

18/12/2012

REV.01

Design and Access Statement

PROPOSED GROUND FLOOR & BASEMENT EXTENSION, LANDSCAPING AND NEW WINDOWS.

9 Templewood Avenue, London, NW3 7UY

PROJECT NO. 12_11



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1.00 Introduction

XUL architecture has been commissioned to co-ordinate works to alter the existing building at 9 Templewood Avenue, accommodating the needs of our clients, their disabled son and wider family.

This document sets out the underlying principles of our proposals for the refurbishment and extension of the ground floor flat of 9 Templewood Avenue.

This document seeks to explain the design and demonstrate that the proposal will make a positive contribution to users of the building as well as the surrounding area and the character of the conservation area.

2.00 Site & Existing

2.01 Building Description

9 Templewood Avenue is a large detached Neo-Georgian house. The building is not listed. The property is comprised of 4 floors: a ground floor, two upper floors and a lower ground (basement) floor.

The ground floor flat, undergoing the works herein proposed, is comprised of both ground and lower ground (basement) level.



9 Templewood Avenue; Existing Front Elevation



9 Templewood Avenue; Rear Elevation Panorama

2.02 Site Characteristics

The building has a large symmetrical brick frontage, typical of its period, with projecting brick quoins to its corners.

The entrance portico and front doors are central and recessed within the elevation. The portico has a flat roof and is painted white in keeping with the white painted render details above the ground floor level windows. There are some traditional brick details to the front and rear facades.

The house has a garden to the front and rear of the property. To the north-east side elevation of the house a gated pathway connects the two gardens. The foliage to both gardens is dense but of ornamental species.

The substantial rear garden is private and accessible by the flat owners. The garden to the immediate rear of the house is allocated to the ground floor flat owners only.



Front Garden



Entrance Portico



2.03 Building History

There have been 2 recorded applications to 9 Templewood Avenue detailing works to the building:

2.04 Site Context

The site is located centrally on Templewood Avenue, Hampstead and lies within the Redington & Frognal Conservation Area.



Site Context & Location Aerial View: Templewood Avenue

Surrounding the site is a variety of large detached period houses. The properties in immediate proximity, and the wider Templewood Avenue area, are of similar massing and plot size. This includes the adjacent properties at No. 7 & 11 Templewood Avenue.



Aerial View: 9 Templewood Avenue



Property Opposite; No.12 Templewood Avenue

3.00 Proposal

3.01 Project Brief

The proposed scheme has been developed in close consultation with the client and demonstrates a clear understanding of the client's priorities and requirements, which include:

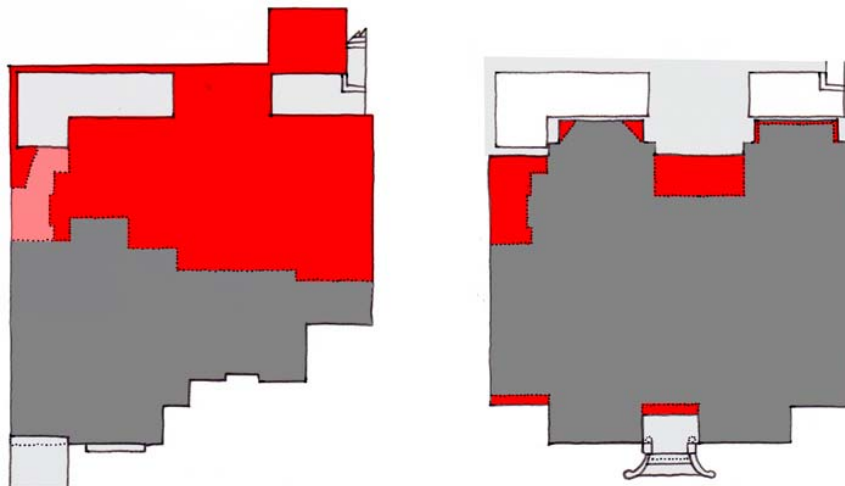
- To create a functional and contemporary interior layout.
- To provide better facilities, particularly assisting needs of the disabled resident.
- To improve the external aesthetics of the building: enhance the Georgian symmetry, traditional features and appearance of the building's exterior.
- To improve the landscaping: accessibility, ecological value & aesthetics.

3.02 Proposals Overview

In summary, the proposed scheme includes works to the following:

- Demolition and rebuild of the existing south-west side extension
- Extension of the ground floor plan, including a replacement entrance portico
- Extension of the basement plan, including rear light-wells
- Re-landscaping of the rear garden
- Re-landscaping of the front garden and re-surfing of the front driveway

The proposed alterations integrate well within the context of the existing building with regards to scale and use of materials. Residential use will be retained.



Red: Proposed extension - Pink: Existing garden area excavated to a lower level
Dark Grey: Existing building - Light Grey: External landscaping

Sketch: Ground Floor (left) & Basement Plan (right) Extensions Proposed.

Existing Areas					
				m2	f2
Existing Basement				147	1582
Existing Ground Floor				274	2949
TOTALS				421	4532
Total Proposed Areas					
				m2	f2
Proposed basement					
Basement Accomodation + Pool Plant		334	334	382	4112
Light well 1		29.5	48		
Light well 2 (+ Swimming pool Plant)		18.5			
Proposed ground floor				305	3283
TOTALS				687	7395
Area Of Extension					
				m2	f2
Basement (including light wells)				235	2530
Ground floor				31	334
TOTALS				266	2863

Chart: GIA Areas of the proposed, existing and extension.

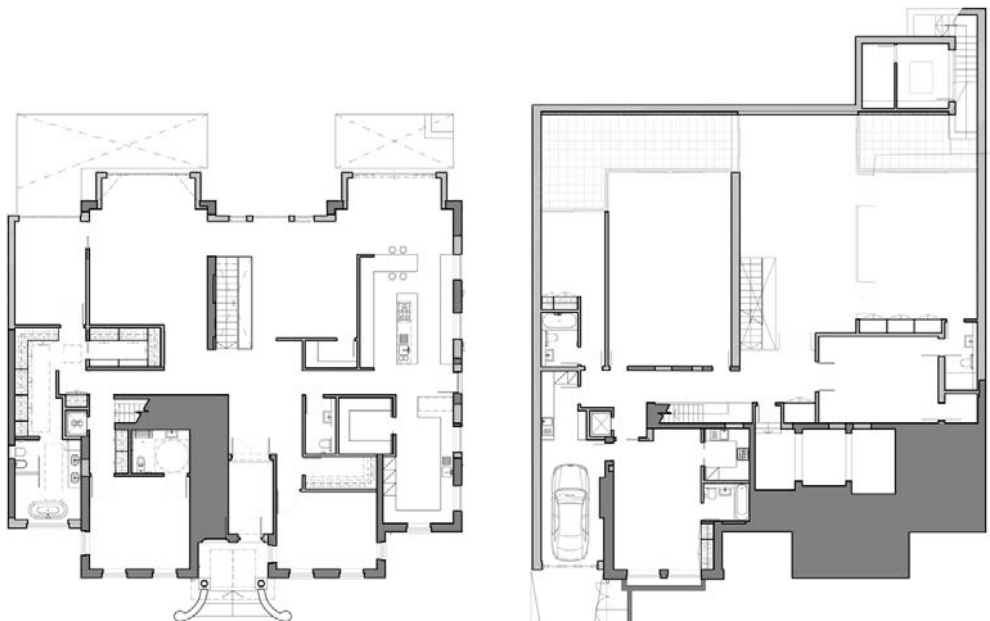
3.03 The Building Interior

All existing internal spaces are to be remodelled to ensure more functional, open spaces of greater aesthetic value and better disabled accessibility. A singular floor level is proposed to each floor to ensure ease of wheelchair access (with the exclusion of the plant area).

The existing basement is to be extended and deepened, ensuring a head height of 2.6m in the new basement spaces.

A lift is to be added to allow disabled access to the basement level and its related facilities including a gym / physiotherapy area.

All amenities and services are to be modernised. The most energy efficient installations will be specified where practically possible.



Ground Floor (left) & Basement Plan (right) Layout Proposed.

3.04 The South East Front Elevation

The proposal includes the replacement of external windows associated with the ground floor flat - with double glazed conservation windows to match existing on the front and side elevations.

The existing entrance portico, porch and steps are to be demolished. A new portico, better proportioned to balance the façade, is proposed in its place.

The front doors are to be brought forward underneath the new portico. New entrance doors are to be keeping with the style of the period and symmetrical, giving the impression of a singular grand entrance as would have been constructed for the building originally.

An additional window, small and to match the existing window stock, is to be added to the existing internal façade within the porch area.

A new garage door is to be added to the south-west side extension. This door is to be similar to the style of the existing but with small glazed panels.



Proposed South East Front Elevation

3.05 The North East Side Elevation

The north-east elevation is to be rationalised and aesthetically improved. The Georgian symmetry and regimented rhythm is used to define new window and door placement. The existing drainage is to be diverted accordingly. All windows added are to suit the style of the existing. A previously bricked up side door is to be reinstated (but at a different location) and the door aesthetic is to suit the style of the existing.



Proposed North East Side Elevation

3.06 The North West Rear Elevation

Remodelling of the rear elevation is proposed. The existing bays are to be demolished and replaced with symmetrical brick bays, with openable windows. An infill extension is proposed to the centre of the elevation. This is recessed behind the existing quoining to be sympathetic to the pre-existing composition.

All new constructions are to be designed in keeping with the existing building. Brick stock is to suit the aesthetic of the existing.



Proposed North West Rear Elevation

3.07 The South West Side Elevation

To the south-west of the building, the existing side extension, which is a later addition, is to be demolished and rebuilt in a reduced height and in an enlarged length form. The extension is at both ground floor and basement level. New skylights are to be added to the flat roof.

A small window with obscure glass has been added to this façade at ground floor level.



Proposed North West Rear Elevation

3.08 The North East Pathway

A ramp is to be built down the north-east pathway to the side entrance allowing wheelchair access into the property.

The existing stairs, providing access to communal gardens to the back of the rear garden, are to be re-clad with stone sympathetic to the existing building.



3.09 The Rear Garden & Associated Landscaping

Glass balustrading is to be added to the light-wells at ground floor level ensuring minimal visual impact on the façade. Light-wells / basement level terraces are to be designed to the basement floor allowing pleasant natural light into these spaces. Green walls are to line these light-wells, improving biodiversity, outlook and ecological habitat. Native species to be used where possible.

All existing garden fencing to be made good, or replaced to suit existing, where necessary.

The rear garden is to be re-landscaped and levelled to provide better wheelchair access.

A single lap pool is to be added to the rear of the garden at a slightly elevated level. There is stepped access to this and its associated patio area.

New planting is proposed to the green areas and planting bays in the garden, improving biodiversity and ecological habitat. Native species to be used where possible.

3.10 The Front Garden & Associated Landscaping

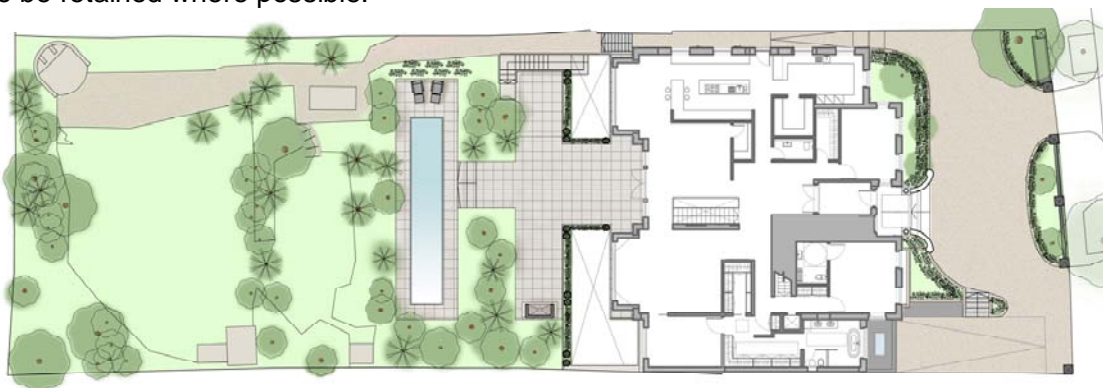
The proposal includes re-cladding and enlargement of the steps between the main and garage driveway as well as reshaping of the planting bays. The driveway is to be resurfaced with a permeable surface. Painted render is to be added to the existing low level wall at the south-west site boundary with new fence to suit existing.

A low level wall is to be built to the site perimeter of the street elevation. Brick columns are proposed with stone pier caps evenly dispersed along its length to compliment the symmetry and materials of the house behind. Hedging is to be planted behind this wall. A traditionally detailed bin store is designed to the north-east end of the perimeter wall.

New planting is proposed to all planting bays.

The existing wall, to the planting bay by the garage & west of the front garden, is to be excavated and moved back to allow for a wider garage driveway and an additional bin store.

The tree to the front of the property (Tree 1 on Arboricultural Report) within this planting bay is to be removed. It is in poor health and of no significant value. All other planting is to be retained where possible.



4.00 Design

4.01 Concept

The building is to be anchored on a new basement plinth, displaying the Neo-Georgian façades that remain paramount to the building's character.

Whilst these two elements hold a complimentary relationship, a clear distinction is made between the basement extension - the new contemporary form - and the traditional upper floors.



Proposed Rear Elevation with light well section

4.02 Materials

A palette of materials has been selected in keeping with the existing form and wider context of the conservation area.

All new brickwork proposed is to be of traditional insulated masonry wall construction with stock to match the existing structure.

All stonework: patio stone pavers, pier caps and coping stones are to be coordinated. All external staircases are to be clad in stone.

All painted render to be white, to suit existing. All existing render is to be made good where necessary.

All new glazing is to be double glazed. The basement rear elevation glazing is comprised of sliding doors with powder coated frames. All other new windows are to be conservation approved timber sash windows to be detailed to suit existing.

All external balustrading is to be frameless glazing ensuring minimal visual impact on the building façade.

The roofing of the proposed rear bays is to have stone coping.

The driveway surface will be permeable to assist with groundwater drainage measures and improve the absorption of the existing hard landscaping.

4.03 Appearance

The characteristics of the building will be either retained or enhanced by replicating existing detailing and the rhythm and symmetry expected of a building of this period.

The side and infill extensions are set back from the original wall lines and brick corner quoining that define the building's pre-existing shape. The rebuilt side extension to the south-west of the property will be lower than the existing extension though of an enlarged footprint.

The new side extension is located close to a window on of number 7 Templewood Avenue. The extension is unlikely to impact on the window significantly but it is not the principal light source for the room as it is served by another window which is unaffected.

The new side extension on the front elevation will be recessed from the main front elevation. This will emphasize the side extension to be subordinated to the main building.

The rear extended bays are of similar footprint to the existing.

The window frames to the doors of the proposed rear bays are positioned to be aligned to the windows on the upper floors.

The front elevation, the only public fronting façade, is to remain largely unaffected. All replacement windows are to match the existing. The new central portico proposed is of slightly increased proportions to the existing, better balancing the façade as a whole. The symmetrical doorways proposed will be designed in keeping with the existing building.

Any contemporary detailing to the rear façade, found only at basement level, remains unseen by the public and from ground floor level vistas. Care will be taken to ensure the materials specified complement the existing structure and materials.

The north-east side elevation is to be rationalised and aesthetically improved. The Georgian symmetry and regimented rhythm is used to define new window and door placement and the existing drainage is to be diverted accordingly. All windows added are to suit the style of the existing.

4.04 Internal Works

Refurbishment works to the ground and basement floors of 9 Templewood Avenue are proposed to create additional spaces: a library / study, gym, cinema room, play room, bedrooms, en-suite bathrooms, a dressing room, a scullery, a TV room and large open plan reception / dining spaces. It is the intention to keep or sensitively restore any valuable period features within the house.

4.05 Layout

All rooms are well proportioned and comply with the Council's minimum standards in terms of size, internal arrangements and access to natural light.

By lowering the basement floor level from the basement level currently existing, rooms are created that have a minimum floor to ceiling height of 2.6m.

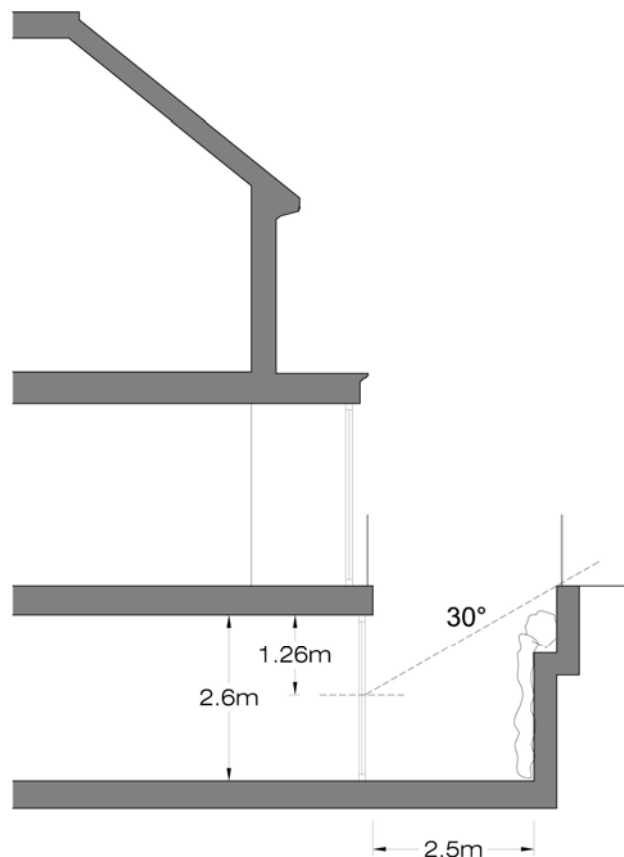


Diagram Section through Basement

4.06 Landscaping

The rear garden is to be partly excavated. Patio level is to be consistent with the internal finish floor level allowing easy wheelchair access into the garden. The garden is levelled again by the pool area. All other areas & planting bays remain at their existing level.

The light-wells are to be excavated to basement finish floor level and a green wall with a stepped planting bay is designed to its retaining perimeter wall.

The existing trees and planting has been confirmed as having no significant value and of ornamental species.

Tree 1 (see the Arboricultural Report) at the front of property is to be removed. It is in poor health and of no significant value. All other planting is to be retained where possible.

Native plant species are to be introduced where possible.

4.07 Access

The front access to the house is improved. Whilst access via the main entrance remains unaffected there is new disabled access with the reinstatement of the north-east elevation side door and the addition of a ramp.

There will be sufficient space in front of the building entrance to stop and drop off wheelchair users, or people with walking difficulties.

The internal plan has been designed for ease of wheelchair manoeuvrability. There are enlarged doors (1000mm) to key spaces, corridors have been widened and the layout is open plan where possible. All internal doors and habitable rooms will be wheelchair accessible. Switches and sockets will be located at appropriate heights.

An internal lift has been added to allow disabled access to the basement.

Vehicular access to the property and garage remains largely unaffected and the gradient of the existing ramp has been adjusted to achieve the proposed basement level.

External hard landscaping surfaces shall be firm and suitable for wheelchairs.

Clear, level access to the rear private garden is provided.

Access to the rear communal gardens, via the side pathway and steps, remains unaffected.

The property is close to the shops in Hampstead Village, it is well placed for schools and is served by buses running along Heath Street and Finchley Road. The nearest tube station is Hampstead (Northern Line).

5.00 Sustainability

M&E & Sustainability Report has been commissioned and included within this planning application. This document outlines the sustainability strategy proposed, demonstrating how the development will achieve a low carbon status.

Sustainable measures will be incorporated within the refurbishment. These measures are likely to include the following:

- the upgrading of building insulation, to meet building regulation standard or greater, where practically possible. Replacement of all existing windows associated with the ground floor flat, with double glazed replicas. The external building fabric will be detailed to avoid cold bridging.
- Improved air tightness resulting in a reduction in heat loss and energy load.
- Energy efficient services & technologies to be installed where practically possible. This includes temperature control systems and energy efficient lighting.
- Use of locally sourced or sustainable materials, where practically possible.

Through the use of appropriate passive and building fabric design as key points/measures below and energy saving measures it is shown that the building will release lower net annual CO2 emissions against baseline levels and satisfies the current building regulation Part L. The report assures an improvement in building energy rating from Band E to Band D.

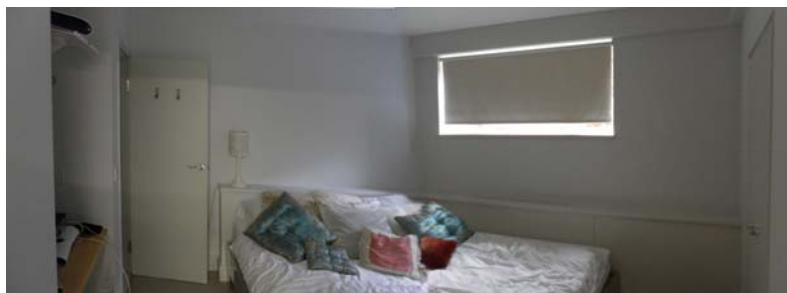
6.00 Responding To The Pre - Application Advice

6.01 Letter Overview

Planning officer Nicola Tulley gave advice on the pre-application scheme on a letter dated the 26th November 2012 with Reference number: Enq 08580. Following this advice the scheme has now been revised to contain the following modifications to the design proposal.

6.02 Basement: Habitable Rooms

Two habitable bedrooms have been removed from the basement and relocated into the ground floor layout. Within the current property, there are two bedrooms to the existing basement. Resultant of this we are retaining a single bedroom to the basement level.



6.03 Ground Floor: Bays & Infill Extension

We have reduced the mass of the bays closer to the area of the existing. The sizes of the new bays correlate with the proportions of the windows to the upper part of the elevation to better proportion the rear elevation.



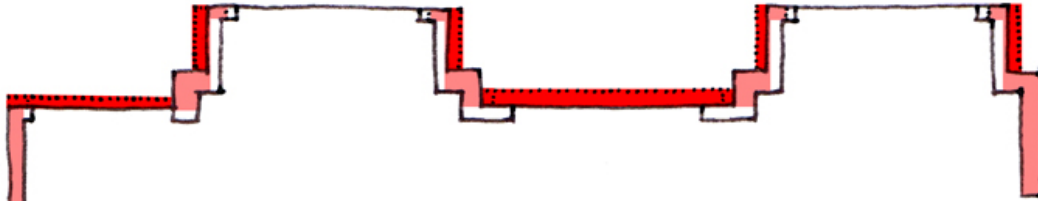
Sketch: Rear ground floor glazing is proportioned in accordance with the rhythm of the first floor windows.

We have also redesigned the appearance of these bays to be in keeping with the style of the existing architecture. The areas of glazing have been reduced, frameless, modern glass doors have been replaced with framed doors with glazing inserts in keeping with the aesthetic of the existing windows.



Red: Reductions to extension from previous design
Dark Grey: Reductions of glazing from previous design
Light Grey: Glazing: Existing & proposed.
Sketch: Reductions made to rear extensions resultant of pre application advice.

The central infill extension has been reduced in depth and traditional brick detailing has been added. As with the bays, the area of the glazing has been reduced and the doors have been designed to be in keeping with the existing glazing.



Red: Reductions to extension from previous design

Pink: Wall positions of previous design

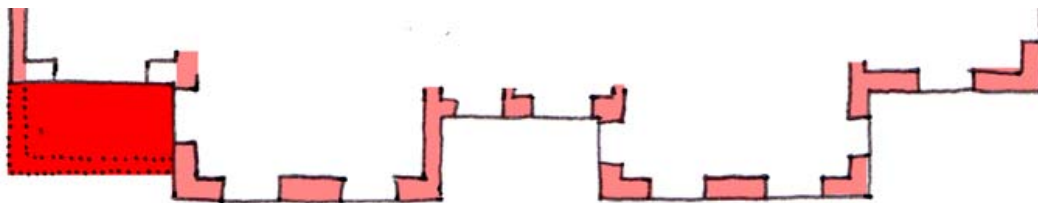
Sketch: Reductions made to rear extensions resultant of pre application advice.

6.04 Ground Floor: Side Extension

We have decreased the mass of the side extension. The depth has been reduced at both the front and rear. The front elevation has been pulled back 1800mm from position of the previous proposal (a reduction of 5.5sqm in internal area) at First Floor level and is set back 1900mm from the basement side extension. Resultant of this, an existing window to the south west elevation is no longer being removed.

We have further reduced the height of this side extension, to further reduce its visual impact from the front and rear elevations.

The area of the glazing to the rear side extension has been reduced and the doors have been designed to be in keeping with the existing glazing.



Red: Reductions to extension from previous design

Pink: Wall positions of previous design

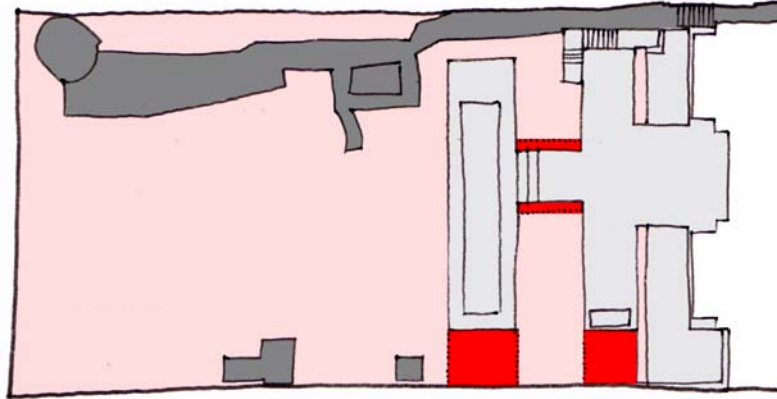
Sketch: Reductions made to front side extension resultant of pre application advice.

6.05 Stone Cladding

The stone cladding to the rear elevation has been removed and brickwork, of stock to be in keeping with the existing building, is to be used.

6.06 Hard Landscaping

Hard landscaping to the rear garden of the property has been reduced in area to allow for greater planting and green spaces.



Red: Reductions to hard landscaping (increased planting area) from previous design
Light Pink: Planting
Light Grey: Proposed hard landscaping
Dark Grey: Existing hard landscaping
Sketch: Reductions made to hard landscaping resultant of pre application advice.

7.00 Conclusion

The proposal does not affect the underlying character of the building and its impact upon the wider conservation area. The alterations externally serve to enhance the existing features of the building.

The proposals as a whole will result in a refurbished and extended apartment, meeting the needs of the occupiers, one of whom is disabled, and will preserve and enhance the conservation area to which the house makes a positive contribution.