3.4.6 The proposal and landscape, overall was also positively received by residents at 11 Netherhall Gardens, concerns raised were:

- Japanese Knotweed
- Query about parking provision for development

Addressing neighbours concerns

3.4.7 Some comments were raised by neighbours on the previous application, Phase 1, these comments were responded to and addressed accordingly to the LBC.

3.4.8 Phase 2 concerns raised:

- Japanese Knotweed - Specialists, Japanese Knotweed Limited were engaged to inspect and advise on best practice methods or eradication. The decision was made to excavated the Japanese Knotweed, the works are tied up with this application as the works include the removal of some trees. Arboriculturist Impact Assessment. The short term solution is to spray a Herbicide treatment, this will be carried by Japanese Knotweed Ltd.

- Structural concern caused by tree leaning over Heath Courts garden - The engineers have been instructed to inspect the boundary wall and surround area to assess the damage. Report to be issued.

- Tree removal strategy - A tree surgeon has been engaged. We are currently reviewing our options as to what will be best way to do this, once a proposed strategy has been decided on, we will inform the neighbours at 10-12 Frognal.

- Query on impact of proposed tress - This is addressed in the Arboriculturist Impact Assessment.

- Query about parking provision for development - The site, as is, includes surface car parking in front of the existing building, with the 10 no. spaces. No additional parking is proposed for the lower ground and basement extensions.

3.5 Neighbourhood Associations:

3.5.1 Local groups: the Netherhall Neighbourhood Association, the Hampstead & Heath Society and the Hampstead Conservation Area Advisory Committee. Information and drawings were sent for comment.

3.5.2 Comments received include:

- Expressed appreciation for sending proposals and seeking NNA comments.

- Expressed interest in seeing proposed drawings for the existing building.

- Concern about omission of half of the site. Expressed difficulty in commenting fully on the proposal as this would be a major contribution to the character of the Conservation Area and relationship of Elm Tree House.

- Provision of car parking

- The 'Double basement' and query of its compliance with Camden policies. Also noted the instability of the strata on the area and presence of silt layers and pockets sitting on/within sinkable London clay, Warned of underground water flowing down from higher ground in Hampstead and the disturbance of underwater courses by deep basements regarding flooding and ground stability. The removal of trees may effect the ground stability. Any Basement Impact Study will need to address these issues.

- Loss of permeable green area to implement hard landscaping and its risk of water overflow and flooding.

- Removal Japanese Knotweed & interested in approach to tree retention and felling as these contribute to the character of the Conservation Area.

These comments were shared by the NNA Committee, Heath and Hampstead Society, HCAAC and Redfrog Residents Association.

Aerial view of rear garden

3.6 Design Overview

3.6.1 The layout and configuration of the proposals have been informed by Camden's planning guidance and comply with the National Described Space Standards.

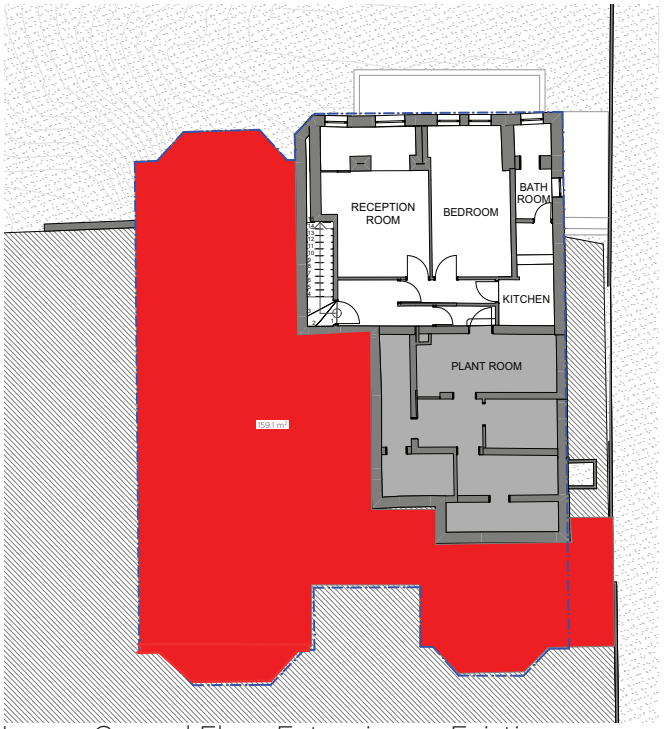
3.6.2 The design and layout of the proposed development has been informed by the site context, neighbouring buildings , planning policy guidance and consultation with the Arboriculturist which together provide an understanding of the design approach that is considered appropriate.

3.6.3 The Lower Ground Floor level extension has been extended to follow the footprint of the ground floor plan, with an addition of a sunken terrace, to optimise the use of the building. This enables the development to add a 3 bedroom unit (Flat 9), to enlarger the existing 1 bed unit (Flat 8) and an addition of a secure cycle store.

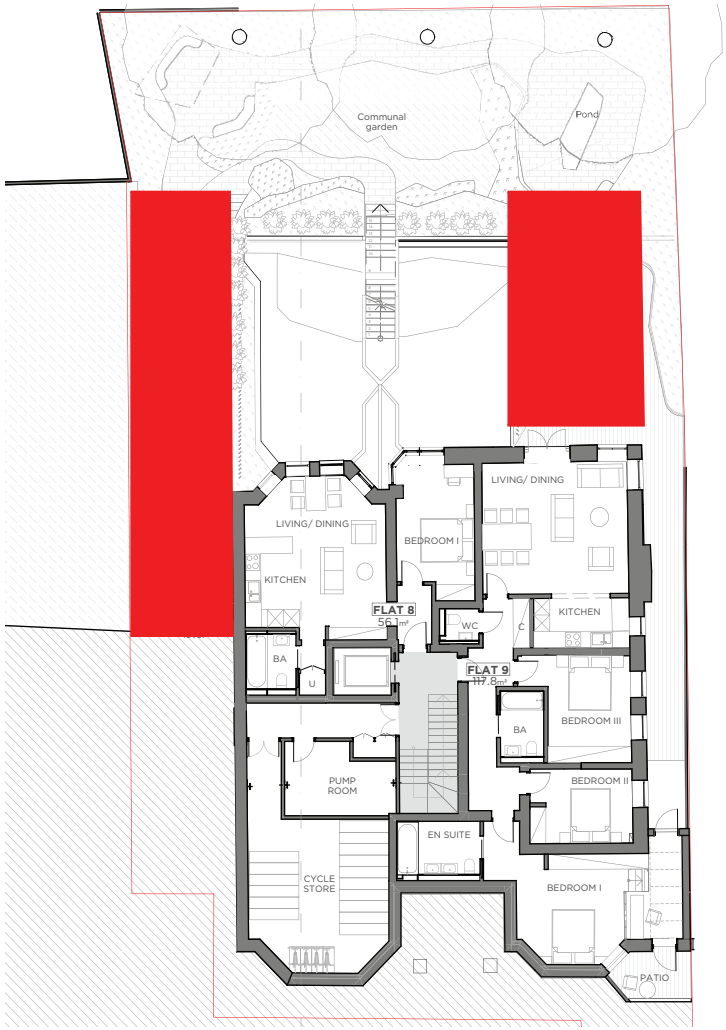
3.6.4 The relation between existing and proposed lower ground floor is indicated in the adjacent diagram entitled *Lower Ground Floor Extension vs Existing*. The red shade indicates the proposed extension. The blue dashed line indicates the ground floor footprint.

3.6.5 The bulk of the new basement level is kept towards the western edge / rear of the existing building and compromises of an additional 2 no. residential units both 2 bed flats (Flat 10) and (Flat 11).

3.6.6 The basement is configured around 2 no. private terrace, one for each unit, this allows for optimum amount of natural light into the unit as well as provide private separate amenity space for each the residents.



Lower Ground Floor Extension vs Existing



Basement vs new Lower Ground Floor

3.6.7 The relationship between the proposed lower ground floor and proposed basement is indicated with the dashed red line seen in the adjacent figure entitled *Basement vs new Lower Ground Floor.*

3.6.8 The west facade of the basement is design to be a vertical extension of the lower ground floor. The facade treatment proposed is white render, replicating the lower ground floor facade, maintaining the overall appearance of the building. The existing render will be rendered and made good where required, with a fresh coat of white paint.

3.6.9 The new landscape proposal with external soft landscaping and planting will provide residents with a large communal open space within the westernmost portion of the site.

3.7 Elevations

3.7.1 This section considers the existing, phase 1 proposal and current application.

3.7.2 The Phase 1 application included within it's proposal, works to restore the existing building's structural integrity and works required for the essential maintenance of the building. There was no increase in the extent of the building or number of dwellings, thereby not requiring the need for planning permission.

Existing Elevation

Elevation proposed for Phase 1

3.7.3 The changes proposed to the elevation for Phase 1 application, were a result of consultation and recommendation with the Heritage Consultant.

The proposed changes, include:

1. Side extension removed
This element was not part of the original building.

2. Dormers added
This was done to provide more daylight to the flat on the third floor.

3. External staircase removed
Part B (Fire) provisions have been accommodated for internally

4. Dormer removed
This non-original dormer has been replaced for a larger dormer, more in keeping with the design.

5. Window alteration
Windows were altered to replace windows not considered part of the original design, with a more incongruous design, to replicate the original style

6. Dormer alteration
The dormer style was considered subsidiary in the hierarchy of dormers, and therefore replaced with a dormer to replicate the dormer to the right. Creating a more symmetrical elevation.

7. Window addition

8. Previous internal rendered wall repaired and made suitable for outdoor external facing. Finished with paint to match existing brick colour.

9. Window removed

10. Existing render repaired

3.7.4 The adjacent images refer to elements affected by the proposed elevational changes, side extension, existing fire escape and rare elevation.

Existing rear facade

Example of existing windows

Existing building extension

Existing external fire escape

Proposed elevation for Phase 2

3.7.5 The proposed elevation including the new basement will see the lower ground floor ‘extended’ below ground continuing the white rendered facade

3.7.6 The elevation of the proposed basement will have little to no visual impact to neighbours as this can not be seen from the neighbouring properties, and therefore zero impact on overlooking or day-light to neighbours.

3.7.7 The proposed basement extension has been designed to be subsidiary to the original building in scale, material or aesthetic.

3.7.8 Due to its location to the rear, it will not be perceived from the pubic realm and therefore can be considered to have no visual impact and no im-plications to Netherhall Gardens frontage and the conservation area.

3.7.9 The existing white render is to be repainted and repaired where necessary.

Materials Pallet

Precedents and Aspiration

3.8 Materials

3.8.1 Overall, the appearance of the existing house will be greatly improved by the refurbishment.

3.8.2 The materials proposed for the development would be:

- Retained brickwork
- Windows to be replaced to match existing, white timber framed windows
- White rendered wall to be repainted
- Block paving

A simple palette, designed to complement the existing character of the Conservation Area

3.8.3 Material for the proposed basement were a mix of natural materials, with the use of timber clad to denote the new element of the development - and read as a contemporary addition with a more lightweight feel, with new windows with a darker frame, to contrast the existing windows.

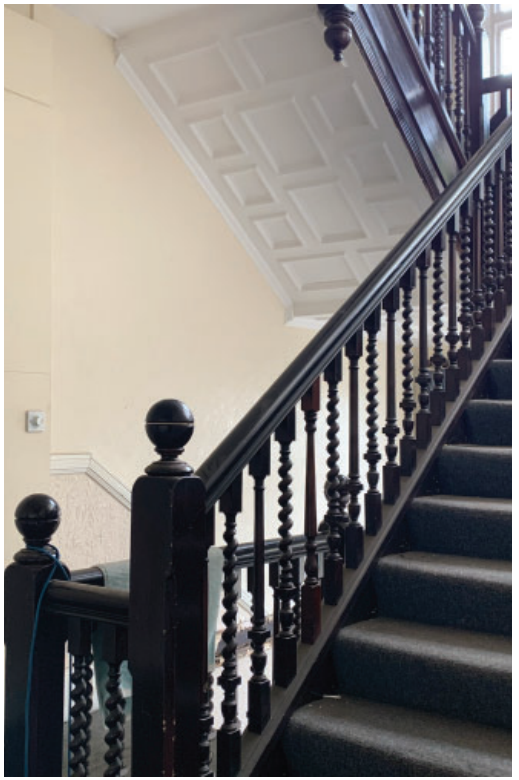
3.8.4 The idea is to have the two flank walls of the basement looking onto the terrace to be clad in vertical timber, Fins project higher to create the balustrade/screen wall above which merges into the landscape.

3.8.5 The retaining wall towards the rear of the terrace, we propose, would be in the white render, similar to the base of the existing wall, thereby not overpowering the basement with timber.

3.8.6 The existing building contains several internal features that we wish to retain/refurbish and continue using as a model throughout the building, elements such as:

- Cornices,
- Architraves,
- Skirting,
- Pressed ceilings,
- Fireplaces (where possible),
- Staircase: retain as much of the original as possible,
- Replicate style of original doors,
- Wall panelling of ground floor





Features in existing building

Existing cross section

Proposed cross section

4.1 Overview

The proposal of the basement and landscape responds positively to the existing building and the local context to create a well designed, non intrusive, addition to the development, which improves upon the character of the conservation area.

4.2 Use and Amount

4.2.1 It is proposed to continue to use The Site wholly for residential use Class C3.

4.2.2 The Proposed Development comprises of 3 new residential units and 8 existing/to be refurbished units within the existing building. This amounts to an addition of 354.21 sqm of residential use which will serve the residential units.

4.2.3 The proposed housing mix are:

Flat 8 - 1 Bed - 56.1 sqm
Flat 9 - 3 Bed - 117.8 sqm
Flat 10 - 2 Bed - 93 sqm
Flat 11 - 2 Bed - 93.3 sqm

4.2.4 The proposed density generated by the overall is 363 Habitable Rooms per Hectare (hr/ha). This is in accordance with the density matrix in the London Plan which, for an urban area with a high PTAL rating, requires densities of 200- 700 hr/ha.

4.2.5 Policy DP2 'Making full use of Camden's capacity for housing seeks to maximise the supply of homes within the borough and minimise the loss of housing.

4.2.6 The proposed new dwellings are dual aspect.

4.3 Site Layout, Scale and Massing

4.3.1 The proposal has no additional massing added to the existing building, and therefore has no visual mass impact. The proposed addition is a subterranean addition. It will therefore have no impact on sunlight and daylight on neighbouring buildings.

4.3.2 The layout of the basement has been in response to analysis of The Site and surrounding context of the conservation area. The extent of the basement protruding into the garden has been informed with the guidance of an Arboriculturist.

4.3.3 The scale and height of the proposed basement is in accordance with the local authority's basement guidelines.

4.3.4 The proposed basement has been designed to merge into the landscape.

4.4 Basement

4.4.1 A Basement Impact Assessment accompanies the application and has been completed in accordance with LBC guidance documents to ensure compliance with all of LBC's policies.

4.4.2 In order to carry out the necessary underpinning required to stabilise the existing house, extensive underground excavation will be required. It is proposed to take advantage of this by using this extended lower ground floor and an addition of a basement to provide additional residential accommodation (there is currently a small lower ground floor to the west of the existing house).

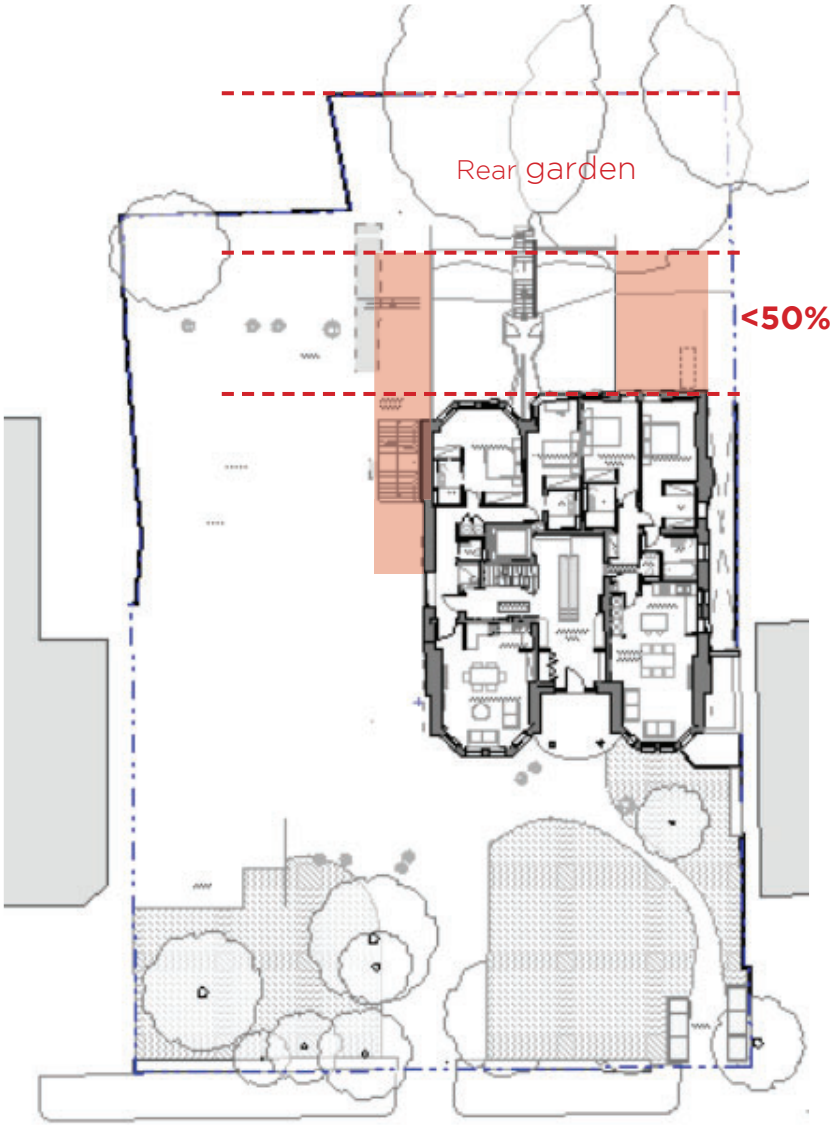
4.4.3 The proposed basement extends beneath the existing building and extends out into the rear garden. The boundary has been informed by the existing tree root protection areas to ensure that the retained trees on site will not be damaged by The Proposals.

4.4.4 Both the lower ground and basement level flats will be accessible via stairs or a lift from ground floor level of the building to ensure that the new elements are fully accessible and step-free.

4.4.5 The proposed basement is in accordance with Criterion *h* of the Basement Guidance, the basement does not exceed 50% of the rear garden

4.4.6 The building is on a sloping site, as shown in *figure 2* of Criterion *g* of the Basement Guidance.

4.4.7 The proposed bedrooms in the basement will be naturally lit as they look onto a private terrace and providing private amenity space for the flat.



Criterion *h* of The Policy A5

4.4.8 There is further accommodation on the lower ground floor level bedroom located in the proposed lower ground floor extension will be naturally lit with a proposed light-well/patio to the north-east corner of the existing building.

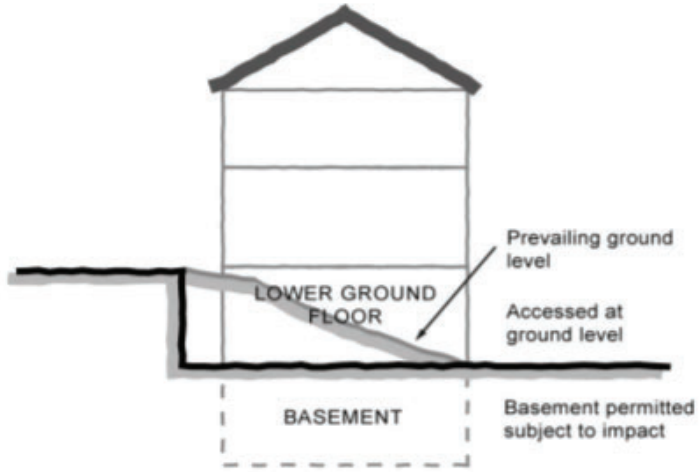
4.4.9 The remainder of the basement accommodates the plant room which serves the entire building and also providing a secure cycle store.

4.4.10 The proposed basement lightwell/patio at the East Elevation which serves Flat 8 is designed in accordance to Camden Planning Guidance on Basements (March 2018).

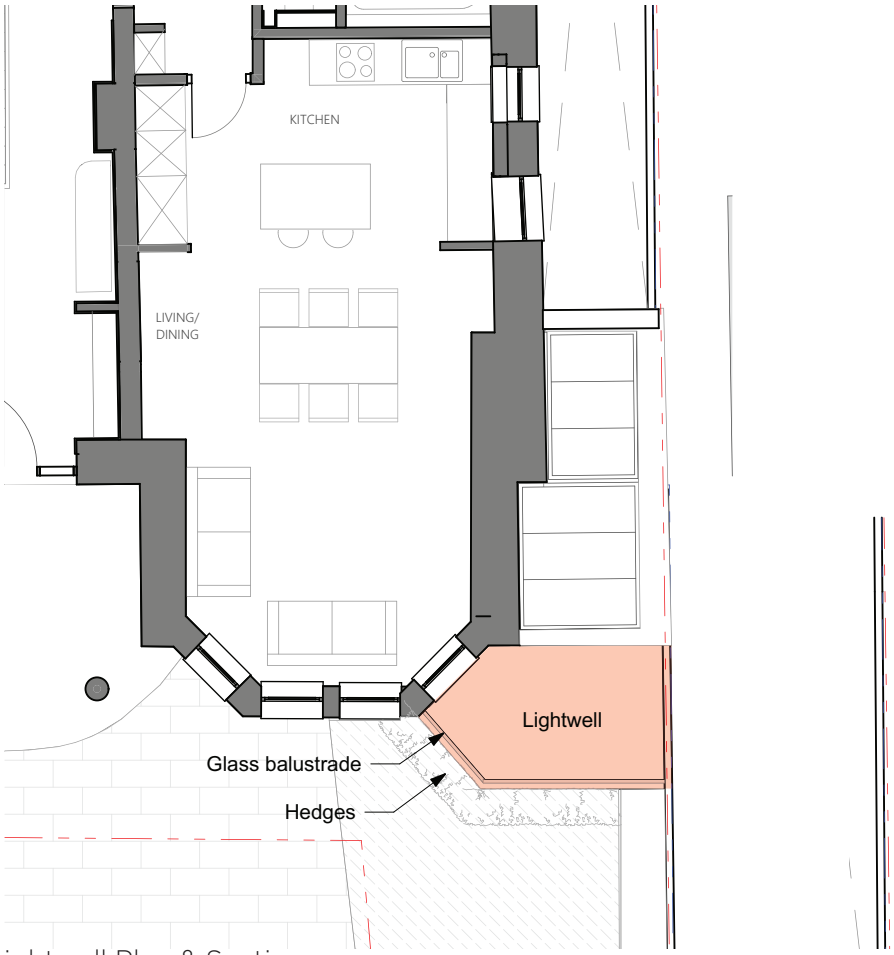
4.4.11 A drawing of the lightwell has been provided in the list of drawings provided for planning, indicating dimensions and soil depth on a plan and a section, as required. An extract of the drawings can be seen on the adjacent page. The depth of the front garden, where the lightwell is located, allows the lightwell to be easily to concealed. In accordance with 2.15 of the policy:

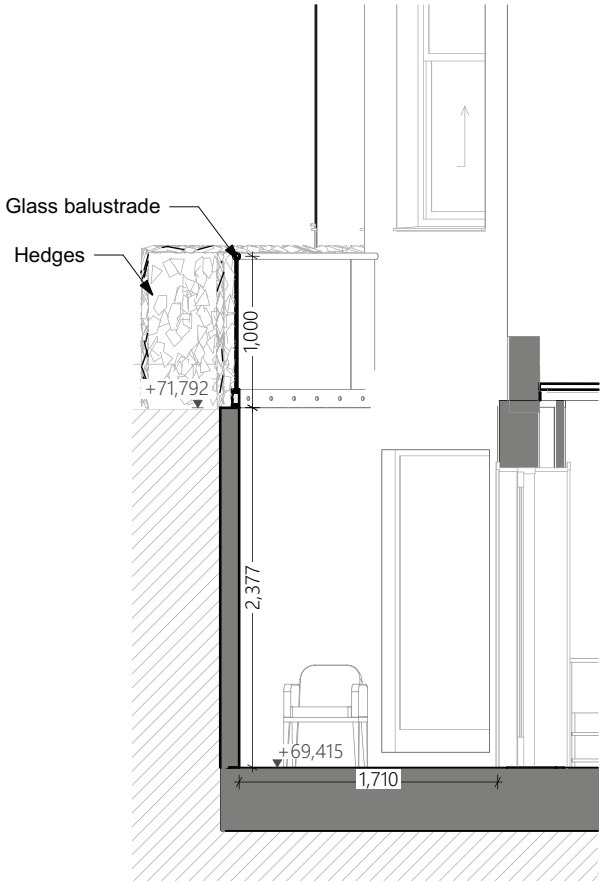
In plots where the depth of a front garden is quite long, basement lightwells are more easily concealed by landscaping and boundary treatments, and a substantial garden area can be retained providing a visual buffer from the street. In these situations new lightwells that are sensitively designed to maintain the integrity of the existing building may be acceptable, subject to other design requirements and environmental considerations.

Figure 2. Sloping sites



Criterion *g* of The Basement Policy A5: *figure 2*





Lightwell Plan & Section

4.5 Internal Layout

4.5.1 All the proposed new units are dual aspect.

4.5.2 The internal layouts have been arranged with West facing living spaces taking advantage of evening light and views onto the communal garden.

4.5.3 All layouts have been designed according to Part M4(2) Inclusive Design.

4.5.4 All proposed dwellings exceed the GLA standards for private amenity space with either lower ground floor garden or basement terrace.

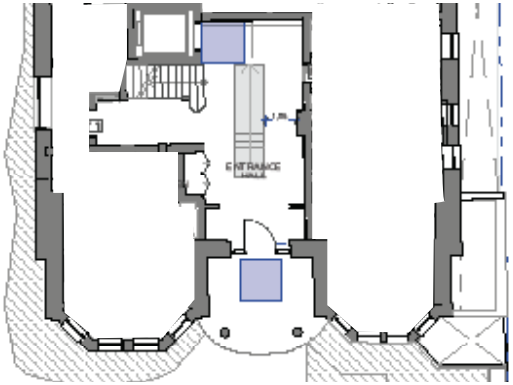
Inclusive design

4.5.5 In accordance with the GLA document Housing Standards , Policy H6 states that:

“the Council will seek to secure high quality accessible homes in all developments. This would include encouraging the design of all housing to provide functional, adaptable and accessible spaces. This policy sets a requirement for 90% of new-build self-contained homes in each development to be accessible and adaptable in accordance with Building Regulation M4(2) and 10% to be suitable for occupation or easily adapted for occupation by a wheelchair user in accordance with Building Regulation M4(3).”

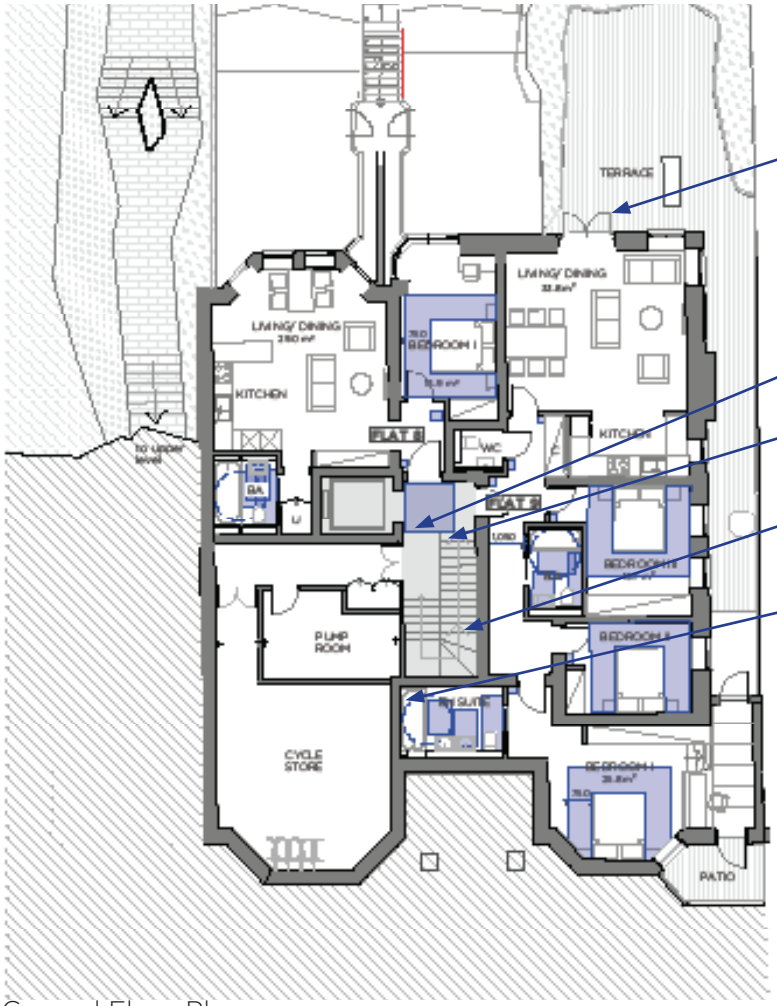
As such, the 3 proposed, self contained, flats have been designed to M(4)2 requirements in all aspects. This measure seeks to make the flats usable by as broad a range of users as is possible.

4.5.6 A M(4)3 compliant unit will be incorporated into the Phase 3 proposal.



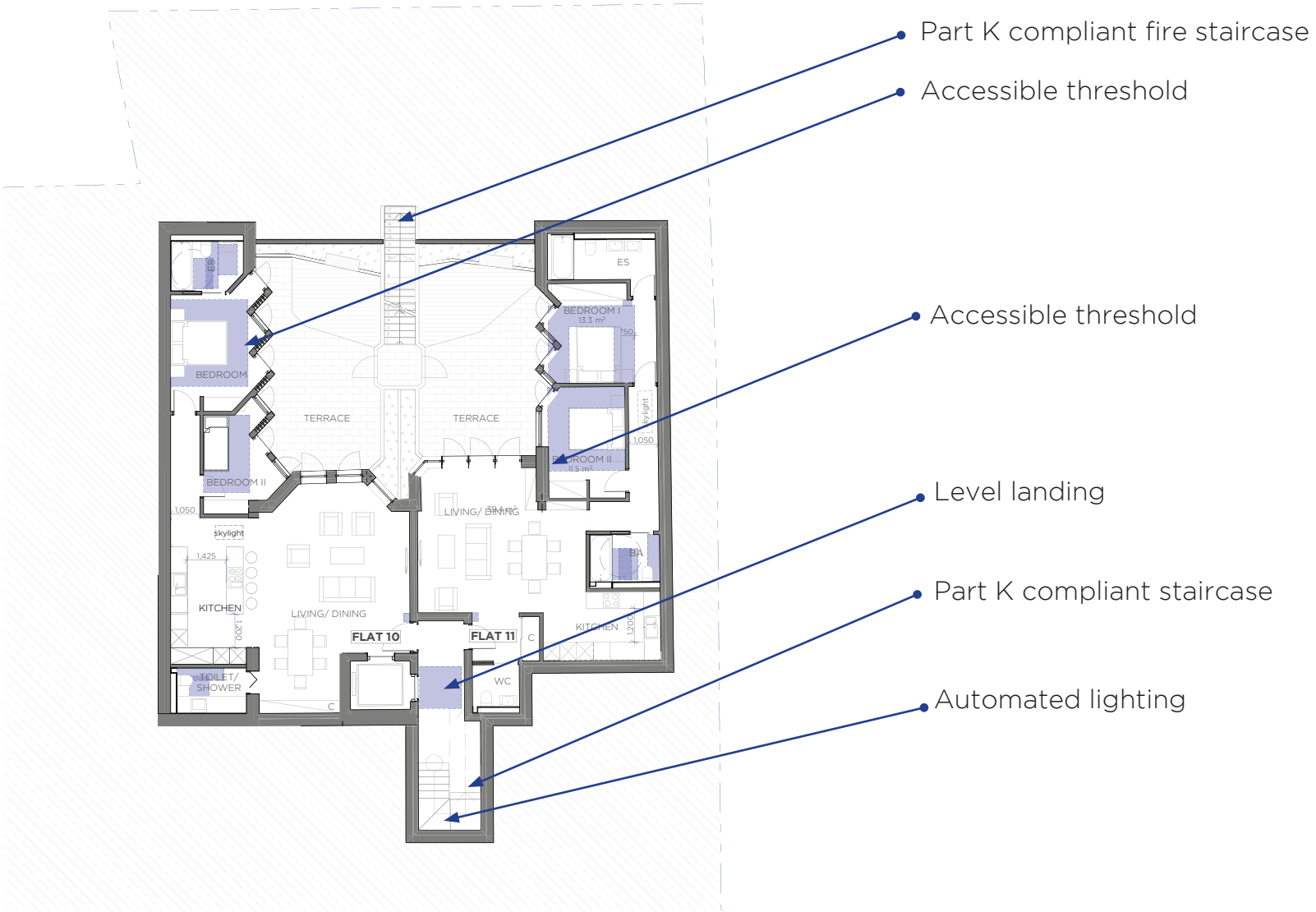
Ground Floor Plan

Site Plan



Lower Ground Floor Plan

- Accessible threshold
- 1500 x 1500 clearance area in front of lift
- Level landing
- Part K compliant staircase
- Automated lighting



Basement Plan