

## Design and Access Statement

### Location Plan:

The site is situated in a residential area of Hampstead. The site one part of a former church converted into 3 houses in the 1982.



### Side views

### History

A Planning Application (2012/1446/P) made on 27/07/2012 was withdrawn due to concern listed below, by the planning officer Angela Ryan (East Area Team). Below are also amendments and revisions proposed that address these concerns and form this application re-submission.

### Planning Officer Comments and subsequent amendments / improvements

#### Officer Ryan:

1) As you may be aware the application site is identified as making a positive contribution to the character and appearance of the Hampstead Conservation Area (See page 55 of the Hampstead Conservation Area Statement 2001). As such the proposed roof terrace to be located on the side elevation (facing Willoughby Road) of the application site is considered to be unacceptable. A terrace located on the street elevation is not a characteristic of the area and is not a precedent that the Council would like to see set. It is also considered that this aspect of the proposal would not serve to preserve and enhance the character and appearance of the conservation area or the building. It would also give rise to an element of sustained overlooking into the properties located opposite the site on Willoughby Road that is not currently afforded at the application site. It is acknowledged that there is an existing door and balcony on the side elevation of t no. 1a Trinity Close, however this property is well set back from the street and therefore does not have as much of an impact as the application proposals in terms of its visual and residential amenity.

#### Building Doctors:

The existing roof terrace faces Willoughby Road exists. This submission makes the balcony smaller, and maintains the existing parapet. The original application design included a trellis



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This statement has been prepared on behalf of:

**Applicant: Ms A Sinha & Mr S Bradbury**

**Revised - October 2012**

**Agent: Mr G Colundalur / Building Doctors.co.uk**

**Proposal:**

New basement with light well, new conservation style loft dormers, and replacement front extension with repositioned timber door, with assorted cast iron railings and rain water goods.



Existing



Proposed

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to obscure views shown in a section through the balcony / street. The new application only makes the balcony smaller, with no trellis. A 3D model has been included for clarity.

Officer Ryan raised concerns about how this scheme could 'start undesirable precedents' and alter the nature of the conservation area. This statement can not be applied to this scheme as the alterations improve an existing balcony.

2) The pavement lights proposed on the front elevation (Trinity Close) are considered to be unacceptable as it is considered that this aspect would not serve to preserve and enhance the character and appearance of the conservation area. It is considered that this attractive cobbled surface area should be retained as is.

The majority of proposed Trinity Close pavement lights have been removed, one has been placed at the edge of the front door and within the curtilage of the property.

3) In terms of the pavement lights proposed on the rear elevation, the Council is not convinced that they would provide sufficient light down into the proposed kitchen area at basement level. As such a light assessment will be required to be submitted in order to verify that sufficient light will be provided. To this end I would refer you to the "site layout for planning for daylight and sunlight, second edition, 2011" that outlines the required standards of light for different rooms.

The pavement lights on the rear elevation, on their own may lack the capacity to provide adequate daylight, but these along with the pavement lights beside the front door and glazed fenestrations located at upper levels, including the lowering of existing ground floor windows will provide sufficient light into the proposed kitchen at basement level. In addition reflective surfaces where possible will also be used.

4) The large matching dormer window proposed at roof level is considered to be unacceptable as it does not comply with the Council's design guidance for dormers in terms of its design. Given the bulky appearance and the fact that it is located on the corner of the building it is considered that it would be highly visible from Willoughby Road and is considered would harm the character and appearance of the building and conservation area. Particularly in light of the fact that the two existing bulky dormers located at roof level or nos. 1 & 2 Trinity Close are clearly visible from the street. I would refer you to Camden's Planning Guidance CPG1-Design: Chapter 5. Moreover figure 4 provides a useful guide for an acceptable design.

Through various discussions with Officer Ryan we have proposed sensitively designed, slighter and well proportioned conservation dormers. (PE02). These 3 new dormers both to Old Brewery and Trinity Close balanced the loft plan, and replace the single large existing dormer. The Trinity Close dormers [shown in 3D image] are mostly concealed behind an existing parapet, and are shaped in line with your Conservation Handbook Guide.

5) The proposed blocking up of windows on the rear and side elevations together with the proposed alterations to the existing openings on the rear and side elevations are considered to be unacceptable in design terms. The buildings (nos. 1 & 2 Trinity Close) are fairly uniform and broadly symmetrical in appearance and it is considered that this element of the proposal would serve to unbalance the façades which is considered to be detrimental to the character and appearance of the building and the conservation area.

The rear window situated between the buttresses [Old Brewery Mews] breaks the eaves line, This is incongruous to the former church and we've removed. All other windows are retained as current, at the suggestion of Officer Ryan.



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### Additional information.

For clarity 3d views of the proposed scheme incorporating all the aspects discussed above accompanies this application.

### Structural Engineer Comments

The following documents and drawings as part of the Basement Impact Assessment. The report pertaining to structure and sequencing also form part of this re-submission

Drawing no	Description	Revision
S100	Structural Scheme Basement plan & Structure	P2
S101	Structural Scheme Ground Floor	P2
S200	Structural Scheme East-West	P2
SSK001	Structural sequencing & Construction Techniques	
Basement Impact Assessment Report		

### Construction techniques / sequencing:

in order to retain the structural integrity of the highway/neighbouring lands/properties – this was mentioned in item 4.1.1. of our scoping report.

### The Construction Method Statement:

This should be a made planning condition, as would be given by a contractor. The final details will designed at tender stage, which Officer Angela Ryan mentions as this will form part of a 106 agreement and submitted to Highways dept prior to construction.

### Construction management plan

Again this should be a made planning condition, as this would be better provided by a contractor, as it reflects issues such and hoarding, movement of vehicles, storage of site equipment for the very constricted site. We may seek to use two parking bays in front of the property with hoarding around all. Pedestrian pavements, and working hours.

### Access:

Current access to the property is changed to face the street. A canopy over doors forms part of the front extension. All designed to be as 'if it were original'

### Materials:

The palette of materials specified are in keeping with the existing property it adjoins and with materials predominantly used in surrounding context. A robust stone plinth, stone reveals, Cast Iron Railings and Galvanised Rain Water Pipes are all proposed to enhance on the building. These materials will add character and hint at original church features.

### Energy Conservation

The proposal aims to achieve maximum energy conservation through the use of apposite design approaches and prudent use of materials. New construction is insulated to attain a U value of 0.25.





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### Street View



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### Courtyard View

