

DESIGN, ACCESS AND HERITAGE STATEMENT:

PROPOSALS FOR A NEW 1 BEDROOM 2 PERSON SINGLE STOREY ECOHOUSE STYLE DWELLING HOUSE WITH FULL GREEN ROOF AND ASSOCIATED LANDSCAPING AND BIKE STORAGE SITUATED TO THE REAR OF NUMBER 1 LYMINGTON ROAD, LONDON NW6 1HX.



Number 1 Lymington Road at the centre of the image showing the side alleyway with access to the rear garden and proposal site visible between the subject property and the impressive entrance door to the neighbouring Lymington Mansions. The house is located close to West End Lane in the heart of West Hampstead.

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Aerial map showing 1 Lymington Road located close to the junction with West End Lane. West Hampstead station is a short distance away beyond the bottom corner of the image.

1. Introduction

This Design and Access Statement and Heritage Assessment has been prepared in accordance with the guidelines set out in the Commission for Architecture and the Built Environment (CABE's) Design and Access Statements (2006) and the criteria outlined in the 'Historic Environment Good Practice Advice' suite of documents (2015), as issued by Historic England with reference to the National Planning Policy Framework (NPPF) and related guidance given in the Good Practice Advice notes 1, 2, 3 and Advice Note 2.

This document accompanies an application for Full Planning Permission for the erection of a new single storey 1 bedroom 2 person dwelling house to the rear of the existing house at number 1 Lymington Road, London NW6 1HX. The proposals include subdividing the large rear garden to form a mix of both private and communal gardens; new fencing; landscaped pathways; and timber bicycle stores.

2. Site Context and Historical Analysis

Number 1 Lymington Road is located close to the junction with West End Lane in the heart of West Hampstead. The house and subject site is located within the West End Green Conservation Area at the junction between Lymington Road and West End Lane, close to West Hampstead train and underground stations. The house and neighbouring buildings are specifically noted in the West End Green Conservation Area Appraisal as making a positive contribution to the Conservation Area and Lymington Road retains much of the character of the original street and distinctive architectural style evident across much of West Hampstead and the streets around West End Lane.



Aerial view showing 1 Lyvington Road and the rear gardens surrounded by Fawley Road to the north, Lyvington Road to the south, and West End lane to the west.

The existing house comprises a large Edwardian semi-detached red brick villa built in an eclectic Arts and Crafts style with prominent arched inset porch; decorative front balcony at first floor level; and original third storey rooms situated within the voluminous dual pitched hipped roof, steeply pitched front gable and front and rear dormer windows.

To the front the house retains the original walled garden and to the rear a long back garden slopes up away from the house following the natural site topography towards West End Green. The garden contains a number of mature trees located mainly towards the northerly boundary and forms the westerly end of the green corridor created by the back gardens to houses on Fawley Road to the north, Lyvington Road to the south, Crediton Hill to the east and West End Lane to the west.

The house has comprised a series of small flats and consent has recently been granted for the reconfiguration of the ground floor. This application represents a key part within a wider scheme of refurbishment which includes removing tatty outbuildings and structures; facilitating a more easily managed use and oversight of garden areas; and forming a better and more functional relationship between the residential accommodation and the currently neglected rear garden.



View to the front elevation to number 1 Lyminster Road.



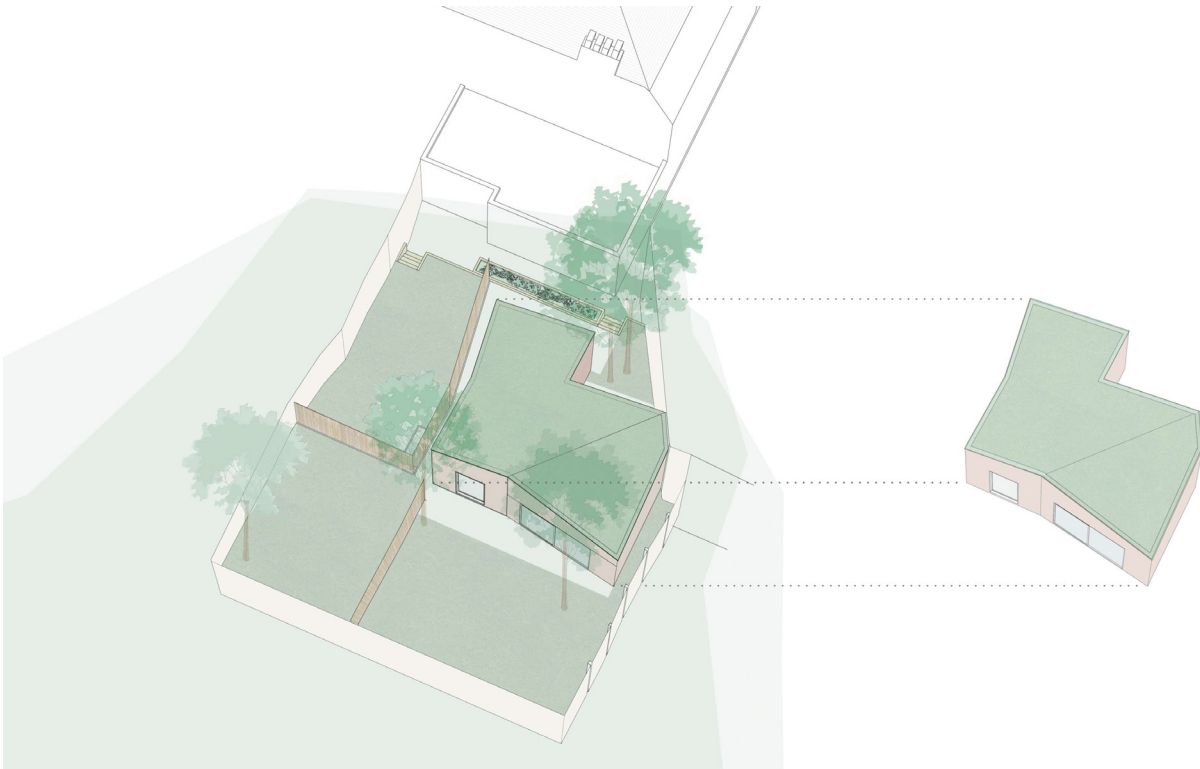
View to the front elevation to the adjoining house at number 3 Lyminster Road.



View to the rear elevation upper floor windows to number 1 Lyminster Road.



Views to the existing rear extension and garden.



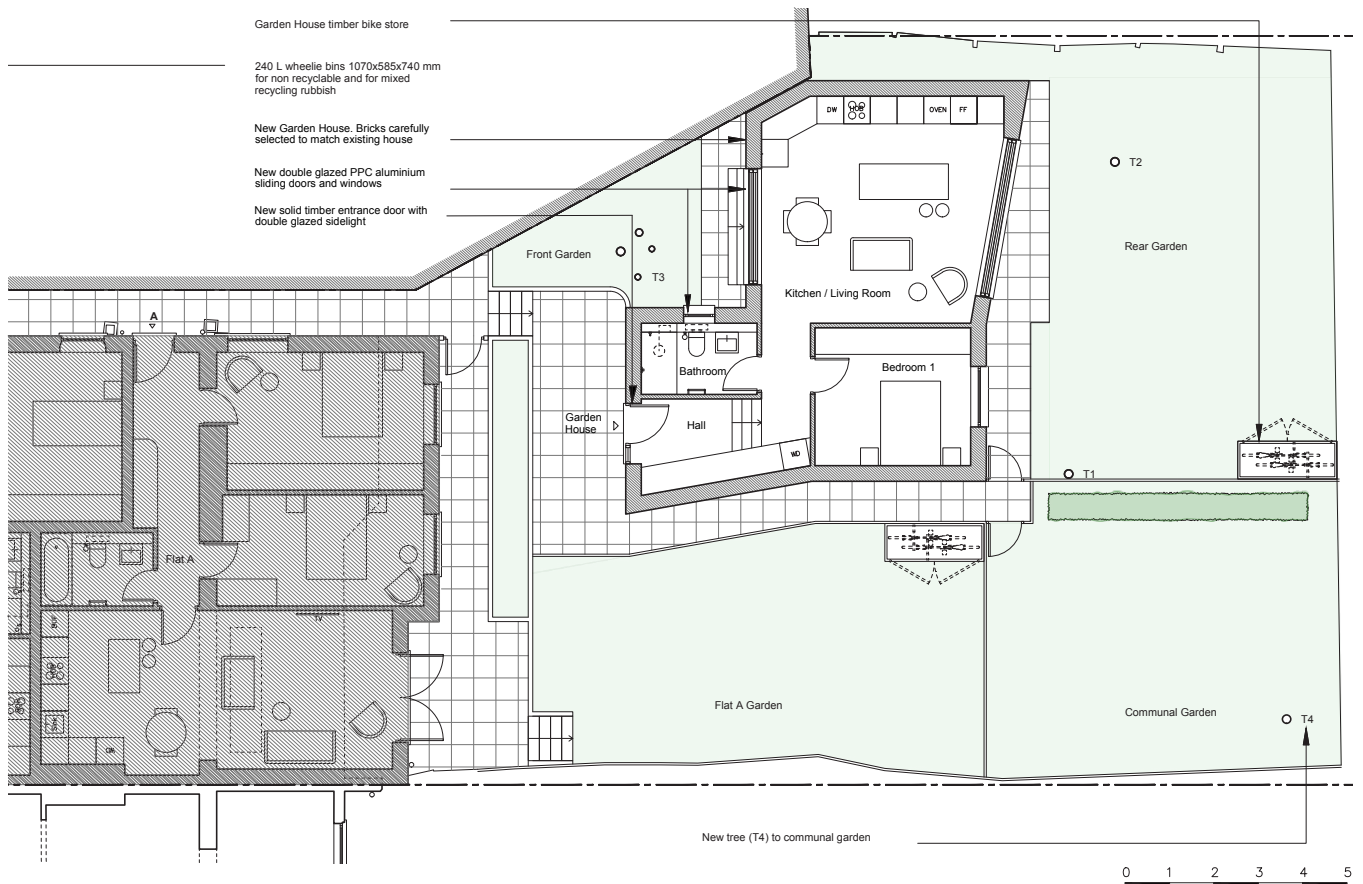
Perspective drawing showing the proposed new house and arrangement of private and communal garden space.

3. Proposed Volume and Site Layout

The proposed new house comprises a 51m² 1 bedroom 2 person dwelling with private rear garden and south facing courtyard proportioned to frame one of the existing mature trees that currently define site. The house has been carefully designed to respond to the complex site conditions weaving between existing trees and rising naturally to follow the site topography. The proposed new building is located to the rear of number 1 Lymington Road and is entirely out of view from the street.

The form of the building is choreographed to read as a continuation of the garden and lawn, sloping gently upwards away from the host building and engineered as a highly insulated lightweight structure resting on a grid of screw piles with no impact on existing trees. The simple pitched roof volume is skewed to provide a large south facing green roof, an elevated meadow with low eaves to neighbouring boundaries and taller ceilings under the ridge line carefully corresponding to a spectacular dual aspect living space. Generous glazing to habitable rooms is arranged either around the sheltered courtyard garden or facing an area of private rear garden out of view from neighbouring properties.

The floor plan is arranged to take advantage of the setting amidst trees and foliage whilst providing daylight filled contemporary living spaces and well proportioned rooms. At its highest point the building makes use of the existing tall flank wall to the rear of the neighbouring Lymington Mansions. Further to the rear of the site the proposed building is set away from the boundary fence with low eaves ensuring that there is no impact to the rear of neighbouring properties on West End Lane, Fawley Road and Lymington Road.

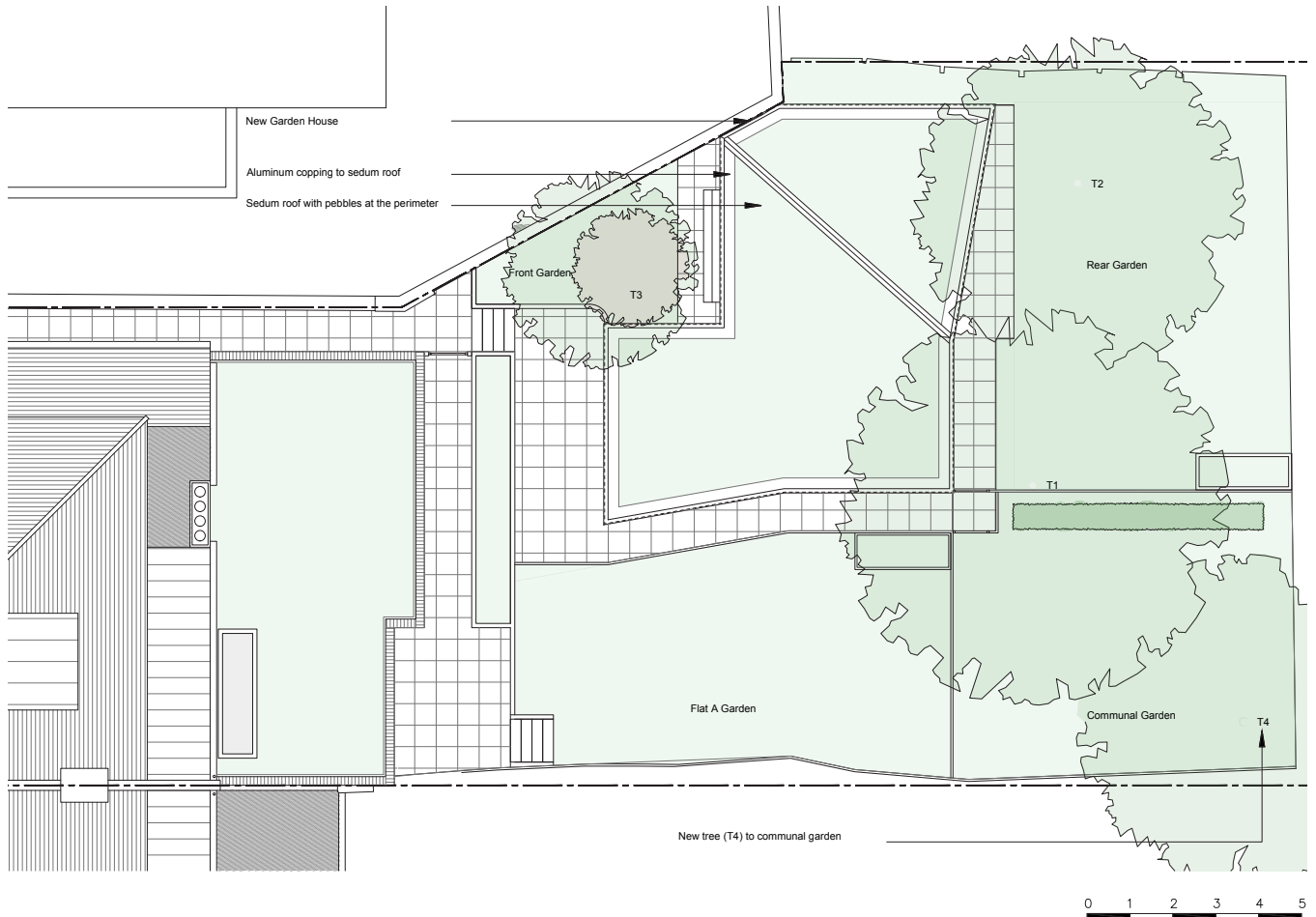


Ground floor plan drawing showing the proposed new dwelling house, exterior landscaping, gardens and pathways,

The house is accessed via an easily identified entrance porch at the southern end of the plot far enough away from the garden facing ground floor flats to the host building to ensure that there is no impact to bedroom windows, and separated by a level change and new boundary fencing around the new pathway and steps.

Areas of hardstanding are kept to a minimum and will be installed as fully permeable SUDS paving. The green sedum roof is also designed to provide natural attenuation for surface water runoff and reduce additional loads on the existing rainwater drainage system. The site slopes quite steeply upwards to the rear and whilst the proposed house is intentionally set out across a single storey there is by necessity a short flight of external steps leading up to the front door limiting the potential for a fully accessible dwelling. Despite this it is envisaged that the house will provide highly future proof accommodation and positively contribute to the range and types of housing available in the vicinity and in the borough.

Highly accessible to local amenities and travel connections and yet nestled harmoniously into the unique natural setting the internal living spaces are dominated by their external environment and surroundings. All interior rooms are focused around a tangible visual and spatial connection to the large areas of private garden whilst externally each elevation is composed to read as both subordinate to the host building and carefully designed to maintain an unassuming balance of solid to void.



Roof plan drawing showing the proposed new dwelling house green roof and garden.

4. Amenity Space

The house is designed to sit within the existing large sloping garden to the rear of the host building. The proposals include dividing the existing garden to form a mix of private and communal gardens for the new house and for the existing flats and rooms to number 1 Lymington Road and to provide new bicycle storage and landscaped pathways between the various gardens.

A shared pathway leads past a clearly defined front entrance door to the proposed house and forms a new route to the private and communal garden spaces. These gardens provide a setting where families and residents can meet, interact and grow food, and where children can play safely and independently.

The areas of private garden dedicated to the proposed new dwelling house are proportioned to give a sense of privacy and provide adequate high quality amenity space on a scale that can be manageably maintained and used throughout the year. The large green sedum roof acts as an additional layer of amenity enhancing views down to the proposed new building from upper floor flats and allowing the existing area of green space to be retained.



Rear elevation drawing showing the proposed new dwelling house, the gently pitched roof form echoing the distinctive double pitched roof to the host building.

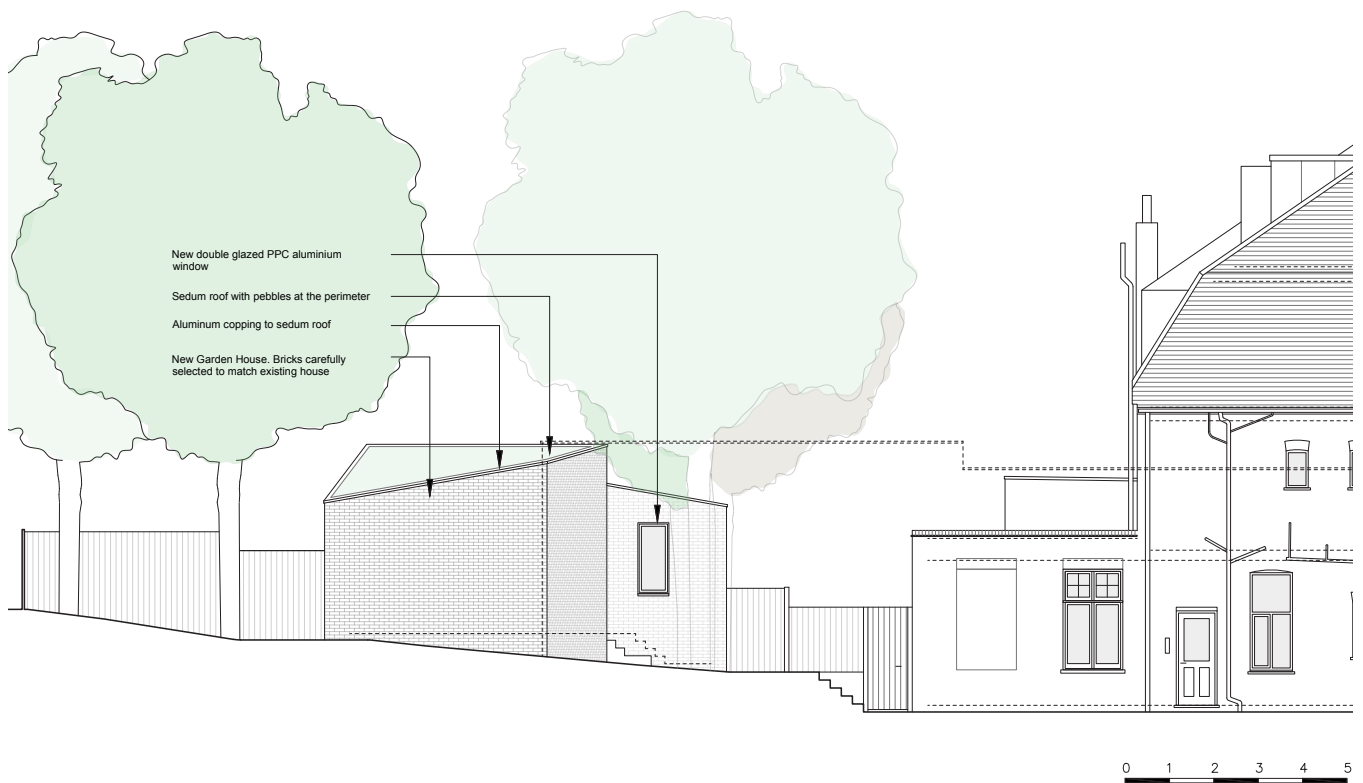
5. Design and Materiality

The proposed new house is designed to merge into the surroundings, blending with the garden setting and responding architecturally to the host building and Edwardian masterplan. The simple structure is clad in handmade bricks predominantly in Flemish bond with light lime rich mortar, with inset panels and decorative bonding to the garden facing side elevation.

The hard wearing vernacular brick exterior covers a highly insulated timber framed structure with a slim reinforced slab supported on a grid of screw piles. This garden building style structural strategy allows the building to work closely with the trees and sloping topography whilst functioning as a robust and future proof home. The entire roof acts as a meadow of sedum undisturbed by unnecessary roof lights, highly insulated and reading as a continuation of the lawn when seen from above and from neighbouring gardens.

New windows and sliding french doors will be triple glazed with slim PPC aluminium frames. The front door is natural oak and metal rain water pipes recessed into the brickwork. External paving is kept to a minimum and laid as SUDS permeable setts. The house is designed to last a long time, the garden growing around it and the two things reading as one, an urban oasis.

SIDE ELEVATION



Side elevation drawing showing the proposed new dwelling house with the private rear garden to the left of the image and the south facing courtyard to the right.,

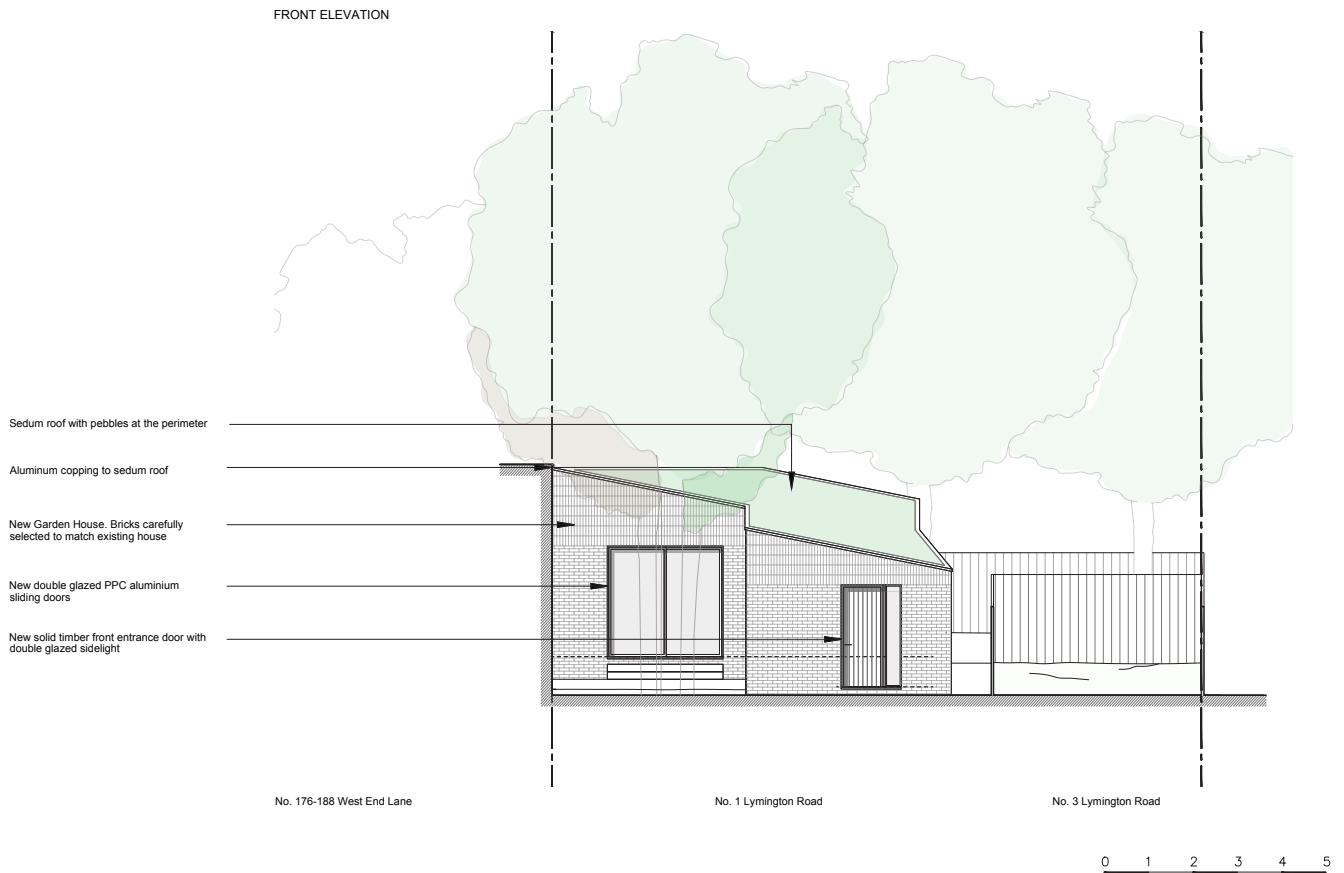
6. Sustainability Statement

The proposed new dwelling house is part of a significant programme of refurbishment to the existing house and garden designed to improve the quality and comfort of the existing accommodation and to upgrade the heating system and fabric of the building, reducing running costs and improving the thermal performance of the building and providing future proof and highly resilient housing for the borough.

The house is situated close to local amenities and public transport routes and sustainably car free.

The proposed development has been carefully considered to address the key policy issues set out within the Camden Local Plan and to correspond with broader objectives and aspirations. Over the past decade AURAA STUDIO has pioneered innovative sustainable buildings particularly working together with Bunker Housing Cooperative in Brighton developing highly insulated structural timber homes for complex council owned infill sites and we are dedicated to pursuing this further.

The proposed house is designed to read as a cohesive addition to the host building and garden with carefully matched brickwork reflecting the materiality of the local context and volume carefully proportioned to respond to the scale and character of the site. A full Sustainable Design and Construction Statement is submitted as a separate document in support of this application.



Front elevation drawing showing the front door and inner courtyard to the proposed new dwelling house.

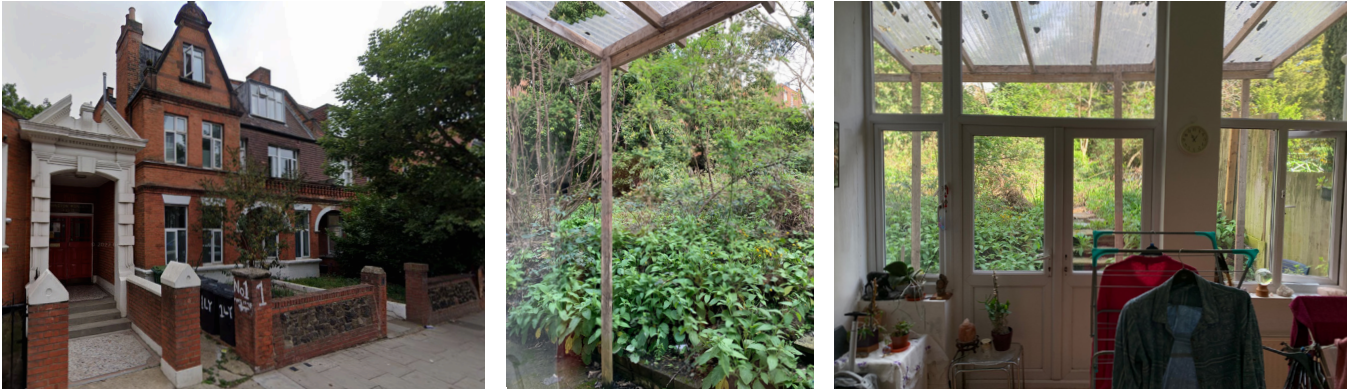
Key policies addressed in the development of the proposed house design are:

- *Policy CC1 'Climate change mitigation' requires that all development minimises the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.*

- *Policy CC2 'Adapting to climate change' requires 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 run[1]off 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.*

- *Energy Efficiency and Adaptation SPD (2021)*



Views to the walled front garden and street elevation and the existing rear garden photographed from the patio to the ground floor flat to the host building.

7. Ecology, Trees and the Surrounding Environment

The existing garden is unused and overgrown with brambles and self seeded foliage around a number of mature trees located to the northerly boundary away from the existing house. The trees are protected and in need of maintenance. One old tree has been felled by storms at some time in the past and is laid across the garden, The proposals include a full scheme of maintenance for these important trees and is carefully designed to ensure that the remaining trees are properly maintained and a key amenity feature for the site and for the locality. A full Arboricultural Assessment is submitted with this application.

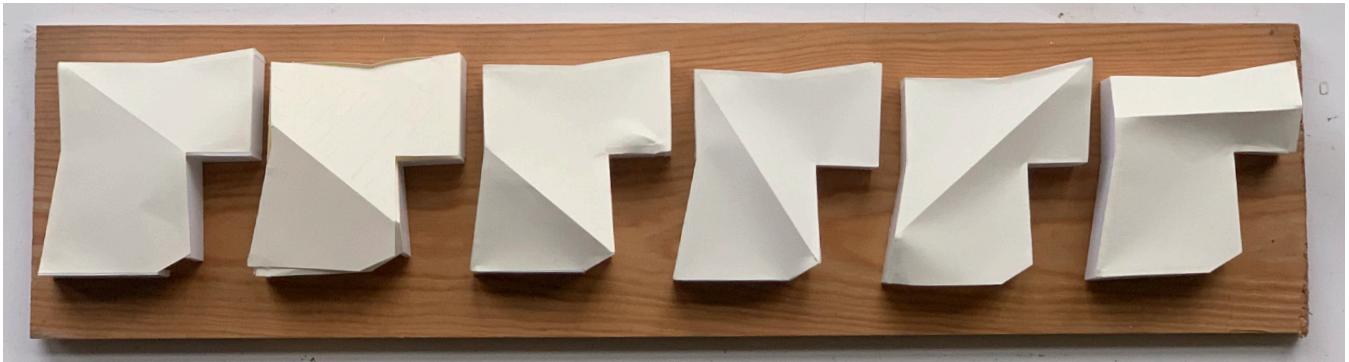
The proposed new house is designed with a fully green roof replacing the area of green space and wildlife habitat across the entire building footprint. The brick exterior will be fitted with proprietary bird and bat nesting boxes to encourage future diversity and the entire building strategy is designed to minimise impact on the site in the long term. The garden forms the westerly extremity to an important green corridor noted in the Conservation Area Appraisal and the proposals specifically focus on retaining and managing the trees and amenity value of the garden both for the enjoyment of the residents and for the provision of future protected habitat and biodiversity for the benefit of the wider Conservation Area.

8. Access, Parking and Public Transport

The site is extremely well located for walking, cycling and travel by public transport with bus routes along West End Lane and nearby on Finchley Road and West Hampstead underground and overground train stations a few minutes walk away. Local shops, supermarkets and amenities on West End Lane are also a one minute walk from the house and there are larger supermarkets and amenities close by on Finchley Road. The new dwelling house is designed to function well as a car free development providing the autonomy and sense of space of a house with generous private garden and the convenience and location of an urban apartment. On street parking on all nearby streets is limited to residents permit bays and pay by phone bays.

9. Bins and Recycling

The proposals include dedicated space for recyclable waste and domestic rubbish in new covered bin stores to the side of the front garden to number 1 Lymington Road. Domestic rubbish, compostable waste and recycling are currently collected weekly from the street.



Paper models exploring early stage design options for the geometry and form of the green roof. The exercise was used to develop a practical solution for the roof which would follow the site topography and read as a plane of green from upper floor windows whilst also allowing the resulting ceiling heights to define the hierarchy of interior rooms.

10. Conclusions

The proposed house is carefully designed to be in keeping with the scale and character of the surrounding gardens and houses. The building volume is derived from the arrangement of existing trees, windows and key boundaries, avoiding overlooking and minimising impact to existing and future inhabitants and neighbouring windows and properties. The design and construction methodology of the proposed building aims to create a highly sustainable and enduring addition to the housing provision located adjacent to the busy high street and associated local facilities and a few minutes walk to local and national transport links.

The proposal is contemporary in design and the result of a thorough and iterative process. The house is coherently zoned around a generous entrance lobby and dual aspect open plan living area with views out to a private courtyard on one side and quiet back garden to the other. A side pathway also gives access to an area of communal garden to the rear. The external spaces form both a band of defensible space around the house and a landscaped route for maintenance and access to the mix of private and communal gardens.

The interior spaces are arranged to give definition and flow between the main open plan living spaces and the more private bedroom and bathroom with garden views and natural daylight the main focus in the design of all rooms. Within the limitations of the site topography the accommodation is set out across a single storey with a ground floor bedroom and bathroom and specifically designed to be highly accessible, future proof and suitable for occupants of different ages and with different accessibility requirements.

In summary the proposed C3 dwelling house is well proportioned and the floor plan carefully designed to give the feel of a complete and convenient home filled with natural daylight and set out to enhance the visual and spatial relationship between the interior and exterior. The proposals are rooted in a meaningful assessment of the site topography, the trees and the broader character of the Conservation Area and seek to establish a suitable approach, massing strategy and material language.

In view of this we would conclude that the proposals represent an appropriate form of development for the subject site and respond directly to the policies and aspirations set out in the Camden Local Plan, the London Plan, the West End Green Conservation Area Appraisal and the NPPF.

11. Supporting Drawings and Reports

The following documents have been submitted in support of this application:

2312_EX_001	Site Location Plan
2312_EX_100	Ground Floor Plan as Existing
2312_EX_110	Roof Plan as Existing
2312_EX_300	Garden Elevations as Existing
2312_EX_310	Rear Elevation as Existing
2312_EX_320	Side Elevation as Existing
2312_EX_320	Side Elevation as Existing
2312_PA_002	Site Location Block Plan as Proposed
2312_PA_100	Ground Floor Plan as Proposed
2312_PA_110	Roof Plan as Proposed
2312_PA_300	Front Elevation as Proposed
2312_PA_310	Rear Elevation as Proposed
2312_PA_310	Side Elevation as Proposed
2312_PA_310	Side Elevation as Proposed
2312_PA_600	Axonometric View as Proposed

Sustainable Design and Construction Statement

Arboricultural Assessment - Marcus Foster Tree Consultancy

Planning Statement - First Plan Planning Consultancy

