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2 And a Half Rudall Crescent, London NW3 1RS

Design, Access, and Sustainability Statement

Planning Application for Ground Floor front extension with slate roof, half width-half depth side extension with sedum roof, improvements to garden, new mobility scooter and refuse house with sedum roof, bricked up pedestrian entrance and new electronic entrance gate

To be read in conjunction with Arboricultural Impact Assessment, and drawing Nos.:

- 100 Site Plan
- 101 Site Photographs
- 102 Site Photographs, Garden
- 103 103 Brick detail Photographs of No. 22 Willoughby Road
- 104 Ground Floor, as Existing
- 105 1st Floor, as Existing
- 106 Side Elevation, as Existing
- 107 Front Elevation, as Existing
- 108 Street Elevation, as Existing
- 204 Ground Floor, as Proposed
- 205 1st Floor, as Proposed
- 206 Side Elevation, as Proposed
- 207 Front Elevation, as Proposed
- 208 Street Elevation, as Proposed
- 209 Section DD, as Proposed
- 210 Permeable Areas as Proposed
- Arboricultural Impact Assessment

Proposals encompass significant improvements to the living arrangements for my client who has limited mobility due to a stroke. The property in its current configuration is dangerous. My client's doctors are concerned that any fall climbing or descending the staircase between ground and 1st floor, where the bedroom and bathroom are, and negotiating the external steps leading up to the entrance gate could result in severe injury.

The proposals are designed to allow my client to live comfortably and safely in his own home. A new ground floor bedroom and ensuite shower room, designed for future use as a Building Regulation Part M disabled unit in the event my client's condition requires such measures, will provide level access throughout the ground floor. A new relocated kitchen will benefit from natural daylight, and alterations to the garden level will create step free access. Access to Rudall Crescent will be via a new secure electronic slide opening gate leading onto a new mobility scooter and refuge house.

The level difference between the mobility scooter and refuse house and the house ground floor will be via a few new steps with handrail to each side. My client's doctors advise that using a few steps on a daily basis is good from a health

perspective, and so should be encouraged, but unlike the existing staircase and external steps, exercise should be carried out in safety.

The proposals are therefore carefully designed to balance the needs of my client with the guidelines set out by the Conservation Area Management Plan, and taking into account feedback from the case officer in response to the Pre-Application.

The ground floor Front Elevation extension is designed as a subordinate element to the existing 2-storey front elevation, to be at a depth from the original or existing building line no greater than the existing porch, and, but for a shallow step back from the Side Elevation, the Front Extension shall extend full width to the boundary wall with No. 9 Willoughby Road.

Brick detailing to match No. 22 Willoughby Road is incorporated at the roof line. The roof is to be constructed at a shallower pitch than the existing porch. New sash windows to match existing windows are aligned with the windows at 1st floor level, and there is also a small sash window where the Front Elevation returns as it adjoins the Side Elevation.

The proposed vocabulary and design of the Front Extension, and the boundary wall which is to be bricked up to match existing, is designed to enhance the character of Rudall Crescent, and in accordance to Hampstead Neighbourhood Plan, Policies DH1 and DH2. To ensure the design is sympathetic to established building lines, and to preserve and enhance the Conservation Area.

Proposals to the Side Elevation include an extension half-width-half depth against the party wall or fence with No. 11 Willoughby Road. The extension flat roof is to be sedum. Existing vegetation on the boundary wall is to be retained in-situ and following Works allowed to fall onto the new sedum roof, so to diminish any potential presence of the new roof as seen from the garden of No. 11 Willoughby Road. The sedum roof is to be designed as a light weight construction, to minimise its height and for maintenance access only. Use as a terrace is strictly prohibited.

Neighbours from each three sides of the property were consulted throughout design development. Acknowledging concerns from residents living at No. 9 and No. 11 Willoughby Road that Works may affect the foundations of their properties, I have listened and in response to their concerns, I propose the foundations are dug by hand to minimise any vibration. Unlikely on a project of this scale, nevertheless a valid concern and which will be written into the tender and contract documents. Hand dug foundations will also avoid the need for related plant or machinery, which will lessen the noise and any related disturbance, such as offloading from a delivery vehicle.

The mobility scooter and refuse house is designed as a lightweight construction, clad in cork and with a flat sedum roof. Use of the sedum roof as a terrace would be strictly prohibited. It is set back from the boundary wall to minimise its visual presence from the street and avoid being seen from the front door at No. 2 Rudall Crescent. The house set back position would also allow the willow tree to maintain its graceful character and provider of long slender leaves that brush the ground between the mobility scooter and refuse house and the boundary wall.

At the front of the mobility scooter and refuse house there is to be a sliding gate formed of cork to match the house. It is designed to slide open between the long slender leaves of the willow tree, to minimise any impact on the tree and preserve its character as a feature in the Conservation Area.

The cork sliding gate opens onto a short stretch of stone, reincorporated existing, or new stone to match the existing. This will provide a hard level surface between the mobility scooter and refuse house and a new sliding gate at the boundary wall.

The new boundary sliding gate is to be at the same height as the existing hinged gate. Its design as an electronic slide opening gate is intended to provide a new secure entrance, to be operated remotely from the garden or inside the house, and externally from outside the property.

The mobility scooter and refuse house provides sufficient space for waste allocation and the incoming arrangements for ‘simpler recycling’, therefore removing bins from the pavement as per the current arrangement. A solution that will improve the street scene at this end of Rudall Crescent, declutter the pavement, and make the pavement easier for pedestrians.

Foundations for the mobility scooter and refuse house and the connecting stone surface are to be designed with minimum impact on the root systems of the willow and maple trees. As stated in the Arboriculture Impact Assessment, a ‘no-dig permeable surface’ for the house and a ‘no-dig light building slab foundation’ for the stone surface is to be employed, and to safeguard the trees during construction, a protective fence as shown in the report will be installed ensure no damage to the trees, particularly the willow tree due to its close proximity to the gate which would become the main point of entry for the contractor and delivery.

The proposed scheme is designed, by a combination of sedum roof and raised flower beds, the reinstatement of the square metres of permeable surface prior to Works, and minimises if not cancels the need to underpin the boundary wall where there is not an extension. The height of the retaining wall also provides a comfortable height for my client to manage his garden.

To mitigate against any potential increase in peak stormwater runoff and prevent where possible any increase in flooding within the receiving network, it is proposed a new cellular attenuation system is installed under the lower section of the garden. Its modular design allows for it be installed around any foundation footings, tree roots or otherwise. A further example where the proposals are designed to minimise impact on the willow and maple trees.

The proposed works are designed, where condition allows, to re-use materials following careful dismantling. A strategy that minimises the amount of new materials delivered to site which in turn reduces the amount of waste that would need to be removed from site to landfill. Together with hand dug foundations which will not require plant or heavy machinery, the amount of vehicle activity should be relatively less compared to projects of a similar size or complexity, and overall should contribute to reductions in energy use consumption.

Where new elements are required, notably new walls and roof construction, these are designed to achieve limiting u-values for new elements in existing buildings, in line with Part L of the Building Regulations.

New materials, where possible, will be sourced from local suppliers and delivery consolidated to reduce vehicle use. The main contractor will be requested to obtain the services of companies or manufacturers that use vehicles with low carbon emissions, or are designed as hybrid or electric vehicles.

New timber elements will be sourced from suppliers who use sustainably sourced timber or FSC certification, and when specifying suppliers of other materials and products, every effort will be made to ensure equivalent ethics are in place.

As for the design of the services or utilities, every effort will be made to select the most energy efficient option at time of installation, and potentially, underfloor heating is to be installed throughout the ground floor.

Operationally the incorporation of roof lights in the sedum roof at the new half-width-half depth side extension, together with a new corner bi-folding door in the kitchen will improve sustainability by providing improved heat gain during cold weather, whilst providing good ventilation to cool the building during hot weather. In addition, the works will provide the opportunity to install low energy lighting and reduce energy consumption to heat the property.

Occupier comfort and security will be key in delivering a project that is economic to run and compliant with environmental and other requirements. This includes sash windows that by nature provide a trickle vent with the minimum of opening (Building Regulations Part F), coupled with a new openable roof light in the kitchen.

Sound absorbing insulation within new wall structures, as well as improvements in the ceiling/ floor void between ground and 1st floor will be in line with Part E of the Building Regulations. New appliances and services will be installed in line with Parts J and P of the Building Regulations. Discussions with a fire consultant in context to the open plan kitchen, and installation of an i-mist system will ensure the property meets the latest requirements in relation to Building Regulations Part B. A new staircase between ground floor and 1st floor will be designed in accordance with Part K of the Building Regulations.

I believe this Design, Access, and Sustainability strategy encompass a balanced and achievable set of objectives. I have designed a set of proposals that meets my client's requirements. I listened carefully to his neighbour's concerns, and I have implemented a responsible design and a circular carbon economy in accordance to the size and scope of the project. Concerns relating to potential storm water are also addressed and designed into the scheme. Policy guidelines set out in the Conservation Area Management Plan are incorporated coupled with feedback from the Pre-Application Case Officer.

Yours faithfully,

Richard Claridge
Architect