



project 2893

15 Cleve Road
West Hampstead
London NW6 3RL

Design & Access Statement For Planning Application

Issued 22nd February 2013

M•R PARTNERSHIP

Feb 2013

Introduction

The application site is at 15 Cleve Road NW6 3RL. The site comprises a detached, red brick property and external space to the front and rear.

The premises are owned by The Association of Jewish Refuges (AJR) Charitable Trust and opened in 1987 as 9 x self-contained sheltered flats to serve members of the AJR who had fled Nazi-occupied Europe and sought refuge in Britain.

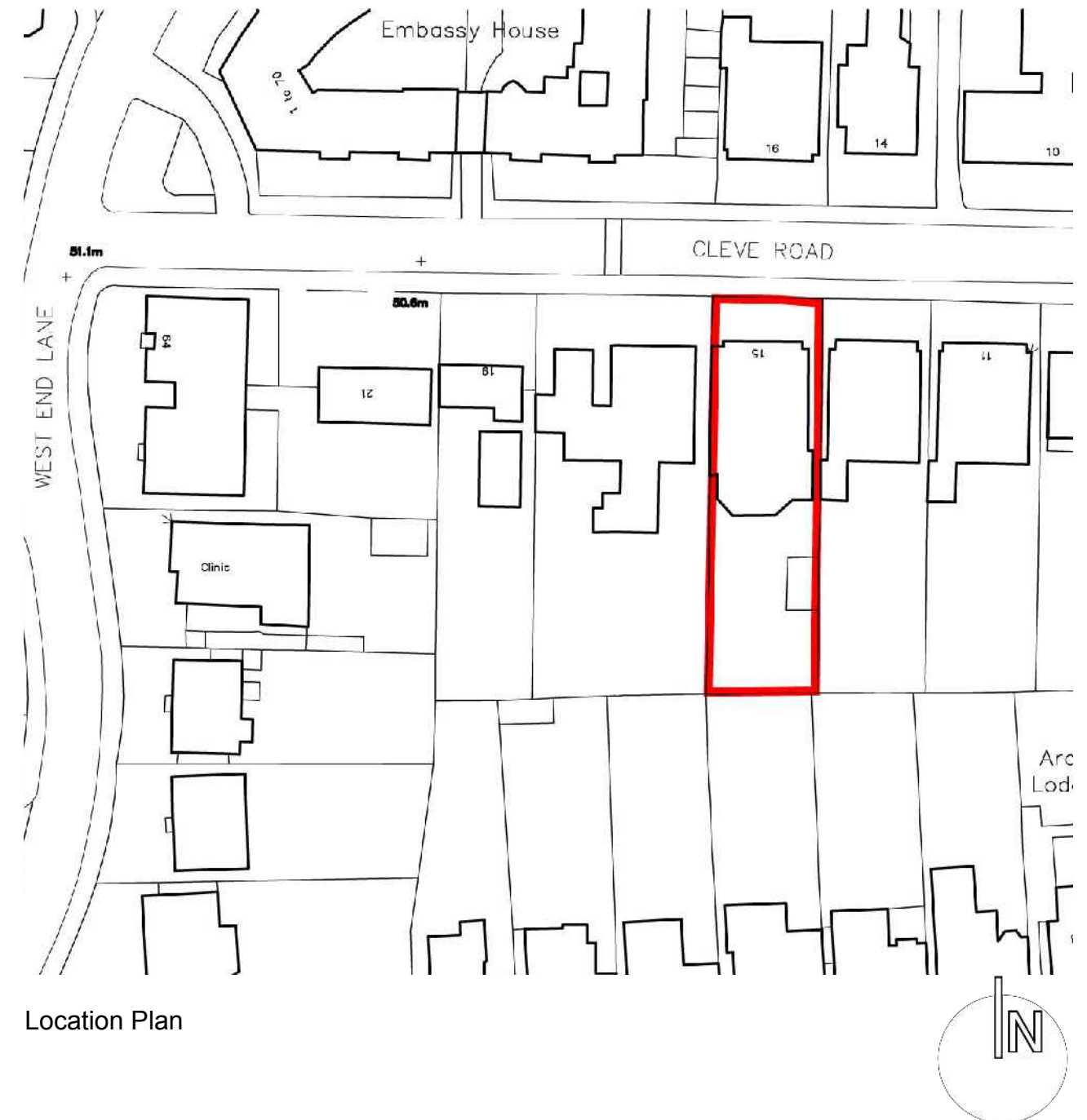
At ground and lower ground level the building was used as an elderly persons day centre for the Jewish Community. The day centre provided meals, entertainment and outings as well as a place to congregate and socialise. There is no longer a need for this service with the passing of many former residents and visitors; by 2011 the final three residents were relocated to more suitable accommodation.

The centre has since closed, and the building has been vacant for approximately 12 months.

The building has been extended to the rear previously, and provides floorspace over 5 levels at lower ground, ground, first and second floors with limited floorspace within the roof form. A large garden is located to the rear of the site, extending to meet the rear gardens of properties in Woodchurch Road.

It has been identified by the Council as a building which makes a positive contribution to the character and appearance of the conservation area within the adopted South Hampstead Conservation Area Audit (February 2011).

The plot area is approximately 790sqm.



Location Plan



View of Cleve Road

Site views

15 Cleve Road, London NW6 3RL



Approach to No.15 fro Cleve Road



Front view of property

Site views

15 Cleve Road, London NW6 3RL

Location

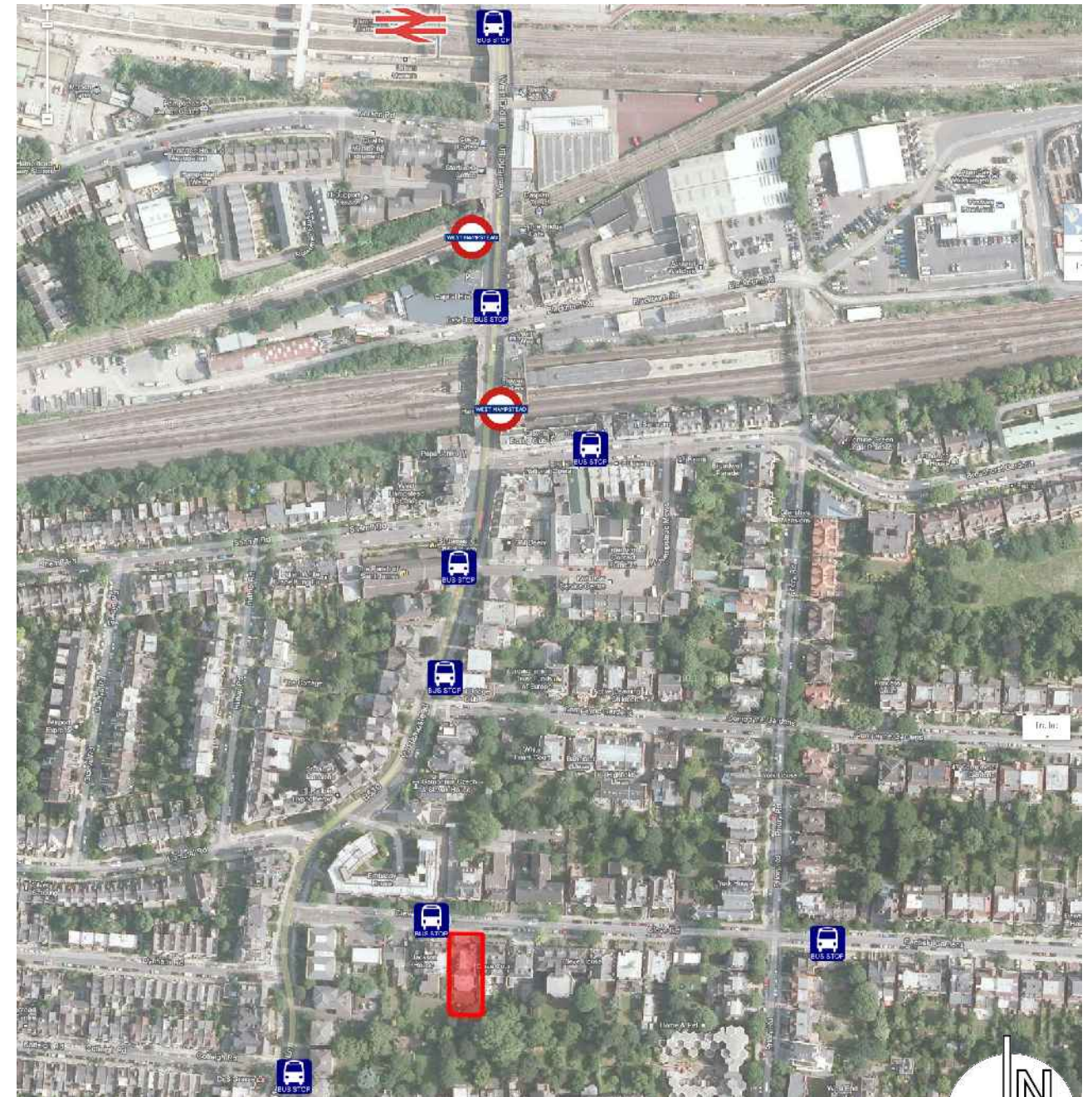
The site is located in Cleve Road, approximately 80m East of its junction with West End Lane, falling within the South Hampstead Conservation Area.

There are no individual Tree Preservation Orders placed upon trees within the site.

Cleve road is predominantly residential in character with a number of buildings providing single dwelling houses or having been subdivided into flats.

The site is located approximately 450-500m South of West Hampstead Overground and Underground rail stations. Bus service C11 (linking Archway - Swiss Cottage - Cleve Road - West Hampstead - Brent Cross) runs directly past the site. Numerous other bus services run along West End Lane including 139 (West End Green - Waterloo Station) and 328 (Golders Green Station - Limerston Street).

The site has a Public Transport Accessibility Level (PTAL) of 6a, with 6b being the highest possible score.



Transport Links

Location/ Access

15 Cleve Road, London NW6 3RL

Site (Context Appraisal)

The premises comprises a large red brick building that spans 5 floors (lower ground, ground, first, second and third), and is currently in the ownership of the AJR Charitable Trust.

The building was formerly used as sheltered accommodation, as well as providing an elderly persons' 'centre' for the local Jewish community. This included various lounges, administrative offices, function rooms and commercial kitchens across the lower ground, and ground floors.

Across the upper floors the building was occupied by the lawful use of sheltered accommodation for elderly persons. All uses at the premises have ceased and the building is now vacant, except for a resident caretaker's flat.

The flat units at the upper levels are all self-contained, in that they include all necessary living facilities (bathroom/kitchen) behind a locked front door, accessed from the communal hallway/access stairways.

The flats were accessed solely from the main ground floor entrance and 'reception/hallway area'. This access point and circulation space also formed a key element of the facility which occupied ground and lower ground floor.

To the rear of the building, a large lower ground conservatory extends beyond the rear building line into the garden area, providing the main function space within the premises. The conservatory sits partially below the level of the mature garden which extends 30m to the rear.

A number of mature trees are present within this garden area.



Existing bathroom in self-contained flat



Existing kitchen in self-contained flat

Location / Site (Context Appraisal)

15 Cleve Road, London NW6 3RL



Additional activity space leading off the conservatory



View of kitchen on lower ground level serving communal space



View of the conservatory; the main activity space

Site views

15 Cleve Road, London NW6 3RL



Rear Garden

Site views

15 Cleve Road, London NW6 3RL



Rear of property

Site views

15 Cleve Road, London NW6 3RL



View of access via East elevation



View of rear elevation from the garden



View of rear elevation



View of garden from rear of property

Site views

15 Cleve Road, London NW6 3RL

Design Considerations (Project Aims)

To create through extension and conversion, 9 private residential flats within No 15 Cleve Road.

The proposed mix of units is:

- 1 bedroom flat x 2
- 2 bedroom flat x 5
- 3 bedroom flat x 2

The accommodation at lower ground and ground level is linked to form 4 flats in total over both floors.

Design Development

Following the issue of the pre-application advice on the 30th November 2012, all aspects of design advice on the rear extension, front lightwells, front boundary treatment and entrance steps have been implemented and included in the proposals.



View of the proposed extension to the rear



View of the proposal from Cleve Road

Design Development

15 Cleve Road, London NW6 3RL

Proposals

Land Use Principles

The site and the combination of the uses within a single building gives rise to the need to consider the planning policy framework behind establishing the acceptability of creating private residential units at the site.

We consider that given the successful relocation of the existing facilities at the Belsize Square Synagogue and the shift in the circumstances of the charity's beneficiaries, that the loss of the existing uses will be permissible under the Development Management Policies.

The applicant will wish to have key discussions with officers in respect of the land use principles, particularly in terms of the specific applicability and relevance of Policies DP7 and DP15

Front Lightwells

At the front of the site, within the existing forecourt area, it is proposed to create lightwells in order to provide the accommodation at lower ground level with natural light from above. The applicant has had confirmation from the Daylight Assessment Consultant that the lower ground dwellings will achieve BRE compliance through the provision of the proposed lightwells.

In accordance with the South Hampstead Conservation Area Character Appraisal & Management Strategy, the applicant seeks to improve the aesthetic of the site and maximise its visual relationship with the wider streetscape.

The proposed lightwells will form an extension of the existing front facade, and are in keeping with the style of the neighbouring residential buildings which also feature lightwells at lower ground level.

The proposed lightwells will each cover an area of 5.8m² at a depth of approximately 2m giving a total volume for each lightwell of 11.75m³



Lightwell at neighbouring residential building

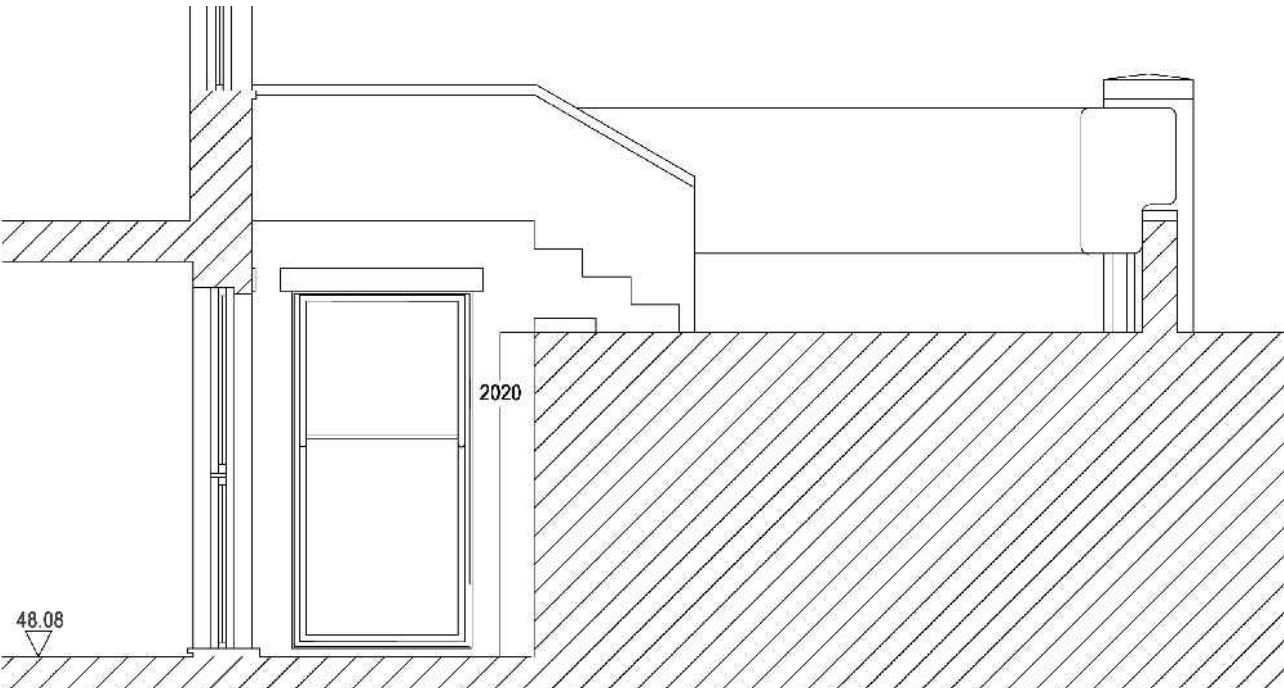


Diagram showing proposed lightwell dimensions

Proposals

Rear Extension

To the rear, it is proposed to remove the existing large conservatory at lower ground level. This will be replaced with a centrally placed rear elevation at lower ground, ground and first floor levels. The proposed extension has a lesser footprint than the existing conservatory and is considered to appear subordinate to the host building.

This extension projects 4.725m backwards from the existing principal rear building line, and is set in from the side elevations of the existing building. At second floor level, an external terrace area will be formed to serve the 3 bed flat at this level.

The extension will utilise red brick in keeping with the existing building and the context of the street, as well as timber framed, double glazed windows which replicate the existing rear elevation. It is considered that the removal of the conservatory and erection of the proposed extension would preserve and enhance the appearance of the existing building and the conservation area.

Residential Amenity

The design team are aware of the Council's CPG 6 and Development Plan Policy DP26 which states the need to protect residential amenity for occupiers and the potential effects of the scheme on any neighbouring properties.

The scheme has been designed to take account of privacy, overlooking and sunlight/daylight of neighbouring properties. The positioning of windows within the converted and extended building will not give rise to any potential for overlooking to neighbouring residential properties.



View of proposed rear extension

Proposals

Sustainability

The development proposes to achieve a high standard in terms of sustainable design. The design team is aware of the Council's policies within the Core Strategy (Policy CS13), Development Policies Document (Policy DP22) and the CPG3 Sustainability SPD which sets out sustainable design principles.

It is understood that the Council has determined that a minimum of Code Level 3 will be required for all new development within the borough of 2010 and Code level 4 by 2013.

The applicant has commissioned Syntegra Energy Consultancy to compose an Energy Strategy Report to accompany this application detailing the energy proposals for the scheme. A combination of photovoltaic panels on the roof and a combi gas boiler will result in a reduction of CO2 emissions and the production of renewable energy.

The scheme will provide adequate waste and recycling storage within the site, taking into account the Council's aspirations within the Core Strategy policy CS18 on 'Dealing with our waste and encouraging recycling'.

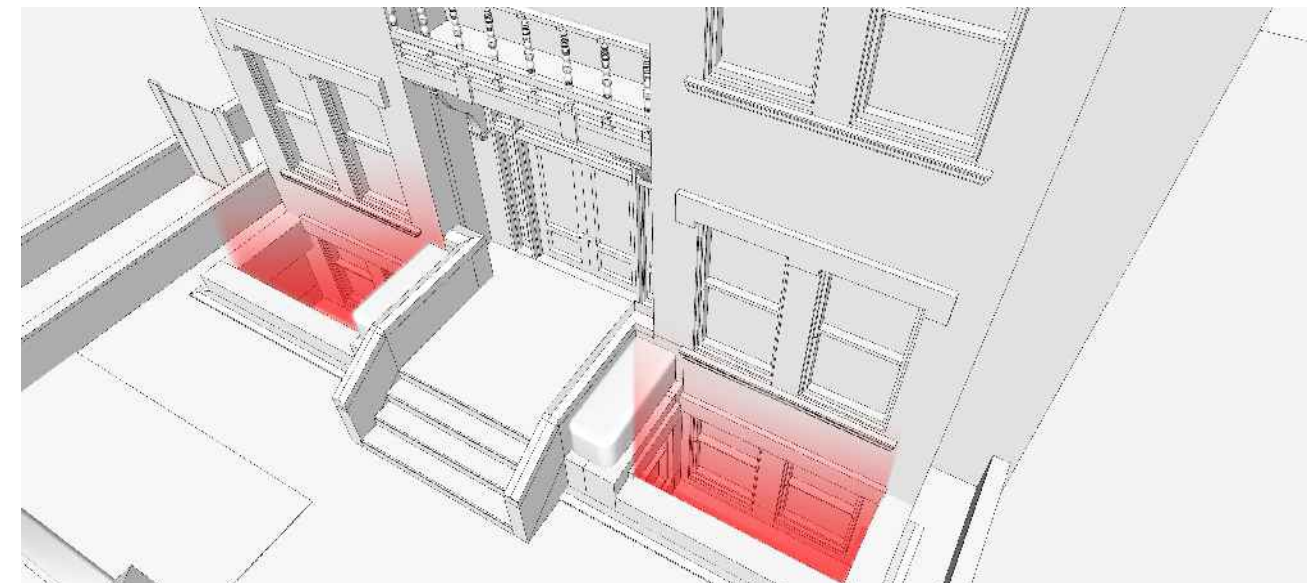
Basement

There are proposed lightwells within the front elevation and to the rear an extension reaching lower ground level. At the front of the building it is proposed that the floor level is lowered by 330mm to allow for comfortable head height throughout the space.

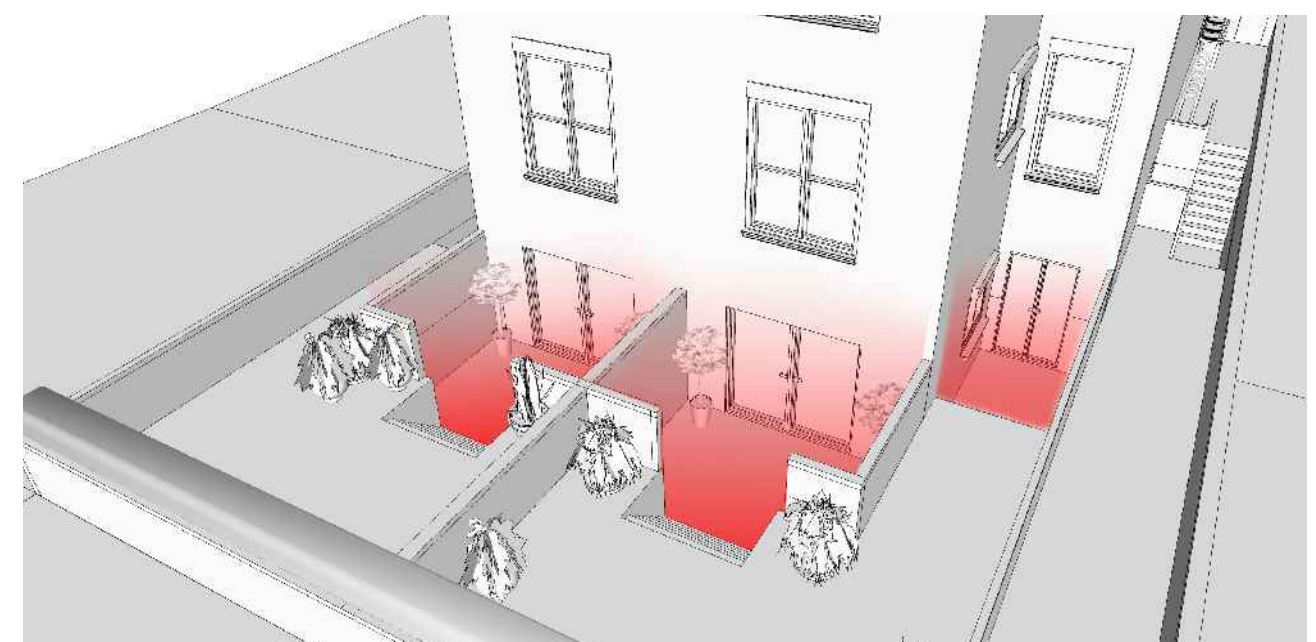
The existing conservatory at the rear is already partially below garden level however there will be a need for limited excavation in this area to allow for the extension. No new basement floor or level is sought by these proposals. No new basement areas are proposed under the existing building.

In accordance with the Council's policies detailed in DP27 and CPG4, the applicant has commissioned Stage 1 (screening) of a Basement Impact Assessment (BIA) to determine the validity of the proposed extension.

This **has confirmed** that the proposed excavation works will have no negative impact on the structural integrity of the building, the drainage system, flooding or groundwater conditions.



Excavation for lightwells at front



Excavation at rear

Proposals

Photovoltaic Panels

As detailed in section 6.1 of the Energy Strategy Report, the proposal includes the use of photovoltaic panels to achieve the CO₂ reduction via renewables target.

The PV system will provide self generating electricity that can be sold back to the national grid.

The proposed PV systems are Sunpower high efficiency monocrystalline panels with a power output of 333watts/panel. This, combined with the use of a combi boiler, will help to reduce CO₂ emissions

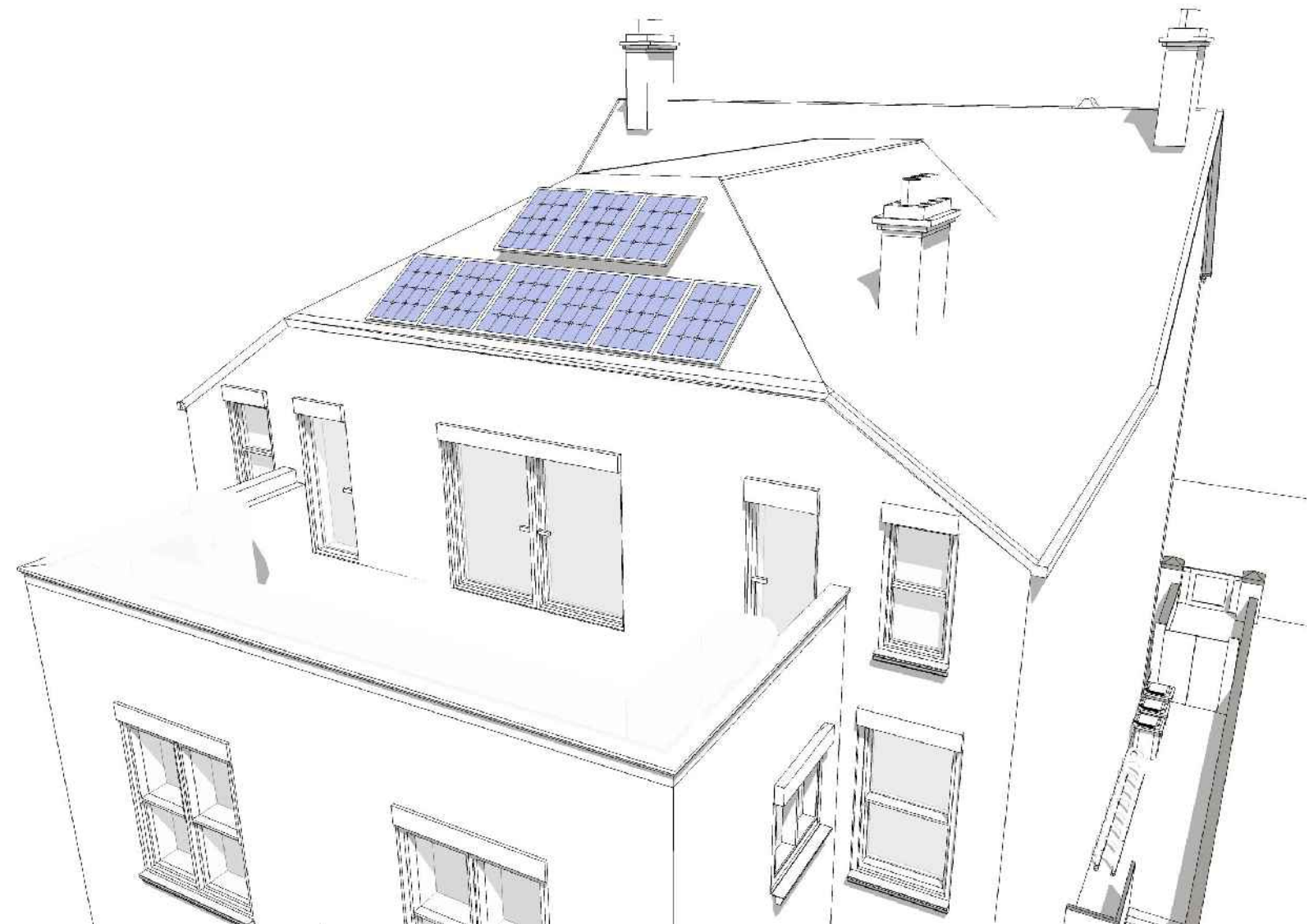
The amount of the PV panels is limited due to the available area of south facing pitched roof. This section of the roof has an area of 24sqm allowing for the installation of 9 PV panels.

Solar PV Systems have no moving parts so they require very little maintenance.

Regular cleaning of the panels is not required as the external face of a PV panel is toughened self cleaning glass. UV light breaks up any dirt and the rain washes it away.

They are often labelled “fit-and-forget” energy systems because of their durability, if cleaning is required most window cleaners or gutter maintenance firms will offer this service, as no special products or chemicals are required, only hot water.

Some manufacturers also recommend a yearly check of the system/inverter to maintain efficiency.



Proposals

Tree and landscape

The landscaping proposals are yet to be developed in detail, but will ensure the retention, preservation and enhancement of key landscape issues and their role within the surrounding conservation area.

Tree protection measures will be considered in the future, but given the limited excavation, no harm or difficulties are to be expected in managing the protection of existing trees.

New landscaping is proposed to the front, replacing the stark surface at street level. To the rear, two small private courtyards are provided to serve the flats at lower ground level, beyond this, the existing garden area will be used communally by residents

Cycle Parking

Secure cycle parking will be provided behind a locked gate along the East elevation of the premises.

Front Elevation Alterations

At present, the premises have an 'institutional' appearance in terms of access ramps and heavy set wooden frame doors. The residential use of the premises would provide an opportunity to enhance the appearance of the building in terms of offering more appropriate doors and fenestration to the street frontage, in keeping with the context of the neighbouring buildings.

Affordable Housing

There is an existing level of Class C3 residential within the building, therefore affordable housing is only calculated on the net uplift.

The gross residential floorspace proposed (GEA) is 1011.95m². On this basis, the site falls below the 1000m² threshold when the existing sheltered housing is taken into account, and as such affordable housing would not be sought as a result of the development.

Wider Charitable benefit

Inevitably, the role of the charity has, and will continue to evolve with the changing needs of its members over time. There is no longer a need to provide elderly members with sheltered accommodation as they need a greater level of support that can be provided within Class C3 sheltered accommodation.

All of the services and facilities that were provided at lower ground and ground level, including meeting space and administrative offices, have now been relocated successfully within Camden to Belsize Square Synagogue which is located approximately 1 mile West of Cleve Road.

There has been no diminution of the charity's role, function and activities within the Borough; it continues to serve the Jewish community to the same standard as before.

Sheltered accommodation is no longer required for this group and improved and more accessible services are provided at the Synagogue. Together this place of worship and the AJR Centre provide a unified facility offering support and activity to the Charity's members within Camden.

The Council can assured that the Charity's Trustees have the responsibility to further and promote their charitable objectives, and to support its members. This will ensure continuity of services and activities

Should the site at Cleve Road provide private residential accommodation, it will be the recipients of the charity that will benefit, in that the receipts of the sale of the property can only be used by the Trustees to benefit the AJR members. This is a charity (in line with all others) that must take its decisions in the interests of the beneficiaries and communities which it serves.

Lifetime Home Assessment

CRITERIA	COMMENTS
1.a Where a dwelling has car parking within its plot boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.	Not applicable, no parking provided
1.b Where parking is provided by communal or shared bays, spaces with a width of 3300mm should be provided as required.	Not applicable, no parking provided
2 The distance from the car parking space to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.	Not applicable, no parking provided
3 The approach to all entrances should preferably be level or gently sloping	A stepped access has been provided at the request of design officers to enhance the appearance of the building with the Conservation Area, as opposed to a previously proposed ramped access.
4 All entrances should: <ul style="list-style-type: none"> a. Be illuminated b. Have level access over the threshold c. Have effective clear opening width and nib d. Have adequate weather protection e. Have a level external landing. 	Yes, subject to detailed design The existing doorway has level access Not achievable within existing building fabric There is an internal entrance lobby Not applicable
5.a Principal access stairs should provide easy access	The existing main stair will be the principle access – this is generally in accordance with the Lifetime Homes specification
5.b Where a dwelling is reached by a lift, it should be fully accessible	Complies to Lifetime Homes Standards
6 Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects.	All corridors and doorways internal to individual units will be to Lifetime Homes Standards. Corridors within communal areas are limited to existing widths within a converted building
7 There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.	Adequate turning space will be available in all living areas. Clear widths will be achievable in the kitchen and bedroom areas in the majority of flats.

CRITERIA	COMMENTS
8 A living room / living space should be provided on the entrance level of every dwelling.	Complies to Lifetime Homes Standards
9 In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.	Complies to Lifetime Homes Standards
10 Where an accessible bathroom, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.	Bathrooms have been laid out to meet Lifetime Homes Standards as far as is possible working within the confines of an existing building.
11 Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails	Complies to Lifetime Homes Standards
12 The design within a dwelling of two or more storeys should incorporate: <ul style="list-style-type: none"> a. Potential for stair lift installation b. A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom 	Stairs are limited by the existing building's fabric. Complies to Lifetime Homes Standards
13 Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.	Compliance limited by development taking place within a converted building.
14 An accessible bathroom, providing ease of access should be provided in every dwelling on the same storey as a main bedroom.	Bathrooms will be to Lifetime Homes Standards as far as possible within the existing building fabric.
15 Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach	Complies to Lifetime Homes Standards, with the exception of some ground floor windows that are limited in their position by design within a Conservation Area.
16 Location of service controls Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.	Complies to Lifetime Homes Standards

Accommodation

The proposal comprises nine flats spread over 5 floors of new and existing accommodation. There will be:

- 1 bedroom flat x 2
- 2 bedroom flat x 5
- 3 bedroom flat x 2

At ground and lower ground level there will be four flats spread over both floors to provide duplex accommodation.

Access to all dwellings will be through a communal front door at ground level leading to a communal staircase and lift that serves all levels of the premises.

All flats within the building will be entirely self contained with all necessary facilities and a private front door for each property.

Each property within the building will have access to outdoor space via the use of the communal garden at ground level, in addition to this, the large properties at lower ground/ground level and at second floor level are provided with private external space in the form of two courtyards at lower ground and a terrace at second floor level.

Elevations Development

The proposed front elevations provide a residential aesthetic that is more in-keeping with the vernacular of the neighbouring buildings than the existing.

The fenestration is regulated with the ground floor level bays matching the upper levels which is then mirrored at lower ground level with the implementation of lightwells.

The porch at the entrance to the premises is removed and replaced with a more residential frontage that is in keeping with the context of the street and veers from the institutional feel of the existing building.

At the rear, the conservatory is removed and replaced with a centralised extension that spans from lower ground level to first floor level and provides the accommodation at second floor level with a terrace.

The proposed extension mirrors the fenestration of the existing building and is designed with the consideration of privacy and daylight provisions to the site and to neighbouring buildings.

The proposed elevations are designed to limit the impact to the appearance of the street, seeking only to improve the existing facade and continue the residential vernacular of the neighbouring buildings.



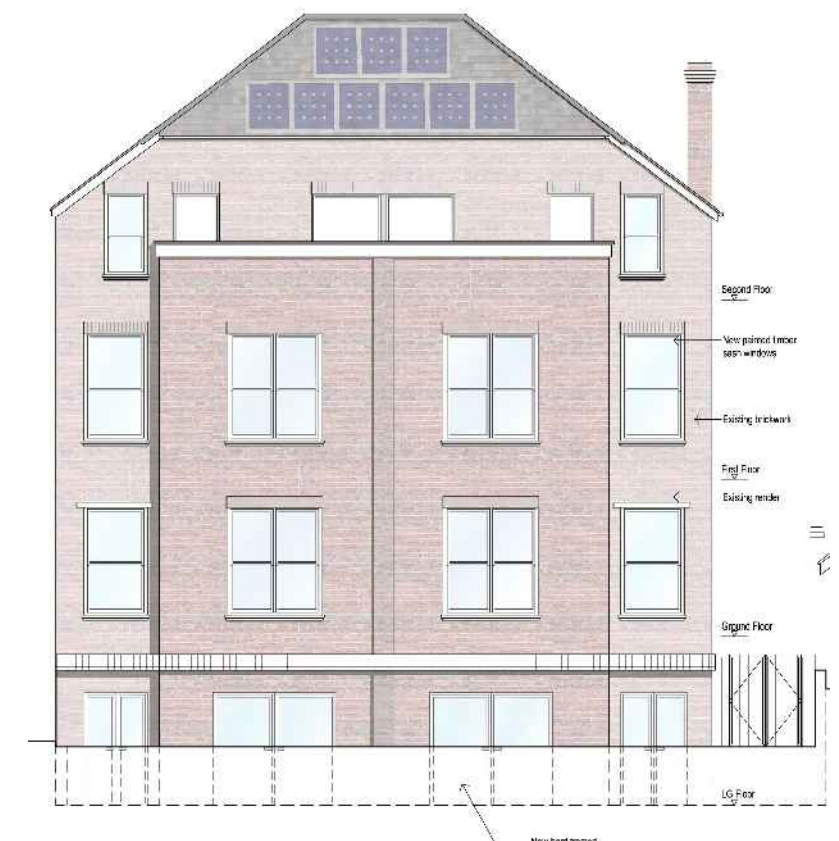
Existing Front Elevation



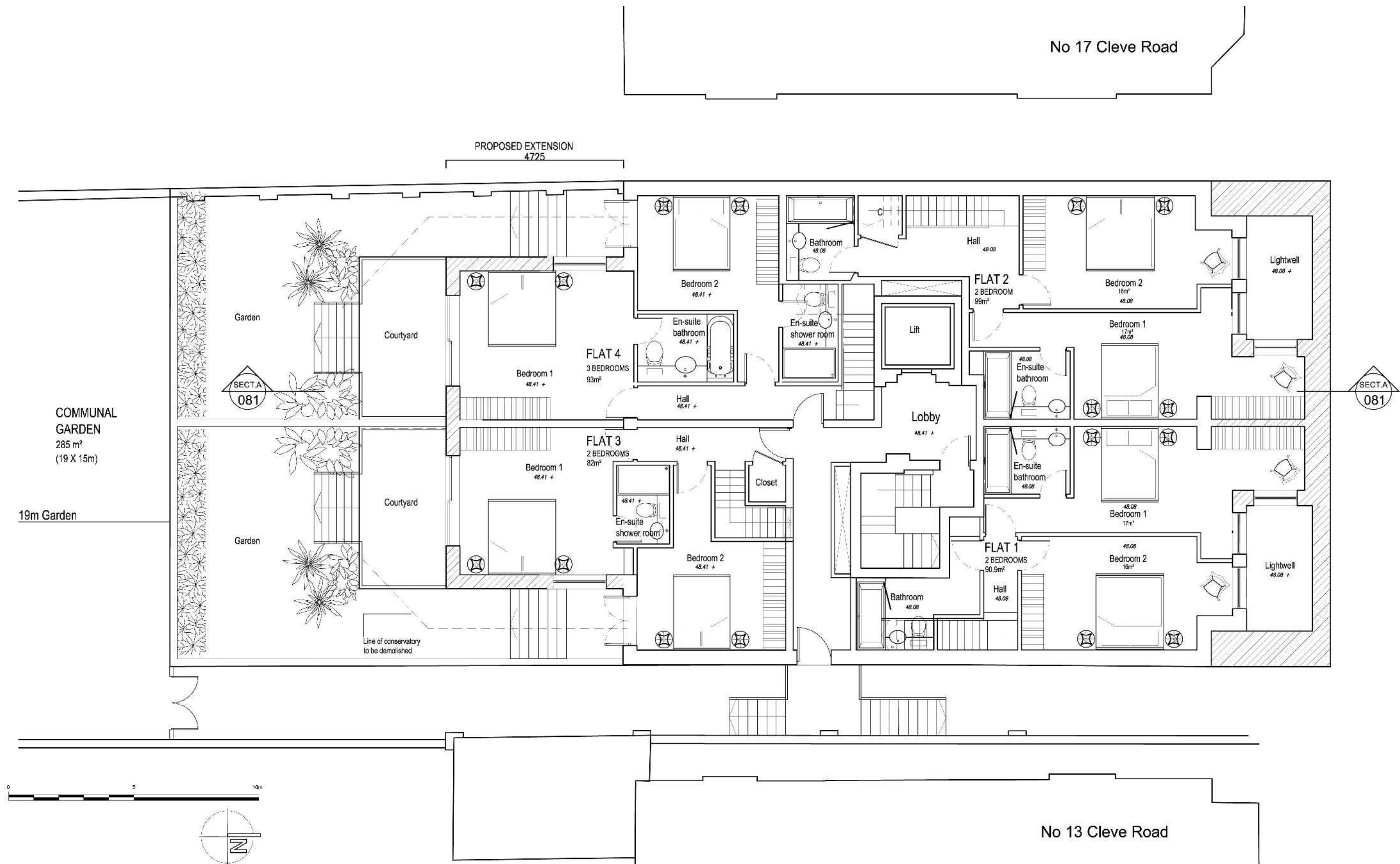
Existing Rear Elevation



Proposed Front Elevation



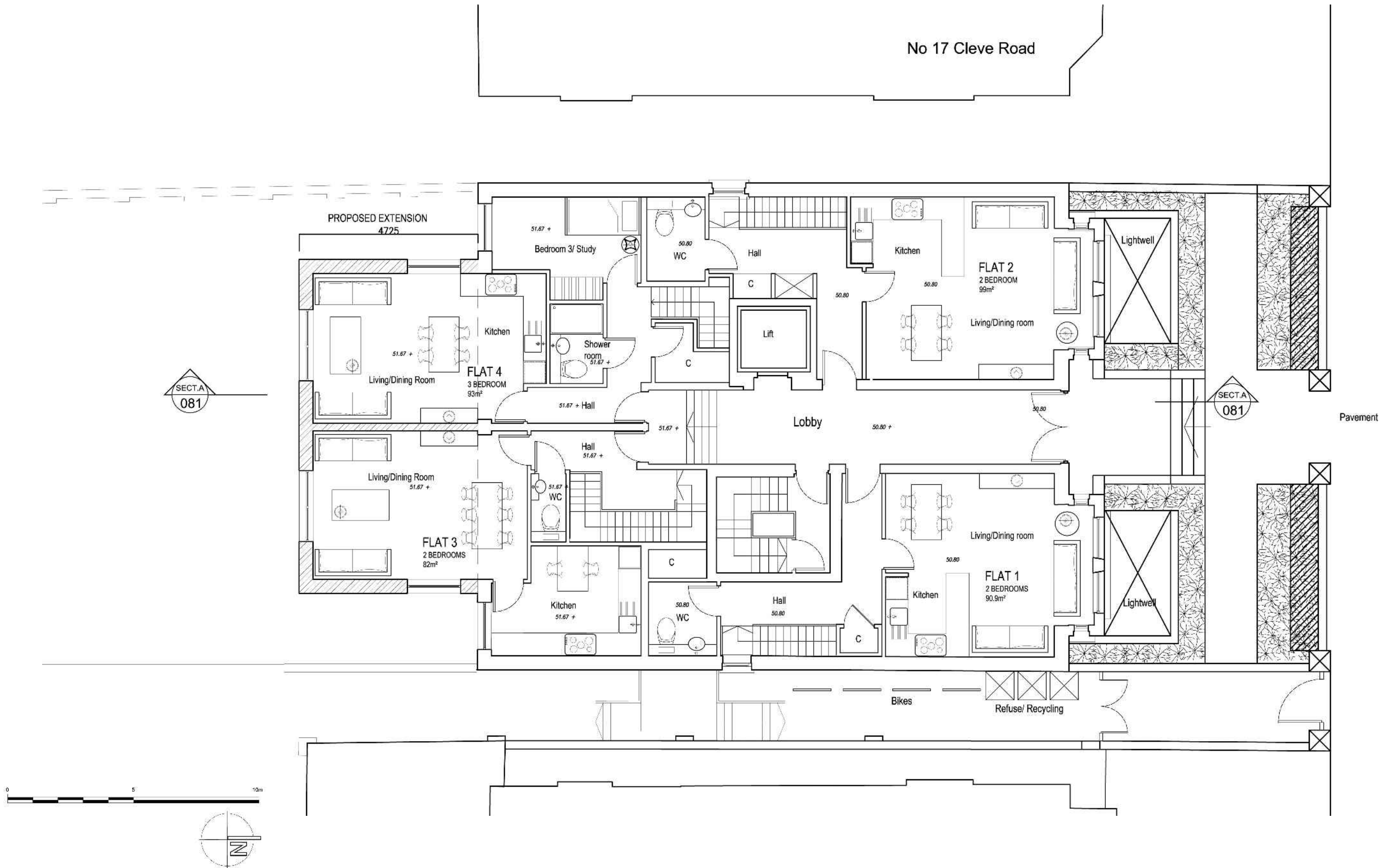
Proposed Rear Elevation



Lower Ground Floor (-1)

Proposed plans not to scale

15 Cleve Road, London NW6 3RL

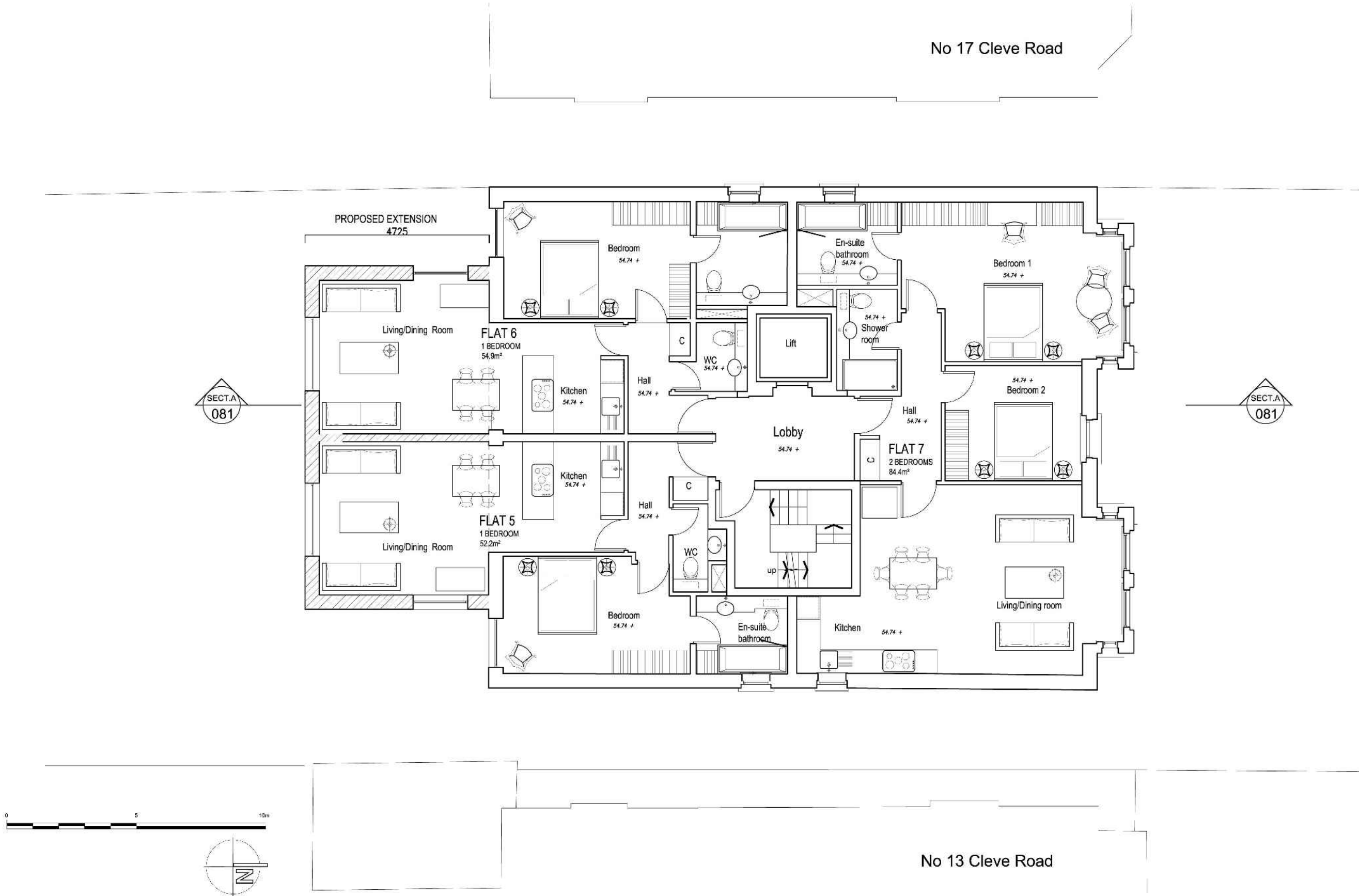


Ground Floor (0)

Proposed plans not to scale

15 Cleve Road, London NW6 3RL

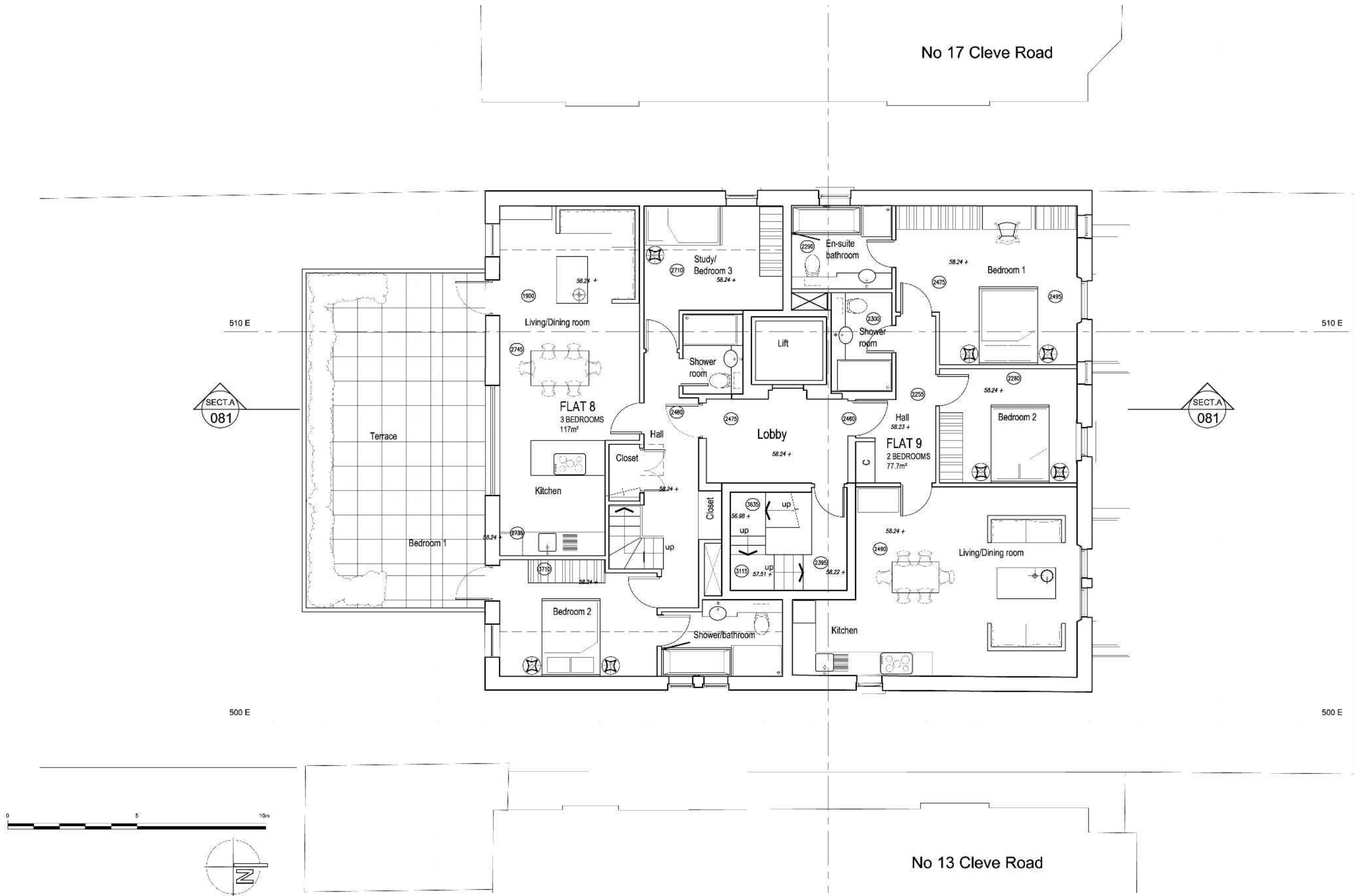
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First Floor (+1)

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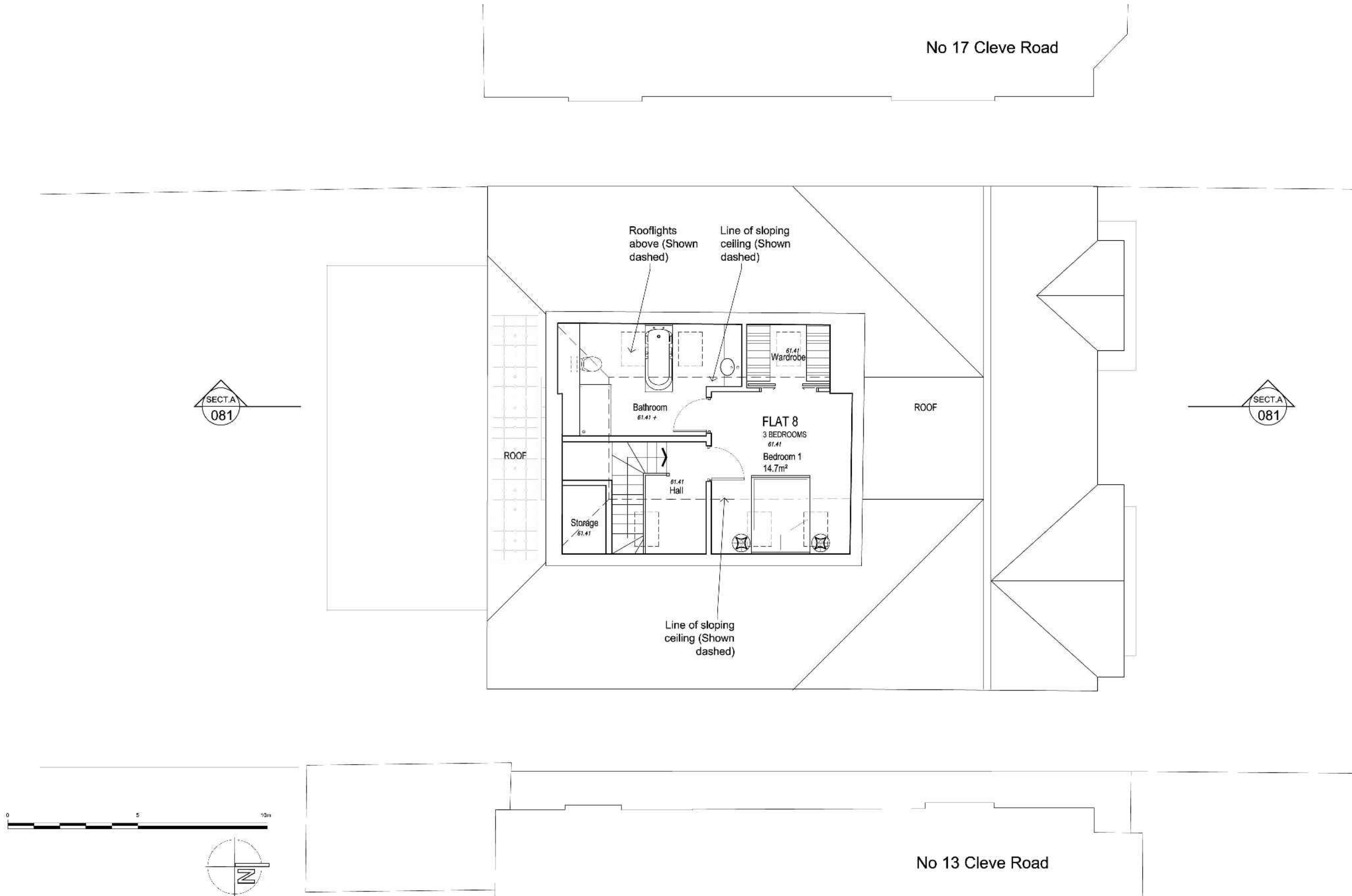
15 Cleve Road, London NW6 3RL



Second Floor (+2)

Proposed plans not to scale

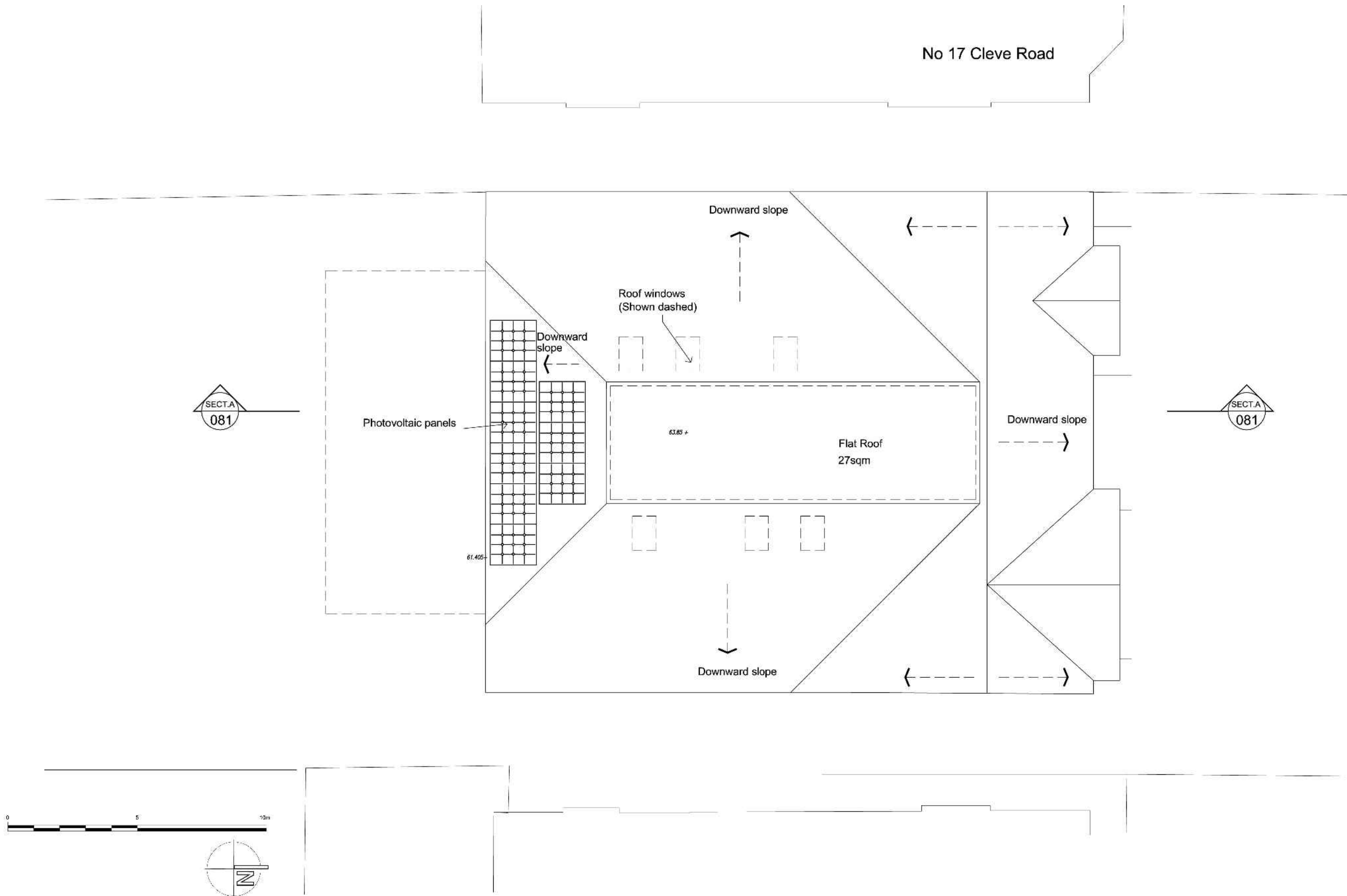
15 Cleve Road, London NW6 3RL



Third Floor (+3)

Proposed plans not to scale

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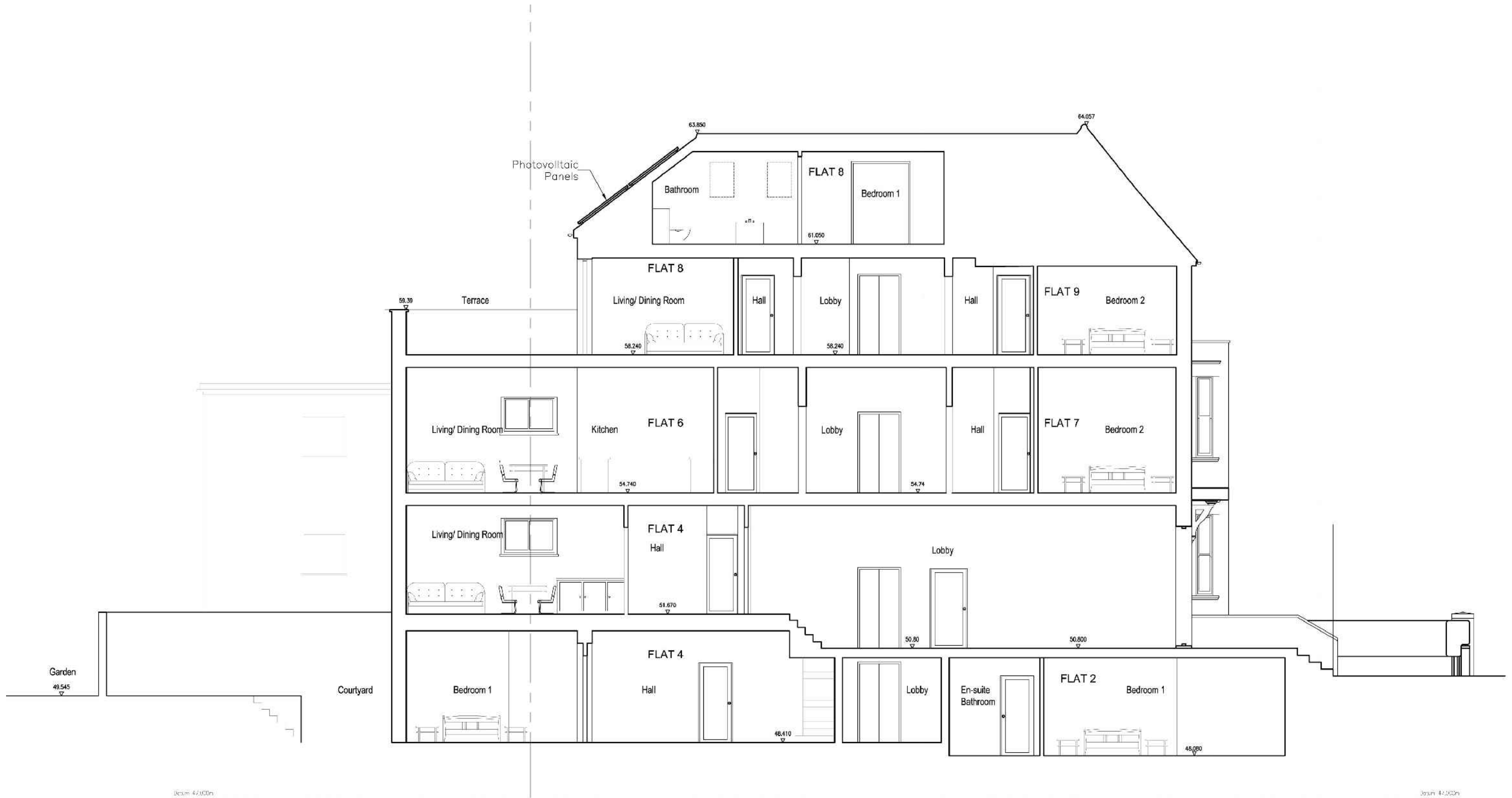


Roof Plan

Proposed plans not to scale

15 Cleve Road, London NW6 3RL

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Section A-A

Proposed section not to scale

15 Cleve Road, London NW6 3RL



Front (North) Elevation

Proposed elevations not to scale

15 Cleve Road, London NW6 3RL

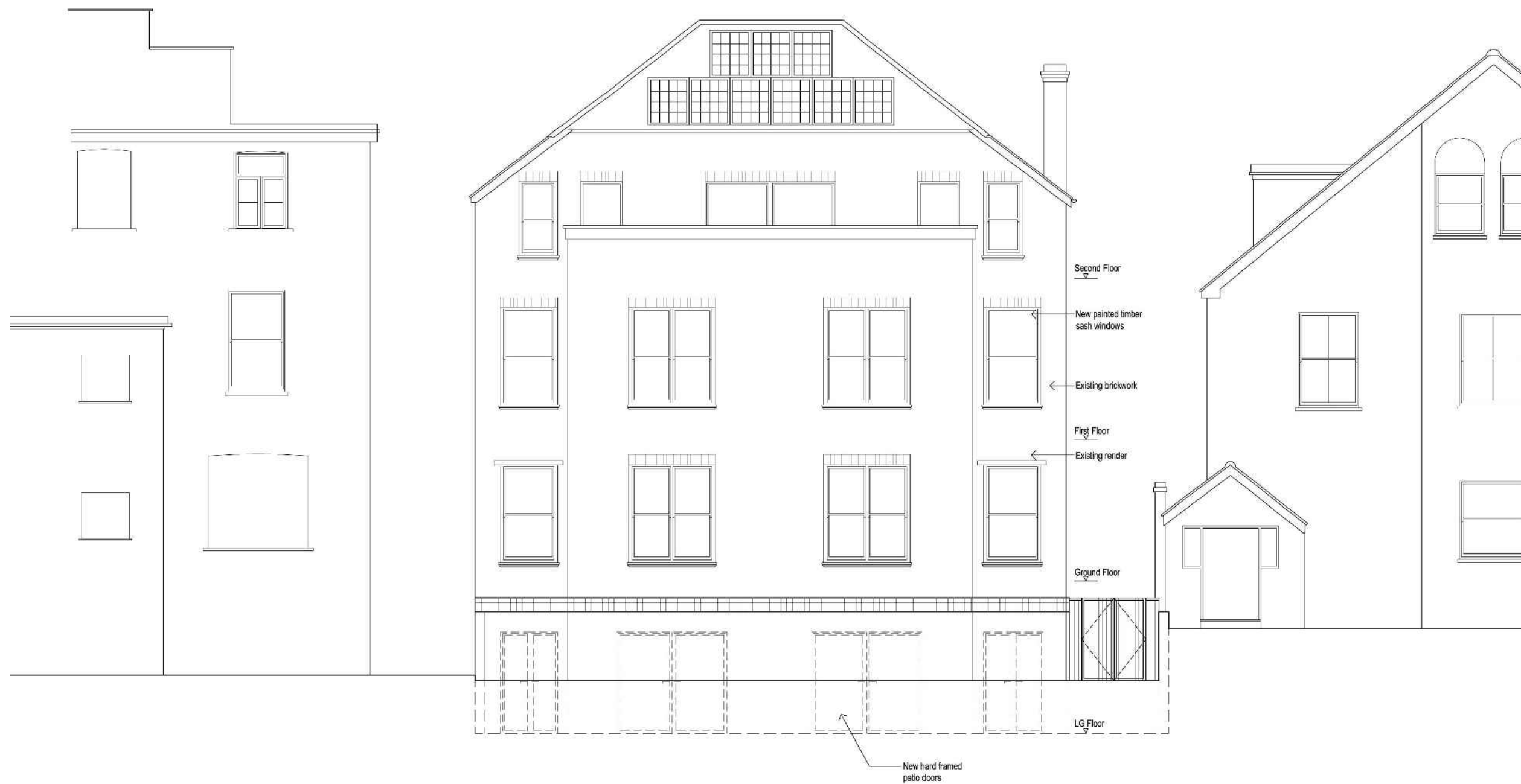


West Elevation

Proposed elevations not to scale

15 Cleve Road, London NW6 3RL

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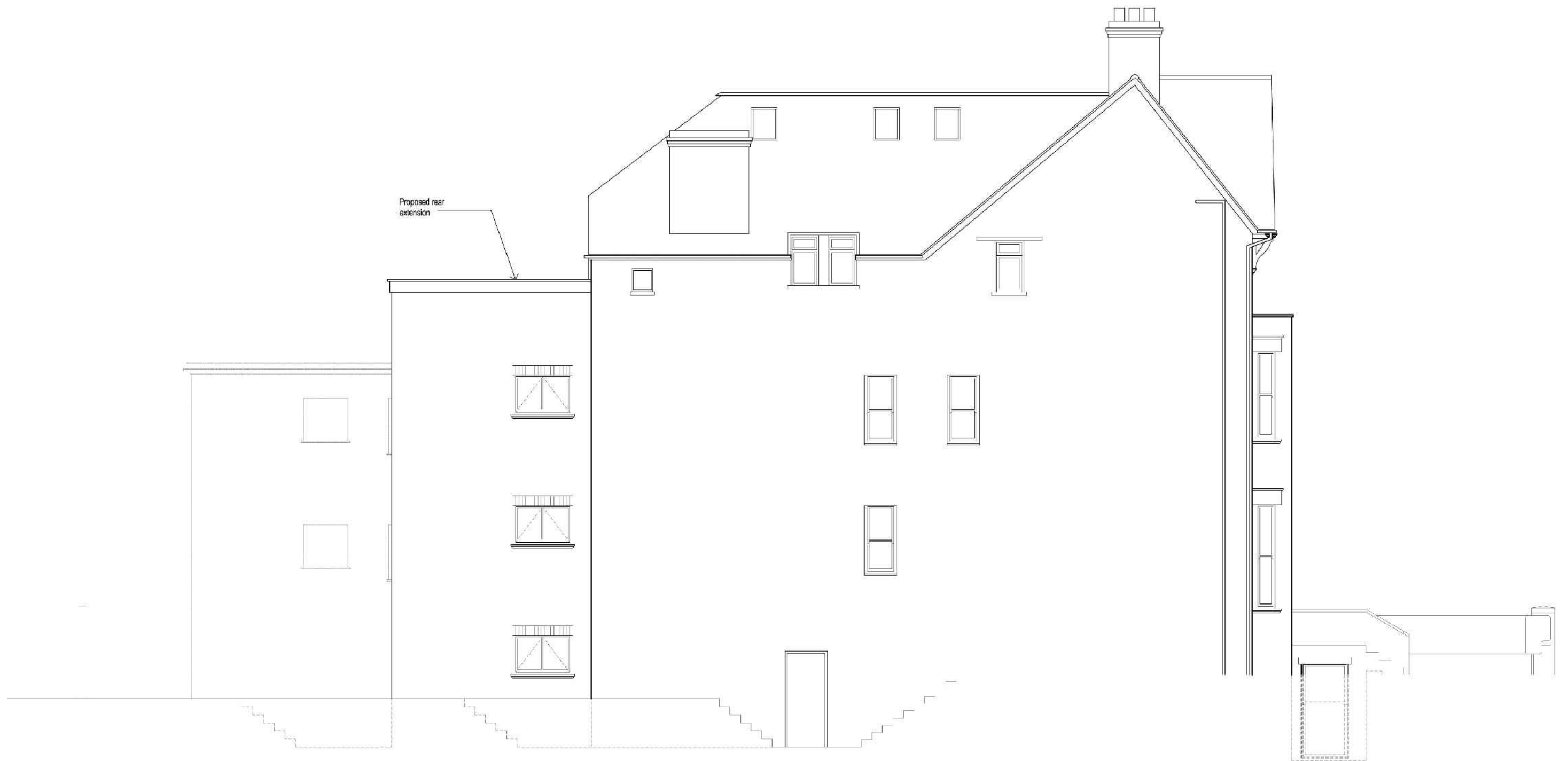


Rear Elevation

Proposed elevations not to scale

15 Cleve Road, London NW6 3RL

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East Elevation

Proposed elevations not to scale

15 Cleve Road, London NW6 3RL

External Areas

The applicant seeks to improve the aesthetic of the existing building and increase its visual relationship with the surrounding context of Cleve Road. At present the site sits in contrast to the residential appearance of the neighbouring buildings; there is no front boundary treatment or landscaping/garden.

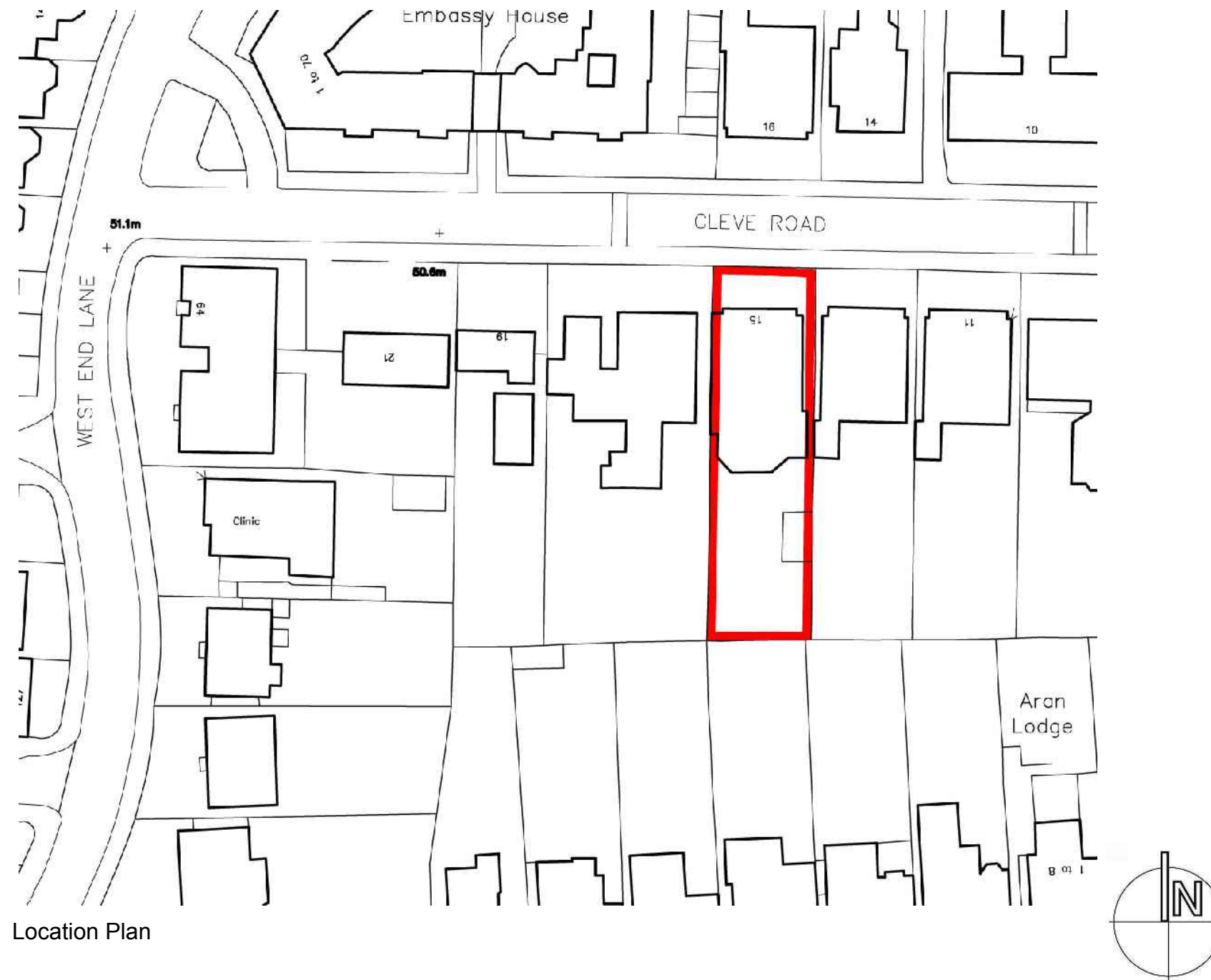
The design proposes to reinstate a front boundary wall with hedges above, in keeping with the neighbouring buildings. This allows for a landscaped garden with lawns and planting, designed to maximise privacy to the lower ground property and to improve the aesthetic of the front of the building.

There is access to the rear of the site via an access alley along the East elevation which leads into the communal garden beyond the private courtyards which are at lower ground level.

Also along the East elevation is bicycle storage behind a locked gate which hides the path from the street. This will also be the location of the bin store. There is access directly to this alley from the lower ground floor level via an access door in the communal hallway to avoid having to enter from street level.

There are two lightwells projecting from in front of the bay windows at lower ground level to provide daylight to the spaces at this level. These are edged with planting for safety and privacy.

At the rear there are two courtyards which project out from lower ground level and are located below garden level, creating a step down to the rear elevation. These are for the private use of residents to the lower ground floor accommodation and are accessed via doors in the rear elevation. Steps from the courtyards lead up to private garden space beyond which backs onto the communal garden.



Location Plan

Site plan not to scale

15 Cleve Road, London NW6 3RL

Sustainability

The scheme has been designed to meet the current code for sustainable homes.

There is provision for storage of waste and recyclable waste within the building and for its collection.

We are committed to design the building to a high level of sustainability whoever possible. In addition we are pursuing a number of environmentally friendly strategies to achieve low CO2 emissions. Specifically we aim to achieve the following:

To ensure that all fitted appliances are energy efficient or 'A' rated

To provide energy efficient external lighting

To provide high levels of natural daylight to lower artificial lighting requirements and benefit from passive solar gain

To avoid the use of and specification of ozone depleting products

To ensure the building is airtight and ventilation is controlled (i.e. no uncontrolled loss of heat)

To use high specification glazing for insulation and solar control

The provision of photo voltaic panels onto the south facing flat roof accessible from the master bedroom.

The formation of green and planted areas to promote biodiversity and bird life.

The embedding of the building at the lower levels allows for real insulation benefits

Where possible natural materials are being used and specified i.e. brick, timber and render

Water saving devices will be specified such a slow flow taps, showers, dual volume wc cisterns and water metering

Provision of bicycle storage

Full compliance with Camden's current refuse collection have been allowed for.

Summary

The applicant has considered and addressed the issues raised in the pre-application submission made in November 2012, and it is believed that the resulting proposal will provide exemplary residential accommodation which serves only to improve the existing site and its relationship with the wider context