

QUATRO

LAND BETWEEN GONDAR HOUSE AND SOUTH MANSIONS, WEST HAMPSTEAD

STATEMENT OF COMMUNITY INVOLVEMENT

Prepared for AN:X Developments
May 2020

1. INTRODUCTION

This Statement of Community Involvement (SCI) outlines the pre-application public consultation activity undertaken on behalf of AN:X Developments for their proposals for the land between Gondar House and South Mansions, West Hampstead.

This statement forms part of a suite of documents submitted as part of the planning application for the scheme. The SCI has been written in direct response to the recommendations for meaningful community consultation, as outlined in Camden Council's Statement of Community Involvement adopted in July 2016 <https://www.camden.gov.uk/documents/20142/3912524/statement+of+community+involvement.pdf/e513838e-f1b4-3390-0961-33d1f86c73bd>

The Council says in paragraphs 3.7-3.11:

“Pre-application consultation

We strongly encourage all applicants to consult any neighbours who may be affected by their proposals before they submit a planning application. We encourage other groups such as local Conservation Area Advisory Committees (CAACs) and any other local interest groups to be consulted. It is especially important to undertake consultation on a wider scale for major, or potentially controversial, proposals were:

- *the proposals are likely to have a significant impact on the environment or on the local community, and*
- *the nature of the development is likely to attract significant local interest.*

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.

We cannot require a developer to undertake pre-application discussions or pre-application consultation. The onus is on the application to carry out pre-application consultation.

As part of pre-application discussions, we expect the applicant / agent to agree the extent and type of pre-application consultation with us to make sure that the consultation process proposed is suitable. Whilst the consultation will be undertaken by the applicant Council officers will recommend suitable methods, such as Development Forums/Exhibitions.

Where pre-application consultation is carried out, applicants should prepare a report summarising the type of consultation carried out, the key issues raised and how the scheme addresses these issues. This report should be submitted with any subsequent planning application”

The pre-application consultation programme was also carried out in accordance with the Revised National Planning Policy Framework (NPPF) (July 2018), which encourages early and proactive community engagement. Paragraph 128 of this document states that:

“Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”

2. THE PROPOSALS

AN:X Development's proposed development comprises 6 apartments (reduced from the original 7, following public consultation) in a new block which sits sympathetically within the area. The development has been designed by Emrys Architects. All the flats meet or exceed the requirements set out by the London Borough of Camden and Mayor's Housing Standards.

The new development is designed to respond to the topography of the site to 'step down the hill' and to be subordinate to the properties along Hillfield Road and South Mansions to the north.

The proposed habitable rooms face Gondar Gardens or to the east and do not adversely impact residential occupiers in existing properties to the north or south. Due to the orientation of the proposed building, there would be no loss of privacy for neighbouring properties.

The existing tree to the front of Gondar Gardens would be retained and the applicant is also proposing to plant additional trees along Gondar Gardens.

The proposed development will be car-free. The site is 9 min walk from Kilburn Tube Station, 10 min walk from West Hampstead Tube Station and 16 min walk from Finchley Road Tube Station.

3. CONSULTATION WITH RESIDENTS

In early February 2020, AN:X Developments delivered a leaflet to local residents in South Mansions, Gondar Gardens and Hillfield Road seeking their views on the draft proposals for a 7-apartment scheme on the land between Gondar House and South Mansions (see Appendix 1 for a copy of the leaflet).

Subsequently, on 9th March 2020, AN:X Developments met with David Yapp, Gondar Agamemnon Residents Association (GARA); Nick Jackson, West Hampstead Neighbourhood Forum; Julian Dixon and Marie Adie, residents of South Mansions and Councillor Flick Rea.

Following a presentation of the draft proposals for a 7-apartment scheme from Glyn Emrys, Emrys Architects, the following comments were made:

- Concerns were raised about the proximity of the proposed development to the flank wall and windows of South Mansions – residents asked for floor-by-floor details of the distance between the South Mansions wall/windows and the new development. Residents are concerned about possible loss of sunlight and daylight.
- Residents asked for a different angle of the sketched building to show the gap between South Mansions and the proposed building.
- GARA mentioned they would like a note on the drawings to show if they were to scale or from a 3D model
- Concerns were raised about the proposed height of the new development which was considered excessive
- The proposed building line should be set back slightly, in line with South Mansions (this is Neighbourhood Plan policy)
- The building should be set back at the rear, rather than at the front, to reduce the impact on South Mansions
- Materials should reflect the predominantly brick-clad buildings in the area. Councillor Flick Rea was very strong on this point that we should not justify the choice of materials for the proposed scheme on the new houses across the road as she and others were not in favour of these. She would prefer if the materials matched South Mansions, if possible
- The proposed building is 'heavy on glass'. In particular, floor-to-ceiling windows are not supported
- The proposal to plant additional trees along Gondar Gardens may not be practical because of the location of services beneath the pavement but AN:X Developments confirmed the offer to make a contribution or plant trees elsewhere.

During the discussion that followed, residents suggested the following changes to the proposals, which AN:X Developments agreed to investigate:

- Moving the development further south to increase the gap between South Mansions and the new development
- Setting the building back at the rear to reduce the impact on South Mansions
- Reducing the height of the development
- Using London red brick
- Revising the glazing proposals
- Reducing the number of units

4. RESPONDING TO THE ISSUES RAISED DURING CONSULTATION

Following the meeting with residents on 9th March 2020, AN:X Developments revised the proposals and made the following changes to the proposal:

- The number of flats has been reduced from 7 to 6
- The building is further away from South Mansions than previously
- The building height has been reduced, with one floor being removed
- The building is set back from the pavement
- Bays have been introduced
- The glazing has been redesigned
- London stock bricks will be used to face the building

On Monday 20th April 2020, an information pack with the revised 6-apartment proposals was sent to David Yapp, Gondar Agamemnon Residents Association (GARA); Nick Jackson, West Hampstead Neighbourhood Forum; Julian Dixon and Marie Adie, residents of South Mansions and Councillor Flick Rea. The information was also sent to Councillors Lorna Russell and Richard Olszewski. Appendix 2 includes the information pack for the revised 6-apartment proposals.

David Yapp of GARA responded on behalf of residents on 11th May 2020 with comments that *“should not be read as support for a development on what is currently a private garden. Nonetheless, the revisions to the proposed development are generally seen as an improvement on the initial proposals and appear to represent a carefully considered response to concerns raised at the meeting on 9 March 2020.”*

The GARA comments included a suggestion relating to the introduction of bays and set-backs from the street.

“Whilst these represent an improvement on the initial proposal’s completely flat street frontage, it leaves all the front doors (2 private, 1 communal for flats 3-6) and the bay window sitting firmly on the pavement line. And while it is not our place to make design suggestions, it would appear feasible in Fig 1 to set the communal entrance back from the pavement line, so matching the style of the mansion blocks. Additionally, if the entrances to flats 1 and 2 were also set back, then they would have small off-street front areas more closely matching the main leg of Gondar Gardens. This could also allow bin storage by the front doors, making them more accessible and freeing up space in the cycle parking area so it could also be set back. (The first floor could still have terraces, which would act as porches above the entrances).”

After consideration of GARA’s design suggestion, the following response was made:

“We considered this option when we were looking to replicate the bays of other properties along Gondar Gardens. We have introduced bays and set-backs in the front façade, however we decided against having inset entrances for two main reasons. The first is that by providing bins near the front door it would not create an attractive sense of arrival for the occupants and it would also conflict with the Council’s preference to have communal waste/refuse collection in a dedicated store that is easier to manage. The other issue we saw with this was by having alcoves/porches, it may create crime and safety concerns, with similar approaches being ruled out by the Council elsewhere in the borough.”

5. CONCLUSION

AN:X Developments has undertaken detailed consultations with nearby residents, as well as with GARA, the local residents’ association and the West Hampstead Neighbourhood Forum. Having heard the comments of local residents, GARA and the Neighbourhood Forum, AN:X Developments has revised the proposals to take into account residents’ comments, particularly in relation to

- The number of flats - this has been reduced from 7 to 6
- The location of the building - this is now further away from South Mansions than previous scheme
- The height of the building – this is now lower than previous scheme
- The location of building in relation to the pavement – this is now set back from the pavement
- The design of the building - bays and set-backs have now been introduced
- The amount of glazing – the glazing has been redesigned and reduced
- Materials - London stock bricks will now be used to face the building

Appendix 1 – Leaflet sent to residents

PROPOSALS FOR 1 HILLFIELD ROAD

Dear Neighbour,

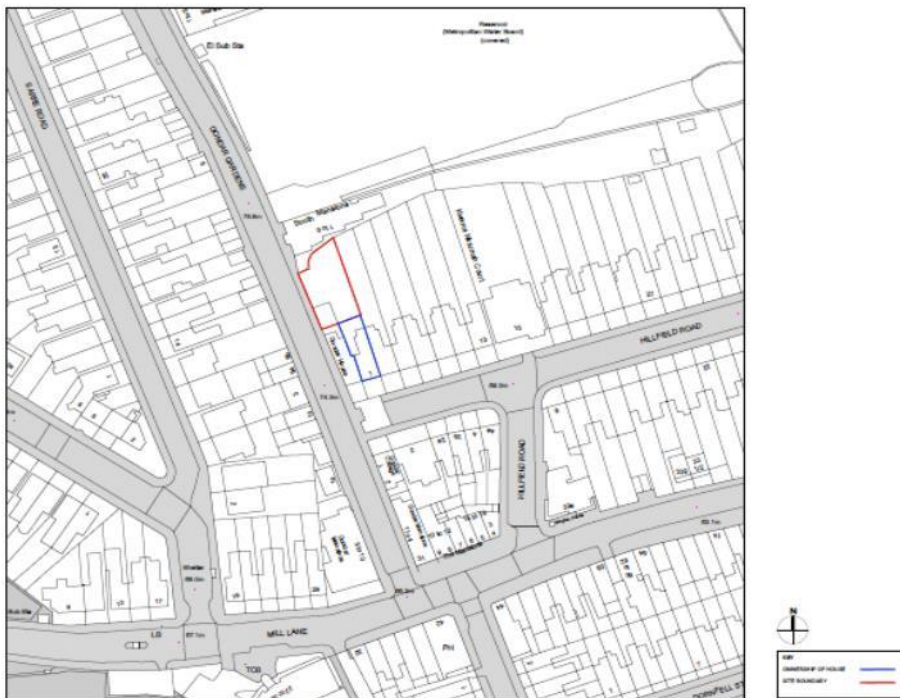
AN:X Developments is in discussion with Camden Council about a proposal for a new sustainable residential development at the rear of 1 Hillfield Road, fronting Gondar Gardens, and is marked in red in the plan below.

The proposed development comprises 7 apartments in a new, part 3/part 4-storey, block designed by Emrys Architects and includes two 1 bed flats, four 2 bed flats and one 3 bed flat. All the flats meet or exceed the requirements set out by the Mayor's Housing Standards.

The new development is designed to respond to the topography of the site and to be subordinate to the properties along Hillfield Road and South Mansions to the north. The proposed habitable rooms face Gondar Gardens or to the east and do not adversely impact residential occupiers in existing properties to the north or south. Due to the orientation of the proposed building, there would be no loss of privacy for neighbouring properties.

The existing tree to the front of Gondar Gardens would be retained and the applicant is also proposing to plant additional trees along Gondar Gardens.

The proposed development will be car free and will add much needed housing to the borough, as well as local infrastructure contributions. The site is 9 min walk from Kilburn Tube Station, 10 min walk from West Hampstead Tube Station and 16 min walk from Finchley Road Tube Station.



| The site



ABOUT ANX DEVELOPMENTS

ANX Developments is a small development company established by a Camden resident whose office and home is in the borough. The company understands the importance of good development and respecting the community. ANX Developments has particular experience of schemes of this size within the borough and is keen to help contribute to the local area.

View looking north



| *View looking south*

Please let us have your comments and questions by writing to:

Hillfield Road Consultation FREEPOST RRTG-GGZK-ESHH 20-24 Old Street, London, EC1V 9AB



AN:X DEVELOPMENTS

Or email us at hillfieldroad@quatro-pr.co.uk

Appendix 2 – Revised Proposals



**LAND ADJOINING
1 HILLFIELD ROAD**

WEST HAMPSTEAD | NW6

APRIL 2020

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EMRYS ARCHITECTS

Cap House
9-12 Long Lane
London
EC1A 9HA
t: 020 7726 5060
w. emrysarchitects.com

01

Introduction

1.01 | Emrys Response by Item

The following table summarises the comments from meeting with residents, West Hampstead Neighbourhood Forum, Local Councillor Flick Rea and GARA, held 9th March 2020 and the Architect's response. Emrys, ANX Developments and Quatro found the meeting extremely useful and have used this time to consider the important concerns raised, and respond to valuable local input.

Item	Comments from meeting with residents and GARA held 9th March 2020.	Emrys Response
1	Concerns were raised about the proposed height of the new development which was considered excessive	The Building has been reduced in height, with a storey removed. (Refer to 1.03, Fig 1)
2	Concerns were raised about the number of units in the new development.	The development has been reduced from 7 flats to 6 Flats.
3	Concerns were raised about the proximity of the proposed development to the flank wall and windows of South Mansions	Entire building moved to the right by 1m to allow widening of gap between South Mansions and the new proposed building. (Refer to 1.03, Fig 1)
4	The proposed building line should be set back slightly, in line with South Mansions (Neighbourhood Plan policy)	The building sets back have been adjusted, and rear of building steps further back from the rear boundary to reduce the impact on South Mansions
5	Preference for materiality to match South Mansions where possible.	Bays have been incorporated to reflect the local design guidance, the bays also allow the rest of the building line to be set back.
6	The proposed building is 'heavy on glass'. In particular, floor-to-ceiling windows are not supported.	The style of glazing has been changed to reflect the local design guidance
7	Materials should reflect the predominantly brick-clad buildings in the area.	The materiality has been changed to incorporate London Stock Brick

1.02 | Site Description

The site is set within the residential area of West Hampstead on the rear of Hillfield Road. The site is accessible from the Western boundary on Gondar Gardens.

Terraced houses run along Hillfield Road to the South, and a 19th century mansion block is located to the North of our site.

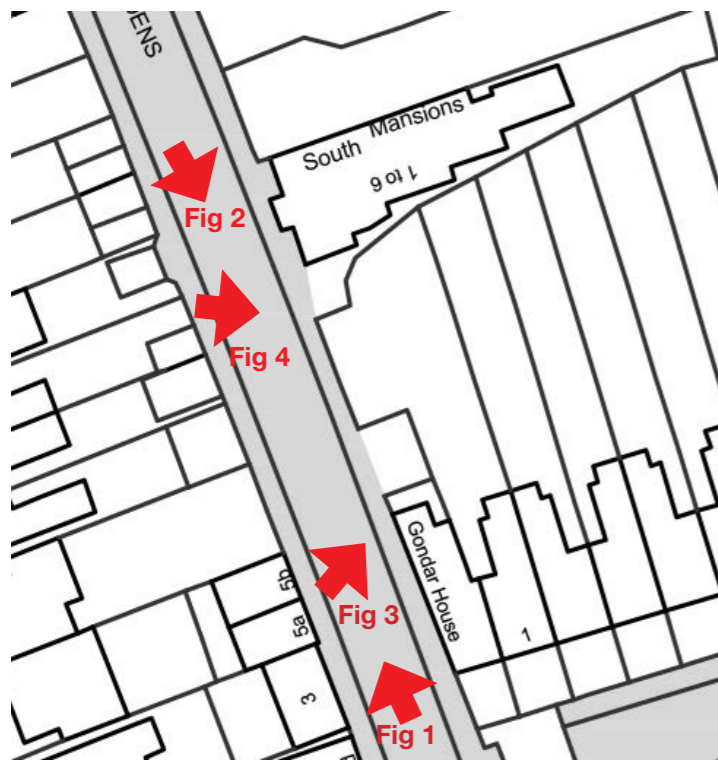


Fig 1 | Looking North along Gondar Gardens



Fig 2 | Looking South along Gondar Gardens



Fig 3 | West view of site along Gondar Gardens



Fig 4 | West view of site along Gondar Gardens

1.03 'Gaps' in the surrounding Gondar Gardens context

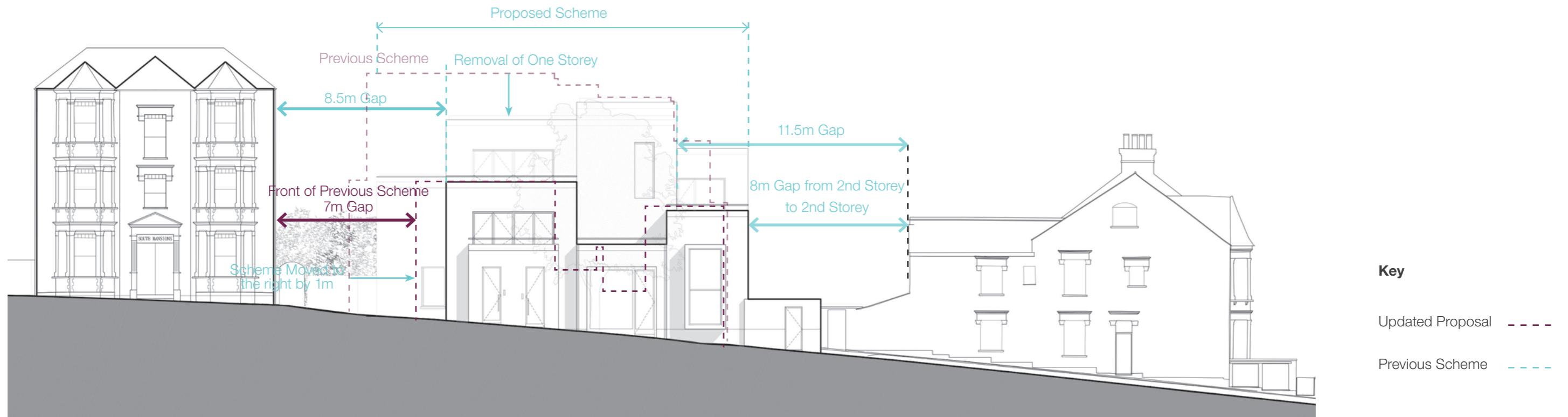


Fig 1 Current Scheme



Fig 2 | Sumatra Road



Fig 3 | Sumatra Road

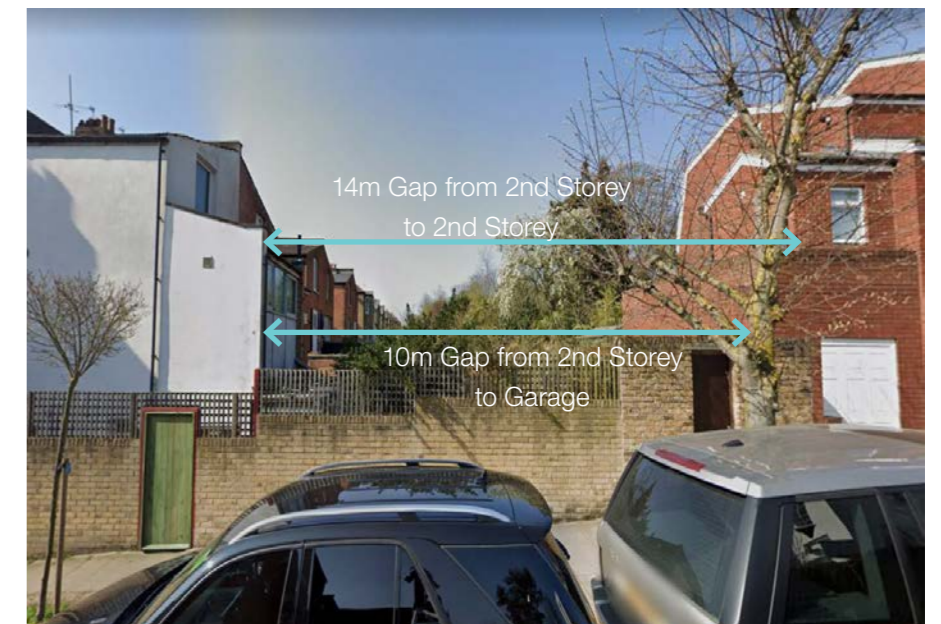


Fig 4 | Gap size suggested by Camden Council

02

Proposal

2.01 | Proposed Accommodation

Key

- 1 Bed 2 Person
- 2 Bed 4 Person
- 3 Bed 5 Person
- 3 Bed 6 Person
- 1 Hillfield Garden
- Amenity Space
- Previous Scheme Perimeter
- Denotes Plan Changes

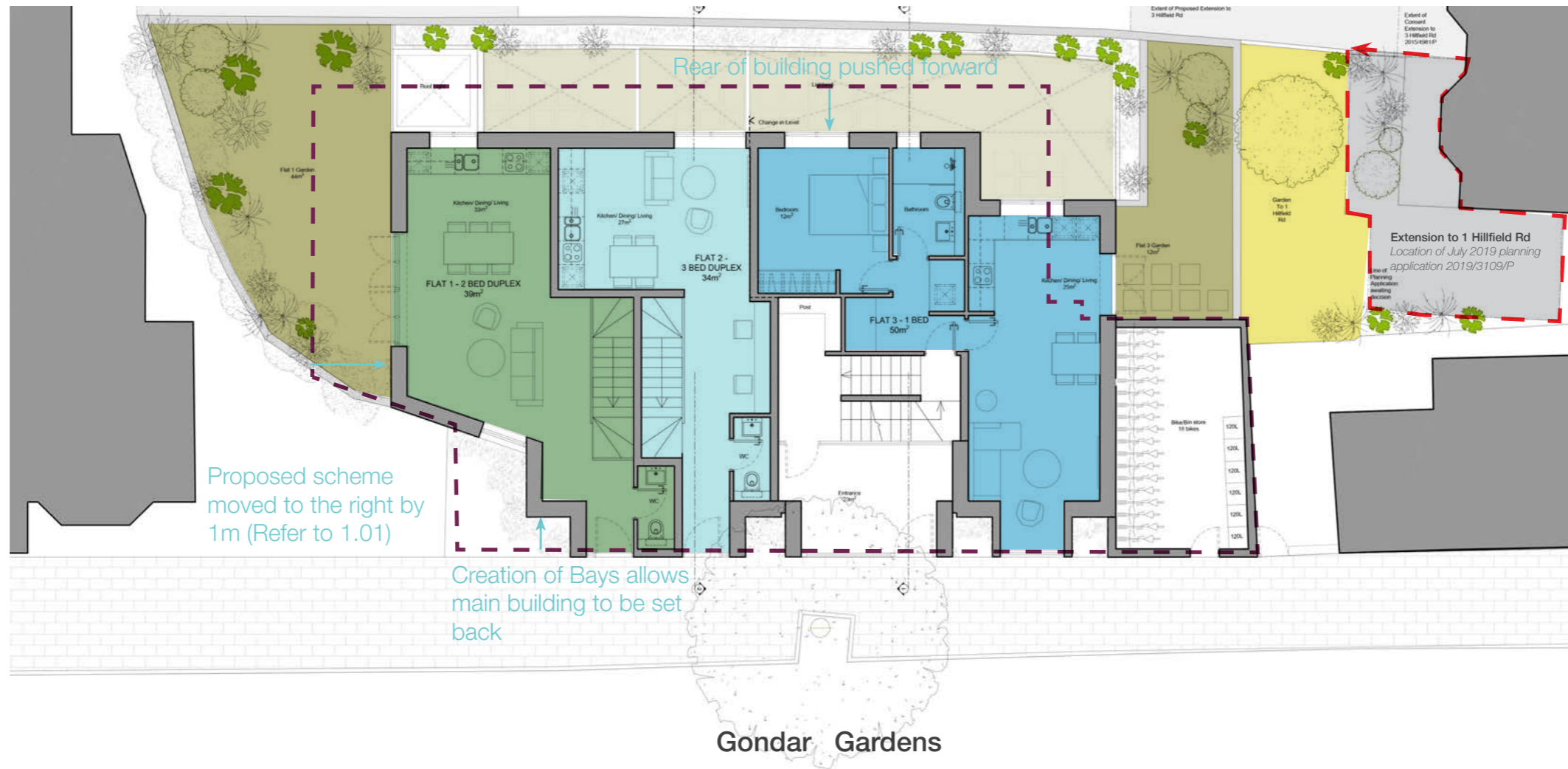


Fig 1 | Proposed Ground Floor



2.01 | Proposed Accommodation

Key

- 1 Bed 2 Person
- 2 Bed 4 Person
- 3 Bed 5 Person
- 3 Bed 6 Person
- 1 Hillfield Garden
- Amenity Space

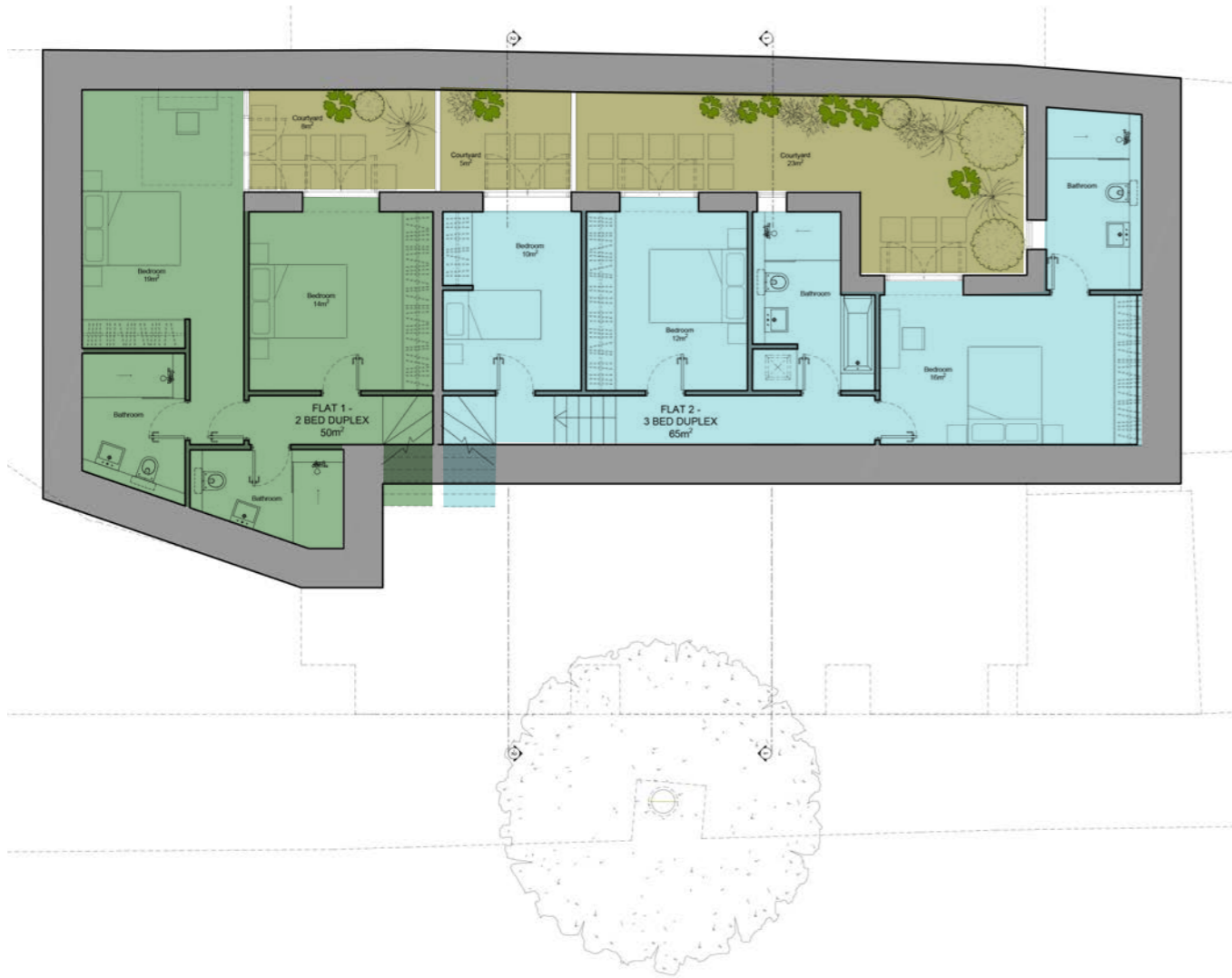


Fig 2 | Proposed Lower Ground Floor



Fig 3 | Proposed First Floor



2.01 | Proposed Accommodation

Key

- 1 Bed 2 Person
- 2 Bed 4 Person
- 3 Bed 5 Person
- 3 Bed 6 Person
- 1 Hillfield Garden
- Amenity Space



Fig 4 | Proposed Second Floor

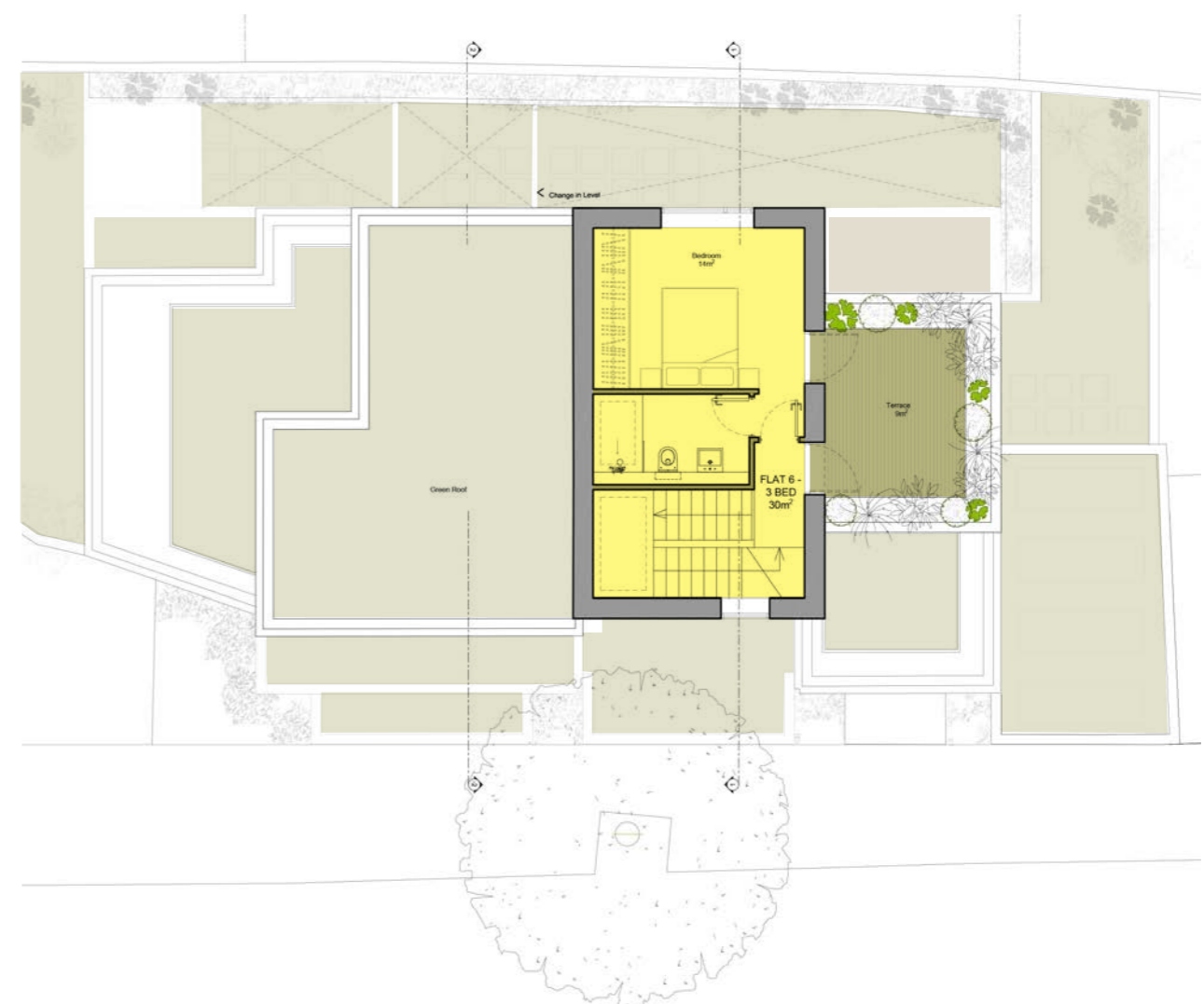


Fig 5 | Proposed Third Floor



2.02 | Street Views



Fig 1 | Previous - 7 Flat Scheme - Street View 1_From Top of Hill



Fig 2 | Current - 6 Flat Scheme - Street View 1_From Top of Hill

2.02 | Street Views



Fig 3| Current - 6 Flat Scheme - Hummingbird View