

**Design and Access Statement for
Construction of basement and associated works at
73, Constantine Road, Hampstead, NW3 2LP**

January 2014

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1. **Development Management Order**

- 1.1 With effect from 25 June 2013 the requirement to submit a design and access statement has changed.
- 1.2 Article 8 now requires such a statement only if the development, *inter alia*, is in a conservation area and comprises of the provision of one or more dwelling houses or the provision of a building or buildings where the floor space created is 100 sq metres or more.
- 1.3 As set in section 2 below the proposed development does not come within the above definitions and in any event the floorspace to be created is less than 100 sq m.
- 1.4 Therefore this statement is provided in addition to that which shall be required of the applicant.

2 **The Proposal**

- 2.1 The construction of a basement under the footprint of the existing house and associated works.
- 2.2 As shown in drawings 73Cnstr/13/05 and 13/07. These works in detail comprise:

Formation of basement to provide 62 sq m of floorspace to be used as kitchen, dining room and WC

Front Elevation

- Installation of two roof lights
- Formation of bedroom in roof space
- Formation of fixed obscure glazed windows at ground level

Side/Rear

- Construction of extension

Rear Elevation

- Installation of two roof lights
- Removal of bay at ground floor level
- Formation of new windows and Juliet balcony at ground floor level
- Formation of new windows at basement level
- Formation of steps rising from basement to garden level.

3. **Design Principles and concept**

- 3.1 The proposal has been through several iterations including as a consequence of the advice officers have given.

- 3.2 The light well to the front garden has now been omitted and replaced by fixed lights below the ground floor bay and above the present ground level.
- 3.3 The dormer window to the roof has been omitted and the bedroom in the roof is now lit with roof lights flush with the roof line.
- 3.4 The side extension has been modified so as to have no impact on the adjoining property.
- 3.5 The principle observed has been to maintain or improve the appearance of the street scene.
- 3.6 To the rear it has been to be neighbourly whilst maximising the use of the fabric in an area where the alternative cost of moving is substantially higher to achieve a dwelling of comparable size. The works will also ensure that this property makes a continued contribution to the Borough's housing stock as a C21 family sized dwelling fit for purpose.

4. Context and taking it into account

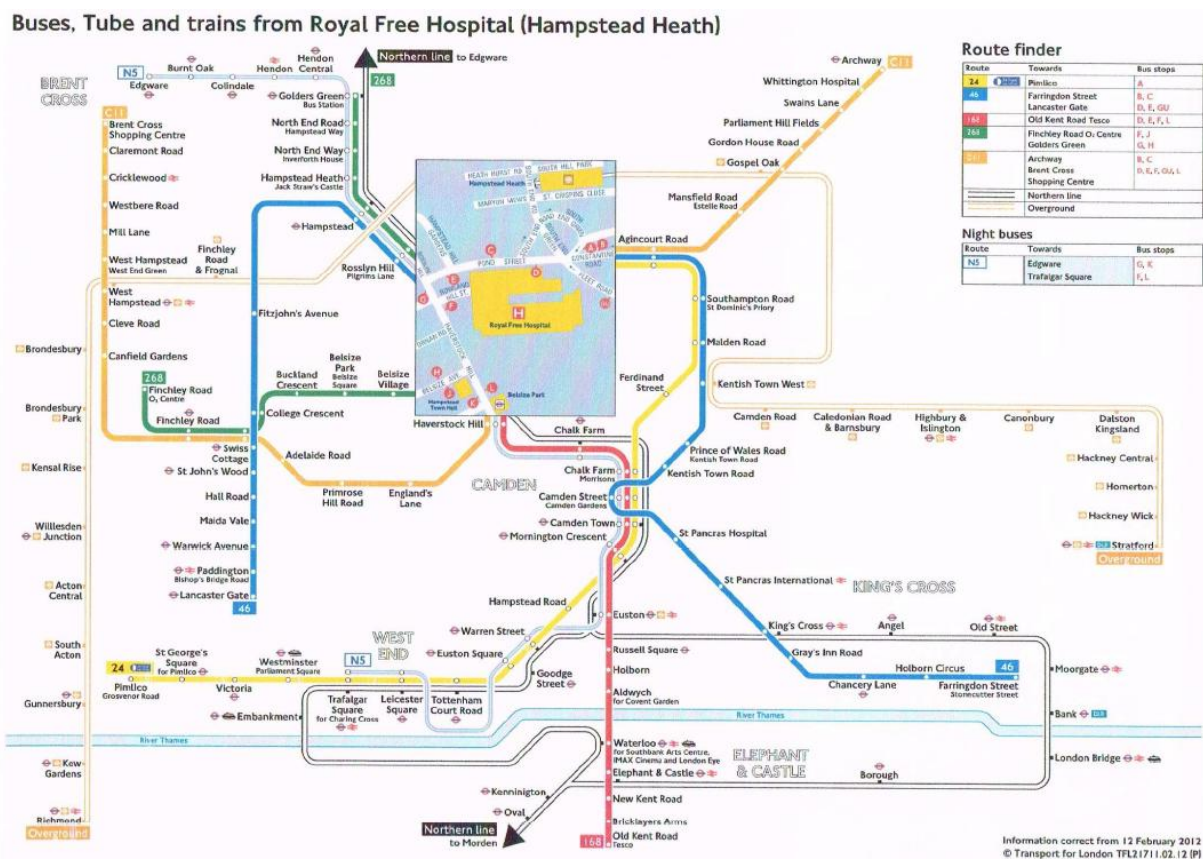
- 4.1 The property is situated within the Mansfield Conservation Area. An appraisal and management document for the CA was issued by the Council in December 2008. The property lies in sub area 2, as defined by the appraisal, comprising late Victorian three storey houses and some, as in this case, two storey houses. Indeed No 73 is at the point of change from two to three storeys as shown in the photograph.



- 4.2 The house has been altered over the years and now has concrete interlocking tiles to the roof and UPVC windows.
- 4.3 Page 30 gives guidance for basements and this has been followed by reference to the document and from the pre application correspondence (2013/7530/PRE) See APPENEX A.
- 4.4 With completion of the works it is intended to replant a box hedge behind the existing dwarf front wall which is typical of these small front gardens.
- 4.5 On a point of information it is noted that the existing ground floor rear bay may be removed without the need for CA consent since this would be the partial demolition of an unlisted building in a conservation area. The judicial authority for this is the *Shimizu* case.

5 Access

- 5.1 The property is very accessible by public transport as shown by the bus, tube and train diagram. The estimated PTAL is 4.



- 5.2 As advised by DCLG the access part of the statement is not concerned with access within the curtilage or building. This is dealt by the Building Regulations in the case of works to an existing building.

6. **Local Development Documents**

- 6.1 Camden Core Strategy 2010, Development Policies 2010 and the SPD Camden Planning Guidance No 4 Basements and Light wells 2013 are relevant. Together with the conservation area appraisal referred to in 4.1 above.

7 **Consultations**

- 7.1 Pre application correspondence was held with the Council in November 2013 and the subsequent letter issued by Mr H Miller.

8 **Sister Documents supporting application**

- 8.1 The following documents are submitted with the application:-

Arboriculturalist report - Produced by Crown Consultants
Structural Report - Produced by SAT INC Engineers
Hydro & Flood Risk Analysis - Produced by Ground & Water Ltd
Soil Investigation - Produced by Ground & Water Ltd
Construction Management Plan - Produced by C-G Contractors

- 8.2 A sustainable construction report is also being prepared. Meanwhile an Article 10A notice has been served in respect of this requirement. This is because having regard to the Council's criteria stated in Section 2 of CPG 4 (see below) and that this requirement is not placed on other extensions to dwellings.

A copy of the notice is at Annex B.

The Council will only permit basement and underground development that does not:

- cause harm to the built and natural environment and local amenity;
- result in flooding; or
- lead to ground instability.

You should submit information relating to the above within a Basement Impact Assessment (BIA) which is specific to your site and particular proposed development.

In certain situations we will expect an independent verification of Basement Impact Assessments, funded by the applicant.

- 8.3 A non technical summary of the Basement Impact Assessment is at Annex C

Barry Cunningham FdSc BSc(Hons) ABEng,
BCConsultants

ANNEX A

73 Constantine Road 2013/7530/PRE

Summary of key Issues:

Basement & lightwell

- 1) Front lightwells are not characteristic of Constantine Road with the exception of no.9 Constantine Road; granted 6 years ago (Nb. case officer – Hugh Miller) The lightwell would be visible from the low boundary wall & shallow depth front garden & therefore it is considered unacceptable in this location. This is not considered to set a precedent. Policy DP24, paragraph 24.13.

-(Planning permission granted November 2007 - Excavation works to provide a front lightwell and new basement to single-family dwelling house; ref. 2007/3892/P)

- 2) The Council's policies & Camden Planning Guidance (CPG) have changed since the above approval. Specifically, Policy DP27 (Basement & lightwells) & CPG4 (Basement & lightwells) Revised 2013.

Available to download from:

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/local-development-framework--ldf/>

Camden Planning Guidance (CPG) / (Basement & lightwells) Revised 2013.

Available to download from:

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/supplementary-planning-documents--spds/>

- 3) Please refer to the Conservation Area Statement via the above link for more information.

A basement without the front lightwell may be an alternative.

Roof extension

Within the terraces of houses, 63-73 (6 in total) there are no roof extensions and therefore where the roofs remain unimpaired of roof extensions & alterations, it is unlikely that a roof extension would be acceptable. Please refer to DP24 & DP25; also CPG Design1.

I noted 2 similar examples of dormers at nos. 77 & 85; of which there are two differences; a] nos.75-85 forms a distinct group, different from nos. 63-73, b] no.85 was granted permission in August 1990, 23 years ago and cannot be considered to set a precedent whilst there is no planning record for no.77.

The French doors + Juliette balcony is considered unacceptable in design terms.

It would appear therefore, that a roof extension would be considered unacceptable in principle.

Side extension / raised boundary wall

No objection in principle to a side extension; subject to no harm to occupiers at no.71.

No.71 appears to have mirror layout to no.73. The height increase to the boundary wall could harm amenity, outlook, and views and cause a sense of enclosure; contrary to policy DP26 & CPG6 - amenity.

In summary, 1] a basement may be possible providing this include the omission of the front lightwell. The CPG provide information on the Basement Impact Assessment study (BIA) report that must be submitted with basement applications, 2] a dormer window is considered unacceptable for reasons noted above and irrespective of the detail design, 3] a side extension should avoid impacting on the occupiers at no.71.

I trust you find the above helpful.

Annex B

73 Constantine Road, Hampstead, N3 2LP

Proposed construction of basement and associated works

Notice under Article 10A of the Development Management Order 2010 as amended

The Council's guidance 'New Basement Development' was published in September 2013 and is the version on line.

The applicant considers that the particulars/evidence required by paragraph 2.52 of the guidance is excessive for the construction of a basement to an existing house. These requirements are disproportionate to the proposed development.

And the issue of sustainable construction is addressed by The Building Act and Regulations made pursuant to the Act.

Lamont Planning Associates
21 January 2014

Information not being part of the notice.

The SAP for the house as extended and its energy rating is being calculated for the purpose of the Building Regulations and will form part of the Full Plans submission.

ANNEX C – Non Technical Basement Impact Assessment

The following stages have been assessed and summary/findings can be found within the individual desk studies:

- Stage 1 - Screening;
- Stage 2 - Scoping;
- Stage 3 - Site investigation and study;
- Stage 4 - Impact assessment; and
- Stage 5 - Review and decision making.

All technical reports have been prepared by a suitably qualified chartered engineer or chartered geologist, who is a member of the relevant professional body which confirm they meet the qualification requirements.

We have included within the application the following information to satisfy the above stages:

- Engineering Design and Construction Report
- Construction Management Plan
- Flood Risk Assessment
- Pre Application Consultation Report
- Arboricultural Report

The conclusions are subject to further Laboratory Tests on subsoil samples & assume no adverse conditions will be revealed.