P K S
architects

9 Arkwright Road NW3

Design and Access Statement

May 2012

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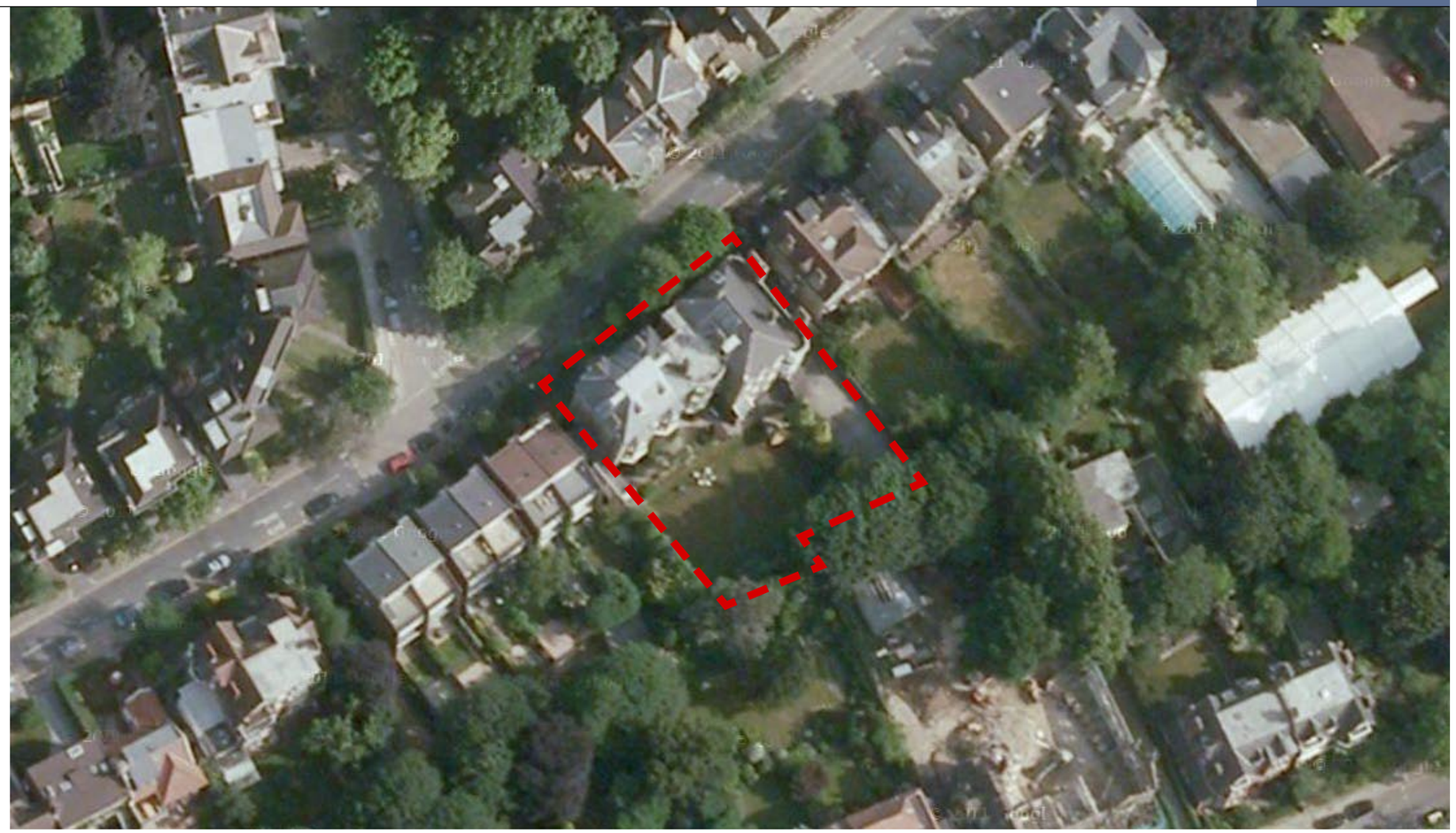


Introduction - Design rationale

The site is located at the western end of Arkwright Road near to the junction with Ellerdale Road. The plot was originally developed in the 1870s as a large detached villa with a new wing being added at the turn of the century. The building has been in office use since the 1920s.

The building is Late Victorian/ Edwardian mixing italianate and gothic styling typical of this part of the conservation area.

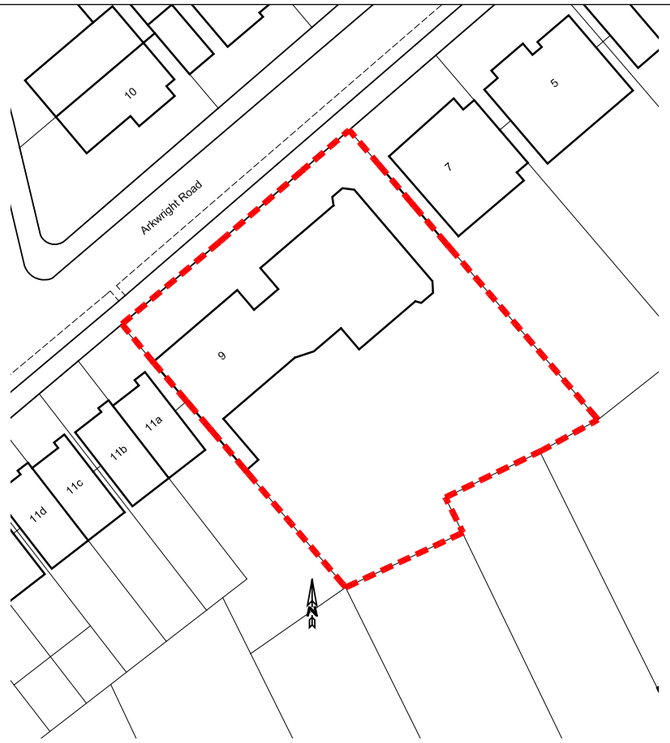
The application proposals are to return the building to a single family dwelling with modernizations to make it suitable for 21st century living.

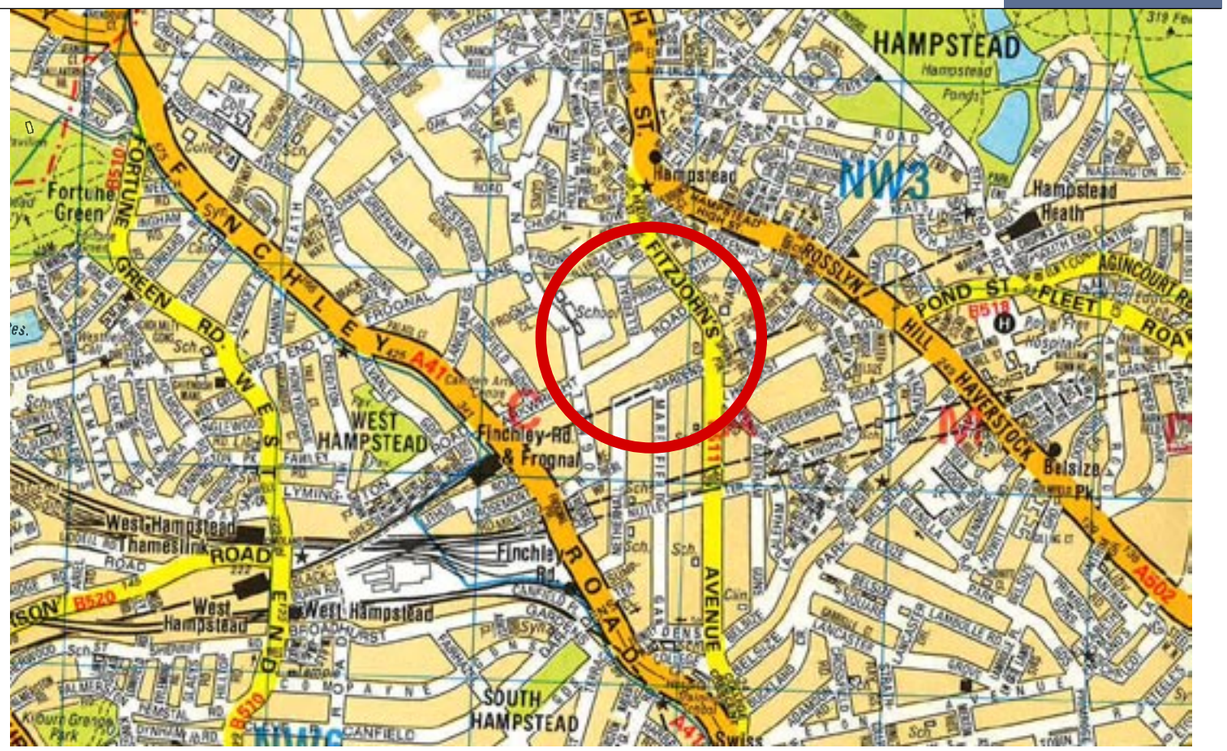
As part of Fitzjohn and Netherhall Conservation Area, the existing building will be retained and a single storey extension added to the rear which utilises a drop in terrain between front and rear.

The existing building's interior arrangement is poorly integrated and has a dislocated relationship with the garden. The proposals address this by opening up the central link section of the house and creating new living accommodation at garden level directly linking the landscape and interior.

The house has many awkward level changes due partly to the sloping nature of the site. The proposals rationalize the internal levels and allow full DDA access with a dual aspect lift.

The renovation works will be sympathetic in period detail and materials. New elements will respect the material palette of the existing but contrast in detail to reflect their 21st century context.





9 Arkwright Road NW3

Context - Site location

Large villa in Hampstead

The building was built in two phases - The villa to the right was built around 1870 and was substantially extended at the turn of the century

The new wing was linked to the original house with service infill

View from corner of Ellerdale Road - Original wing in foreground

Image of the building from rear garden

The building has an imposing presence over the rear garden

9 Arkwright Road, West Brow, is a large Victorian/Edwardian former private house. It is located on the eastern part of Arkwright Road which was developed as part of Greenhill Estate in the 1870s.

The original villa (western wing) was built 1874 on a freestyle italianate model, unlike its immediate neighbours which show more Ruskinian Gothic or Queen Anne influence. The house was extended and remodelled around 1903 in a similar style.

The building sits on the edge of the Fitzjohns & Netherhall conservation area, bordering with Redington and Frognal sub area eight. The adjacent town houses in R&F CA are not deemed to make a positive contribution. Although not designated as a heritage asset 9 Arkwright Rd is identified as an ‘unlisted building which makes a positive contribution to the special character and appearance of the area’. The conservation area statement lists the architect as T K Green, who constructed many buildings locally, though this is questionable.

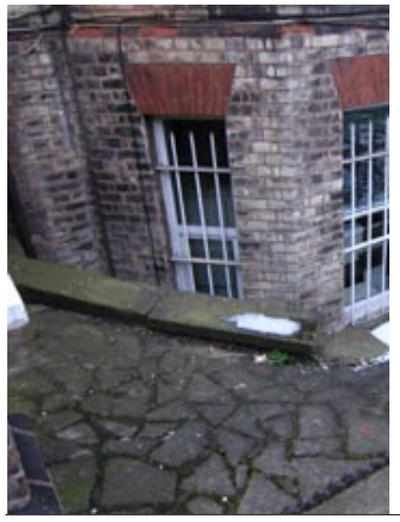
9 Arkwright is a variation on the well established architectural formula for villas, incorporating Gothic and Italianate elements, which is widely evident across this part of Hampstead.

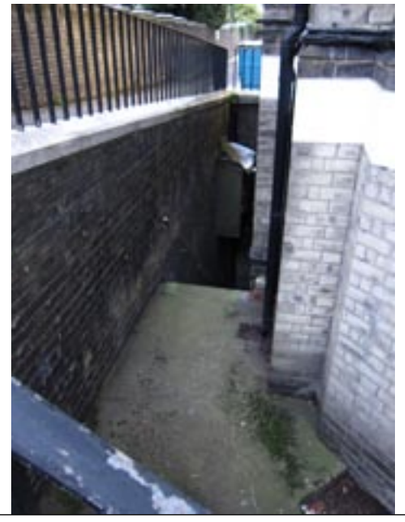
Confused central section contains service elements with poor definition of the two wings

Poorly composed rear elevation dominates the garden landscape

Original timber sash windows have been replaced with poor quality metal and upvc

Front garden has been concreted over and has the feel of a service yard





Poor relationship between house and garden - principal living rooms are at upper ground level

Car park at eastern boundary cuts off a large part of the garden

Central ‘service’ section link between wings replaced with set back perforate stone framed screen

Brickwork, stucco and terracotta decorative elements to be carefully cleaned and restored

Front garden landscaped to enhance streetscape and improve light penetration to lower ground rooms - refer to detailed landscape proposals

Existing sash windows to be replaced with high quality traditional box sash double glazed units

Existing front wall and railings to be retained, repaired and cleaned

Central section between wings replaced with perforate stone framed screen integrating with front facade treatment and creating interior concept of central reference space and landscape connection

A balance of existing and new construction maintains a grounding of the existing building

Existing metal/upvc windows to be replaced with high quality traditional box sash double glazed units

Existing dormers remodelled to simillar detailing as existing

Windows at ground floor level replaced with timber french doors giving direct access to terrace

Terrace set back from neighbour

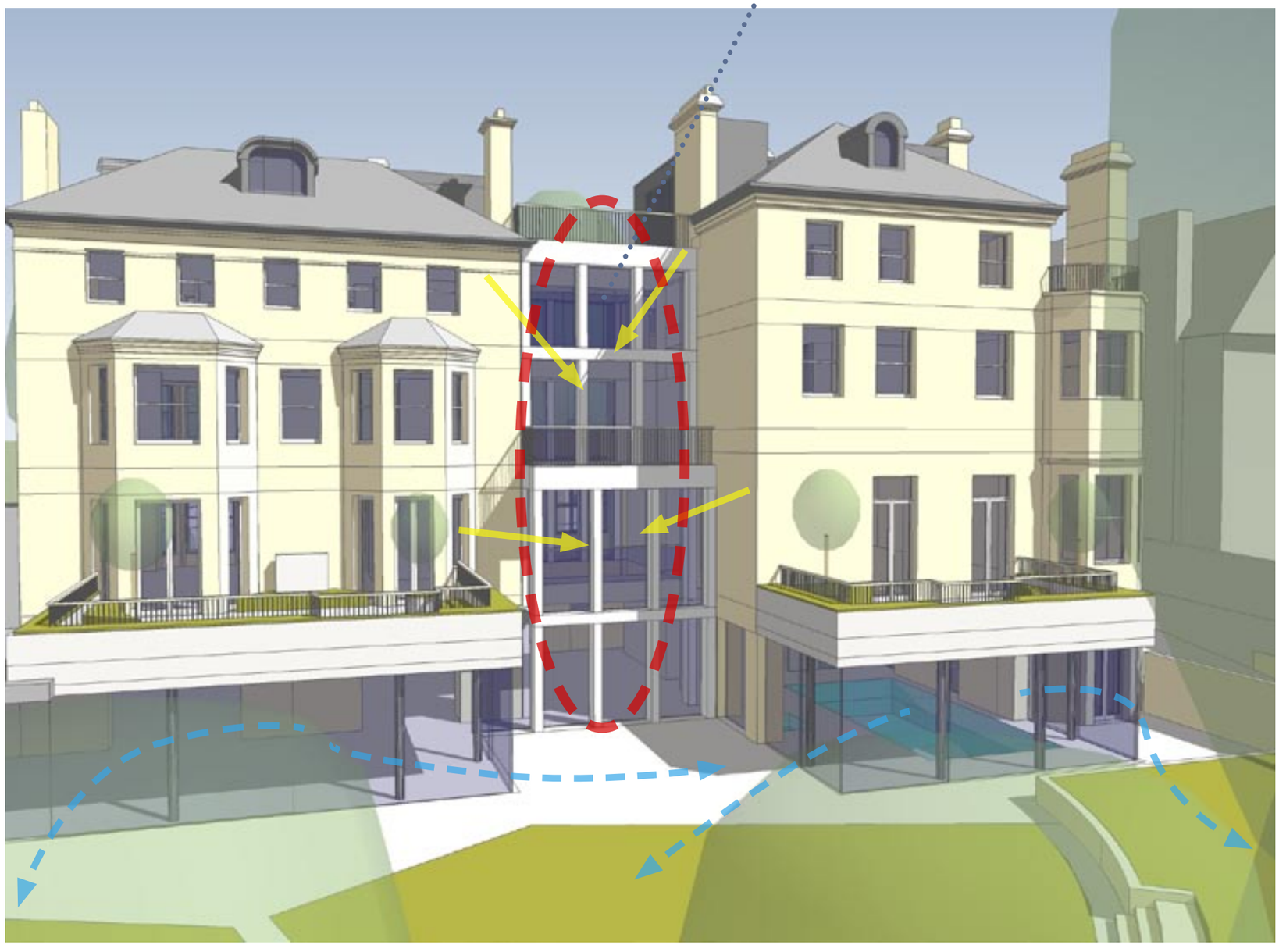
Planted landscape terrace at ground floor level - refer to detailed landscape proposals

Existing car park submerged and planted over to extend garden landscape

Terrace set back from neighbour

Lower ground extension with landscaped roof terrace connects interior accommodation with garden and reduces perceived building scale from garden - refer to detailed landscape proposals

New ‘void’ at the centre of the house acts as a reference space giving a greater sense of the whole building while resolving circulation problems



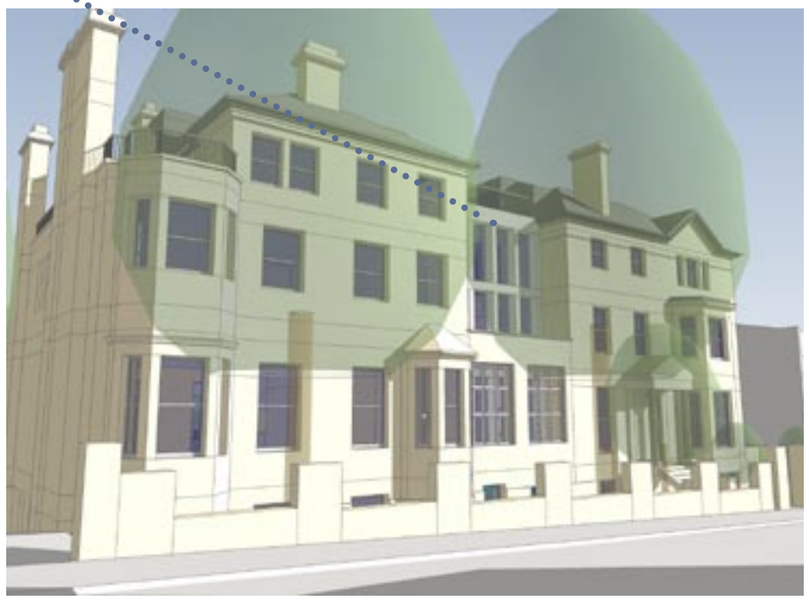
Existing building remains grounded in the garden

New extension treated as a modern open plan space, existing rooms remain as traditional cellular elements

Terraces at ground floor level set back from boundaries

New extension at garden level opens to the garden integrating the interior with the landscape

New set back central section
presents a more formal connection
between two wings

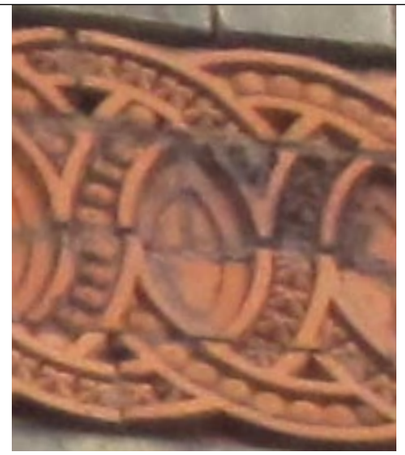


New landscaped terrace at street ground level breaks up the dominating mass of the rear facade and gives greater integration with the garden landscape

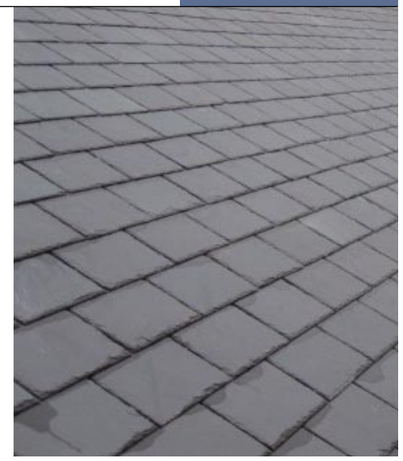
New open link section acts as a reference volume and allows a greater appreciation of the building as an integrated whole

Garden level extension fully integrates with the garden landscape

Lead roof detailing

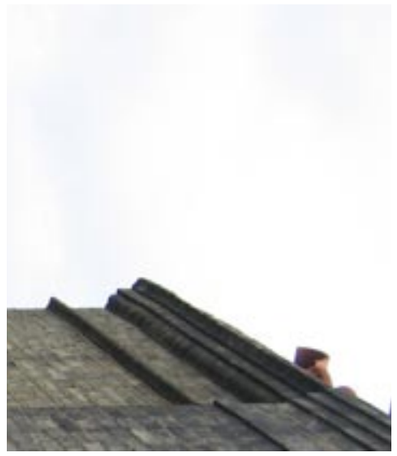


Terracotta details



Slate roof

Traditional timber box sash



Existing brick

Portland stone

Retractable awning

Metal balustrade

Aluminium framed glazing

Access statement

The following is a brief design stage access statement which will be developed at the detail design stage to ensure the maximum accessibility of the building.

Public transport

The site enjoys good transport connections with Hampstead underground station giving access to the Northern Line.

Several bus routes also run close to the site along Finchley Road and Fitzjohn's Avenue, most of which run low floor buses offering improved accessibility to the mobility impaired.

Cycling

London Cycle Network routes pass nearby the house. Ample secure cycle storage is provided at garden entrance level.

Access into and around the building

All entrances to the existing building are stepped. Under the proposals there will be a level access into the house via a platform lift adjacent to the front door which allows access at garden level.

A new lift is provided for vertical circulation connecting the existing split level arrangement between the two building wings by means of a dual aspect lift stopping at the various levels. A further half level change at loft level will meet part M standards with six easy access steps.

Lifetime Homes Standard

The overall layout is designed to Lifetime Homes standards and it is the intention to develop the detailed design to meet those standards at the appropriate time.

A detailed schedule follows.

	Lifetime Home Standard	Provision
1	Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300 width	The spaces provided are capable of being enlarged as required
2	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	Car parking is provided within an integral garage with level access to living accommodation.
3	The approach to all entrances should be level or gently sloping	New entrance provision will be in compliance with the standards
4	All entrances should: a) be illuminated b) have level access over the threshold c) have a covered main entrance	New entrance provision will be in compliance with the standards
5	a) Communal stairs should provide easy access and b) where homes are reached by a lift, it should be fully wheelchair chair accessible	Revised circulation will be in compliance with the standards
6	The width of the doorways and hallways should conform to the following Doorway Clear Width Corridor passage way 750mm 900mm (head-on approach) 900mm 900mm (no head on approach) 775mm 1050mm (no head-on approach) 750mm 1200mm (no head-0n approach) The front door should be 800mm, there should be 300mm to the side of the leading edge	All doorways will be in compliance with the standards
7	There should be space for turning a wheel chair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere.	There is more than satisfactory circulation space provided within the house to accommodate wheelchair users
8	The living room should be at entrance level	The living rooms are located on garden and upper ground floors and there is a lift
9	In houses of two or more storeys, there should be a space on the entrance level that could be used as a convenient bed space	There is space for conversion if necessary and the house has a lift
10	There should be a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a shower to be fitted in the future.	The upper floor WCs and showers can be accessed via the lift, there is also a wheelchair accessible wc at garden level
11	Walls in bathrooms and toilets capable of taking adaptations such as handrails	Will be in compliance with the standards
12	The design should incorporate a) provision for a future stairlift b) suitable identified space for a through-the-floor lift from ground to first floor, for example to a bedroom next to a bathroom	There is a lift proposed as part of the redevelopment
13	The design should provide for a reasonable route for a potential hoist from a main bedroom to a bathroom	There is ample space for this if necessary
14	The bathroom should be designed to incorporate ease of access to the bath, WC and washbasin.	Will be in compliance with the standards
15	Living room window glazing should begin at 800mmm or lower and windows should be easy to open/ operate.	Will be in compliance with the standards
16	Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450mm and 1200mm) from the floor	Will be in compliance with the standards

Energy Strategy

A strategy has been adopted using the accepted hierarchy of low energy design:

Step 1 – Be lean:

The building will incorporate passive measures to minimise the energy demand, including

- High levels of insulation and airtightness

- Fenestration to optimise daylight and natural ventilation, with shading to control solar overheating

Step 2 – Be Clean:

The building services will be selected for efficient use of energy where possible:

- Due to the year round heating requirement for the swimming pool and hot water, a combined heat and power unit (CHP) will be provided, generating both heating and electricity

- Intelligent control systems will optimise the performance of the building services to suit occupancy patterns

- Low energy lighting with dimming and daylight control where appropriate

- High levels of insulation to tanks, pipes and ducts

Step 3 – Be Green

Although on-site renewable energy generation is not mandatory for single dwellings, space heating will be provided by air source heat pumps located in the basement car park serving fan coils and an underfloor heating system. The low water temperatures required by underfloor heating systems will ensure that the seasonal efficiency of the heat pumps is optimised.

As a result of the above measures, SAP 2005 calculations currently show the dwelling emissions rate (DER) is approximately 21.85 kg/m2/yr and contributes a projected Excellent EcoHomes Rating. It is also anticipated that the building will meet the energy requirements of Code for Sustainable Homes Level 3 by achieving the Target Energy Rating (TER) when calculated using SAP 2009 (Building Regulations Part L1A).

In addition, provision is being made for the inclusion of roof mounted photovoltaic panels.

Refer to Eco Homes report for detailed assessment.