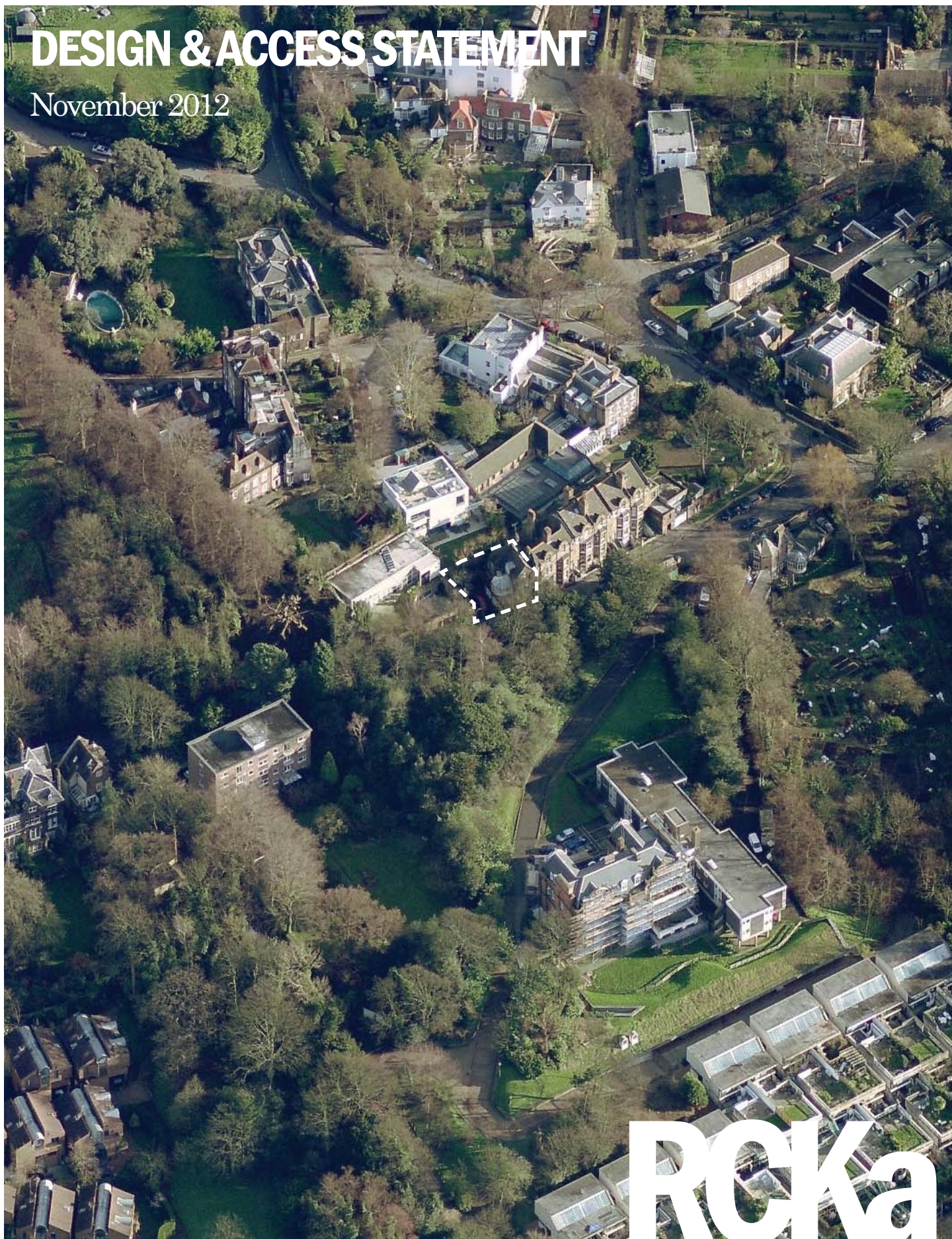


DESIGN & ACCESS STATEMENT

November 2012



RCKA

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(Front page)

Aerial photograph showing Priory Cottage outlined with
a white dotted line

INTRODUCTION

This document has been prepared for Rob and Alice Aveline, in order to present their proposal for the replacement of the existing conservatory of Priory Cottage to accommodate a dinning room within a new conservatory.

The configuration has been designed in order to make good use of the existing building and its footprint, as well as improve the current conditions.

From initiation, the design has been driven by visits to neighbouring properties, to understand the impact of the existing conservatory, and the efforts to solve issues we discovered.

In light of this consultation and impact assessment, we are confident that our proposal gives its neighbours and context full consideration.



Entrance to the property



View from upper level garden to house

CONTEXT

6 Branch Hill lies at the edge of West Hampstead Heath within a small terrace built at the end of the 19th century. No. 6 lies at the end of the terrace with adjacent off street parking and an upper level garden on the western side.

There are two further neighbouring properties to the north east and north west, both large 20th century modernist style houses.

The current internal accommodation consists of a ground floor kitchen/ living room, bedroom and bathroom, 1st floor sitting room, conservatory, bedroom and bathroom and 2nd floor master bedroom suite. The garden can be accessed at first floor level via steps down from the conservatory or from the ground level entrance up a spiral staircase.

PROPOSAL

Existing and proposed drawings are included with this application and are to be read in conjunction with the text below.

Description

The proposals are for the replacement of the existing glass and timber extension with a building of similar scale but more appropriate design to improve the arrangement of the existing dining room. The kitchen will be moved onto the first floor placing it adjacent to the other reception rooms and improving access to the roof terrace.

The existing conservatory is clearly not of sufficient quality, architecturally or visually, and its form jars with the original building. Our brief was to develop a proposal which had a lightness of touch and sufficiently restrained so as not to compete with the mass of original building. Our proposal is subservient to the original building and also introduces planting on the upper floors.

Character & Conservation

No. 6 Branch Hill lies within sub area “Branch Hill and Oak Hill” (zone six) of the Hampstead Conservation Area.

The property was once a Victorian coach house and is located at the end of a terrace of Gothic buildings. To the north and north eastern side of Priory Cottage there are two large and distinctive modern buildings.

Because the extension falls within the Conservation Area we have ensured guidelines concerning the design, quality and type of development that seek to preserve the particular characteristics of the area are met, and have been a focal element of the design. At the same time developing a conversation with the neighbouring contemporary properties.



Position of modern buildings to North and North East

The existing conservatory is not in keeping with the rest of the house; our proposal celebrates the fact that it is modern, but creates a better composition with the rest of the building as a whole. It is subordinate to the older buildings, which visually will help to soften the line between the contemporary architecture and the older terraced houses.

Mass

Care has been taken to reduce the mass of the building. This is especially true at street level, where the proposal appears as a broken down ancillary form. The lobby and dining area are distinguished by a step in ceiling height and also by a change in the type of glass used.

In elevation the proposed conservatory mirrors the ground floor recess in the main building's elevation and its eave line has been dropped so as to expose more of the original building's eaves.

The existing brick parapet wall will be refurbished using reclaimed brick to allow us to remove the railings, introduce planters and further reduce the mass of the proposal.

Overlooking

There is no overlooking of adjacent properties as a result of these proposals. Moreover, our design improves the privacy and wellbeing of our clients considerably, as the replacement of the existing conservatory's glass roof with a sedum one, prevents visual access from the neighbours upper floors to the dining room. Also the addition of a solid wall orientates the view away from the neighbouring properties and towards the trees to the West

Light Pollution

There is a significant reduction in light pollution as a result of our intervention. A key complaint regarding the existing conservatory was the amount of light spillage from the glass roof, especially given its regular use. We have introduced a solid roof, as well as a solid wall, which will help resolve this problem

Sunlight and Daylight

Overheating in the conservatory was a problem cited by our clients. Another benefit of our sedum roof is that it reduces sunlight penetration and thus overheating

Aspect

The proposals do not detrimentally affect the aspect of windows from 6 Branch hill and there is

no affect on the outlook from adjacent properties as a result of these proposals.

Traffic & Parking

Parking provision and the road are not affected by the proposals.

Amenity

The amount of amenity space provided in the proposals is similar to the existing and of higher quality.

Sustainability

The sedum roof helps with temperature regulation by reducing heat loss and also heat gain. Furthermore, it provides natural drainage and reduces water run-off.

The amount of glass used has been reduced in comparison with the existing conservatory, nevertheless, all the glass used will be highly specified to increase thermal efficiency.

Arboriculture & Ecology

There will be no effect to the existing arboriculture, however we have added planters which help the conservatory to sit better within its ecological context.

The sedum roof is an added benefit to the ecology of the area, as well as creating a visually pleasing replacement to the unsightly glass and timber roof

Security & Accessibility

Our proposal has no impact on security and accessibility

Archaeology

The site is located within an archaeological priority area. From our desktop research we can state that Priory Cottage was built at some time between 1866 and 1894. In the preceeding years the property formed part of the rear garden to The Priory to the northeast on Windmill Hill. Our desktop research does not indicate anything of particular archaeological interest (See historic maps in the appendix) but should anything of interest be found during excavations we are aware of our obligations and will contact the relevant authorities.

Materials & Detail

The materials to be used will be principally high performing glass. The lobby area of the new conservatory will utilise low iron glass, which offers excellent levels of clarity.

Consultation

We have consulted with neighbours, and these discussions have informed our design from inception. The issues raised have been fully dealt with in our proposal.

We are open to discussion with the planning department regarding our proposals and welcome any questions.



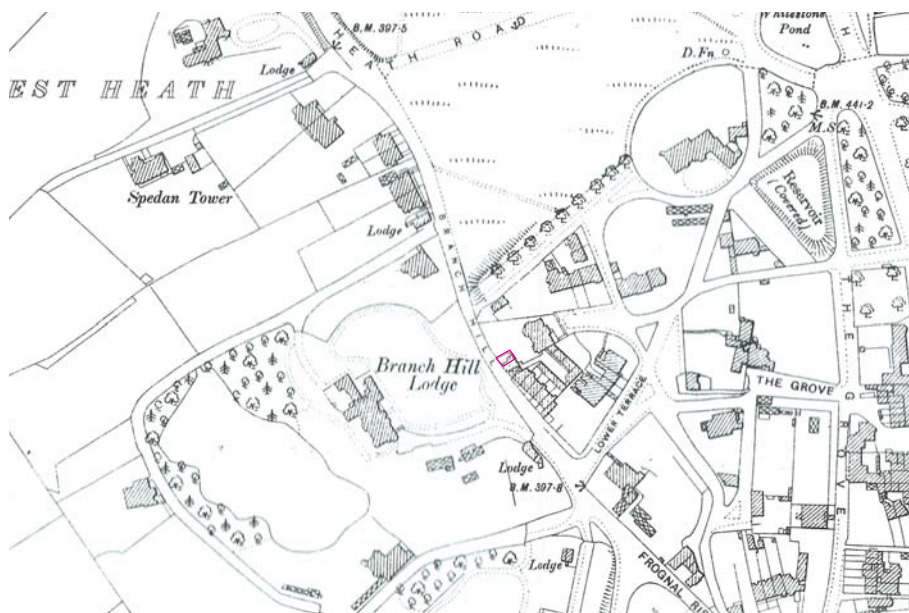
Existing conservatory from street level



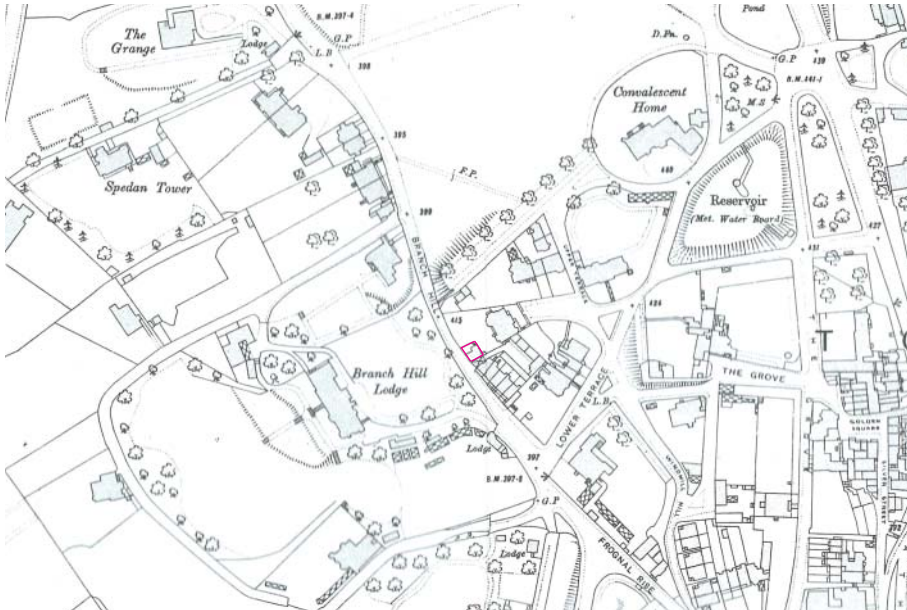
Proposed conservatory from street level

APPENDIX

Historical Maps



Branch Hill 1894



Branch Hill 1915