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## DESIGN & ACCESS STATEMENT

(Addendum to Design and Access Statement dated 18<sup>th</sup> January 2008 by Robert Adam Architects)

Heath Park  
Hampstead  
London  
NW3 7ET

*Note: This document should be read in conjunction with the proposed planning drawings which accompany this report*



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**Project:** Heath Park, Hampstead, London, NW3 7ET  
**Date:** 22<sup>nd</sup> January 2013  
**Subject:** Statement to accompany S73 application for minor amendments  
**Notes:** To be read in conjunction with planning stage drawings

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## **1.00 Purpose of statement**

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- .1 This statement has been prepared as an addendum to the Design & Access Statement prepared by Robert Adam Architects dated the 18<sup>th</sup> of January 2008.
- .2 This report accompanies an application for minor material amendments to the approved scheme for a replacement house that was granted planning permission on the 19<sup>th</sup> of January 2009 (ref: 2008/0663/P)
- .3 A pre-application advice meeting was held with the local authority on 16.10.12 (ref: CA/2012/ENQ/07509). This report and the associated drawings include revisions to the scheme based on the advice of the local authority.
- .4 This report is structured so as to provide an overview of the proposed development and highlight any differences with the approved scheme.

## **2.00 General approach**

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### **2.01 Landscaping**

- .1 A previous landscaping scheme was prepared by Clifton Nurseries Limited to accompany the Robert Adam Architects proposals. Approval of details was granted on the 25<sup>th</sup> of November 2011 (ref: 2011/4964/P) for condition 5 of this consent.
- .2 This application does not intend to vary the approved landscaping except in association with the changes to the proposed building. The limited extent of the area affected is indicated on the site plan (drawing 1204-PL-200).
- .3 It is proposed to make minor alterations to the ramped and stepped access from the lowered driveway to the west elevation.
- .4 It is proposed to alter the light-well arrangement to suit the proposed interior layouts. These changes affect the north elevation and complement the staff living quarters.
- .5 In association with changes to the ramped access, layouts and light-wells it is proposed to create courtyard gardens to the north elevation. These respond to the interior layouts and are typical of traditional buildings, from which the proposed development takes its inspiration.
- .6 The proposed changes were considered 'acceptable in principle' at the pre-application advice meeting.

### **2.02 Refuse facilities**

- .1 It is not proposed to change the general approach to refuse collection on the site.
- .2 The internal layouts have been developed so as to ensure future compliance with



the relevant Code for Sustainable Homes requirements for refuse removal. The revisions ensure the service areas have greater proximity to access to and from the site.

### **2.03 Parking**

- .1 The proposals have been developed so as to allow a car to enter and exist the garage in a forward gear. A swept path analysis has been prepared by a traffic specialist, Sanderson Associates (Consulting Engineers) Ltd, to accompany this application.
- .2 The proposals include a smaller garage area than the previously consented scheme.
- .3 It is not proposed to increase the parking capacity which remains at 2 number spaces plus ample cycle storage.

### **2.04 Code for Sustainable Homes**

- .1 The proposals have been developed so as to comply with Code Level 4 as per the requirements of the approved scheme. A preliminary assessment has been prepared by the Code Assessor, Meridian Consult Ltd, to accompany this application.
- .2 The Robert Adam Architects consented scheme did not include a pitched roof or solar panels at roof level due to the sightlines from North End Way and Heath Street. The approval of reserved matters dated the 13<sup>th</sup> of December 2011 (ref: 2011/5199/P) prepared by Charlton Brown Architects includes both a pitched roof and solar panels at roof level.
- .3 It is not considered possible to reconcile the Robert Adam scheme with the Charlton Brown proposals as they are fundamentally incompatible. Following pre-application advice we consider the sightlines take precedence as alternative renewable approaches are available.
- .4 We propose that the renewable quotient of the energy calculations is provided by a CHP boiler. This will be allied to increased thermal performance of the building fabric to lower over-all energy consumption.
- .5 The revisions to the scheme generally have been considered so as to comply with the requirements of Code Level 4.
- .6 The revisions to the landscaping to the north of the property are considered to greatly improve the internal environment with respect to the standards Code requires for internal living spaces.

### **2.05 Lifetime Homes Assessment**

- .1 Criterion 1 - Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.  
A 2400 x 5000mm parking space is allowed at the front of the building for



wheelchair access. This could be enlarged by 900mm to one side.

- .2** Criterion 2 - The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.  
A parking space is allowed at the front of the building for wheelchair access. This is within 5m of the front door for ambulant access. A ramped approach is available to the side for wheelchair access.
- .3** Criterion 3 - The approach to all entrances should be level or gently sloping.  
The landscaping adjacent to all entrances is level or gently sloping. The ramped approach to the side elevation is 1:15 to allow wheelchair access.
- .4** Criterion 4 - All entrances should:  
a) be illuminated  
b) have level access over the threshold and  
c) have a covered main entrance.  
The entrance portico provides a cover to the main entrance to the building. Adequate illumination will be allowed for and the thresholds will be level.
- .5** Criterion 5 -  
a) Communal stairs should provide easy access and  
b) where homes are reached by a lift, it should be fully accessible  
Communal access requirements do not apply.
- .6** Criterion 6 - The width of the doorways and hallways should conform to Lifetime Homes minimum specifications  
All door openings will comply with the Lifetime Home standards.
- .7** Criterion 7 - There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.  
There is ample space for wheelchair users within the principle living and circulation spaces.
- .8** Criterion 8 - The living room should be at entrance level.  
The family living room and formal living room are at entrance level meaning level access for both daily living and entertaining.
- .9** Criterion 9 - In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.  
The library on the ground floor could be used as a bedroom. This could be in a temporary form with little modification or permanent form with access created to adjacent guest WC which is also LTH accessible.
- .10** Criterion 10 - There should be:  
a) a wheelchair accessible entrance level WC, with  
b) drainage provision enabling a shower to be fitted to be fitted in the future.  
The Guest WC will be fully accessible. There will be a clear space of 1100mm in front of the WC and side transfer allowance. Drainage provision could be allowed in this space or within the library. If required,



the library (which can be converted to a bedroom) could have a fully accessible shower and changing cubicle in one corner. This would be in close proximity to the accessible WC.

- .11** Criterion 11 - Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.  
Most walls to bathrooms are in block-work capable of taking adaptations. Walls behind WCs to be in metal frame studwork with doubled up horizontal noggins between 300 and 1500 from FFL. Studwork to be faced with 18mm ply to enable fixing of adaptations.
- .12** Criterion 12 - The design should incorporate:  
a) provision of a stair lift  
b) a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom  
The proposed lift connects all levels within the building. The lift will be fully accessible and have a 1500 x 1500 turning circle in front on all levels. All stairs will have 900mm clear distance between the wall and opposite hand rail. In addition a stair lift could be installed to secondary staircases at Lower Ground Floor level.
- .13** Criterion 13 - The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.  
A hoist could be installed to the master bedroom to the adjacent master bathroom.
- .14** Criterion 14 - The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.  
All bathrooms have ease of access to the bath, WC and wash basin. All bathrooms have a 1200 diameter turning circle as standard. Where WCs or bathrooms incorporate a bidet, these could be removed to allow side transfer.
- .15** Criterion 15 - Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.  
All rooms will have 800mm or lower windows with easy to operate controls. All seating areas will allow a clear view of any nearby windows.
- .16** Criterion 16 - Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).

### **3.00 Proposed massing**

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#### **3.01 Roof level**

- .1** At roof level it is proposed to increase the number of chimney stacks from 2 to 8. This is more in keeping with the historically influenced external appearance of a building of this nature. It also assists with the installation of mechanical services required to comply with Code Level 4.



- .2 It is proposed to provide 2 sunken areas to the plant access to allow for the installation of heat recovery units as part of the mechanical services. These will not project above parapet level and will not affect the sightlines from North End Way and Heath Street. No other services are proposed for this level.

### **3.02 Ground and First Floors**

- .1 The only notable alteration to the Robert Adam Architects scheme to ground and first floor levels involves infilling the approved ground floor projecting canopy to the south elevation. This was considered acceptable at the pre-application advice meeting as it was within the footprint of the approved scheme's extensions and already accounted for in previous floor-space calculations.

### **3.03 Lower Ground Floor and Basement**

- .1 The proposals have been developed so as to ensure the impact at lower ground floor and basement levels complies with the requirements of the local authority, CPG 4 and CDP Policy DP27. A basement impact assessment has been prepared by the Structural Engineer, Galbraith Hunt Pennington, to accompany this application.
- .2 The proposed revisions to the lower ground floor are relatively minor in nature and will have no impact on the external appearance of the building. The reduction in the extent of the garage assists in detailing the structural scheme in that location. The projection of the pool has no significant impact on the feasibility of basement works. Likewise, the changes to the light-wells are relatively straight forward.
- .3 The proposals include for the addition of a basement level under the main building and outside of MOL. The principle of a new basement level was accepted during the pre-application advice meeting.
- .4 The proposed new basement level has no significant impact on the feasibility of basement works and benefits from being well within the footprint of the lower ground floor.
- .5 The proposed below ground works are, in our extensive experience of such developments and as indicated in the Basement Impact Assessment, relatively straight forward. The arrangement of the basement, the ground conditions and the ample space on site are all conducive to the works proposed.
- .6 Overall, the building floor-space increases by 142sq.m from approximately 2,311m<sup>2</sup> to approximately 2,453m<sup>2</sup>.

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## **4.00 Proposed elevations**

### **4.01 West Elevation**

- .1 The proposed fenestration has been altered to improve internal light levels by increasing the number of windows at both ground and first floor levels. This is



considered appropriate as the elevation forms the principle entrance to the property and is thus suited to a 5 window frontage.

- .2 The proposed detailing has been altered to include for stone surrounds to windows and alterations to the ornament of the stone entrance portico.

#### **4.02 South Elevation**

- .1 The proposed fenestration has been altered slightly between the bays. The fenestration to the infill at lower ground floor level has been adjusted to match the flank bays.
- .2 The proposed detailing has been altered to include for stone surrounds to feature windows and alterations to the ornament of the stone bays.

#### **4.03 East Elevation**

- .1 The proposed alterations are minor in nature and are so as to ensure the scale and detailing of the windows matches the changes elsewhere.

#### **4.04 North Elevation**

- .1 The proposed fenestration has been altered to improve internal light levels by increasing the number at both ground and first floor levels. This is considered appropriate as the elevation is not viewed from afar and the revisions suit the internal layouts.
- .2 The proposed detailing has been altered to include for stone surrounds to feature windows and alterations to the ornament of the central portico leading onto the main staircase.

### **5.00 Proposed layouts**

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- .1 The internal layouts have been revised to respond programmatically to the external elevations. The internal layouts now respond to primary axis established to the central bay of the south and west elevations, with secondary axis to end bays. This is reflected by the locations of the grand entrance hall and grand staircase which now respond to the main features of the elevations. The principle rooms and circulation orientate around these features along the secondary axis.
- .2 At ground and first floor level the layouts are relatively unchanged in terms of usage. The main changes relate to the relocation of the grand staircase and the associated relocation of the secondary entrance and stairs. This gives greater access between the service areas and site generally.
- .3 At lower ground floor level the principle changes involve the reorientation of the pool & associated changes to the entertaining spaces and relocation of the staff bedrooms. The former creates a layout much more suitable to a development of this nature and the latter provides better living quarters.





- .4 The proposed basement is an addition over the Robert Adam Architects scheme. The use of the relocated secondary stairs and lift to gain access to this level improves circulation to the services areas which includes plant and utility spaces in this instance.

## **6.00 Conclusion**

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The proposals have been developed based on the feedback received during the pre-application advice meeting.

The proposals do not include major alterations to the proposed landscaping which remain as per the previous consent.

The proposals do not involve an unacceptable increase in floor space outside of MOL. They have also been developed so as to not have any impact on the openness of MOL.

The proposed development will be fully compliant with the requirements of Code Level 4 of the Code for Sustainable Homes.

The proposed changes to the elevations have been carefully considered so as to be in keeping with the existing consent and contribute towards an attractive external appearance.

The proposed changes to the internal layouts are an improvement on the previous consent both in terms of suitability for a development of this nature, practicality and also in relation to the external elevations.

