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08th April 2022

Planning Team

Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

Flood Risk Assessment & Supporting Statements
21 Pages Inclusive.

Project:
AG273_ 17 Hampstead Hill Gardens, Hampstead NW3 2PH
Your Reference:
TBC
Planning Portal Ref:
PP-11179006
Image:



Image 001: 17 Hampstead Hill Gardens from Hampstead Hill Gardens. No visible changes to exterior with exception of like-for like replacement windows at Upper Ground and Lower Ground to match pattern and dimensions of existing, though to be double glazed.

Morgan Harris Architects Ltd
8th April 2022

Continued on Page 02

Dear Planning Team,

AG273_ Flat 01 (Upper Ground & Lower Ground) 17 Hampstead Hill Gardens, London NW3 2PH

Minor rear extension to Lower Ground Floor. Replacement glazing throughout.

We are pleased to be submitting this application for alterations to our Client's home. Our Client has lived at this property for some time and enjoys, with her family, being an active member of the local community.

Introduction & Context:

Flat 1 consists of Lower Ground and Upper Ground within No.17 Hampstead Hill Gardens. Flat 2, above, occupies First and Second Floors. The property itself is part of a Victorian crescent of large family homes, the majority of which have been sub-divided into flats. The property is an unlisted Building located within the Hampstead Conservation Area. Although not a Listed Building, No. 17 Hampstead Hill Gardens is identified in the 'Conservation Area Statement' for Hampstead as a building that makes a positive contribution to the area as a good example of local building tradition. The rear of the property has been considerably altered. This proposal is for a very minor extension, less than 5m² in footprint, to the Lower Ground floor at the rear and for replacement glazing of higher thermal and acoustic performance than the existing glazing.

Supporting Statements:

This document contains our Flood Risk Assessment and Supporting Statements to assist your consideration of this application. Items included are listed below:

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Section 01 Flood Risk Assessment (FRA) & Sustainable Urban Drainage Systems (SUDS)

Pages 4-14

Section 02 Planning History & Policy Review:

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Section 03 Design & Access Statement:

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Section 06 CONCLUSION:

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Section 01 Flood Risk Assessment (FRA), Drainage, Waterproofing & Sustainable Urban Drainage Systems (SUDS)

Flood Zone

The Environment Agency's maps show that the site in question is not located within a Flood Risk Zone. Your development is in flood zone 1. This means it has a low probability of flooding from rivers and the sea.

[More information about your results](#)

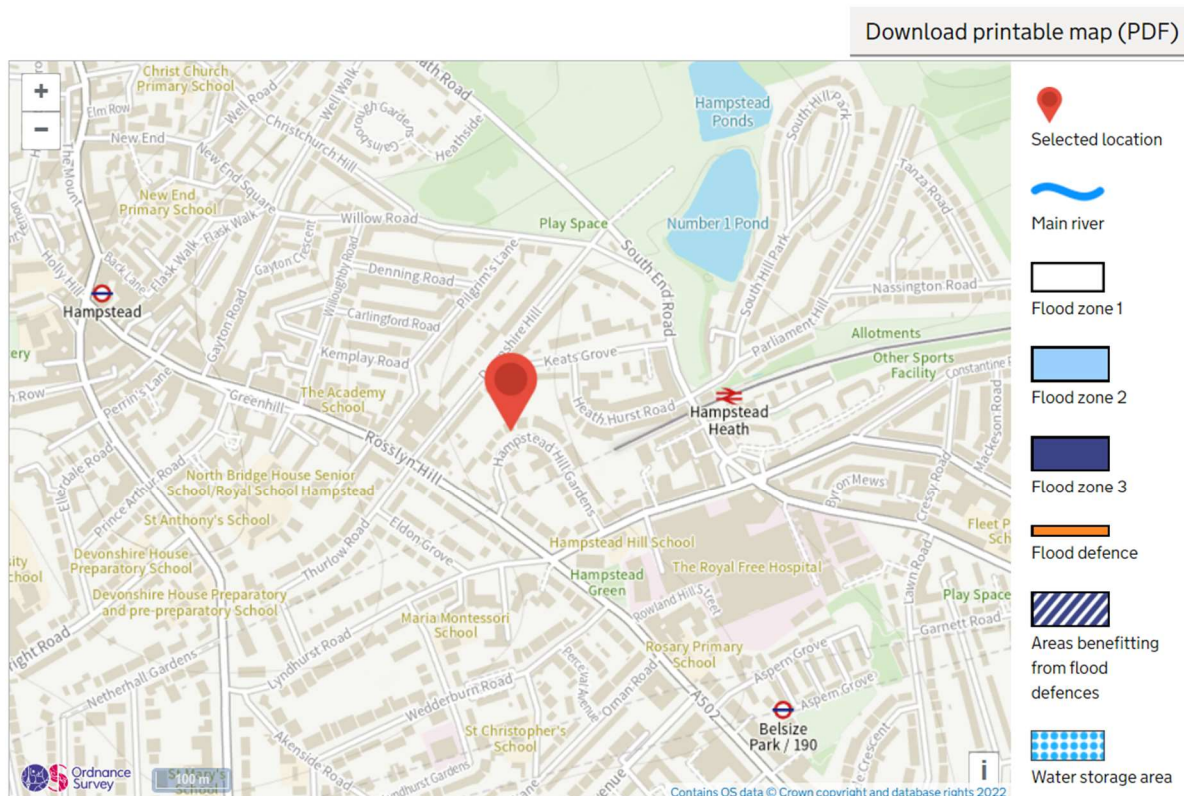


Image 002: The above extract from The Environment Agency's Flood Map confirms that this site is within Flood Zone 01 (not a flood zone). Please do visit <https://flood-map-for-planning.service.gov.uk/flood-zone-results?eastings=526971&northings=185584&location=NW3%25202PH&fullName=%2520&recipientemail=%2520> for confirmation if desired.

Drainage & SUDS Compliant Hardstanding

We note that the rear garden is to remain currently largely permeable in nature, though existing non-permeable hard paving is to be replaced by a permeable paving. The rear extension is to be constructed on existing non-permeable hardstanding. The proposed small areas of paving to rear garden at Lower Ground are to be paved using SUDS compliant paving methods. Overall there is an increase in permeable surface area due to the works proposed.

Conclusion of Section 01:

The risk of flooding has been proven as negligible. The proposed works do not increase the risk of/from flooding for 17 Hampstead Hill Gardens and improve the permeability of surfaces on site.

Continued on Page 04

Section 02 Planning History and Precedent Review:

The relevant planning history of the property is listed below:

2021/4409/P

17 Hampstead Hill Gardens London NW3 2PH

Amalgamation of Lower Ground Floor Garden Flat & Upper Ground Floor Flat to become a single Maisonette.

FINAL DECISION

01-12-2021

Granted

2014/3967/P

17 Hampstead Hill Gardens London NW3 2PH

Increase the front boundary wall of the property to a height of 1.4 metres and construction of bin store in front garden.

FINAL DECISION

23-06-2014

Granted

2010/6190/P

17 Hampstead Hill Gardens London NW3 2PH

Conversion of 2nd floor flat and first floor flat into one maisonette (Class C3).

FINAL DECISION

16-11-2010

Granted

2007/5713/P

17A Hampstead Hill Gardens London NW3 2PH

Single-storey extensions at the rear to lower ground floor self-contained flat, including a sedum roof covering, reinstated balcony and new front entrance screen to side of building.

FINAL DECISION

20-12-2007

Granted

8700275

17 Hampstead Hill Gardens NW3

The erection of a 2.6m high gated enclosure to the side entrance as shown on drawing no. 210/01A.

FINAL DECISION

05-02-1987

Grant Full or Outline Planning Permissn

8600670

17 Hampstead Hill Gardens NW3

Change of use and works of conversion including alterations to the rear dormer windows and the erection of balconies at the rear to form two three-bedroom self-contained flats and one two bedroom self- contained flat as shown on drawing nos. 2466/P1 P2 3B 4C revised on 5th August 24th and 30th September 1986.

FINAL DECISION

18-04-1986

Grant Full or Outline Perm. with Condit.

8600222

17 Hampstead Hill Gardens NW3

Change of use and works of conversion and extension to form a three-bedroom flat at basement level as shown on drawings No.561/1A and 2.

FINAL DECISION

10-03-1986

Grant Full or Outline Perm. with Condit.

Our understanding is that the Lower Ground Floor was separated from the remainder of the property in 1986, following Approval of **86/00222**. Following these works we understand that the property had two flats within it, numbered 17 and 17A. Later in 1986 application **86/00670** was Approved, this resulted in a total of four flats to 17 Hampstead Hill Gardens. A large rear extension up to Second Floor was Approved, but not Constructed, the internal flats were, however, formed. Application **87/000275** saw the introduction of a flank screen to provide screened side access to Lower ground Flat (17A). In 2007 Application **2007/5713/P** saw a flank extension and two rear extensions Approved. The Lower Ground Floor is largely configured in this manner at present, though is now linked to Upper Ground Floor. Application **2010/6190/P** allowed Approval for the First and Second Floor Flats to be merged into one property, these works were carried out shortly after Approval. The existing front boundary wall and associated bin-stores etc are built out as per the Approved application **2014/3967/P**. In 2021 the Lower Ground and Upper Ground flats were Approved under **2021/4409/P** to be amalgamated into a single dwelling, returning the property to a configuration as two flats, as it had been in 1986.

A progression of drawings from the 1980's to recent times providing clarity regarding relevant Planning History.

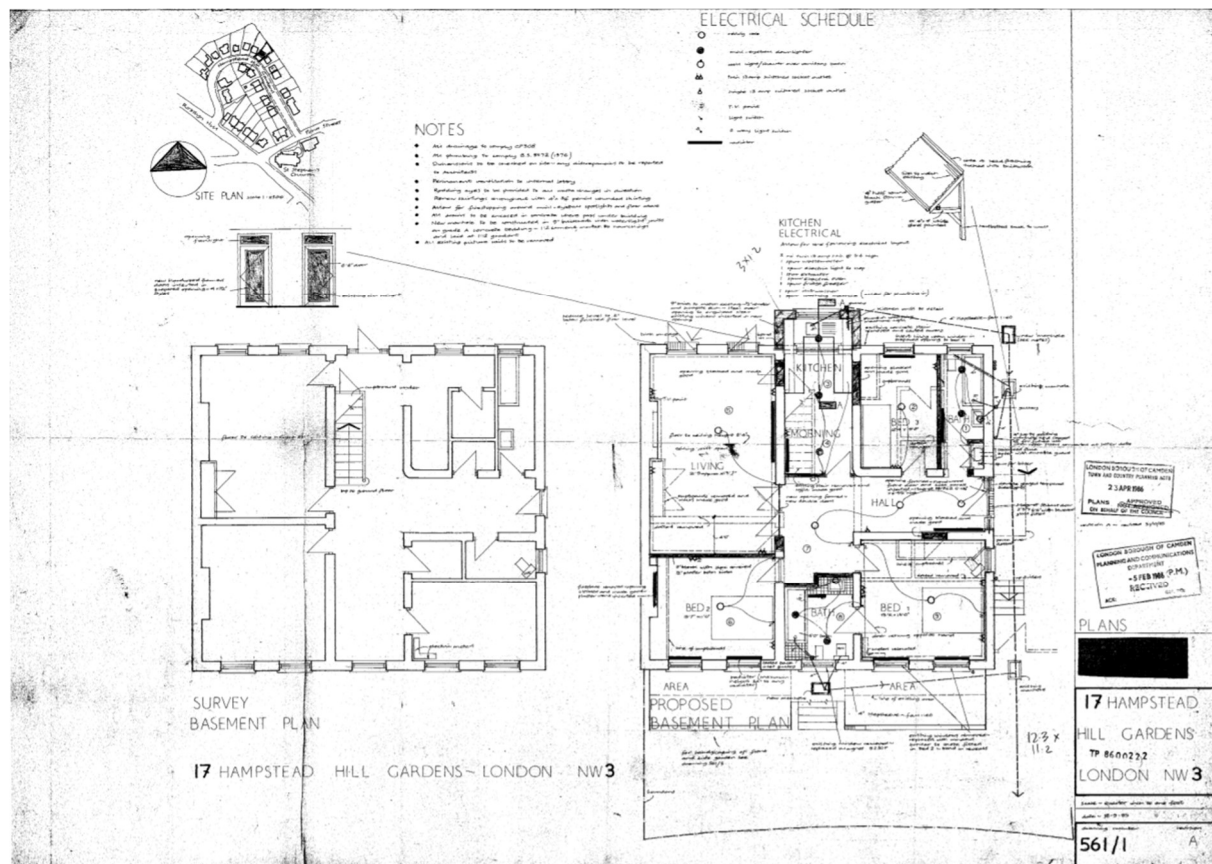


Image 003: Approved drawing from application **86/00222** describing the creation of Lower ground Flat, 17A Hampstead Hill Gardens. Note the central two storey rear extension. Prior to this the property had a flat rear elevation, which we propose to re-introduce at Lower Ground Floor level.

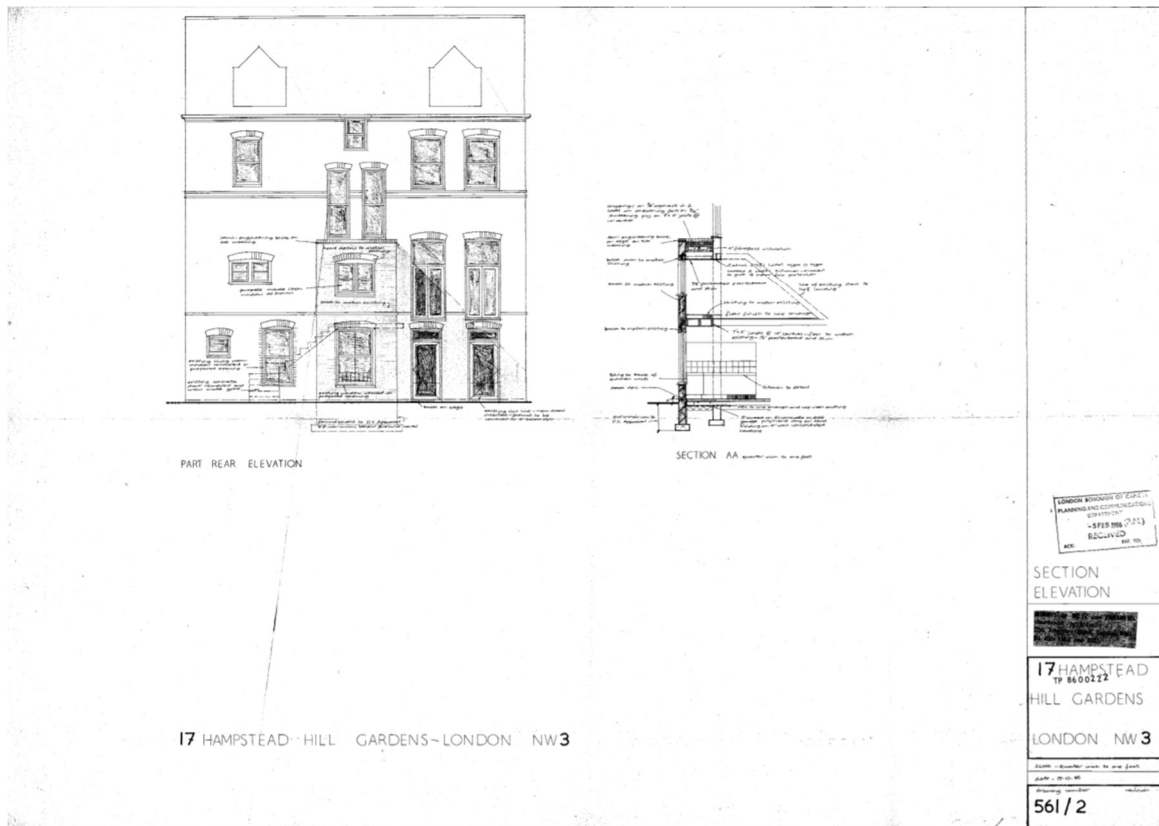


Image 004: Approved drawing from application 86/00222 describing the creation of Lower ground Flat, 17A Hampstead Hill Gardens. Note the central two storey rear extension. Prior to this the property had a flat rear elevation, which we propose to re-introduce at Lower Ground Floor level.

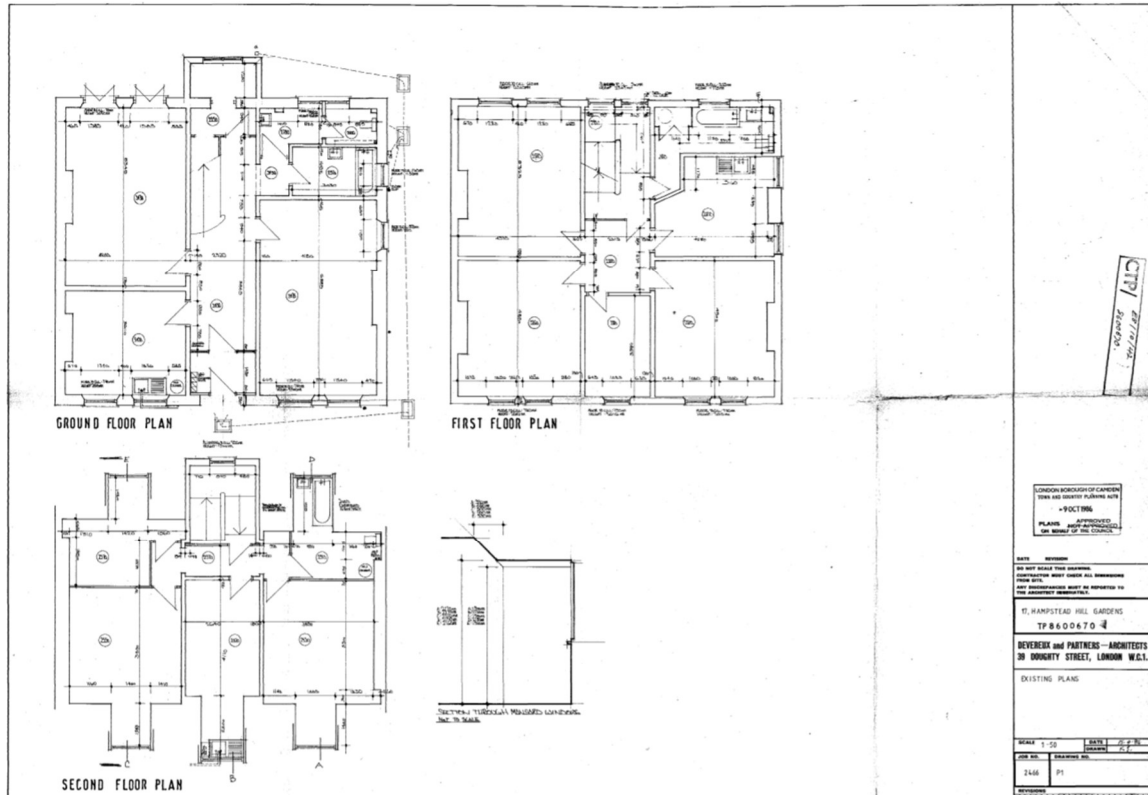


Image 005: Approved drawing from application 86/00670 describes the EXISTING condition to Upper Floors of 17 Hampstead Hill gardens in 1986, prior to works proposed within 86/00670 but after works Approved within 86/00222 had been carried out. This confirms that at the time there were two properties within 17 Hampstead Hill Gardens. This is once again the situation, though Flat 01 is Lower Ground and Upper Ground, Flat 02 is First and Second.

- m. contaminated land; and
- n. impact upon water and wastewater infrastructure.

- **7 Design & Heritage**

- Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

- Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designated heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use. The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm. Conservation areas Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:
 - e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
 - f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
 - g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and

h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

- **8 Sustainability and climate change**

- Policy CC1 Climate change mitigation

The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. We will:

- a. promote zero carbon development and require all development to reduce carbon dioxide emissions through following the steps in the energy hierarchy;
- b. require all major development to demonstrate how London Plan targets for carbon dioxide emissions have been met;
- c. ensure that the location of development and mix of land uses minimise the need to travel by car and help to support decentralised energy networks;
- d. support and encourage sensitive energy efficiency improvements to existing buildings;
- e. require all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building; and
- f. expect all developments to optimise resource efficiency.

- Policy CC2 Adapting to climate change

The Council will require development to be resilient to climate change. All development should adopt appropriate climate change adaptation measures such as: a. the protection of existing green spaces and promoting new appropriate green infrastructure; b. not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems; c. incorporating bio-diverse roofs, combination green and blue roofs and green walls where appropriate; and d. measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy. Any development involving 5 or more residential units or 500 sqm or more of any additional floorspace is required to demonstrate the above in a Sustainability Statement. Sustainable design and construction measures The Council will promote and measure sustainable design and construction by:

- e. ensuring development schemes demonstrate how adaptation measures and sustainable development principles have been incorporated into the design and proposed implementation;
- f. encourage new build residential development to use the Home Quality Mark and Passivhaus design standards;
- g. encouraging conversions and extensions of 500 sqm of residential floorspace or above or five or more dwellings to achieve "excellent" in BREEAM domestic refurbishment; and
- h. expecting non-domestic developments of 500 sqm of floorspace or above to achieve "excellent" in BREEAM assessments and encouraging zero carbon in new development from 2019.

- Policy CC3 Water and flooding

The Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible. We will require development to:

- a. incorporate water efficiency measures;
- b. avoid harm to the water environment and improve water quality;
- c. consider the impact of development in areas at risk of flooding (including drainage);
- d. incorporate flood resilient measures in areas prone to flooding;
- e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible; and
- f. not locate vulnerable development in flood-prone areas.

Where an assessment of flood risk is required, developments should consider surface water flooding in detail and groundwater flooding where applicable.

The Council will protect the borough's existing drinking water and foul water infrastructure, including the reservoirs at Barrow Hill, Hampstead Heath, Highgate and Kidderpore.

The main relevant supplementary planning documents/guidance adopted by Camden Council are:

- Hampstead Neighbourhood Plan
<https://www.camden.gov.uk/documents/20142/5158140/Plan+for+republishing.pdf/0de2245a-d751-d35b-c231-53755215e3e3>
- Hampstead Conservation Area statement
<https://www.camden.gov.uk/documents/20142/7549418/Hampstead+CA+appraisal.pdf/11b738f9-02be-b84b-f66d-e19e0218daf8>
- Hampstead Conservation Area streetscape audit
<https://www.camden.gov.uk/documents/20142/7549418/Hampstead+Audit.pdf/0d4a3fec-d9c5-ac6e-080e-576ecbbb2f64>
- Hampstead Conservation Area Design Guide
<https://www.camden.gov.uk/documents/20142/4842163/Hampstead+Conservation++Area+Design+Guide.pdf/98bdec1-f4dc-933e-e2af-546ff9b76b28>
- Article 4 Direction Schedule and List of Properties Affected in the Hampstead Conservation Area (excluding Frogna Way)
<https://www.camden.gov.uk/documents/20142/4842163/Article+4+Direction+Notice+and+Schedules++Hampstead+Conservation+Area.pdf/236c79b9-2ec0-debf-f7c4-8f573737086e>
- Article 4 Direction Hampstead Conservation Area Map
<https://www.camden.gov.uk/documents/20142/4842163/Hampstead+map.pdf/b8dca03e-6513-482d-af85-231a185b624e>
- Retrofitting Planning Guidance June 2011 Updated October 2013
https://www.camden.gov.uk/documents/20142/4855432/Retrofitting_Planning_Guidance_October_2013.pdf/a7c3580b-af1f-6b03-260f-da25ad1a7707
- Efficiency planning guidance for conservation areas
https://www.camden.gov.uk/documents/20142/4855432/Energy_Efficiency_planning_guidance_for_conservation_areas.pdf/902da11c-8f00-0c09-a9d7-d58ec6619345

We have reviewed all Policy and Supporting Documentation noted and have considered this carefully when approaching the design for the alterations to this property. We believe that we have met policy requirements and worked to the guidance of the supplementary documents provided. Our approach has been to consider the property itself, the Local Policy Requirements and Guidance and the immediate context of the adjoining properties to ensure that there is no negative impact on neighbouring amenity. Prior to undertaking any design input we reviewed the amenity of adjoining owners and set out 45 degree lines in plan, elevation and section to ensure that these lines were not breached by any proposals.

The proposal allows for a significant improvement regarding thermal efficiency and use of sustainable systems, including potential implementation of a heat pump, increased insulation levels, increase to sustainable urban drainage solutions and more. The proposal intends to create a sustainable home within the limits of an existing property.

We have carefully reviewed the history of the host property and realised that re-introduction of a 'flat' rear elevation is correct in this instance, as it returns the property to something closer to the original condition.

Once these broader contextual issues were understood the design was prepared from the parameters set out to ensure adherence to the context of policy, neighbouring amenity and our Client's brief within context of the existing property and the wider local surroundings.

Conclusion to Section 02:

In conclusion we have tailored the proposal to suit Camden's Policy requirements and Supplementary Documents/Guidance as contained within your documents listed above.

We sincerely believe that our proposal will provide a considerable improvement to the long term use of this property and its future occupants and improve the local context by removing previously undertaken

unsympathetic works and replacing these with a simple unified design that considers the context thoroughly, residing discreetly within this.

Having fully reviewed Policy, SPD's and Precedent we strongly believe and sincerely hope that the design as proposed can be approved at delegated level.

Section 03 Design & Access Statement:

Please find below Design and Access statement written in line with CABE guide 'Design and Access Statements.'

DESIGN

Use:

What Buildings and Spaces will be used for.

This property, Flat 01 within 17 Hampstead Hill Gardens, will continue to be used as a single-family dwelling. The internal alterations and extension will not allow for additional bedrooms but shall rather allow for simpler and better living for the occupants of this property.

Amount:

How much would be built on the site.

We have provided a Schedule of Areas below:

Gross Internal Areas:

| | |
|-------------------------------|----------------------|
| Existing Gross Internal Area: | 226.09m ² |
| Proposed Gross Internal Area: | 242.24m ² |
| Increase to GIA: | 16.15m ² |

As is apparent we have proposed to extend by just over 16m². This is a small intervention that does not impact unduly on adjoining properties or the wider context. We have sought to construct only where construction is necessary to meet our Clients' brief and to minimise on potential impact on the adjoining owners' amenity.

Layout:

How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

The existing building shall relate to the public domain largely as it currently does, there will be no visible difference from Hampstead Hill Gardens.

Scale:

How big the buildings and spaces would be (their height, width and length).

The proposed extension, alterations and insertions are defined by the existing property and those adjacent. We advise that it is better to view the measurements on the drawings in context.

Landscaping:

How open spaces will be treated to enhance and protect the character of a place.

We have proposed minor changes to landscaping, these as clearly defined on our drawing set. We note that all hard surfacing proposed is to be SUDS Compliant regarding permeability. Our Clients currently have a rear garden that is largely permeable. We have designed the interface between interior and exterior in a manner that suits the immediate and wider context.

Appearance:

What the buildings and spaces will look like, for example, building materials and architectural details.

We have proposed a simple language for the proposed extension and rear alterations to Lower Ground Floor. The language is simpler and clearly modern to clarify that this is an additional element to the original host property. The existing extension from 2007 is improved by being re-dressed in a simpler manner. The use of a lighter paint colour (it is currently dark grey) will lighten the appearance. Use of a parapet wall will conceal gutters, allowing for a less cluttered rear elevation. The only works to the street elevation involve replacement of single and older double glazed windows with heritage detailed replicas, with double or triple glazing to considerably improve thermal performance without negative impact on the local area.

ACCESS**Vehicular and transport links.**

There are no proposed alterations to vehicular and transport links.

Inclusive access.

The proposed design will allow for a more readily accessible internal layout and for simpler access between indoor and outdoor spaces. There will be less level changes internally than there are within the existing property and generally the ability to navigate the property will be improved for all parties. We note the existing condition and limits set by this.

Continued on Page 17

Section 04 Addressing Potential Concern from adjoining Neighbours:

We are aware that any development can be viewed with trepidation by adjoining owners. We wish to provide clarity and continue the open dialogue that has been enjoyed from the outset to provide a level of comfort regarding this proposal:

1. The proposed design will have no negative impact on the amenity of adjoining properties regarding rights to light as defined within BRE Guidelines and following the 45 degree rule and the 25 degree rule. We have been careful to work in consideration of adjoining property with consideration of adjoining amenity from the outset. We note that there is an existing clash regarding 45 degree rule with No.19 in plan, though not in elevation. This noted within the 2007 Approval. We have not changed the plan to this side and elevation is still within the 45 degree rule, remaining as it was when Approved in 2007. We have proposed a small balcony that has potential to overlook the rear garden of No.19. Our Client would gladly introduce a flank screen to this balcony if desired by the adjoining owner (or by Camden's Planning Team).
2. Noise and dust will be controlled during works. Working hours will be limited by Camden as a Standard Condition with noisy works generally permitted between the hours of 8am and 6pm Monday to Friday, 8am to 1pm on Saturday and not at all on Sundays or Bank Holidays.
3. Our clients will have an appointed suitably qualified Structural Engineer who will be retained throughout the Construction of this project.
4. No relevant works shall commence until any necessary Party Wall Agreements are in place and a Schedule of Condition has been undertaken (including a photographic record) of existing condition as necessary. This will ensure that should any issues arise (which we anticipate should not be the case) then all parties have a clear path to resolution. We note that our client has very well-defined responsibilities under The Party Wall etc. Act 1996 and shall oversee the appointment of a suitably qualified Party Wall Surveyor (subject to this application being Granted) who will be in touch to discuss the Party Wall Act and the process of an agreement being reached.
5. We ask that neighbouring owners or other interested parties raise any concerns or questions regarding this application with ourselves before submitting a response to Camden if they are comfortable making contact with us directly. We are keen to listen to any concerns or questions and respond to these with reassurance and possible design amendment if necessary. We take the concerns and wellbeing of adjoining owners very seriously and wish to alleviate undue concern and the associated stress that this can cause. We do appreciate that if we cannot allay concerns that these will likely be raised with Camden and we respect and welcome this. We would like to ensure that all parties are aware that we wish to maintain open and amenable dialogue from the outset.
6. We hope that the benefit of this property being refurbished, including the improved design and improvement to local visual amenity can be appreciated by Local Residents and that the disruption of works being undertaken does not cloud the view that the end result will be an overall improvement to 17 Hampstead Hill Gardens and a benefit to the Local Environment and visual context.

Section 05 Existing Site Photographs:



Image 013: Rear of site from above showing existing property in context. Note larger extensions to No.15 Hampstead Hill Gardens.



Image 014: 17 Hampstead Hill gardens from Hampstead Hill Gardens. This view will remain unchanged.

Continued on Page 19



Image 015: Lower Ground from rear Garden. Existing non-permeable paving to be replaced with permeable SUDS compliant surface. The small infill extension will have no impact on adjoining amenity and will unify the rear elevation.



Image 016: The existing extension, dating from 2007, at boundary with No.19 Hampstead Hill Gardens. The proposed parapet detail would conceal guttering and improve the aesthetic of the property without increased loss of light to the adjoining property, noting the height of existing boundary treatment.

Continued on Page 20

Section 06 CONCLUSION:

We have considered the important contexts of Local Policy & Guidance and the Amenity of Neighbouring Owners when addressing our Client's brief. We believe that we have interpreted and addressed Policy and Context correctly resulting in a proposal designed to suit the existing context in a sensitive and well considered manner. We hope that the proposal can progress without contention through to approval.

If you have any questions or would like to receive any further information, please do call or e-mail at your convenience.

As before, if neighbouring owners or interested parties wish to make contact regarding this proposal to raise questions or concerns, please do e-mail or call myself directly via the contact details given below.

Yours sincerely,



For, and on behalf of **morganharris**architects.

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