



DESIGN & ACCESS STATEMENT

REVISION 1
JUNE 2023

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INTRODUCTION

This statement has been prepared in support of a full planning application on behalf of the applicants; Sendi and Daniel Young. The scheme proposes:

“Demolition of the existing building and the erection of a 2 storey (plus basement) family dwellinghouse.”

The proposed design has been developed in collaboration with a team of technical consultants. The team have provided expertise across planning, sustainability, energy and structural performance and arboriculture.

The design has evolved and responded to feedback from the team of technical consultants and also via public feedback, following a Public Consultation Event which was held with residents in March 2023.

This report has been prepared following an examination of the site and surroundings, research into the planning history of the property, and an examination of relevant planning policy documents.

This submission follows a recent approval of full planning permission in April 2023 (ref. no: 2022/0743/P) which granted consent for the following works: “Provision of a new basement extension below existing rear single-storey premises, minor amendments to rear ground floor, formation of new landscaped patio garden and use of the premises as a self-contained, stand-alone residential property.”

This Design and Access statement is supported by, and should be read in conjunction with the following documents:

- **Completed Application Form**, prepared by Savills Planning;
- **Community Infrastructure Levy Form**, prepared by Savills Planning;
- **Existing and Proposed Drawings**, prepared by Scenario Architecture;
- **Design and Access Statement (DAS)**, prepared by Scenario Architecture;
- **Sustainability and Energy Assessment**, prepared by Envision;
- **Part O - Overheating Assessment**, prepared by Envision;
- **Basement Impact Assessment – Addendum Letter to Revision 4**, prepared by Milvum Engineering Services;
- **Basement Impact Assessment dated February 2018 and supporting appendices B - D**, prepared by Milvum Engineering Services;
- **Drainage Statement and Flood Risk Assessment**, prepared by SD Structures Ltd; and
- **Arboricultural Impact Assessment Report**, prepared by Landmark Trees.



SITE AND SURROUNDINGS

SITE LOCATION

The property comprises a single-storey building located at the end of a narrow driveway, beside a cluster of six garages. The driveway is accessed to the side of the original building at 20 Crediton Hill.

The site is located within a 12-minute walk of West Hampstead Rail, Overground and Tube Stations in a south-westerly direction. The site is well served by frequent bus services which can be accessed most locally on Dennington Park Road. Consequently, the site benefits from a public transport accessibility level (PTAL) of 5, adjacent to areas with the rating 6a, indicating excellent levels of public transport accessibility.

SITE DESCRIPTION

The building, which is the subject of this application, was owned and used by a flat within the main block of 20 Crediton Hill and used as ancillary office space to this flat. The existing building was granted planning permission in 1985 (see history below).

A basement extension was subsequently granted planning permission in 2018 and more recently full planning permission was granted for the property to be used as a standalone residential dwelling.

The premises are not connected to the main building and are indeed located approximately 10m away from the main building, with a communal garden and communal driveway in-between.

SITE DESIGNATIONS

The property is not a statutorily listed site but it is located within the West End Green Conservation Area.

To the rear of the site is Hampstead and Cumberland sports pitches, which are designated as Local Plan Open Space. There is a significant drop in the land at the rear, with the pitches much lower than ground level at the entrance to the application building.



Site Location

PLANNING HISTORY

20 Crediton Hill was originally constructed as a large single-family dwelling at the front end of an unusually large site, which covers substantial grounds between Crediton Hill (the main street) to the West and a 10 acre cricket ground to the East.

Due to a substantial difference in levels (between 3 – 3.5 metres) between the main street of Crediton Hill and the level of the cricket grounds beyond the rear garden boundaries of 20 Crediton Hill, most of these gardens have been formed over the raised made grounds.

In 1959 the owners of the main house at 20 Crediton Hill carried out major conversion works to the main building and substantial ground works to their large gardens.

The works involved the formation and construction of a shared drive along the side of the main building, the construction of 6 no. brick-built garages on their own separate plot and a separate large hard-paved forecourt to serve the rear end of the site with 4 no. garages.

Planning permission was subsequently granted in 1985 for the erection of a single-storey conservatory in the North-East corner of the site adjoining an existing garage block. The report for this application stated that “Whilst granting the extension would make it more possible for the building to become a separate planning unit and a separate dwelling, this would require further planning permission. Officers note that residential premises can become lawful if used for 4 years or more. Therefore, a condition is attached to ensure that the premises do not convert to a standalone dwelling without planning permission”.

In 2018 planning permission was granted for a new basement extension below the existing single-storey premises, minor amendments to elevations and the formation of a new landscaped patio garden. This consent was implemented, with planning conditions discharged in 2021.

More recently (in 2022) a full planning application was submitted to establish standalone residential status for the premises approved under the 2018 extant consent. This application was approved in April 2023.

The Officer’s Delegated Report for the 2023 approval states that (with reference to the 1985 consent and condition no.4) the aforementioned condition was attached to prohibit the use of the premises as a standalone residential property, not because this was considered unacceptable, but as this would require further assessment and would trigger section 106 clauses for affordable housing and car-free.

The use of the existing site for standalone residential use is now established as per the latest extant consent.

According to the Council’s online register, 20 Crediton Hill has the following planning history:

Reference	Description	Date	Decision
TP35804/14481	Erection of a range of six lock up garages at no. 20 Crediton Hill, Hampstead and the formation of a new means of access to the highway.	23.10.1961	Approved – Conditional
8501896	Erection of a single-storey conservatory in the North-East corner of the site adjoining an existing garage block as shown on drawings no. 3010/1 and 2.	18.12.1985	Approved
2007/2959/P	Retention of basement level accommodation beneath existing garage for ancillary storage.	03.09.2007	Approved
2018/1012/P	Provision of a new basement extension below existing single-storey premises, minor amendments to elevations and formation of new landscaped patio garden.	02.10.2018	Approved
2022/0743/P	Provision of a new basement extension below existing rear single-storey premises, minor amendments to rear ground floor, formation of new landscaped patio garden and use of the premises as a self-contained, stand-alone residential property.	12.04.2023	Approved

Planning History

PROPOSAL

The proposal seeks to demolish the existing single-storey property on site, to allow for a complete rebuild that includes a basement, a ground floor and a mezzanine level.

The design of the new dwelling has been developed by Scenario Architecture with the intention of creating a contemporary yet sustainable family home. Conscious of the Arts and Crafts style which is a prominent feature of the local area, the new dwelling does not try and compete with this but rather offers a modern building that is lightweight yet durable.

The aspiration has been to improve the contribution of the site to the West End Green Conservation Area, and deliver high-quality residential accommodation.

Utilising the existing built form, the proposals lean on the substantial difference in levels between the higher ground to the rear to the main house of 20 Crediton Hill and the cricket grounds to create a dwelling which is subordinate in relation to the main building and in relation to the neighbouring properties.



Proposed view from the cricket field

In terms of the setting of the new building on site, it remains fully concealed from the main street along Crediton Hill, with the new dwelling occupying a similar profile along the rear boundary to the East – maintaining the relationship with the cricket ground.

By virtue of the proposal's sustainable design, it creates a naturally lit and ventilated new dwelling with uninterrupted views along its eastern façade.

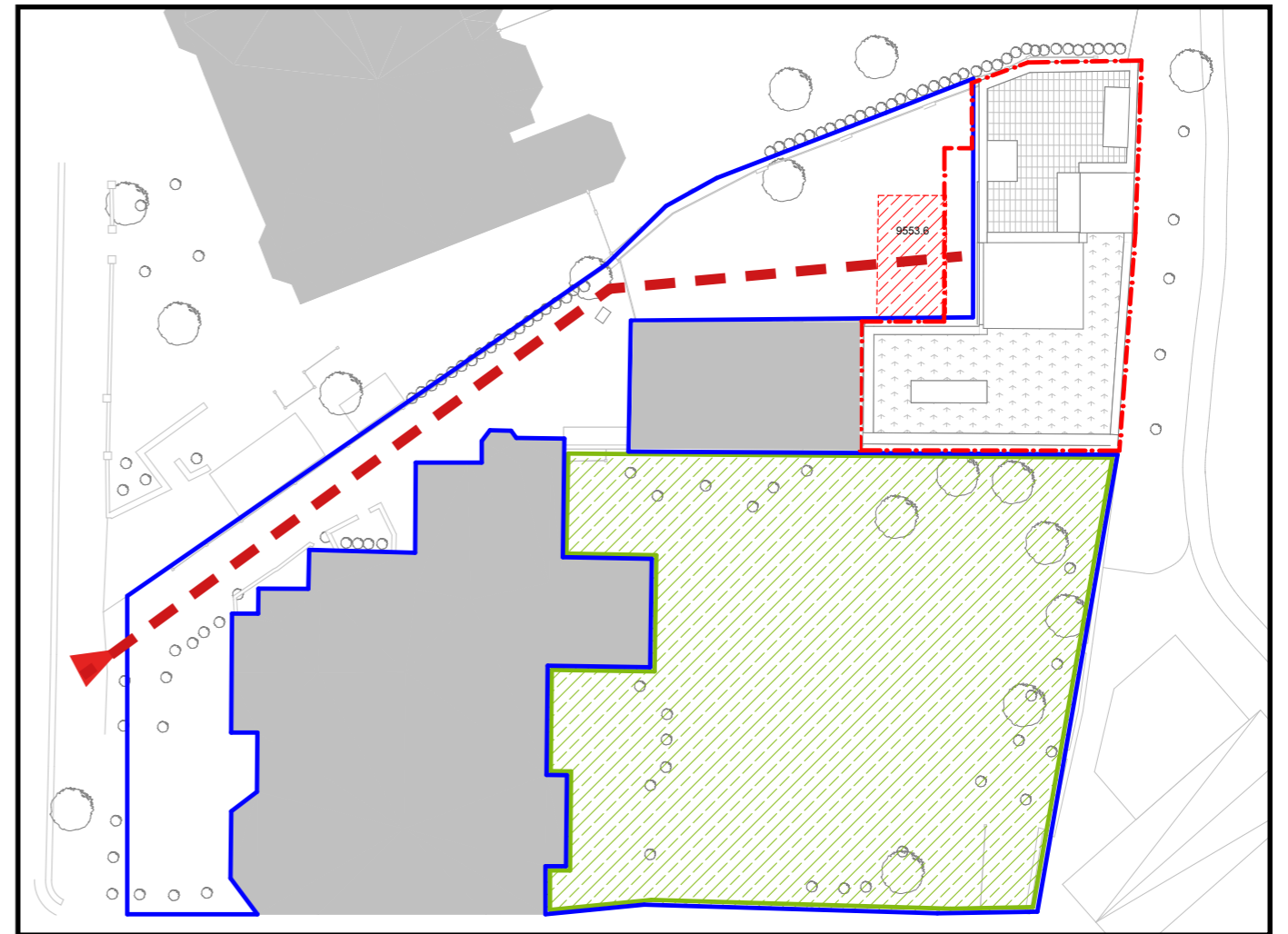
Access to the new dwelling is step-free and benefits from sustainable transport facilities, with new cycle parking accessible from the forecourt. The existing pedestrian and vehicular access remains unchanged from the existing situation, allowing access to the remaining garages.

Waste and recycling storage is strategically located (integrated into the northern façade), which is also accessible from the forecourt to allow for easy access for collection and disposal.

A green roof and PV panels have been incorporated at roof level, and ground source heat pumps have also been integrated, in order to meet the applicant's brief of creating a high-quality sustainable new home.

This application seeks planning permission for the following development:

- Demolition of the existing single-storey structure.
- Construction of a new residential dwelling to comprise: lower ground floor/ basement, ground floor and mezzanine level living accommodation.



Access Diagram



Aerial View



Corner South-East View



View from the cricket field



View from the cricket field

DESIGN EVOLUTION

As per all Scenario projects the design starts from a very detailed analysis of the brief. Thorough interviews take place with all the members of the family to define the “scenarios” of each component throughout a typical day, season and often looking ahead to the foreseeable future.

On the other hand, the external parameters like context, topography and planning constraints set the parameters for the sensible envelope achievable. The initial volume is normally the result of the right balance between the two and in this specific case resulted in a volume over two floors, basement and ground, which hosted almost all the functions needed. The clients often work from home and require a dedicated space for two private offices and a shared space to host meetings and workshops.

In order to meet the requirements as well as the minimum planning space standards, the addition of a mezzanine level above the entrance was sought to be necessary. The choice of its location came from a careful consideration of orientation, light and visual impact from both no.20 and no.22 Crediton Hill: having the mezzanine along the northern boundary allowed us to have a generous double height space above the living room which brings light and helps with heat dispersion (natural ventilation), without leaving the ground floor exposed to the communal forecourt. This volume in turn helps balance the higher volume of the mezzanine with the lower one of kitchen and diner, which matches in height the existing garages to the south.

As the project progressed and external consultants were requested to input with their expertise, the design developed further. Our sustainability consultants, Envision Eco, ran several overheating calculations of the proposed volume as the clients’ aspirations were to have a contemporary home which takes advantage of green measures such as air source heat pump and solar panels. These needed to be sized and their functionality balanced against the proposed volume. The design team went through several design reiterations which resulted in the reduction of the amount of glazing, the increase of openable areas and green roof, as well as the introduction of a bespoke system of louvers.

All these elements have altogether helped us design a dwelling which responds efficiently to the clients’ brief and provides a healthy environment. The measures adopted mitigated the overheating issue and allowed us to achieve a 62% reduction in carbon emissions compared to a notional existing building baseline. This minimises pollution, footprint of the development and reduces water use, proving to be a sustainable development.



Initial design



Design Progression



Final Design

BASEMENT CONSIDERATIONS

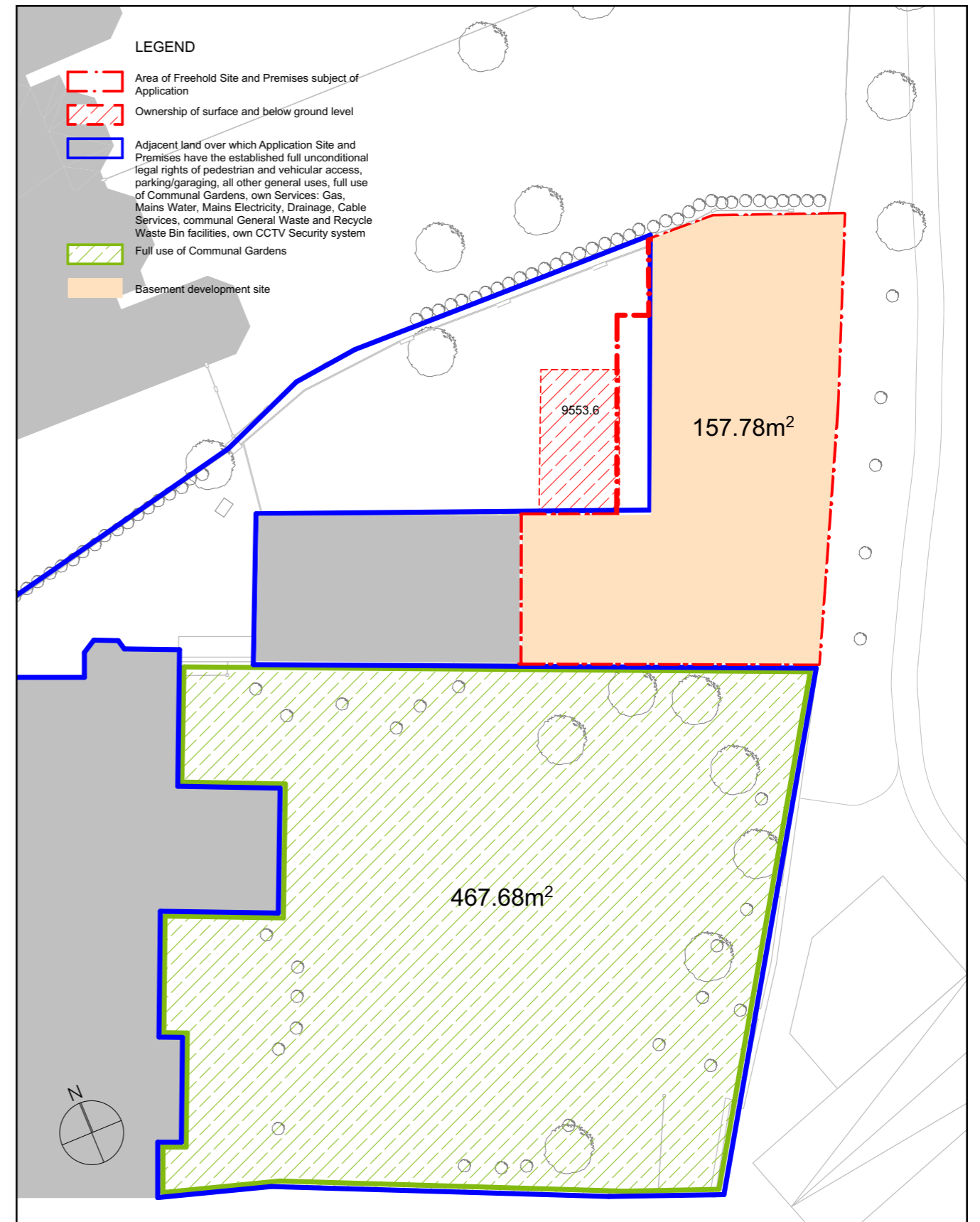
For the basement development there are certain considerations to be taken into account in Camden Council's Policy.

The following table is a checklist of the Council's points according to the Local Plan Policy A5.

The basement is set within the boundary of the site and follows its exact footprint.

The applicant has full access of the communal gardens (Refer to site plan). This is considered amenity and garden space for the property.

LOCAL PLAN POLICY A5 (BASEMENTS)	
f. not comprise of more than one storey.	✓
g. not be built under an existing basement;	✓
h. not exceed 50% of each garden within the property; be less than 1.5 times the footprint of the host building in area;	✓
j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;	✓
k. not extend into or underneath the garden further than 50% of the depth of the garden;	✓
l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and	N/A
m. avoid the loss of garden space or trees of townscape or amenity value.	✓



PRE-APPLICATION CONSULTATION

Although the applicant did not engage in pre-application discussions with LB Camden, the proposal has been developed through an extensive community consultation and design development, utilising the expertise of a team of technical consultants.

To understand local views on the emerging proposal, letters and emails were sent to neighbouring properties in March 2023 inviting them to a Public Consultation Event at the existing site.

Circa 15-20 local residents attended the public consultation event and the consultant team (Savills Planning, Scenario Architecture and a representative from the Contractor) presented a PowerPoint presentation which explained the background to the site, the applicant's brief, the design approach and the resultant proposal (including concept architectural drawings and early stage floorplans as well as high-level CGIs).

Following the conclusion of the presentation, the Consultant Team took questions from the attendees and answered these based on the information available at the time. The applicant and consultant team found the session very helpful in terms of understanding the views of the local residents and how the proposal could be improved.

A copy of the presentation material was shared with residents via email following the event, and some follow up correspondence took place between some of the immediate neighbours, specially no. 22 Crediton Hill and the Cricket Ground General Manager.

The applicant has met both immediate neighbours pre-submission to understand their concerns in more detail.

The final design is carefully considered and responds to the feedback received. The following Table shows the key points of the Pre-Application feedback received Vs the design response to adhere to/ overcome any comments.

CONSULTATION FEEDBACK	DESIGN RESPONSE
<p>The southern facing windows are in close proximity with the communal terrace (which overlooks the cricket ground) between 20 Crediton Hill and the main house and leaseholders in the main house wish to use this sporadically and are concerned with overlooking.</p>	<p>Scenario Architecture have incorporated a bespoke design in relation to the louvres in this location.</p> <p>This allow natural light to come into the new dwelling, whilst retaining privacy towards the communal terrace.</p>
<p>The owners of no. 22 Crediton Hill were concerned with the impact on daylight/sunlight, overshadowing and overlooking of towards the rear of their property and rear garden.</p>	<p>Scenario Architecture have undertaken a Daylight and Sunlight Assessment which forms part of the Design and Access Statement.</p> <p>This study confirms that the proposal complies with the BRE Guidance in terms of its daylight and sunlight impact, passing the 25 degree, 45 degree rules and the 50% shading test.</p>
<p>The owners of no.22 Crediton Hill expressed concern in terms of the change in their aspect/view from the rear of their property towards the cricket pitch.</p>	<p>The proposal has been designed so as to be subordinate in nature to the main house at no. 20 Crediton Hill and also in relation to neighbouring properties.</p> <p>In response to comments received at the Public Consultation Event, the design has been amended in order to include a bespoke reflective surface within the elevational treatment which borders no. 22 Crediton Hill's rear garden.</p> <p>The affect of this bespoke reflective surface is that it allows the sky to be mirrored, in turn minimising the impact of the volume of the new dwelling.</p>
<p>Concerns were expressed by several residents in terms of how the new dwelling would be constructed and how construction impacts would be managed by the applicant to reduce disturbance in relation to noise, dust and access.</p>	<p>A representative from the Contractor was present as the Public Consultation Event and engaged with local residents.</p> <p>The appointment of a Contractor at an early stage has been deliberately done in order to develop the approach to demolition and construction in a holistic manner as the detailed design and planning application progresses.</p> <p>The applicant is committed to causing the least disruption possible and will ensure the Contractor signs up and complies with the Considerate Contractors Scheme.</p>
<p>The Cricket Ground General Manager raised concerns regarding the impact of overlooking the cricket ground.</p>	<p>The existing property already overlooks the cricket ground by a glass façade across the entirety of the rear elevation.</p> <p>The proposal incorporates an innovative design of angled and manoeuvrable louvres, which can be opened and closed to natural light and ventilate the internal spaces and retain privacy for the occupants.</p> <p>This system will introduce appropriate screening between the boundary of the new dwelling and the cricket ground, ensuring the cricket ground is not permanently overlooked.</p>

PROPOSED LAYOUT

The proposal entails the replacement of the existing outdated and dilapidated pavilion with a new contemporary 4 bedroom house designed with a strong focus on sustainability.

The proposed layout entails an open plan kitchen, dining, living room, master suite and bin and bike storage at entrance level. The floor below includes 3 bedrooms, 1 play area, one family bathroom, utility room and plant room.

Above the living room, a terrace and work spaces occupy the mezzanine level.

Existing floorspace 105m²
 Proposed floorspace 300m²
 Additional floorspace 195m²

Basement

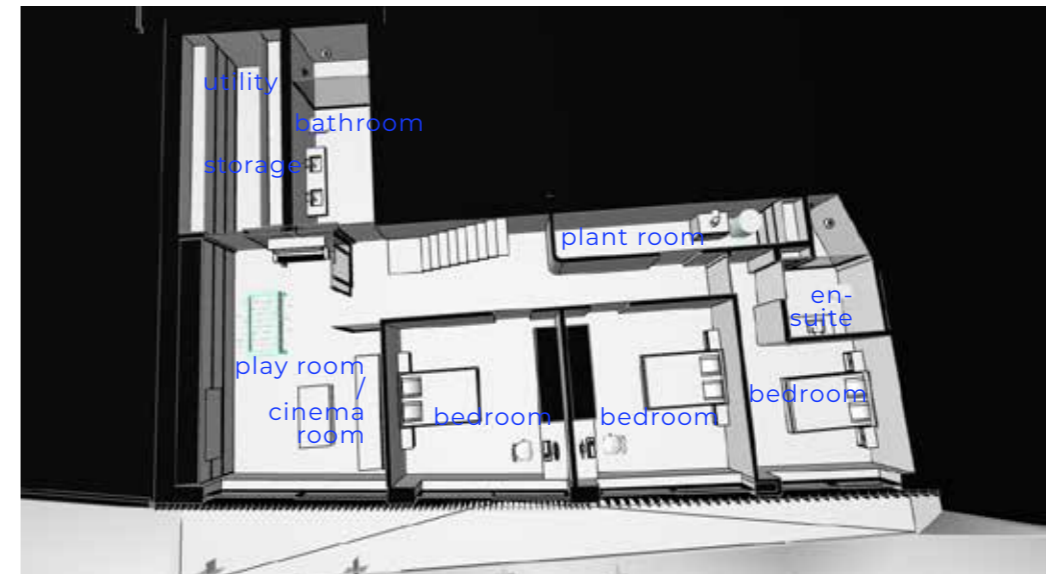
- 2 bedrooms and a family bathroom
- 1 guest bedroom + en-suite
- utility room with natural light and ventilation via lightwell
- play room / cinema room
- storage and plant room

Ground Floor

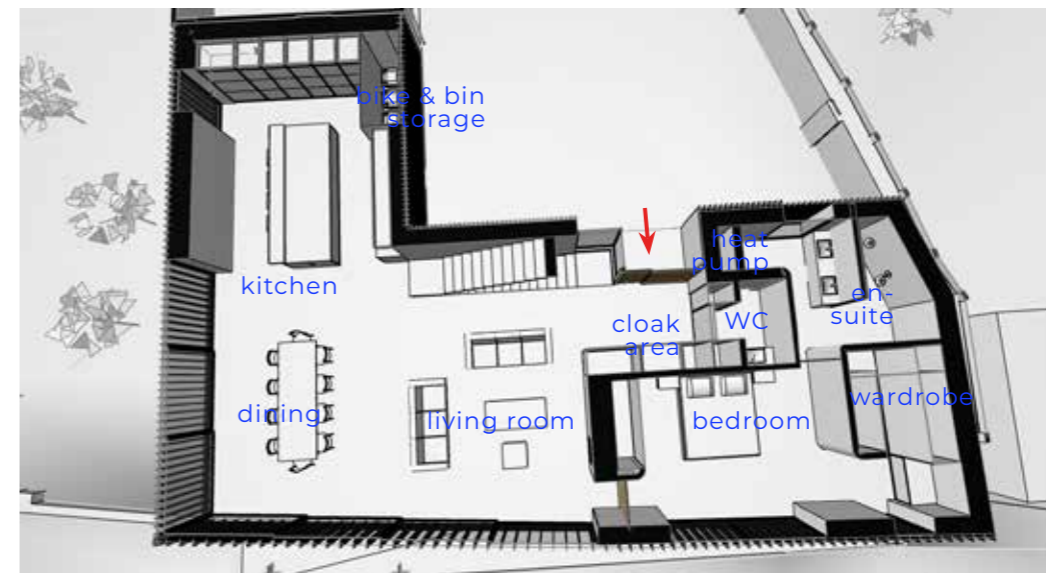
- cloak and entrance area
- kitchen, dining, living room & master suite

Mezzanine level

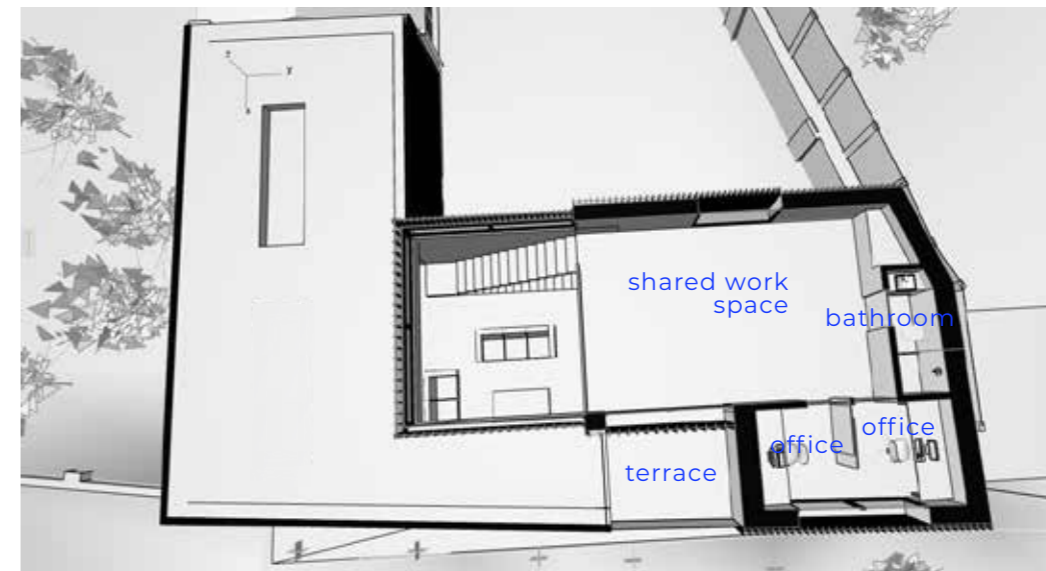
- shared working area + 2 individual offices
- bathroom
- terrace 6m²



Proposed Basement Floor Layout



Proposed Ground Floor Layout



Proposed Mezzanine Floor Layout

SCALE AND MASSING

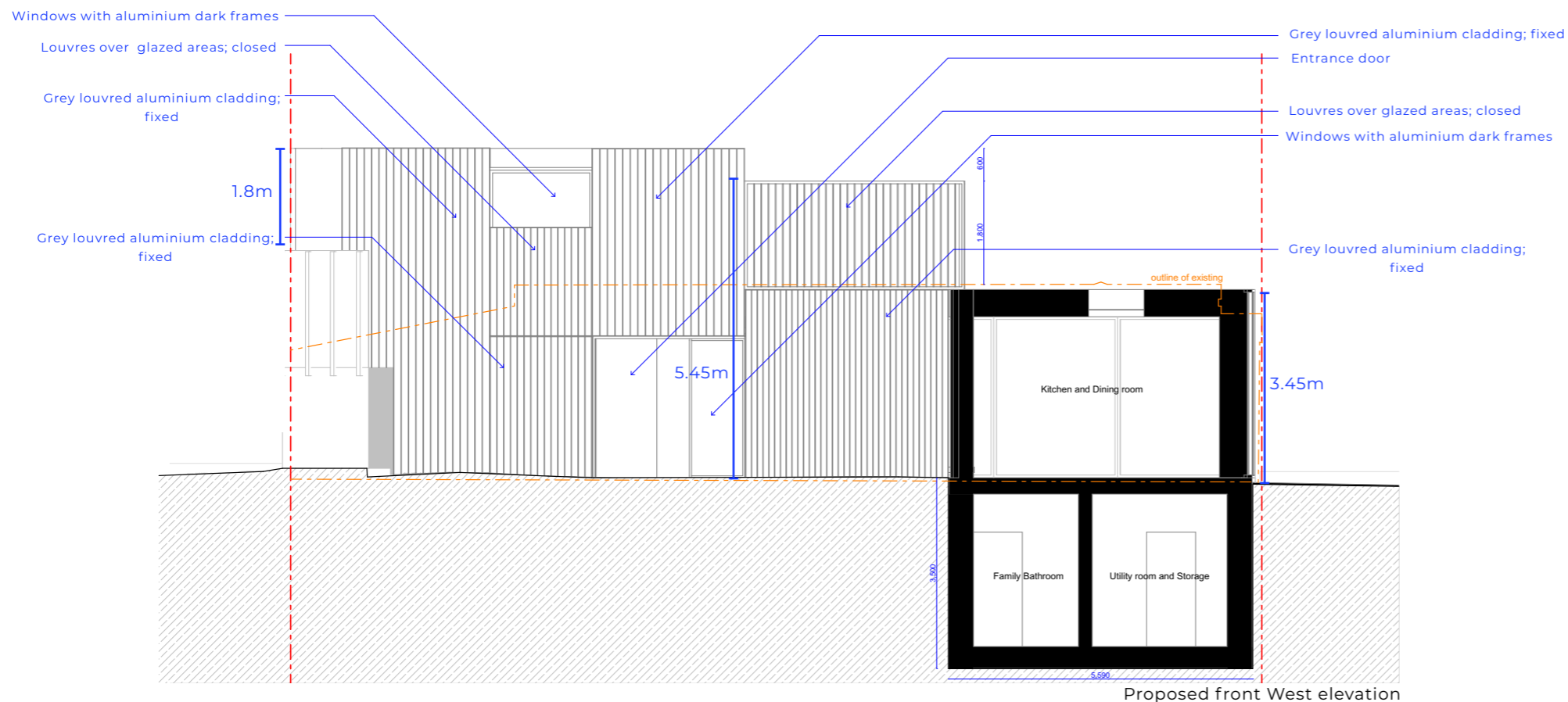
The front elevation has been deliberately designed to create a strongly defined entrance, and to help establish clear legibility when approached from the forecourt.

Towards the neighbours and No. 22 Crediton Hill, the volume proposed is higher than the existing fence by 1.8m. However, the increase in height is considered modest and has been orientated so as not to interfere with the neighbour's main outlook towards the cricket field.

Towards the centre of the site, the height of the volume decreases to 5.45m (with the distance measured from the forecourt level).

This middle volume is lightweight and links the northern wing that houses the top mezzanine with the southern wing that houses the kitchen and dining area.

The lowest volume to the South measures 3.45m in height from the level of the shared garden. The height is sympathetic to the adjacent garage and does not exceed its ridge, framing the dwelling appropriately within its surroundings.



DAYLIGHT AND SUNLIGHT STUDY

According to the British Research Establishment (BRE) the considerations that need to be taken in regards to Daylight and Sunlight amenity for this development are:

- Compliance with the 45 degree rule
- Compliance with the 25 degree rule
- Compliance with 50% shading requirement

The 45 degree rule.

The 45° test is used to check extensions that are perpendicular to a window.

The 25 degree rule.

The 25 degree test is used where the development is opposite the adjacent property's window.

The 50% shading requirement

As seen on the site plan due to the proposals' orientation, some shading will affect the garden of No 22.

The BRE requirement is that at least 50% of the area of each amenity space should receive at least 2 hours of daylight on 21st March.

Compliance with the 45 degree rule.

The 45 degree rule does not apply to this specific case.

1. The proposal is not set perpendicular to any window.
2. The nearest distance between openings in No 22 and No 20 is 17m. (Refer to site plan)

Therefore, the proposal complies to the 45 degree rule.

Compliance with the 25 degree rule.

As can be seen from the section below, the proposals will comply with the 25 degree rule.

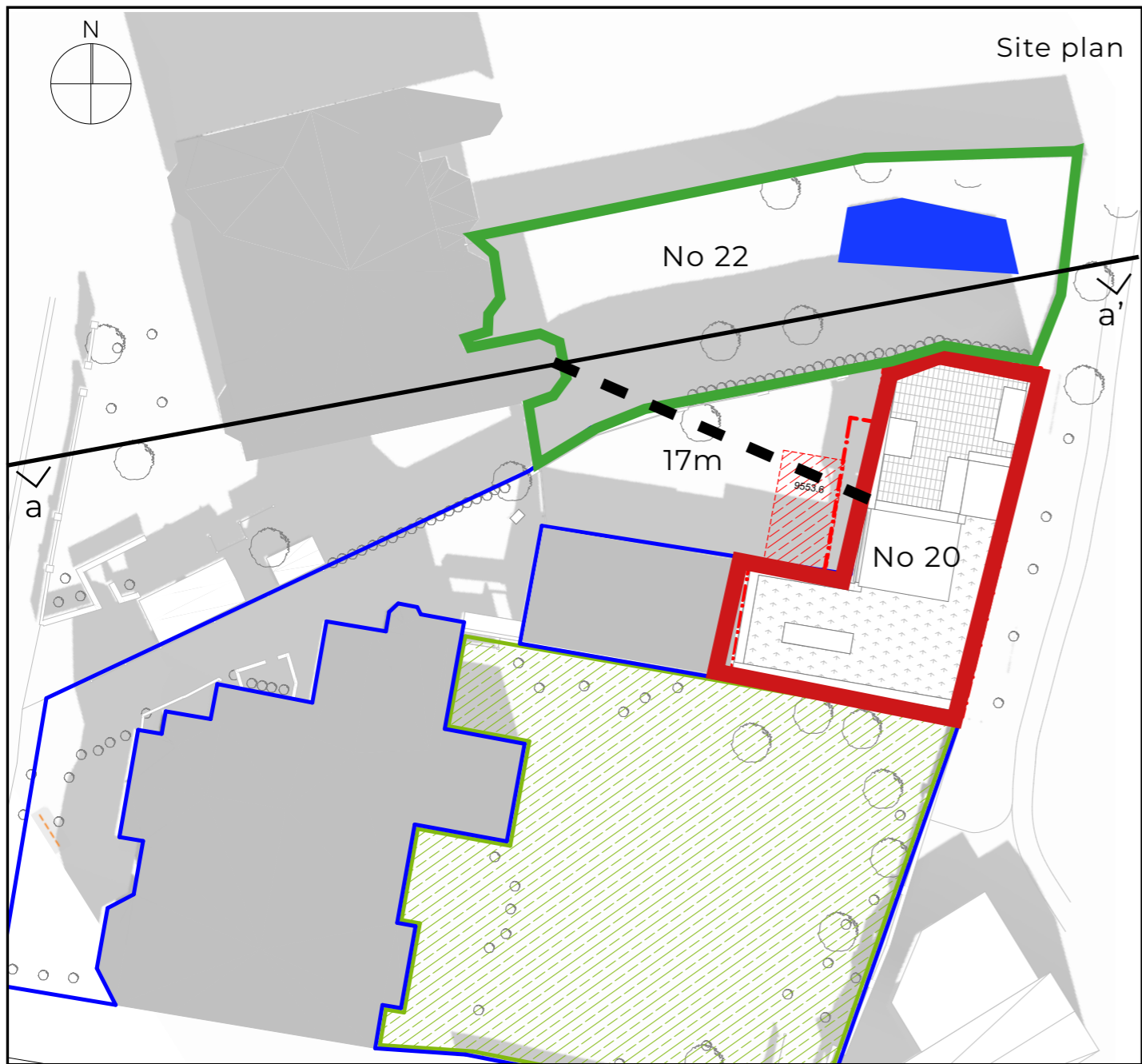
Compliance with the 50% shading requirement - Shading Study




The following Daylight/Sunlight study is carried out at the 21st March 2023, to comply with the BRE considerations.

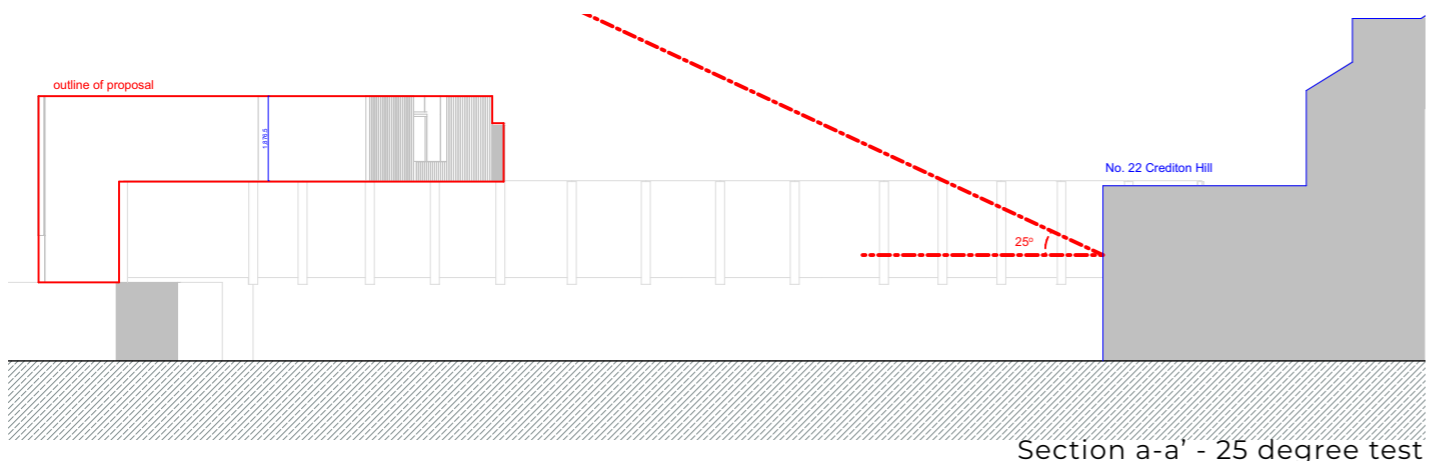
The proposal is of minimal impact and in line with what the BRE Guidance considers acceptable. We pass the test because between 6:30 a.m and 9:30 a.m. the garden receives at least 50% of daylight on the 21st of March.

According to the sunlight study the percentage of light No 22 Crediton Hill gets is:




TIME OF DAY	GARDEN AREA	LIT AREA	% OF DAYLIGHT
6:30am	281.44sqm	191.30sqm	67.97%
7:30am		207.20sqm	73.62%
8:30am		164.38sqm	58.40%
9:30am		143.57sqm	51.01%
10:30am		130.93sqm	46.52%
11:30am		113.19sqm	40.21%
12:30pm		101.15sqm	35.94%

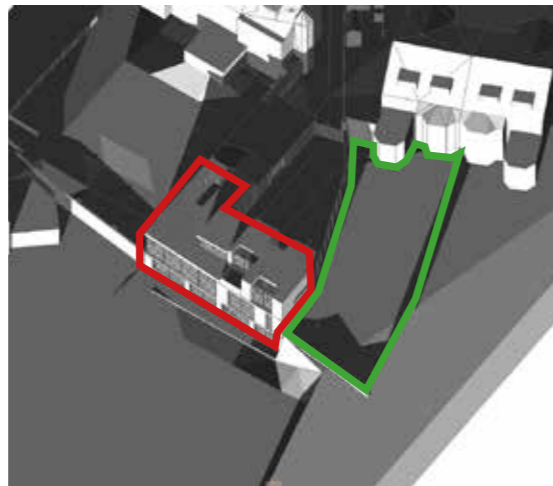


	Outline of proposal
	Outline of No 22 garden
	Shading caused by proposal

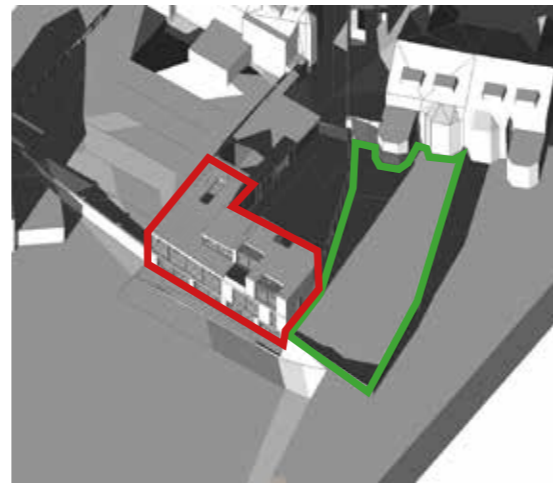


SHADING STUDY

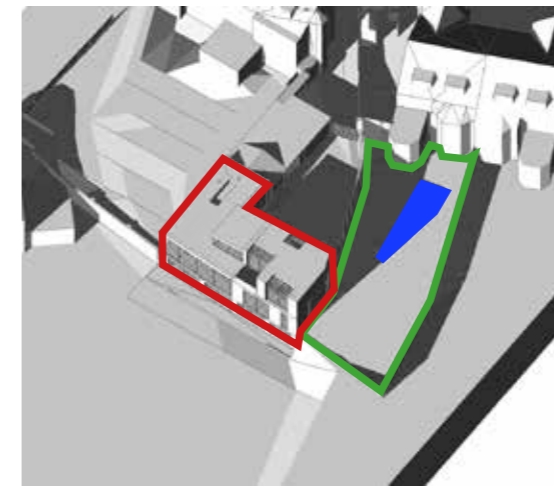
	Outline of proposal
	Outline of No 22 garden
	Shading caused by proposal



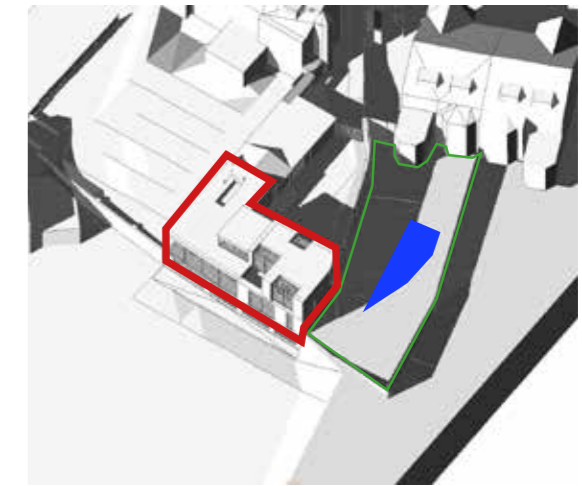
March 21 - 6:30am



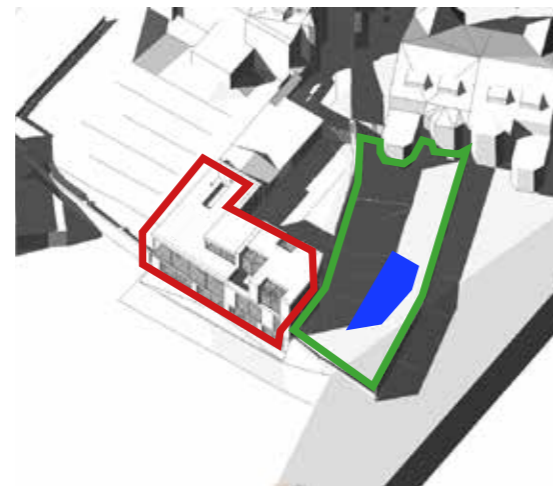
March 21 - 7:30am



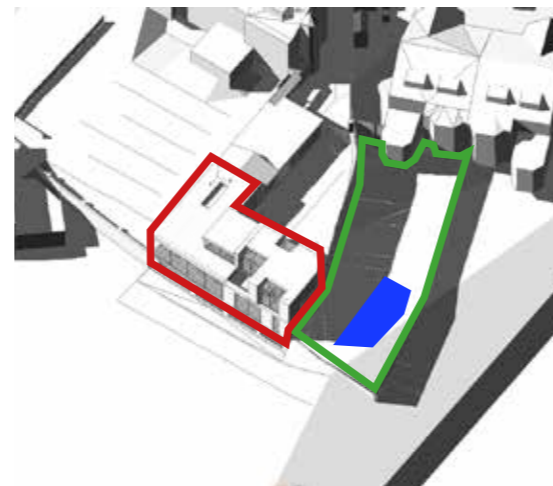
March 21 - 8:30am



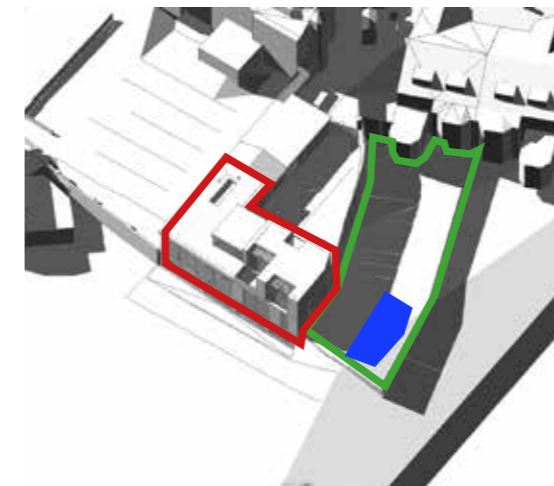
March 21 - 9:30am



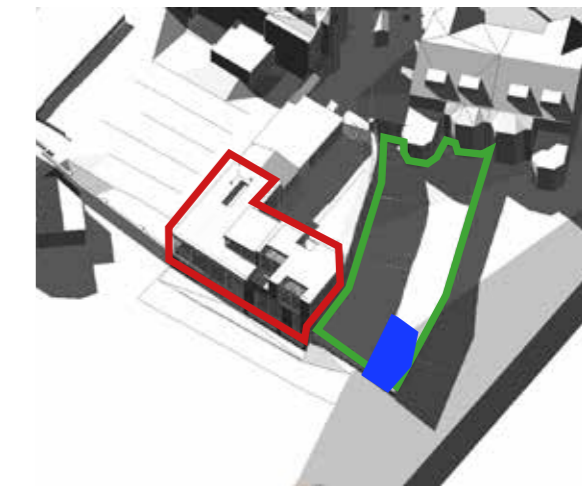
March 21 - 10:30am



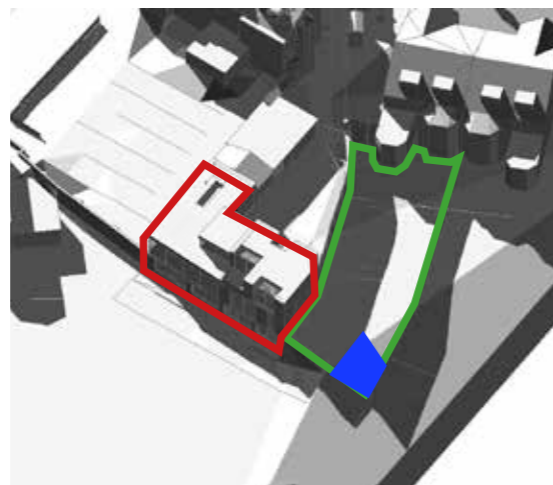
March 21 - 11:30am



March 21 - 12:30pm



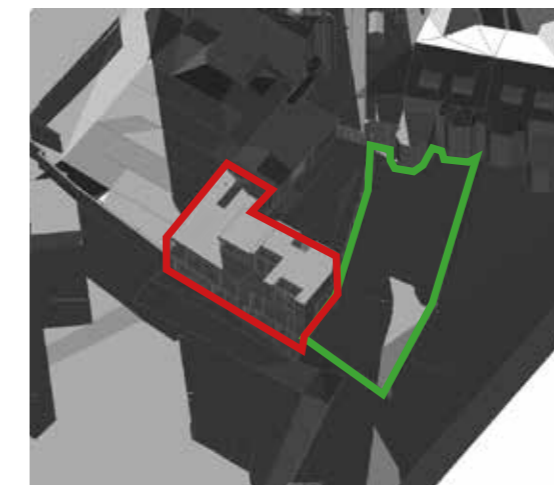
March 21 - 1:30pm



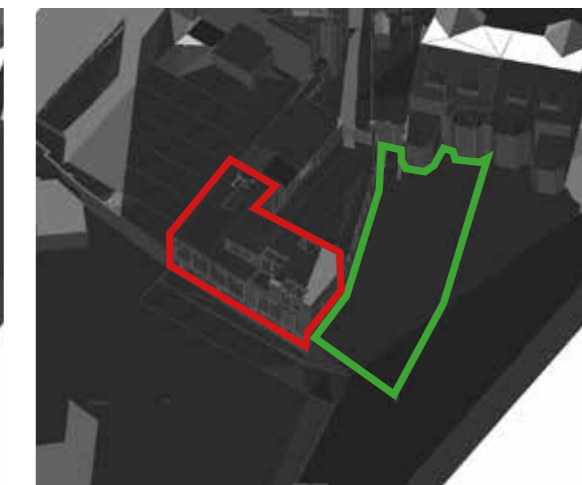
March 21 - 2:30pm



March 21 - 3:30pm



March 21 - 4:30pm



March 21 - 5:30pm

MATERIAL STRATEGY

The design of the new dwelling has been developed by Scenario Architecture with the intention of creating a contemporary yet sustainable family home. Conscious of the Arts and Crafts style which is a prominent feature of the local area, the new dwelling does not try and compete with this but rather offers a modern building that is lightweight yet durable.

The the entire dwelling will be clad in grey aluminium louvres.

All glazed openings will be double/triple glazed aluminium profiles – powder coated in grey tones. This will mean that they are unobtrusive.

Large glazed areas are louvred to avoid overlooking or restricted to the areas where they provide key views of the shared garden and the cricket field.

The roof around the living areas will be covered with an extensive green roof, and the one above the mezzanine with PV tiles, laid horizontally, covering a surface of 32 m².

The facade facing No. 22 garden will be clad with a reflective material.



Louvres reference



Green roof reference



PV solar tiles reference



Reflective surface reference



Aluminium louvre cladding reference

SUSTAINABILITY AND ENERGY

Sustainability and energy efficiency are at the heart of the design proposal. The planning application is supported by a Sustainability and Energy Strategy and an Overheating Assessment, both of which have been prepared by Envision. These reports explain how sustainable features have been incorporated to improve the environmental performance of the building in order to create a high-quality new dwelling

Regarding the conservation of energy and materials, there are the following design considerations:

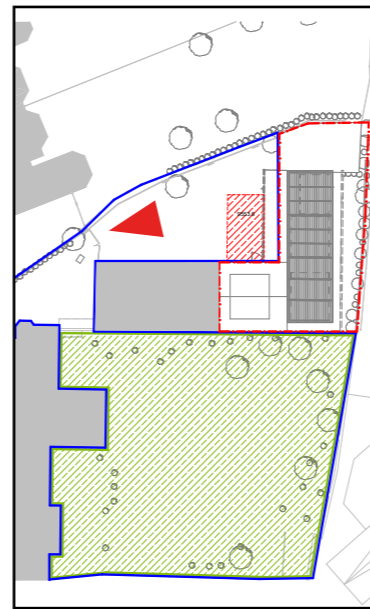
- The proposal seeks to maximise direct daylight to the ground floor level, which is likely to be occupied in daylight hours. This leads to improved solar gain, reducing the heating requirement, and to higher natural light levels.
- Insulation levels will meet the requirements set by Building Regulations.
- External materials are self-finishing; they are unlikely to need renewal for years.
- The design also incorporates a green roof that has a considerable effect on the overall sustainability of the project. Green roofs have been shown to impact positively on a building's energy consumption by improving thermal performance, although the level of difference this makes depends on daily and seasonal weather conditions. They can also improve local air quality by mitigating the urban heat island effect as well as encouraging biodiversity. Additionally, they help to attenuate rainfall, reducing the rate of surface run off.
- 32 m² of PV solar tiles are to be installed on part of the roof.
- The proposal will seek to minimise the amount of waste produced during construction by promoting sustainable construction methods ensuring that the principle of reduce, reuse, recycle is supported.

The proposal is for a high quality new-built dwelling; its design is contextually sensitive and aims to have minimal impact on neighbouring dwellings. The proposed massing is in keeping with both the contemporary additions and the building to which it is attached.

PUBLIC AND PRIVATE VIEWS

THE MASSING

Existing view from forecourt



key plan

Proposed view from forecourt



Existing view from No.20



key plan

Proposed view from No.20

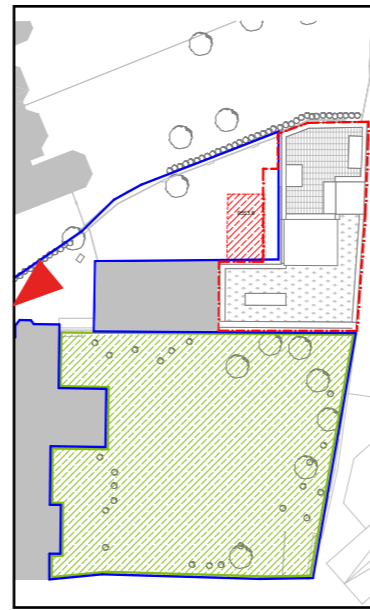


PROPOSED VIEWS

APPROACHING THE HOUSE FROM CREDITON HILL



Proposed view from Crediton Hill



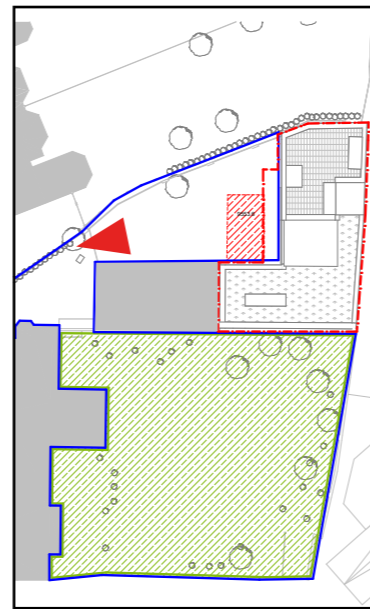
key plan



Proposed view within No.20



Proposed view from before gate



key plan



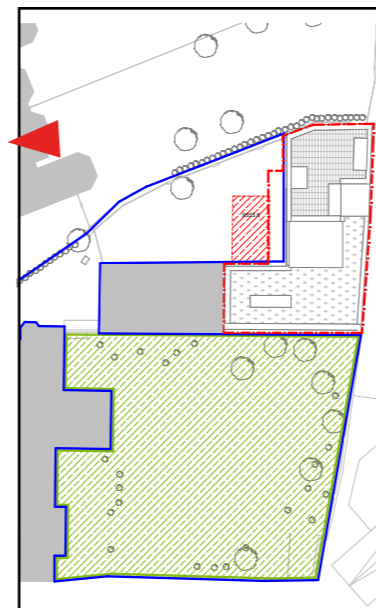
Proposed view from forecourt

PROPOSED VIEWS

VIEWS FROM NO.22



Proposed view from No.22 - first floor



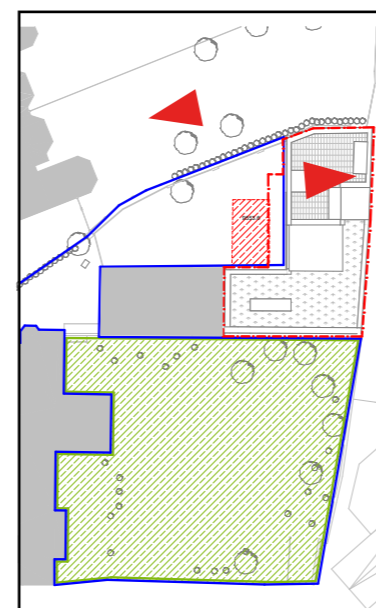
key plan



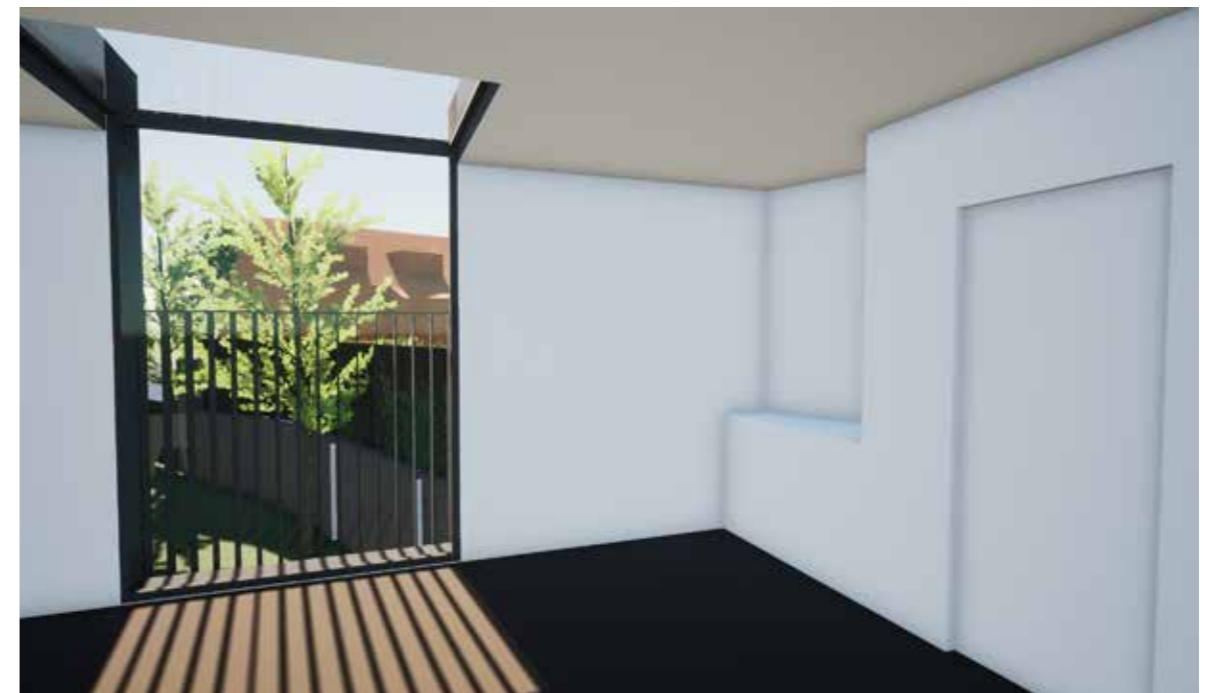
Proposed view from No.22 - second floor



Proposed view from No.22 - garden



key plan



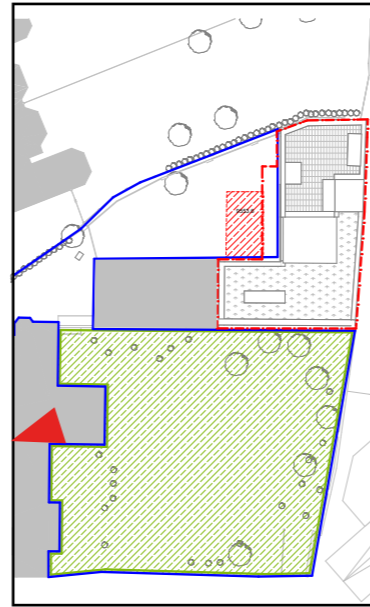
View towards No.22, from louvred mezzanine

PROPOSED VIEWS

VIEWS FROM NO.20



Proposed view from No.20 - first floor



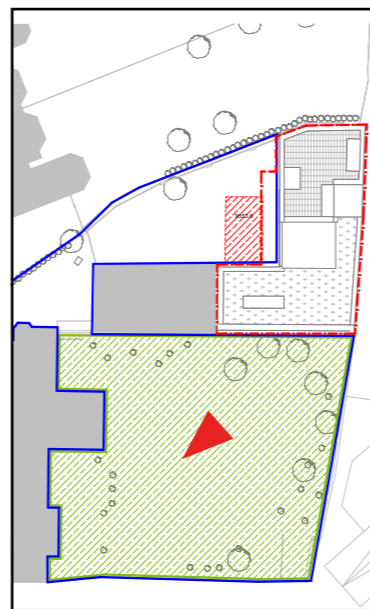
key plan



Proposed view from No.20 - loft



Proposed view from the shared garden with No.20



key plan



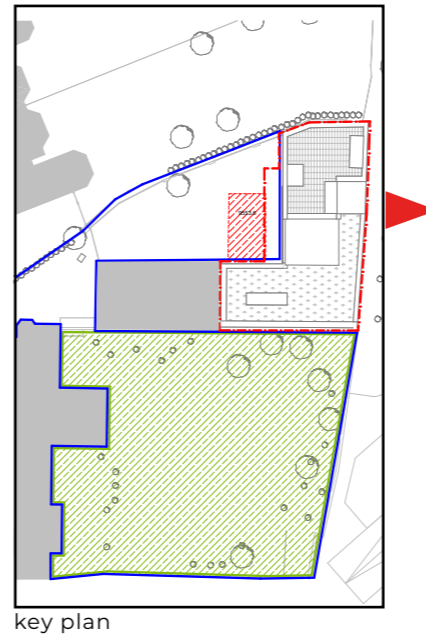
Proposed view from the shared garden with No.20

PROPOSED VIEWS

VIEWS FROM THE CRICKET FIELD



Proposed view from the cricket field



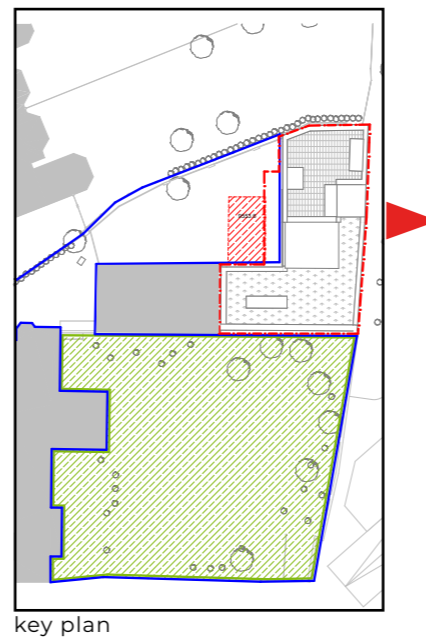
key plan



Proposed view from the cricket field



Proposed view from the cricket field



key plan



Expected view of developed vegetation