

**ref: 17.225.Supporting Information 2018/1905/P & 2018/2707/L
Justification Document - Flat 1, 10 Lyndhurst Gardens, NW3 5NR**

In support of the proposal before you, this justification document focuses on the merits of application 2018/1905/P and 2018/2707/L.

There are two important components to this application:

1. The Garden Pavilion
&
2. The Basement

Introduction

The full planning and listed building applications combine a garden pavilion with a concealed basement below the existing lawn. The scheme retains the mature trees and associated planting. The proposed pavilion is positioned to the rear of the garden detailed with minimal bronze framework with a predominantly glass enclosure. The pavilion roof is to be planted with pre-cultivated sedum for immediate visual and environmental impact.

The overall proposal has been carefully designed by way of an inclusive interactive process in order to define a solution that is supportive of the immediate and local natural and built environment.

Observations and critical advice throughout the process, from Pre-Apps to now, have positively contributed to shaping this proposal. This includes an in-depth review of the purpose behind the current Basement Policy updated during our detail design phase time-line from Pre-Apps to the Full Planning Submission which has included the Council, Network Rail, Freeholders, Neighbours and specialist consultants. During this time frame we note that policy and guidelines changed and during this process Planning Inspectorate clarifies to Camden the primary purpose. *Planning Inspectorate states: "The borough (Camden) has experienced an increase in the development of basements as a way of gaining additional space in homes and commercial premises. The Council's evidence shows that basement development can give rise to ground instability and flooding and have significant construction impacts. Policy A5 sets out a criteria-based approach which seeks to address these issues and prevent harm to neighbouring properties and local amenity."*

Points only recently reported by the Conservation Officer following Camden's successful audit of the submitted Basement Impact Assessment (BIA) reinforce the opportunity for this very special and considerate application, in particular the fact that the proposed basement is not under the host grade II Listed Building. With specific regard for the garden pavilion there remain reservations regarding the scale of the proposed Garden Pavilion. With no specific policy or guidelines that define the measure of 'scale' it is a subjective consideration that the design resolves.

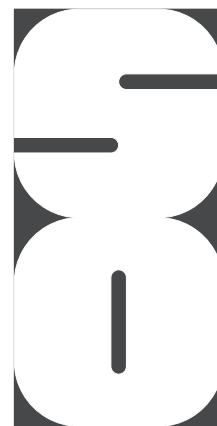
The Garden Pavilion

The Garden Pavilion is situated at the rear of the garden and is aligned in plan geometry, scale, proportion and material to the existing garden room.

In quantifiable measure the proposed pavilion is minor within it's private garden setting. The architectural proposal has only one opaque element, the sedum roof with bronze metal fascia details. The fascia of the roof is only 38cms high, providing an overall volume of the roof element to be 14.44 cubic metres or 0.61 % of the overall volume of the existing Listed Building. Other measurables include the area of the rear garden. This is 514 sq.m which means that the roof area is only 7.35% of the garden area and being that it supports biodiversity due to it's sedum covering is effectively a continuation of the garden habitat.

Other key facts about the pavilion:

- It is sited away from adjacent gardens, to the East by an average of 8m and to the west by an average of 4.8m. This purposeful location mitigates any interruption of sky views from neighbouring gardens or views into neighbouring gardens from within the Pavilion.



- The design employs glass to meld the pavilion within the garden setting. This is reinforced by the fact that over 30% of the pavilion floor area is water which will act as a 'live' surface creating a constant rhythm of changing light conditions and infinite reflections. These ingredients together are live as is the landscape unlike timber clad pavilions, summer houses or sheds. Our architectural solution, in the spirit of romantic garden structures and the work of artists such as Dan Graham, integrates an ephemeral structure with a different scale. A scale defined by the garden itself not it's plan size.

- The Pavilion roof is predominantly sedum planted with the rear part, concealed by the fascia, employs a clear glass to glass detailing. The clear glass part is positioned to the rear of the structure closest to the 5.2m high enclosing wall offering views through it and soft reflections within it, once again to reduce the sense of mass and celebrate it's immediate context. Views of the existing wall from the rear elevation of the main building are retained, as is illustrated in sectional studies, see Fig 1 and elevation studies, figures 2 & 3. Please note that Fig 2 included a roof terrace which has subsequently been removed in favour of the sedum roof. Through this revision the internal staircase is removed, leaving only fine columns and mullions from lawn level to the soffit of the bronze capping at roof level.

- Existing incidental garden structures occupies 6% of the rear garden area. The proposal removes the existing incidental garden structures replacing them with the proposed pavilion which occupies 10.55% of the rear garden area. As can be seen in Fig 4, this increase in footprint is only 4.55% and has been designed to be a singular considered work of architecture rather than a collection of adhoc structures.

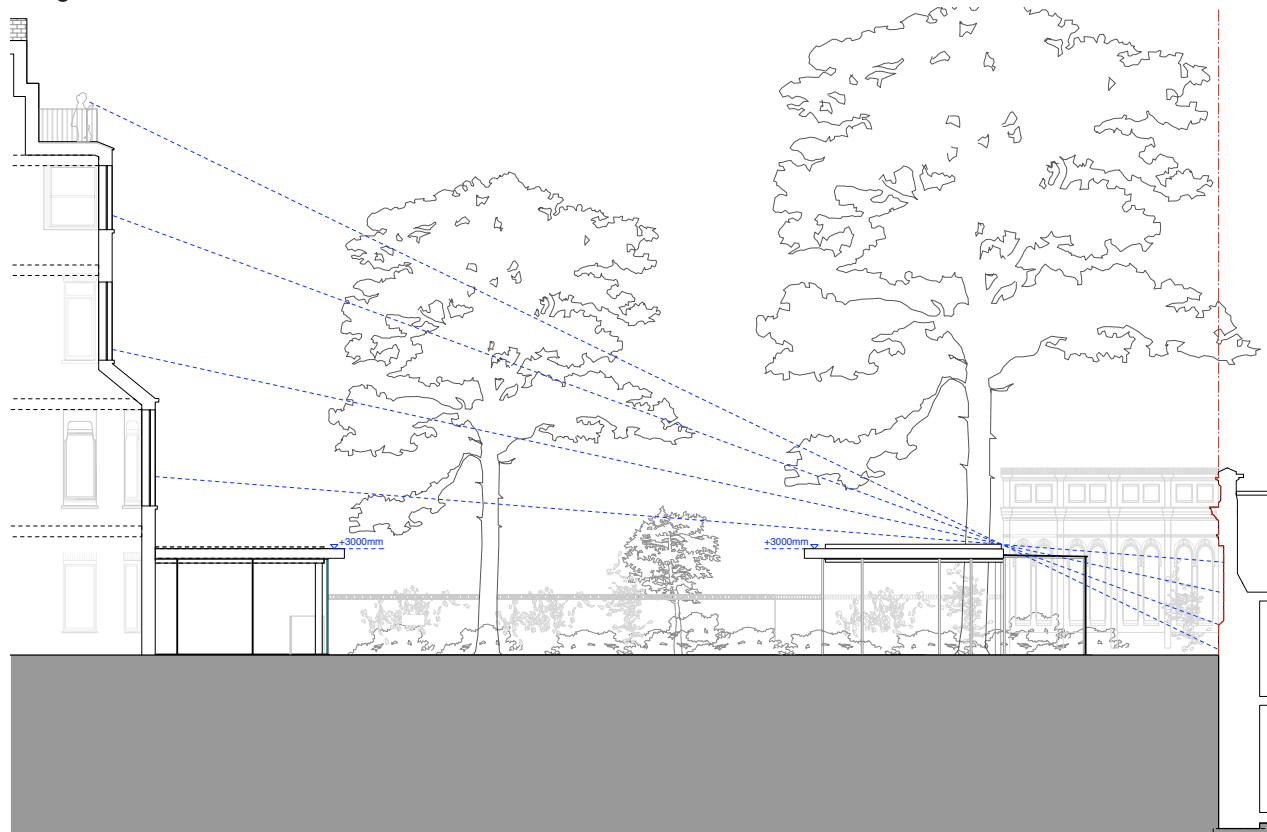


Fig. 1 West Elevation

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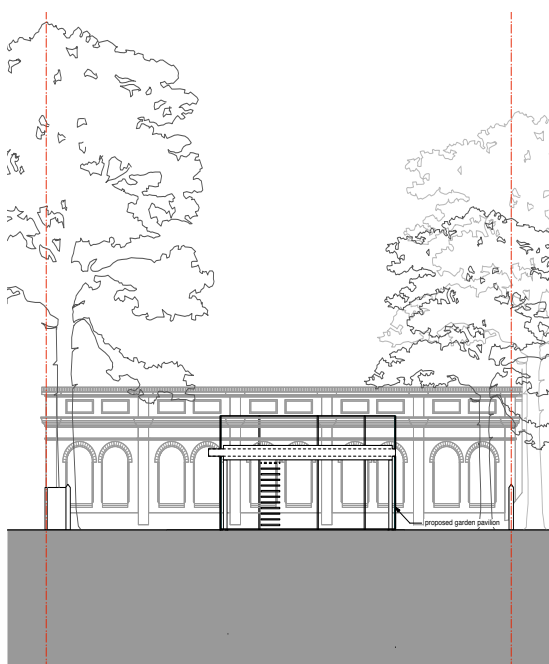
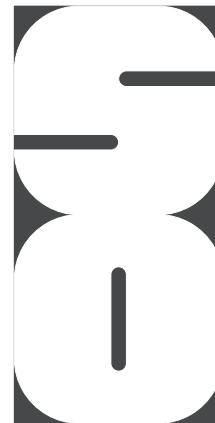


Fig. 2 original proposal- including roof terrace

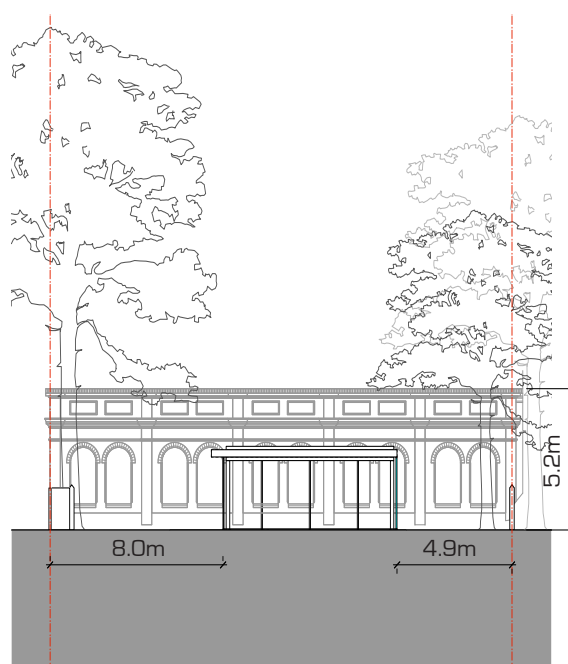
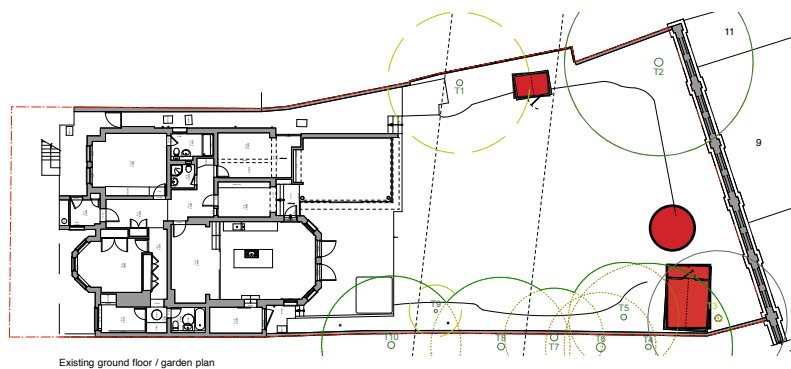
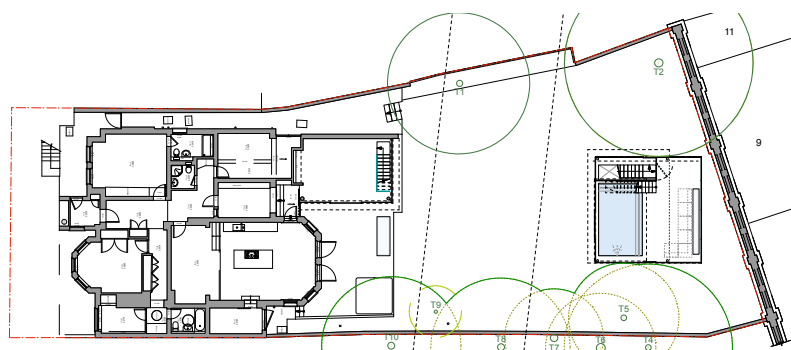


Fig. 3 revised proposal- roof terrace removed and sedum roof added



Existing ground floor / garden plan

6%



10.55%

4.55% difference

Fig. 4 Footprint comparison of the existing garden structures replaced with proposed garden pavilion

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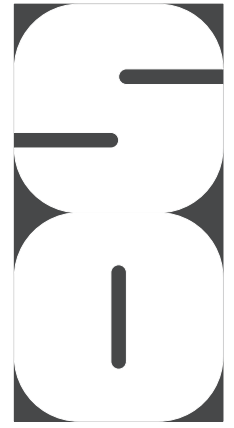
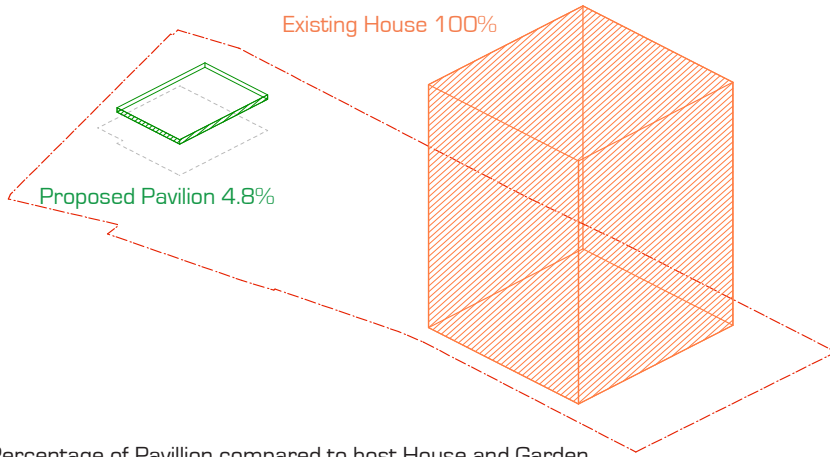


Fig. 5 Volumetric Percentage of Pavillion compared to host House and Garden



Fig. 6 Pool House Pavillion - Artist Impression

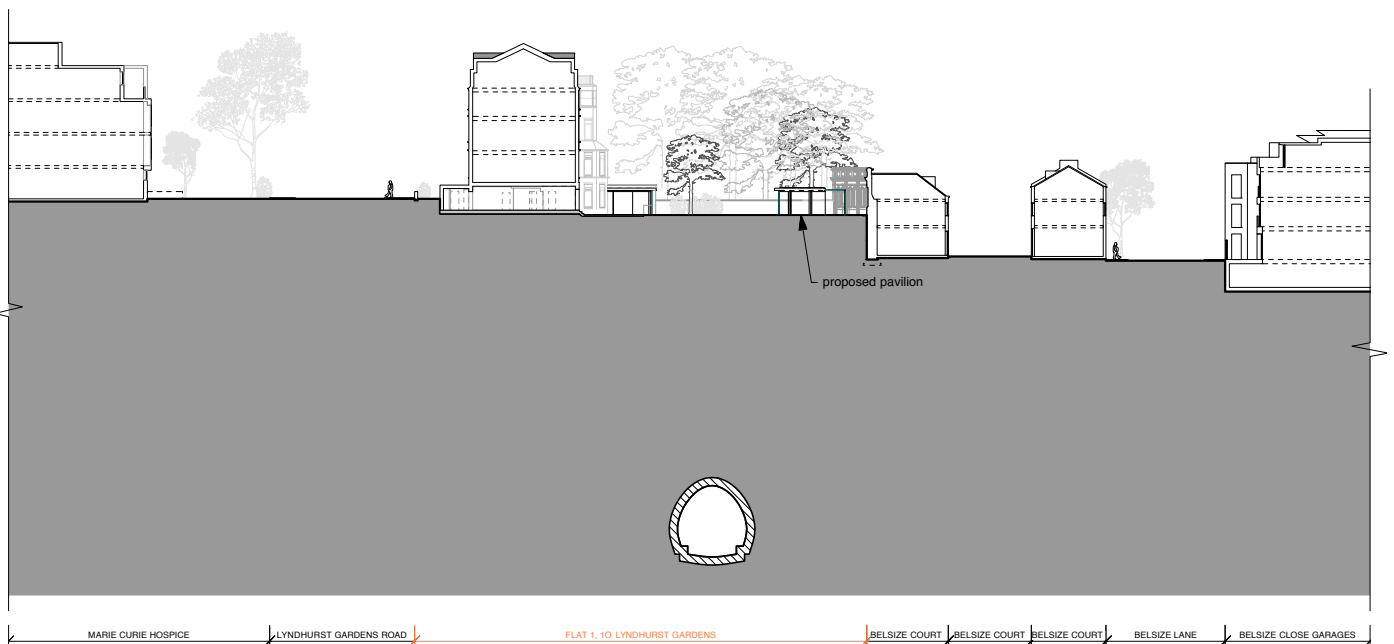


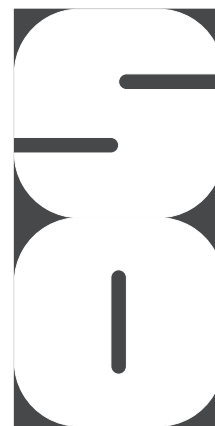
Fig. 7 Proposed Contextual Section

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- The Pavilion is purposefully subordinate to all the surrounding architecture, true to its typology and incidental use. This is further celebrated by the fact that of its juxtaposition with the 5.2m high enclosing rear garden wall and flanking mature trees, see Fig 6. By way of volume the proposed pavilion is only 4.8% of the total volume of the main house, see Fig 5.

- The land form of this site within the Fitzjohns Netherhall Conservation Area is typified by the level changes from Lyndhurst Gardens to Belsize Lane. On closer scrutiny of the section the proposed pavilion is deminimus within the overall context, subordinate in proportion to the existing built forms, sheltered by the mature trees and not visible from any of the surrounding streets, see Fig 7.

The Basement

In support of the current basement policy the application BIA review by Campbell Reith for Camden concluded that the proposal does not have an adverse impact on:

- A. adjacent structures including Grade II Listed host building and the Network Rail Tunnel (within negligible damage-Category 0).
- B. ground water flow
- C. surface water discharge with mitigation measures in the form of SUDS and soft landscaping
- D. wider hydrology of the area
- &
- E. flooding

For more information and the results of the Basement Impact Assessment please refer to the submitted BIA by Symmetrys and the Audit by Campbell Reith.

It has therefore been demonstrated that the proposal will not harm neighbouring properties, will not cause flooding or induce ground instability. Such factors are crucial in the shaping of current local policy and associated supplementary planning guidelines. Changes during the time period between the Pre-Apps and the detailed preparation of this Application are acknowledged as very important and that the fundamental reasoning for the basement policy and guidelines has been met by the proposal before you.

With specific regard to the position of the proposed basement within the site we concur that this does not conform to guidelines, never-the-less this is supported by the Conservation Officer as sensitive to the host Grade II Listed Building. It is also welcomed that the scale of the proposed basement is 29.3% smaller than the allowable basement volume within the current Camden Planning Guidance Basements and the position of this basement is proposed for specific site considerations with access from the existing contemporary garden room. For scale comparison data please refer to Fig.8. In terms of visual impact the basement is completely concealed by the lawn of the garden and all the substantial / mature planting surround the lawn are retained as reference in the submitted Arboricultural Impact Assessment. All of these points are led by the applicants intent to deliver an unobtrusive solution, designed by specialists to be sensitive to the existing conditions of this very special site.

The very special site conditions are further explained in the submitted Design and Access Statement and the Heritage Statement. Supportive comments made by the Conservation Officer include:

- A. The removal of existing garden sheds is encouraged and the proposed outbuilding is read as a garden pavilion which is complementary to the area and its setting (also encouraged through the PAPA response ref. 2015/6043/PRE).
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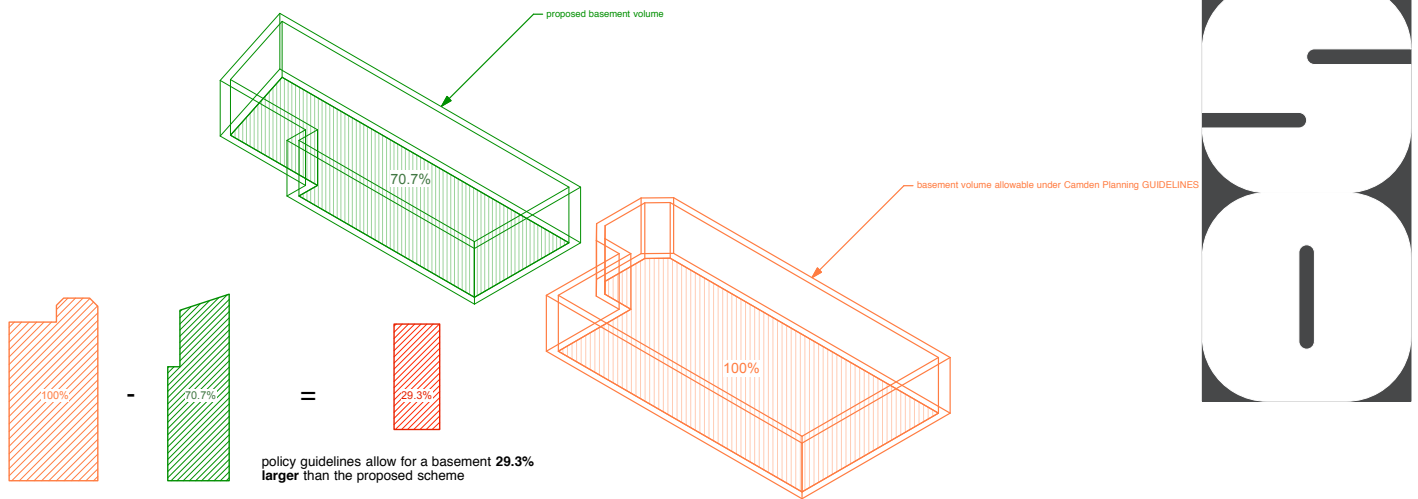


Fig. 8 Volumetric Comparison of the proposed basement volume and basement volume allowable under Camden Planning GUIDELINES

B. It is welcomed that the proposal supports the clear separation of the proposed basement from the host grade II Listed Building with an entrance via the existing modern extension (granted permission in 2007) and also encouraged through the PAPA response ref. 2015/6043/PRE.

Conclusion

It has been demonstrated that the scheme before you is sympathetic to its context whether above or below ground. In response to a very helpful pre-apps the applicant invested in multiple negotiations with stakeholders and invested in experts to provide a sensitive site specific solution. The solution presented clearly does not cause harm the amenity of neighbours, affect the stability of other buildings or cause drainage / flooding problems. What it does do is secure the continued health of the garden, contributes to the architectural assets of the conservation areas and above all protects the natural environment.

We note and uphold that as part of the Camden Local Plan Review, in May 2017 a Planning Inspectorate report by Katie Child BSc (Hons) MA MRTPI states: "The borough has experienced an increase in the development of basements as a way of gaining additional space in homes and commercial premises. The Council's evidence shows that basement development can give rise to ground instability and flooding and have significant construction impacts. Policy A5 sets out a criteria-based approach which seeks to address these issues and prevent harm to neighbouring properties and local amenity."

In the same report it continues stating that ".....The Council's evidence shows that basements under homes in predominantly residential areas have the greatest impact, and therefore the application of criteria to smaller scale schemes is justified. Nevertheless, given the high degree of community concern surrounding basement development I consider that the policy should include reference to the Council's recommended Burland Scale level, as established in the adopted SPD on basements. The Burland Scale measures the risk of damage to property, and the maximum recommended level of 1 'very slight' is already applied by the Council. Its inclusion would strengthen and clarify the Council's approach, and is justified. Main modifications MM67 and MM68 are therefore proposed for reasons of clarity and effectiveness."

SEE : MM67 212 Policy A5 Inspectors reportbasement impact assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight';

- o. avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- p. do not harm the structural stability of the host building, neighbouring buildings or the water environment in the local area;
- p q. avoid cumulative impacts;
- q r. do not harm the amenity of neighbours;
- r s. provide satisfactory landscaping, including adequate soil depth;
- s t. do not harm the appearance or setting of the property or the established character of the surrounding area;
- t u. protect important archaeological remains; and
- u v. do not prejudice the ability of the garden to support trees where they are part of the character of the area.'

The Planning Inspectorate report is attached in .pdf format for your ease of reference.

It is accepted by the Applicants that this proposal before you is site specific and does not in any shape or form open the way for others to do the same. It is the very specific context and attention to detailed design that allows such a work of architecture, landscape architecture and engineering to be successful.

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