



Full planning application for 2 bed single dwelling.

Site to the rear of 12 Sarre Road, facing Gondar Gardens

Design and Access Statement
Rev 02

Contents

Site	3
Access	4
Design Proposal	5
Policy	6
General compliance	7
Flood risk	7
Conclusion	7



Looking down Gondar Gardens - differing heights of existing units



Rear of No.12 Sarre Road with fencing and screening to ground floor



Opposite side of Gondar Gardens - large 3 storey unit



Further down Gondar Gardens with differing styles

Site

The site is part of the rear garden to 12 Sarre Road and fronts Gondar Gardens. Currently partially hard-standing and a grassed area enclosed by 2 metre high timber boundary fences.

Gondar Gardens comprises of a mix of residential dwellings and garages, including number 5 which is a set of two 2 x bedroom units that were erected in the garden of number 10 Sarre Road within the last 10 years similar in fashion to what is being proposed as part of this application.

Opposite the application site there is a driveway and beyond is the side elevation to Gondar House, which faces onto the end cul-de-sac of Hillfield Road.

12 Sarre Road is a two storey Edwardian terraced property that is divided into two flats (ground and first floor). The building is not listed, and the site is not within a conservation area.

This is located in the north west of the borough. It is within the West Hampstead district and Fortune Green ward. To the south it is served by Kilburn and West Hampstead station.

There is a mix of new build, Victorian, Edwardian and mid twentieth century dwellings in the area with a variation of styles on Gondar Gardens to the dwellings that front the gardens of Sarre Road, all of which vary in height having built at separate times. Many of these are two and three storey and they have a pitched roof with gable frontage. Gondar Gardens also benefits from a significant slope and this is illustrated in elevations.

Previous reasons for refusal have been overcome as enforcement action in relation to a pre-existing TPO on site. Protected TPO Ash tree was cut down unknowingly without consent. Thus, as stated in Appeal Ref: APP/TRN/X5210/9206, under section 206 of the Act, the owner of the land is under a duty to plant another tree.

So as per the requirement stated in the appeal officer's statement, 1 x *Ulmus lutece*, measuring 14-16cm in circumference at 1m above the root flare of the demolished tree is to be planted and the proposed scheme has been developed respecting the position of the new tree. We note that due to Ash die back, no *Ulmus lutece* are available for planting to curb spread of disease. The land owner has written to council tree team in relation to this since appeal was determined and chased but awaiting a response on this. The original stub remains and is also sprouting.



Local access routes diagram

Access

The site is accessed from Gondar Gardens road and is within a 10 minute walk to local tube stations and arterial roads, that serve local amenities including West End Lane and Shoot Up Hill. It has a PTAL rating of 1a.

Both arterial roads are well served by buses.

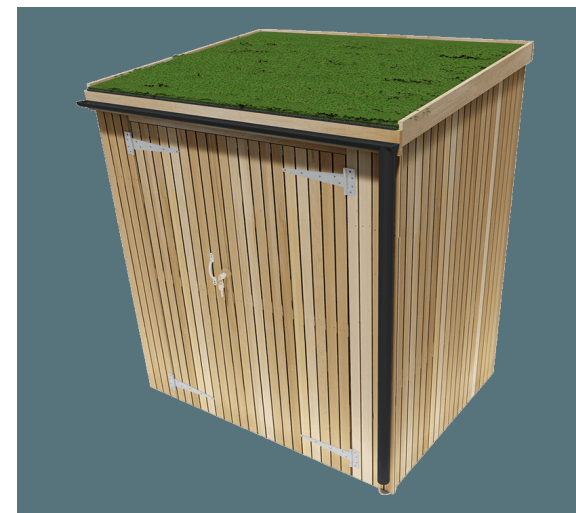
Like most of the recent developments on the street it is proposed for this to be a car free development, since the area is well served by public transport.

Akin to other similar back of garden developments on the street, this dwelling is built off the edge of the pavement with a recessed front door which incorporates an

integrated bin store as marked on drawings.

A ground floor WC is provided and access at ground floor is level with a view that in the event that this is needed to become a life time home, shower facilities can be incorporated at ground floor since waste facilities exist.

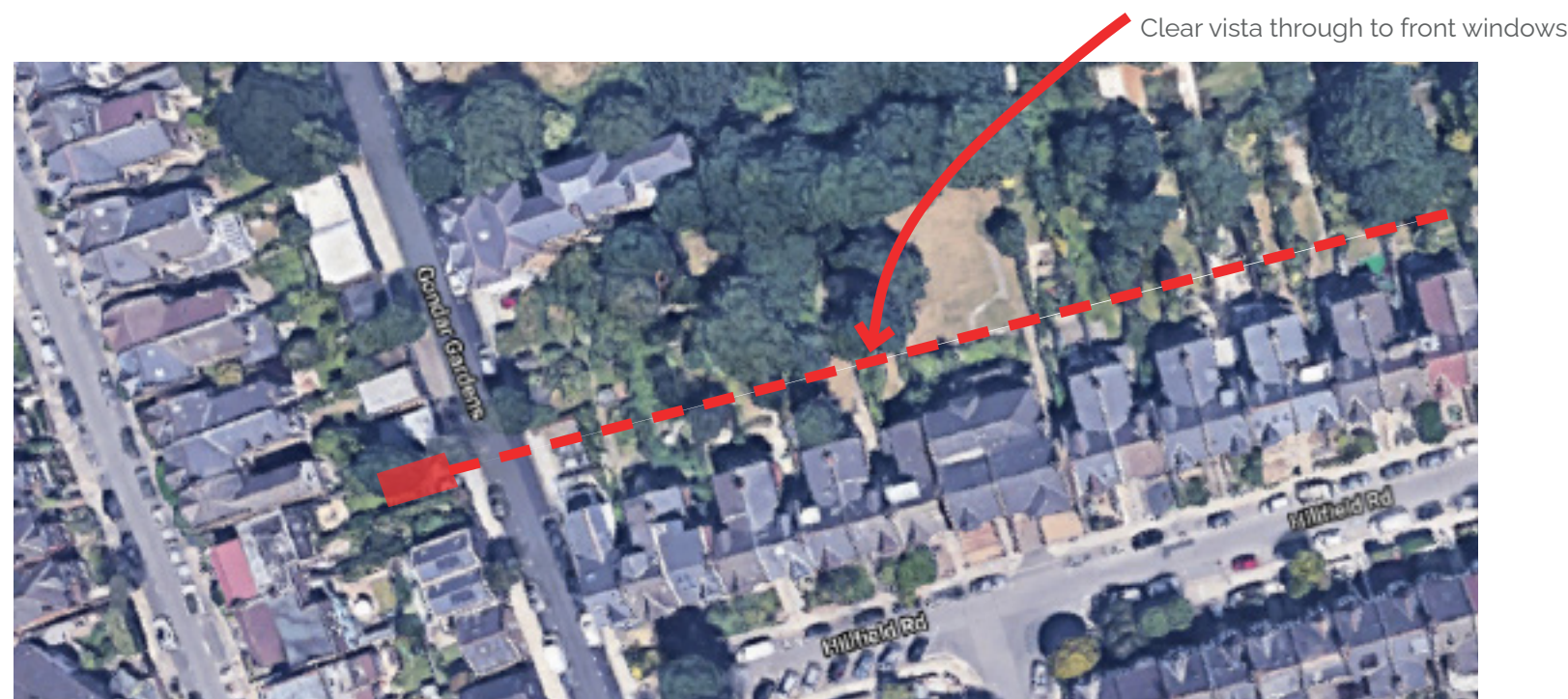
The existing hard-standing to the rear is currently used by visitors of the property to park and one space is rented to a local business so that they can park. Going forward the local business will have to utilise public transport as will visitors or the owner of 12 Sarre Road will have to provide visitor parking permits to Sarre Road. This would be the case in both instances if the hard standing did not exist.



Bike store to be located in rear garden for 2 bikes



Street elevation illustrating slope and heights



Site plan to show no overlooking issues with terrace

Design Proposal

The proposal seeks to develop a 2 bedroom detached property over 2 storeys similar in style to that at number 5 and other houses further down Gondar Gardens,

The area for the unit is 70.1 sq.m which meets compliance with space standards outlined within the London Plan for a 2 bed 3 person unit over 2 storeys.

To the ground floor there is a large open plan kitchen and living space that lead to a small garden. A bike shed will also be located in the rear garden.

There is a master bedroom and a single bedroom to the front at first floor with unobstructed views beyond Gondar Gardens at front. The master bedroom also benefits from a window on the rear side with obscured glass below a height of 1.8m so as to protect the amenity of homes to Sarre Road and mitigating overlooking.

It is noted that directly opposite there is a double parking space to the rear of the first property on Hillfield Road. Beyond this there are the rear gardens of Hillfield for some 200 metres and therefore there is no risk of overlooking.

The architectural style of the proposal is akin to the two units at number 5 and 3 Gondar Gardens which have both been built in recent years. A grey charcoal brick is due to be adopted with matching aluminium frames to the fenestration to align and maintain harmony to the adjacent property on the rear gardens of 10 Sarre road.

In keeping with the contemporary style of the buildings critical style glazing has been adopted.

Massing - The form of the building has been designed to avoid overlooking and overshadowing. The slope and rhythm of the street has been married and the height taken through including matching the angle of pitches of no. 5.

To the rear side, a flat roof with parapet and skylight has been proposed over the ground floor outrigger. Also, to the rear, lower windows to the ground floor of 12 Sarre Road are closely flanked by a timber fence and screened by some large ferns and therefore impact to these windows is limited. A historic trellis has also collapsed and this will be reinstated.

The main roof benefits from rooflights to draw natural light to all the areas within.



Rear of No.12 Sarre Road showing existing fencing and foliage screening

Policy

Local Plan:

The proposal meets compliance with Policy H6 of Camden's Local Plan which notes that self contained homes need to meet nationally described space standards and can be easily adapted for life time home use, the two bedroom unit is 70.1 sq.m over two levels which meets the requirement for 2 storey homes.

Policy CC5 - Waste

The proposal seeks to integrate storage for refuse within the architectural form to provide a neat solution for this in tandem with waste requirement needs as outlined within this policy and the technical guidance for developers such that there is space for 140l mixed recycling, space for sack and shelf above for a 23l food waste caddy.

Policy T1 - Prioritising walking, cycling, and public transport

Like many developments in Camden, due to local access to public transport this is a car free scheme with bike storage provided to the rear garden.

CPG Amenity

This proposal is akin to the neighbouring unit at no. 5 and although the distance between buildings does not meet the 18m guidance

in this criteria it has been demonstrated that daylight to existing buildings and proposed habitable rooms is unaffected by the proposed. The first floor footprint from the rear side aligns with the length of the neighbouring property and does not oversail any further. It is noted that the ground floor windows to 12 Sarre Road to the rear are obscured by the existing timber fence and foliage screening against this. Therefore the proposal does not impact the daylight to that level. To mitigate any concerns around overlooking in accordance with this guidance the glazing at the rear of the proposed site facing 12 sarre road is obscured up to a height of 1.8m.

CPG Design

Relative to context the style of the building is akin to the existing recent developments on the street which in themselves have subtle variations so as to be individual in their style. Scale and massing is akin to these units and it is noted that Gondar Gardens has buildings of varying heights on both sides within a close proximity to each other. The lower garages to the North and taller units at number 5 sandwich this proposal and the split garden for the other unit at number 12. This provides a natural separation to prevent a terracing effect through the street and is akin to the other breaks on street level.

General Compliance

- a. In the proposed scheme, it is considered that the accommodation being provided will be more suitable for current local market needs and thus more desirable.
- b. Quality affordable accommodation to suit this demographic is widely supported.
- c. There is also space for storage within all habitable room to provide quality accommodation.
- d. Outlook for all habitable rooms is dual aspect and the dwellings are light filled.
- e. There is an acceptable degree of natural light to all the habitable rooms within the respective units.
- f. All bedrooms meet compliance with the required minimum area in accordance with the London Plan.

Flood risk

The site is within flood zone 1 and has a low

probability of flooding from rivers and the sea. The extent of flooding from surface water is low and so it does not need a flood risk assessment (FRA) as part of the planning application.

Conclusion

We believe that this proposal complies with the National Planning Policy Framework and regional and local policy for the historic environment.

The proposed scheme will deliver a high-quality new build dwelling which will enhance the existing residential offer and make the home fit for purpose for future generations.

The works comprise a sensitively designed enhancement which better compliment the requirements of the future occupants of the property. The proposed use is entirely in accordance with development plan policies and will provide improved living space.

The proposals are of the highest architectural quality which have responded to the character and setting of the local area.