

2019/4140/P

The West Hampstead and Fortune Green NDF **objects** to this application:

The original scheme was developed with substantial consultation and a progressive development of the scheme, largely improving it, although few local people were entirely satisfied with the final scheme.

Given the effort put into to the previous application we consider that this amended scheme merits equally deep review, and we are pleased to see that the consultation period has been extended.

Three of the main issues raised against the previous application were height and bulk, external design, the intensity of development, and public open space. We are now presented with a revised scheme which seeks to change the height, the external design, the intensity of development, and reduces the area of public open space.

1. The Design Statement says the roof plan is not changing (p 15) but there is an additional lift overrun for the new core 3 on the west building, and the overruns for other cores, in particular core 5, have increased area and height. On the east block, there is an infill increase in roof height at the east end visible in the Northern elevation.

2. Some aspects of the changes to exterior design appear to be improvements. However, the darker façade to the mansard roof facing West End Lane does not reflect the relatively light coloured mansards on the existing buildings on West End Lane. (P36 design statement). Some of the new panelling appears to be more brown than grey, not reflecting the general use of slate across West Hampstead. The colour also accentuates the overbearing dormer on the south west corner of the west block. Some modification to reduce the impact of this would help.

3. The density of the consented scheme was 252 units per hectare (162 units / site area 0.642 hectares) which was marginally below the requirement of the current London Plan using the high PTAL of 6. This new scheme has a density of 280 units per hectare (180 units / site area 0.642 hectares). P34 of the Design Statement. So this new scheme is in excess of the maximum density of the current London Plan, a

compelling argument not to approve an increase in the number of units on the site. Please see the table 3.2 below from the London Plan

4. The NDF is particularly concerned about the reduction of the public open space resulting from the projection of the central link block into the outdoor square proposed in this application. (p27 Design Statement).

Page 31 of the Neighbourhood Plan section B7. 156 West End Lane, sets out the plan's particular concerns about this development. Included is:

The provision of new green/open space to address the deficiencies outlined in the CCS.

The consented scheme only delivers a minimal amount of new open space and an application to squeeze this in terms of building footprint and density of overlooking is plainly wrong.

5. We note that the number of lifts in the east building is reduced from 5 to 3, in spite of the number of units and the floorspace increasing. (p20 Design Statement). There is no explanation or reassurance that this meets guidelines. An additional point is that the modified cores do not appear to have staircases. There does appear to be space for them, albeit a smaller space than that in the approved scheme.

Table 3.2 Sustainable residential quality (SRQ) density matrix (habitable rooms and dwellings per hectare) Source: London Plan

Setting Public transport accessibility level PTAL

	0 to 1	2 to 3	4 to 6
Urban	150–250 hr/ha	200–450 hr/ha	200–700 hr/ha
3.8 –4.6 hr/unit	35–65 u/ha	45–120 u/ha	45–185 u/ha

3.1 –3.7 hr/unit	40–80 u/ha	55–145 u/ha	55–225 u/ha
2.7 –3.0 hr/unit	50–95 u/ha	70–170 u/ha	70–260 u/ha