesting and positive.

As mentioned at our meeting, it would be very helpful if we could receive up-to-date information shortly before the planning application is submitted so that we can alert members in advance.

## **Section 6 – Responding to feedback and Conclusion**

The feedback received by the local community has been positive throughout the consultation, with there being an overwhelming feeling of support for the retention and refurbishment of the existing house. Detailed points around tree protection along Millfield Lane and the impact and method of construction has been discussed with key groups and residents, and this will be taken into account when the Construction Management Plan evolves upon appointment of a contractor.

## **Appendices**

1 – Copy of feedback form

2 – Presentation Boards used for the open house event and the HHCC meeting

## THE WATER HOUSE – FEEDBACK FORM – MAY 2017

Thank you for attending our initial presentation about the key concepts for the site. We value and appreciate your feedback and would be grateful if you could take a few minutes to complete this form to assist us in developing the scheme proposals.

<b>Contact details</b>
Name:
Address:
Email:
Would you like to be kept informed about the progress of this scheme?

**Please circle the importance of each of the following design concepts below:**

**1. The retention and refurbishment of the existing building**

Very Important / Important / Neutral / Less Important / Not Very Important

**2. Quality of building materials**

Very Important / Important / Neutral / Less Important / Not Very Important

**3. Size of the footprint of the extensions**

Very Important / Important / Neutral / Less Important / Not Very Important

**4. Retention of trees and enhancement of the garden area**

Very Important / Important / Neutral / Less Important / Not Very Important

**5. The management and co-ordination of any construction traffic**

Very Important / Important / Neutral / Less Important / Not Very Important

**Further comments**

Do you have any other comments in relation to the proposals? If so, please write them here:

Please note that the collective responses from this consultation may be provided to the London Borough of Camden as part of a future planning application relating to the site but will not be provided to any other third parties.

Thank you for taking the time to complete this form. Please either drop the completed questionnaire in the box provided, post the completed form to Stuart Minty, SM Planning, 80-83 Long Lane, EC1A 9ET or email your comments to [stuart@smplanning.com](mailto:stuart@smplanning.com)

## THE WATER HOUSE

### PROPOSAL



Our aim is to create a freshly refurbished and comfortable family home with minimum disruption to both the local community and local environment.

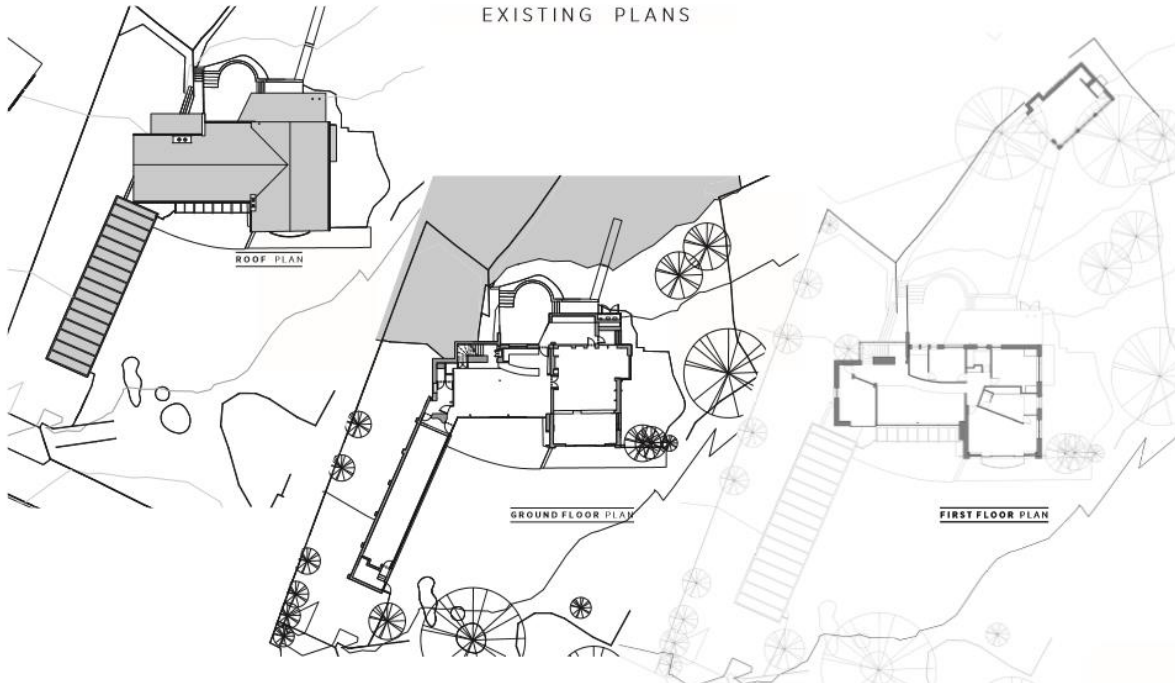
Our intentions include:

- Retaining the existing house, with modest extension and modifications to meet the needs of the new owners
- Maintaining the main roof structure, including height and slope
- Retention of all existing trees
- Keeping the natural landscape of the grounds with minimal intervention
- No basements or other disruptive building work proposed
- Incorporating a green roof to the rear ground floor flat roof
- Retaining the garden pond
- The sensitive use of Millfield Lane with local and consultation

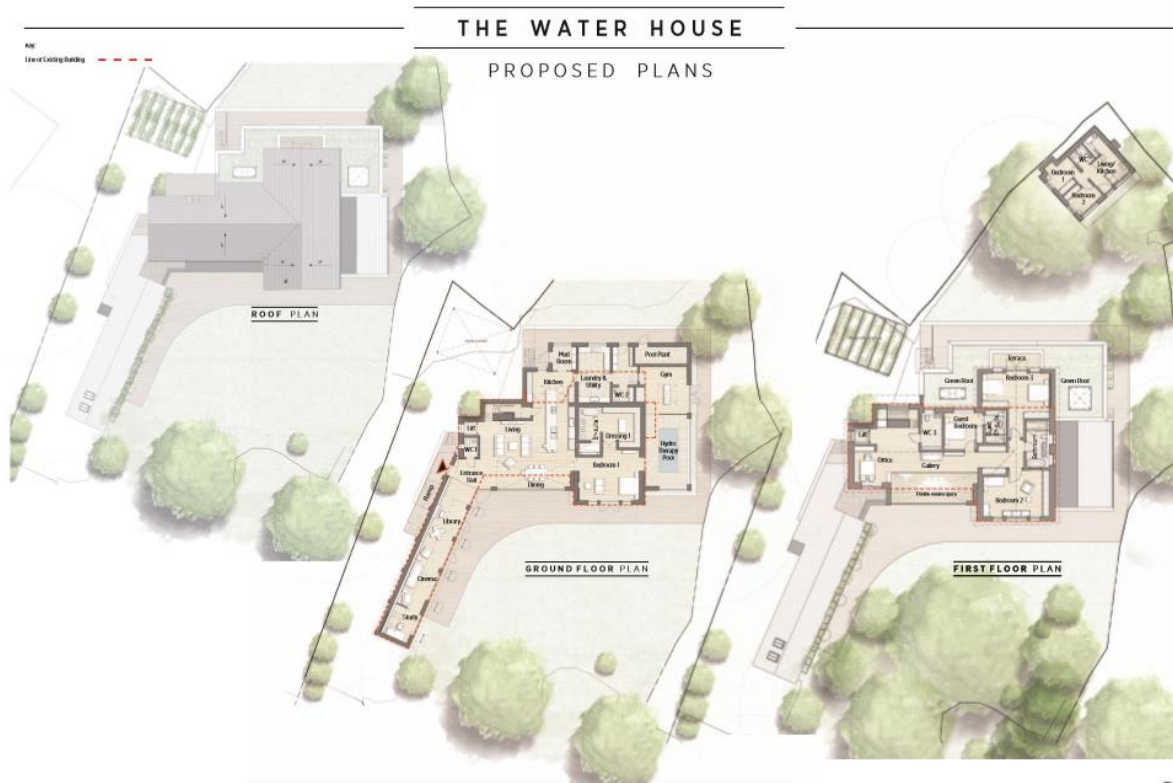
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## THE WATER HOUSE

### EXISTING PLANS

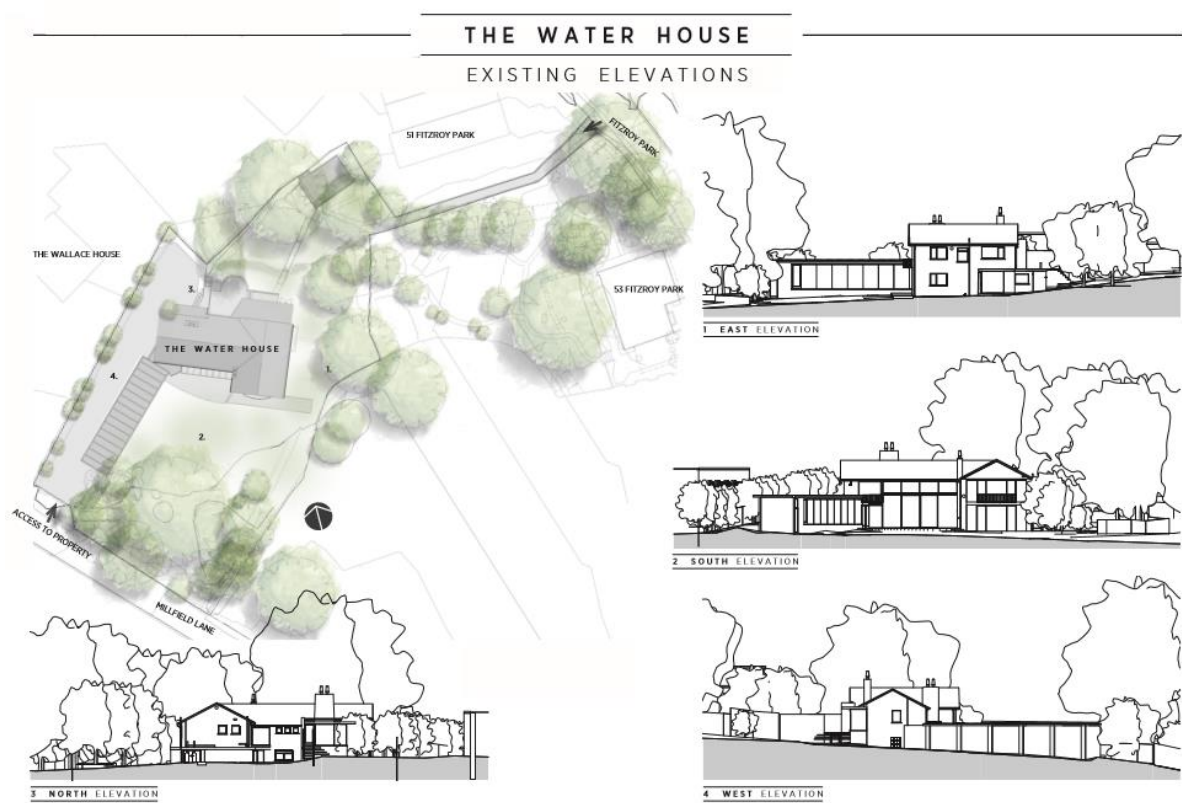


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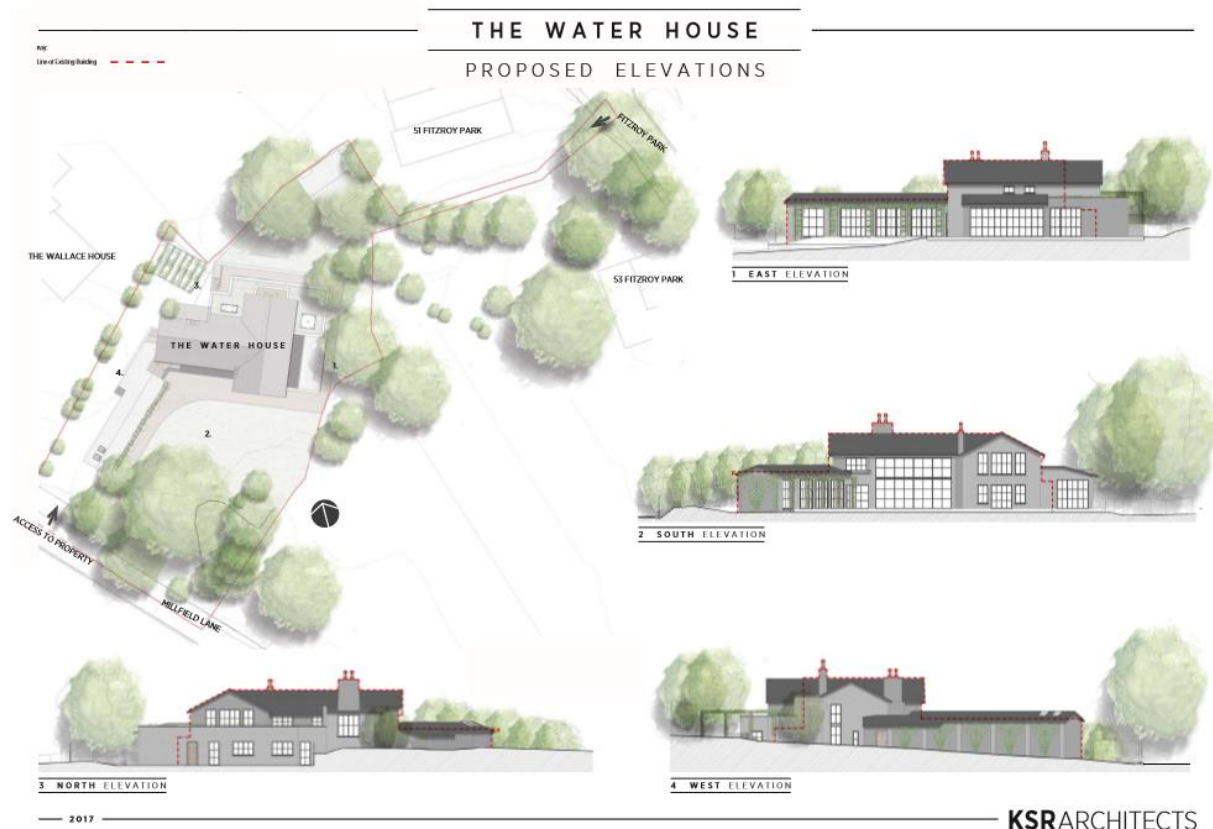
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## THE WATER HOUSE

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### PRECEDENTS



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