

# DESIGN & ACCESS STATEMENT

61 Ornan Road  
London NW3 4DQ

January 2025



**Fig.1 61 Ornan Road street view**

Prepared by:

Earlham Design & Build (Trading style of Earlham Homes Limited)

128 City Road, London EC1V 2NX

## **CONTENTS**

- 1.1 Introduction**
- 1.2 Planning History**
- 1.3 Context**
- 2.1 Design Proposals**
- 2.2 Ground Floor**
- 2.3 First Floor**
- 2.4 Second & Roof Plan**
- 2.5 Front Garden / Boundary**
- 2.6 Facades**
- 2.7 Basement Development**
- 3.0 Basement Planning Policy**
- 4.0 Conclusion**

## 1.1 Introduction

This design and access statement has been prepared by Earlham Design and Build. The statement supports an application for the development of a new basement at 61 Ornan Road NW3 4DQ. The application is to extend an existing single-family dwelling and to provide a larger more sustainable family home.

This application deals solely with the addition of a new basement. All the proposed elements of the superstructure have been approved under planning reference: 2023/2169/P. There are no changes to the proposed superstructure from the previous approved scheme.

The application has been supported by a Basement Impact Assessment and this has passed an Audit Review by the local authority's consulting engineers, Campbell Reith.

## 1.2 Planning History

61 Ornan Road was built in 1969 on a street with houses built in a variety of styles and scale.

Recent planning applications are for **Permitted development Ref: 2022/4787/P** to convert the garage to habitable space, erection of single storey infill side extension towards the house and erection of a front porch.

**Prior approval Ref: 2022/5387/P** has been granted for an erection of an additional storey to dwelling house. This gives consent for an additional floor over the main section of the house.

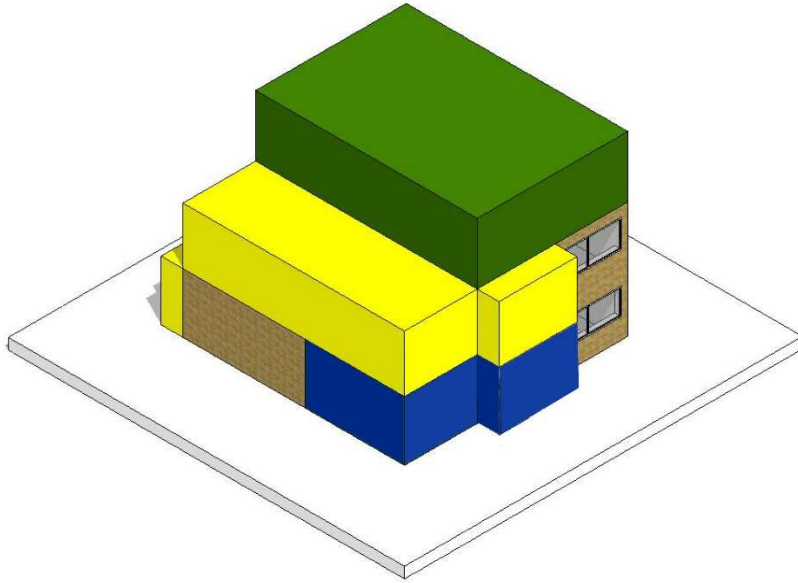
**Planning permission Ref:2023/2169/P** has been granted to rationalize the pre-authorised extension at ground and second floor level along with a small cantilevered extension to the front façade at first floor level and a small rear ground floor extension.

The 3D volume study below shows the previous different applications and consents.

Permitted development (consented): Blue

Prior approval(consented): green

Planning Application (consented): yellow



**Fig.2 61 Ornan Road 3D volume study**

No changes are being made to the consented superstructure as part of this application.

### **1.3 Context**

No. 61 Ornan Road is located on the south side of Ornan Road in close proximity to Haverstock Hill. It is one of a row of modernist houses set back from the road with shallow front gardens.

The house is not located in a conservation area.

Most of the houses in this row on Ornan Road are modernist with varying styles. There are some Victorian houses at much larger scale facing this section of the road. The houses on this row and elsewhere are unlike Belsize Park which are typically large Italianate villas but it does have the same street characteristics with mature trees and green leafy gardens.



**Fig.3 view from street showing 63 Ornan Road**



**Fig.4 view from street showing 59 Ornan Road**



Fig.5 view from street showing 63 & 61 Ornan Road



Fig.6 view from street showing 63, 61 & 59 Ornan Road



Fig.7, 8 & 9 views showing 61 Ornan Road existing entrance and front elevation

## 2.1 Design Proposals

The proposal seeks to develop the existing house to create a more open plan family dwelling. The existing house is a modest modernist 2 storey building with a garage to one side. Our proposal is to retain the positive aspects of the existing but to create a larger, sustainable house with higher quality materials.

Our proposal increases the scale and introduces quality and sustainable materials while retaining the modernist aesthetics of the existing house.

The front façade is extended and altered and the entrance repositioned. The introduction of a bay window is a familiar architectural feature of Belsize Park and creates some hierarchy as well as function and gives the front façade a presence on the site. The arrangement of windows on either side creates symmetry. The consent for a porch in permitted development is removed in favour of an entrance in line with the main façade but sheltered by the cantilevered bay window.

The rear façade also takes its design reference from the existing proportions and the addition of a shallow set back and canopy allows the circulation and living rooms more space.

## **2.2 Ground Floor**

The ground floor will remain the primary living space with connections to the front and back garden. The kitchen, dining and living space will open on to the rear garden whereas previously they were isolated in smaller rooms by the circulation.

By repositioning the front entrance and the staircase centrally, it allows symmetry to the façade and creates open plan living spaces.

The introduction of a bay window at the first floor creates a sheltered canopy to the ground floor entrance and allows space for a car to park without obstructing the entrance.

## **2.3 First Floor**

The Repositioned staircase and the additional circulation space afforded by the bay window frees up the floor plate to provide maximum bedroom space with good circulation and good natural light. The layout of the rooms has a clarity and simplicity.

## **2.4 Second Floor/ Roof**

The newly created second floor provides enough space for a main bedroom, dressing and bathroom, it also provides access to the roofs for maintenance. The lower flat roof to the East will be planted to create more green space.

## **2.5 Front Garden / Boundary**

There are no changes to front garden or boundary proposed in this application.

## **2.6 Facades**

The existing building is a London Stock brick façade with aluminium sliding windows at the front and the rear. Our proposal is to match the brickwork of the extensions with the existing along with slimline aluminium sliding windows & doors at the front and the rear elevation. The facades are modest in scale and detailing.

The front bay window is cantilevered above the front entrance to provide shelter to the entrance.

There is an aluminium roofed canopy extending into the rear garden and providing a more intimate relationship in terms of scale and shelter with the garden.

## **2.7 Basement Development**

The proposed basement floor will mainly be composed of an open plan multi-recreational room, designed for modern family living. It will be a flexible space used to accommodate a family gym and inside amenity space for our client's family. The main basement room will be 3m high with modest lightwells to the front and rear of the property. There will also be a store/plant room.

### 3.0 Basement Planning Policy

Camden Local Plan Policy A5 (criteria a-e) states that the council will only permit basement development where it is demonstrated that the proposal would not cause harm to neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area and the significance of heritage assets.

In determining proposals for basements and other underground development, the council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment (BIA). As part of this assessment, it requires criteria n-u of Policy A5 to be considered. These criteria require the applicant to demonstrate a 'very slight' risk of damage to neighbouring properties, to avoid adverse drainage or water environment impacts, avoid harm to amenity of neighbours, to provide satisfactory landscaping and soil depth, avoid harm to the property and the established character of the area, protect archaeological remains and not prejudice the ability of the garden to support trees, where are part of the character of the area.

Camden's adopted planning guidance on basements (CPG Basements) provides further detail on the application of Policy A5. The application will be accompanied by a basement impact assessment. The assessment will confirm that the proposal would not adversely impact stability, hydrological or hydrogeological impacts.

CLP Policy A5 also states that the siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property, and provides a set of specific criteria (criteria j-m) which needs to be met. Below is an assessment of the proposed development against the criterion:

*f. not comprise of more than one storey;*

Passes - The proposed basement is limited to a single storey (3m high).

*g. not be built under an existing basement;*

Passes – The proposed basement is below the existing ground floor. The proposal will not be built under an existing basement.

*h. not exceed 50% of each garden within the property;*

Passes – The proposed basement accounts for approximately 25% of the rear garden and 10% of the front garden.

*i. be less than 1.5 times the footprint of the host building in area;*

Passes – The proposed basement has a footprint of approximately 1.3 times that of the host building.

*j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;*

Passes – The proposed basement extends less than 50% of the depth of the host building when measured from the principal front and rear elevations.

*k. not extend into or underneath the garden further than 50% of the depth of the garden;*

Passes – The proposed basement does not extend underneath the front and rear garden further than 50% of its depth.

*l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building;*

Passes – The basement extends beyond the footprint of the host building, it is set back from the shared boundaries with the neighbouring properties.

*m. avoid the loss of garden space or trees of townscape or amenity value;*

Passes – The proposed basement will not result in the loss of any existing garden space or result in the loss of any trees of townscape or amenity value. The proposal includes new landscaping.

As demonstrated above, the proposed basement meets the requirements of policy A5. The principle of the proposed basement is acceptable.

#### **4.0 Conclusion**

This application seeks to add a basement to the previously approved scheme under planning reference 2023/2169/P. There are no changes to the superstructure of the previously approved scheme in this proposal.

The scheme is in accordance with the appropriate planning policies in regard to basement development.

The application has been supported by a BIA in accordance with the local authority's policies. The BIA has also passed Audit by Campbell Reith.