

DESIGN AND ACCESS STATEMENT

July 2012

10 PRINCE ARTHUR ROAD, HAMPSTEAD, LONDON, NW3 6AU

Proposed works : Alterations to and the erection of a new single storey rear extension and new side entrance extension to an existing detached dwelling - minor amendments to approved application 2011/5850/P (granted 10 January 2012) including: enlargement of side extension; parapet roof to 1st floor rear extension; amendments to windows to 1st floor rear extension and dormer windows to rear.

Introduction

This application is for amendments to the approved householder application 2011/5850/P including: enlargement of side extension; parapet roof to 1st floor rear extension; amendments to windows to 1st floor rear extension and dormer windows to rear.

This statement sets out a summary of the existing site and surrounding context as well as the design approach and principals that informed the proposed development that was approved in January, and the subsequent minor amendments to these proposals that we now seek approval for.

This Design and Access Statement forms part of our formal planning submission to Camden Council and should be read in conjunction with the completed application form and all other submitted documents and drawn information.

Existing Site and Context

The site is situated on the west side of Prince Arthur Road which is a residential street in Hampstead and forms part of the Fitzjohns Netherhall Conservation Area. The road has a range of building types of varying ages. Semi detached Victorian residential properties dominate the west side of the road whilst modern housing accommodation blocks stretch the majority of the east side of the road.

The application property is a detached house that sits within a row of semi detached residential properties, ranging from three storeys (no. 08) to four storeys (no. 12) towards the adjacent Fitzjohn's Avenue. The existing dwelling consists of accommodation over four floors, including that within the roof space and lower ground floor, much like many of the properties in the street. (See photograph 1)

Design History and Current Built Form

The property was originally built in approximately 1890. Since then there have been some major contemporary additions and alterations to the house.

Most significantly, the house was extended and re-modelled as per planning permission granted on 7/12/1988, by Pawson Silvestrin Architects. A ground floor single storey rear extension was added (see photograph 03) as well as a new portico extension to the side elevation, replacing the existing timber and stained glass original entrance portico (see photographs 02 and 04). Both of these are clearly very contemporary additions, contrasting to the design of the original house. This is further reinforced by their use of brick that does not match well with the main house construction and after just over 20 years, looks tired and unsightly. As well as being extended, the house was extensively refurbished internally with a modern minimalist interior.

In 2004, as per planning permission granted 13/07/2004 by Charles Tashima Architecture, the house was extended at the rear once again; this time above the existing ground floor kitchen extension, to provide additional accommodation at first floor level (see photograph 3). Whilst built from brick, this extension is in a different style both to the original house and the subsequent modern extensions.

To the rear of the house there is also a metal deck terrace, suspended above a void in front of the lower ground floor level. It appears that this was an addition at a later date to the ground floor extension to provide direct access from the house to the garden. As a result, the overhang restricts the amount of North facing light into the lower ground floor and creates a redundant area of garden beneath it (see photograph 5).

At roof level, there are three dormer windows; however the current window frames are bulky and obstructive of the view beyond, as well as limiting the amount of light into the rooms at this level (see photograph 6). These windows are only single glazed.

The rear of the property is vastly different to that originally built in 1890. It is now a mix of contemporary architecture styles which vary in both style and quality.

Access

Access into the property is via a front driveway and ten steps leading up into the raised ground floor front entrance (the current contemporary portico) to the South West side of the house. It appears that the original stained glass portico was also in contrast to the existing house and unlike other similar structures within the same road. The main entrance is currently difficult to see from the roadside and it can therefore be confusing as to where to enter the house. This is unlike all of the other Victorian houses within the road where they have clear visible entrances to their front elevations.

There is also a secondary front door to the lower ground floor - on the East side of the front elevation. This is only used occasionally and there are concerns with security due to the door's current construction which is dominated by a large, clear single glazed vision panel.

Access to the rear garden is via steps down from the existing metal terrace or directly from the ground floor to the North East corner. There is also access to the garden from the lower ground floor beneath the metal terrace.

The proposals will provide a new replacement staircase built to current building regulation standards to the front door and improve the current access from kitchen to the rear terrace with a level threshold. Generally where possible all new external and internal doors on all floors will be level with flush thresholds throughout.

Application proposals

Amongst other alterations, as indicated by the drawings submitted as part of this application, there are four main proposals for the house which are as follows:

1 - Lower ground floor single storey rear extension:

The rear extension to the lower ground floor essentially uses the space that is currently redundant beneath the ground floor kitchen and the existing rear terrace. It will provide the house with further family accommodation. This is in response to modern day living and will be beneficial to a house of this size. Accessed from the hallway, the new accommodation will be used in a similar manner to the rest of the house. It will also provide direct access to the garden and be naturally lit via glazing to the North West rear façade. The extension will also provide a new level threshold terrace for the kitchen at ground floor, replacing the existing unsightly metal decking. The extent of the new extension will project to the same line as the current external metal decking and is below the height of the boundary garden walls. The terrace will be screened by trees to either side in the same way as it currently is. Both the extension and terrace will therefore have almost no impact on the neighbouring properties.

Planning permission for this rear extension was granted. (ref 2011/5850/P) We are not proposing any changes to the design of the approved extension.

2 - Ground floor and lower ground floor side extension:

Replacing the current contemporary portico, the new side extension to the South East elevation will provide a new, more visible entrance for the house. It will also provide a principle WC for the ground floor level in order to allow for a larger and more suitably sized kitchen internally. Its contemporary design aims to follow from that of the current portico design. Whilst contrasting to the main house it will also help separate itself as a dedicated entrance, much like the original portico did. It also links closely to the minimalist interior of the house which has become an important element of the houses' character. It will also match the visual style of the proposals to the rear of the property. The new entrance has a frameless glass side panel to the new entrance door and a roof light that will provide much needed light into the entrance area and ground floor corridor. It was strongly felt that the new entrance extension should follow this modern architectural language. It is not simply replacing a portico; therefore there was no precedent for reinstating a traditional entranceway.

Planning permission for this side extension was granted. (ref 2011/5850/P) We now seek approval for slightly increasing the length of the approved extension by 1.9 metres towards the rear of the property as indicated on the proposed drawings to allow for better use of the internal space within the dwelling by improving circulation and storage. The appearance of the side extension when viewed from the street will be as the approved scheme. The increase in length to the rear will not have any adverse impact on the neighbouring property, specifically not in relation to daylight levels or loss of privacy.

3 - Replacement of glazing to the dormer windows:

The two bedrooms and study area within the current roof space have restricted views and light due to the nature of the large framed windows at this level. The existing frames are ill proportioned, too large and too messy with over-heavy fenestration. It is proposed to replace these units for simpler, larger sized double glazed painted timber windows with thinner frames. These units will give better light to the occupant whilst providing a far higher standard of thermal insulation. The windows will be sympathetic to the original design and will be fitted within the existing dormer window fabric.

Further to planning permission being granted for the replacement windows as described above (ref 2011/5850/P), on review of the approved rear elevation it was clear that the scale of the approved dormer windows did not relate to the other approved large modern windows to the rest of the elevation. We propose that the widths of the timber framed windows are slightly increased to tie in with the other larger window pane proportions for the purposes of unifying this rear elevation as much as possible as shown on the revised proposed rear elevation.

4 - Removal and replacement of existing balustrading to rear first floor extension:

With the use of window restrictors to the bedrooms within the first floor extension, the existing steel painted balustrading to the rear first floor extension will be removed and replaced by a new frameless glass balustrade to one side only. Frameless glass balustrading will also be introduced to the terrace at ground floor. This will again help unify the rear elevation and provide a more elegant solution than the current balustrades which are unsightly and unsympathetic to the original house.

Again, planning permission for the balustrading as described above was granted as part of the previous application (ref 2011/5850/P) We are not proposing any changes to this item of work.

In addition to the minor changes already described in numbers 2 and 3 above we also propose the following changes to the approved scheme which will provide a more functional house for the family who live there but also provide a more coherent appearance to the rear facade:

A1 - Brick parapet and flat roof to rear first floor extension:

We propose that the current pitched roof to the poor quality modern rear first floor extension be modified by adding a brick parapet with flat roof behind. This shallow pitched roof to the recent extension to the house (2004) is not in keeping with the modern architectural language of the approved rear elevation and neither is it sympathetic to the original Victorian construction - being an unsightly hybrid of the two. The eaves line is a jarring element to the aesthetic of the rear elevation, whilst a simple parapet edge would be more in keeping with the simple modern brick work of the current extension (see photographs 3, 7 and 8).

As well as being aesthetically undesirable, the very shallow pitch of the existing pan-tile roof is not desirable in construction terms. The roof pitch is set at only 8 degrees and does not function correctly as pan tile roofs should be at least 20 - 30 degrees in pitch and this may cause leaks and drainage problems in the years to come (see photograph 8).

Changing the roof edge in this way will improve the construction but will crucially help to unify the architectural language of the rear elevation as a whole by tying in with the modern language of the rest of the approved rear elevation and in particular with the existing flat roofed ground floor extension.

A2 - First floor glazed bay windows to rear elevation:

Two frameless projecting glazed bay windows are proposed to replace the existing 4 windows of the rear first floor extension which are ill-proportioned and too large. Again this will help to unify the rear elevation by tying in with the modern architectural language of the approved fenestration and structural glass balustrading on the ground floor and lower ground floor.

The new windows will be clean and contemporary in order to sit more appropriately with the modern approved architectural language and materials below. The bays will also significantly improve daylight levels in the 2 north-westerly facing study rooms which is much needed as the rooms are used consistently throughout the week by the occupants as offices. Overlooking into neighbouring gardens is prevented as it is not possible to walk into the bays internally due to the built in furniture which will be built as an integrated part of the window construction - refer to (image 1) at the end of this statement.

Materials & Appearance

The external materials proposed for this revised application are the same as approved in the previous application (ref 2011/5850/P) and are described clearly on the proposed drawings.

The new lower ground floor single storey rear extension, and the new ground floor and lower ground floor side extensions are to be constructed of brick work to match the existing red brick work as approved. However, we would still be open to rendering the new extensions as originally proposed in order to better unify the appearance, although we understand that this was not deemed appropriate by the case officer dealing with the previous application. We feel that rendered walls to the extensions would be more appropriate in a natural / mortar coloured render instead of white and we would be open to a dialogue with the case officer during the application process if this approach was deemed to be suitable.

Glazing to the side extension to be frameless glass as previously approved which is echoed by the use of frameless glass for the projecting bay windows at first floor level above, as described above.

The glazing within the new lower ground floor extension will be double glazed powder coated aluminium with thin profiled frames. These large metal framed windows will complement the existing large metal sliding doors to the kitchen at ground floor level.

For the new 2nd floor dormer windows and the single window at ground floor level, the existing fabric and aesthetic has been considered; the proposed new windows will be painted timber framed. This is in consideration of the windows being more visible as part of the existing house.

As part of the proposed works, the existing concrete tiles to the pitched roofs will be replaced with traditional slate tiles. This will be more sympathetic to the original roofing of the house and in keeping with the neighbouring properties.

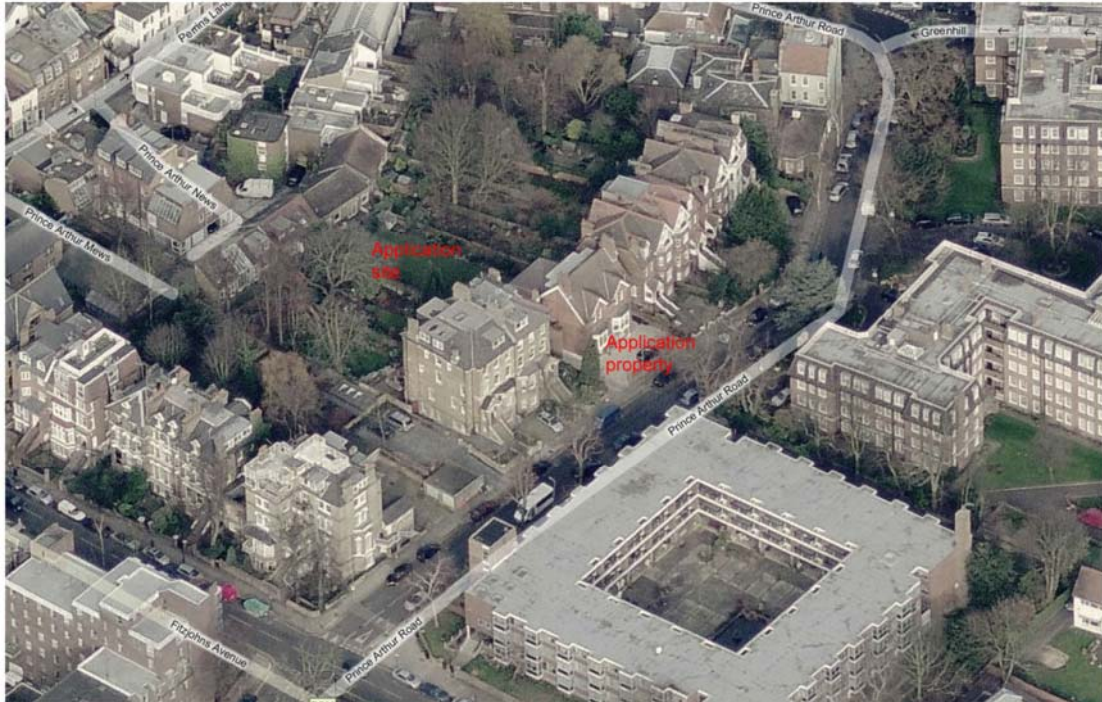
Sustainability - Energy efficiency

The proposed rear and side extensions, and dormer window will be built to a high standard, meeting current building regulations' thermal requirements. The house is to be refurbished and a new efficient central heating and hot water installation to be added.

Materials to be used for the building works will be sourced from sustainable supplies and the new hardwood windows will comply with this as well. All materials taken away as part of the demolition works will be dealt with, separated and disposed of as required by rules relating to the disposal of waste and will be the contractor's responsibility.

Overlooking

The screening trees to either side of the current metal terrace will be removed and then placed back once the works are completed to maintain the screening of the neighbouring properties from the terrace. This is indicated on the proposed site plan as part of this application. No other trees will be affected by the works.



Photograph 1 : Aerial photo of the application site and property



Photograph 2 : View of the existing front elevation with current 1988 portico to side elevation



Photograph 3 : Rear garden elevation showing the existing ground floor and first floor extensions and metal decking.



Photograph 4 : Assumed original portico entrance pre-1988. Photograph copied from planning file at Camden Council in October 2011.



Photograph 5 : Void beneath metal decking, reducing natural light to the lower ground floor



Photograph 6 : Obstructive thick window frames to existing dormer windows at second floor level



Photograph 7 : Existing overhanging eaves of the shallow pitched roof to modern 1st floor extension



Photograph 8 : Existing overhanging eaves of the shallow pitched roof to modern 1st floor extension



Image 1 :
View of proposed built-in furniture to inside of proposed glazed bay windows to first floor rear extension