

DESIGN AND ACCESS ASSESSMENT FOR THE PROPOSED ENLARGEMENT BY CREATING A SINGLE FLOOR BASEMENT BENEATH THE FOOTPRINT OF THE ORIGINAL HOUSE TOGETHER WITH A REAR SINGLE STOREY GLAZED EXTENSION + LIGHTS WELLS TO THE FRONT AND SIDE TO ALLOW VENTILATION TO THE NEW ROOMS + OTHER MINOR ALTERATIONS TO THE SINGLE FAMILY HOUSE AT 21 KIDDERPORE GARDENS HAMPSTEAD LONDON NW3



FRONT VIEW OF 21 KIDDERPORE GARDENS - HAMPSTEAD – LONDON NW3 5PS

LOCATION

The property lies within The Redington and Frognal Conservation Area. The conservation area is further sub-divided and Kidderpore Gardens lies within Sub Area 5. Kidderpore Gardens runs between Kidderpore Avenue and Ferncroft Avenue. Kidderpore Gardens largely comprises of semi-detached houses of varied individual appearance but with a “mix and match” set of elements and materials. This gives the street an overall coherent appearance. While most of the houses are built of red brick, these are interspersed by houses with rendered upper floors or tile hanging. The continuity of a small palette of materials plays a significant roll in the overall harmony of the appearance of Kidderpore Gardens.

Windows are timber framed traditional sash and casement style.

The fronts of the houses are set mainly as pairs of houses. However, the rear of these houses have changed considerably over the years. There is an eclectic mix of sizes and styles of architecture from traditional to modern at the rear.

The rear gardens are generally pleasant and any landscaping work should be kept to a minimum to avoid the need for any retaining walls.

HISTORY

The property was built as a family house and has been used as a single-family home for many years.

There are 3 planning applications that I can find within the planning department records.

2006/5559/P	21 Kidderpore Gardens London NW3 7SS	Alterations and extensions including the erection of new side and rear dormer windows and single storey ground floor extension to the side of the single dwellinghouse.	FINAL DECISION	22-12-2006	Granted
2007/5842/P	21 Kidderpore Gardens London NW3 7SS	Revision to planning permission dated 09/02/07 (Ref: 2006/5559/P) for alterations and extensions including the erection of new side and rear dormer windows and single storey ground floor extension to the side of the single dwellinghouse.namely, enlargement of the side dormer window.	FINAL DECISION	17-12-2007	Granted
2012/0218/P	21 Kidderpore Gardens London NW3 7SS	Excavation of basement with two lightwells to the front elevation and two to the side elevation all in connection with existing residential dwelling (Class C3).	FINAL DECISION	06-03-2012	Granted Subject to a Section 106 Legal Agreement

Planning Application Search Results

The relevant application is dated 06.03.2012. This application allows for the new Basement floor + the light wells at the front and side.

REASON FOR THE PROPOSAL

This application is to repeat the previously approved application and to add a single storey glazed extension to rear. This rear extension will contain an internal staircase and link the new Basement floor to the Ground floor family rooms.

The new Lower Ground floor will give a large area for the growing children/teenagers and the adults of this family home. The new habitable rooms at Lower Ground floor will benefit from natural light and ventilation. These rooms will consist of a large T.V /media room/ gymnasium plus a study for quiet work. There is a further bedroom with an en-suite shower room for domestic help plus a large Utility Room for the whole household.

The main ground floor has magnificent rooms of good proportion. The ornate cornice detail, any picture rails, skirting, window shutters and door architraves are original and the client can retain these features.

The new Lower Ground floor is keep to the footprint of the original house. It is proposed to increase the floor to ceiling height to give a constant floor to ceiling height of 2,700mm over the entire Lower Ground floor.

PROPOSAL - USE

The current use of the building is that as a single-family house and it will remain as a single household.

It is intended to create additional accommodation in the new Lower Ground floor. In this way the house will be fully SUSTAINABLE for more generations.

PLANNING & DESIGN CONSIDERATIONS

The Council recognizes that there can be benefits from basement development, but is concerned to ensure that such development does not harm the recognized architectural character of buildings and surrounding areas, including gardens and nearby trees, and that the conservation area character is preserved or enhanced; that the biodiversity value of the site is conserved; that there is no detriment to the water environment; that there is no undue harm to the amenity of neighbouring properties; and that sustainable development is achieved.

This application is within the footprint of the original house and will have no impact on the Conservation Area. There are no trees affected by this proposal. It will comply with all of the above aims.

The light well to the front bay will be as approved on the house opposite and there will be sufficient soft landscaping in front of the light well to lessen its impact from the street view.



The light well to the side of the front door is to have a metal open grille cover to allow a surface to be level with the surrounding surfaces.

Often with basement development, the only visual manifestations are light wells and skylights, with the bulk of the development concealed wholly underground and away from any public view. However, just as overly large extensions above the ground level can dominate a building, contributing to the over-development of a site, an extension below ground can be of an inappropriate scale.

The present house is a large family house that is presently “top heavy” in that the bedroom space outweighs the family rooms. This application will rectify this imbalance.

Light wells

The building stock in Camden is quite varied throughout the Borough. Some areas contain basement developments that include front light wells in part or all of the front garden. Other areas do not have any basements or light wells that are visible from the street. The presence or absence of light wells helps define and reinforce the prevailing character of a neighbourhood. The creation of new light wells can harm the relationship between the building and the street, can harm the appearance of the building and the streetscape, and may result in the loss of garden or other amenity space.

There are several light wells in many of the properties in Kidderpore Gardens and the surrounding streets. This application will have no detrimental impact on the Conservation Area.

The area in front of the light wells will benefit from landscaping and the boundary treatments will remain, a relatively substantial garden area can be retained providing a visual buffer from the street.

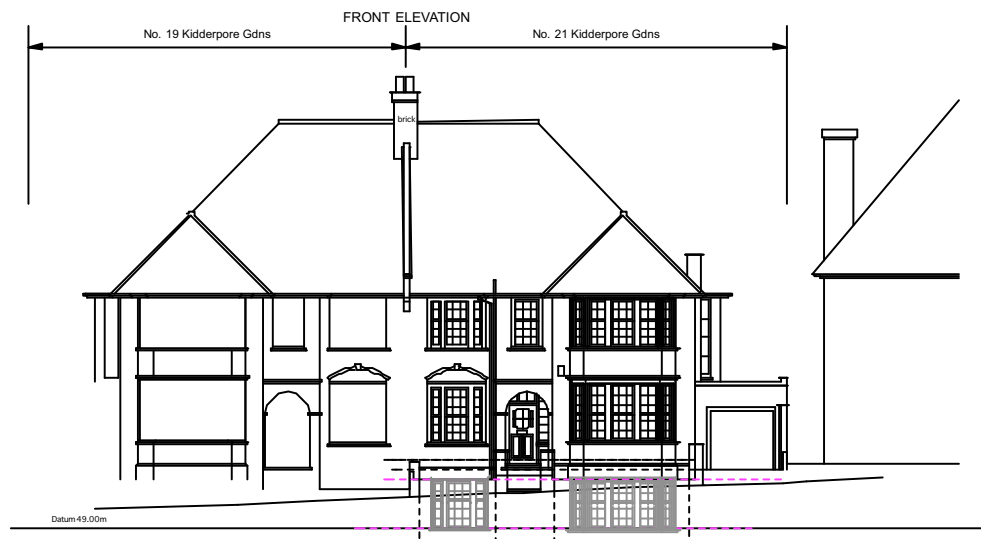
The light wells do not result in the loss of more than 50% of the garden area.

Basement walls, windows and doors

The exposed area of basement is subordinate to the building being extended; respects the original design and proportions of the building, including its architectural period and style; and the retains a reasonable sized garden (minimum of 50%).

The width of any visible basement wall does not dominate the original building and does not project the full width of the building being extended.

The form, scale and pane size, basement windows relates to the façade above. The windows are aligned to the openings above and are sized that is clearly subordinate to the higher level openings so as not to compete with the character and balance of the original building.



Accommodation standards and amenity for future occupiers

All the rooms within a basement are able to function for the purpose of which they are intended. The habitable rooms have access to natural lighting and ventilation.

Camden's Planning Guidance (Section 40 – Residential development standards) requires all habitable rooms within basement accommodation to have a minimum headroom of 2.3 metres. This proposal offers a clear headroom in excess of this minimum standard

Rear Extension

Rear extensions – Camden Design Guidance state:

A rear extension is often the most appropriate way to extend a house or property.

Rear extension is a single storey minimal glass enclosure. The existing window form is that of a large open glass sliding door from Fineline Aluminium. The proposed extension will retain this open glass aspect to allow light into the heart of the Ground main Ground floor rooms.

It has been designed to be:

secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;

respect and preserve the original design and proportions of the building, including its architectural period and style;

not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;

allow for the retention of a reasonable sized garden; and

retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

The materials chosen are sympathetic to the existing building at Ground floor level

The new extension is subordinate to the original building,

Means of escape

The design of the basement is provided with access to a place of safety that provides access to the protected escape route within the building leading and to a final exit at ground level.

Impacts to the neighbours from construction

Some problems affecting amenity are experienced during the construction phase of a basement development. Although this is temporary, it tends to create noise, vibration, dust, air and light pollution, and last lengthy periods of time. Full care and consideration shall be given to neighbouring properties during the construction period.

All construction processes shall be in accordance with the Considerate Constructors Scheme standards.

It is suggested that a construction management plan should be a Condition of any planning approval.

Protecting The Built And Natural Environment

Structural stability

The method of creating basements is now well tried and tested. Once planning permission has been granted a fully qualified structural engineer shall be appointed to design the foundations to protect the neighbouring properties.

The application shall also require Party Wall Awards to be agreed and these will also follow subject to planning permission being granted.

Landscape and biodiversity

The proposal does not take up the whole garden of a property. Sufficient ground area remains to enable natural drainage processes to occur and for vegetation to grow naturally.

Areas of flood risk

Historical research shows that the topography of Hampstead and the nature of the summer thunderstorms make high rainfall levels and flooding events a recurring feature. Notable floods occurred in 1975 and 2002, and data collected afterwards show areas of the borough that are more susceptible to surface water flooding.

Kidderpore Gardens was last recorded as suffering from flooding in 1975 - some 35 years ago.

The creation of the basement will not increase the amount of surface water discharging into the main sewers during a heavy storm.

Sustainable Development

Camden states that a basement development that is modest in size such that it does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level (approximately 3 metres in depth) is often the most appropriate way to extend a building below ground, provided that the internal environment is fit for the intended purpose, and there is no impact to any trees on or adjoining the site, or to the water environment.

THIS APPLICATION COMPLIES WITH THIS GUIDELINE PRODUCED BY CAMDEN.

ACCESS

Unfortunately the main front door has a stepped access to this property. It does not offer any scope for improvement for disabled users. The front door is only accessible from the steps. The rear door is also only accessible by a step down to the rear terrace level with an inclined garden giving little scope for the enjoyment of a wheelchair user.

Vehicular access will remain as existing and is unaffected by this application.

23 December 2012