

DAL/LA/DAS/110815
15 August 2011

DESIGN AND ACCESS STATEMENT
16 DALEHAM GARDENS, LONDON NW3



Front elevation

Introduction

This Design and Access Statement should be read in conjunction with the Conservation Assessment, the Basement Impact Assessment, the Arboricultural Report, the Construction Method Statement, the drawings and the photographic study, which together form this submission for planning application.

The applicant has recently acquired number 16 Daleham Gardens. Planning permission was previously granted 18 April 2011 (Ref: 2011/0892/P) for a two storey side extension, partial excavation of the existing basement, a single storey rear extension and terrace, partial excavation works to garden, a new front boundary wall and alterations to the front, rear and side elevations. The current owners would like to make some further modifications to the approved scheme, and have therefore sought and received pre-application advice from the council.

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Pre-application advice and proposals overview

Planning officer John Sheehy gave advice on the pre-application scheme (meeting dated 28 July and email response dated 10 August 2011) and following this advice the scheme has now been revised to contain the following modifications to the existing planning permission:

1. Further excavation at lower ground floor and basement level to increase floor to ceiling heights and to provide a pool and plant rooms.
2. Extending the single storey rear extension and terrace above further into the garden (altogether 3 m).
3. Enlarging the opening on the ground floor on the southern side of the rear elevation to contain a set of sliding doors.
4. Replacing the more traditional looking glazing sections on the ground floor on the northern side of the rear elevation and in the lower ground floor with a more modern type of sliding doors.
5. Moving the northern part of the rear façade out on the upper part of the façade and in on the lower part of the façade to form a new plane. (Existing bricks to be reused in bond to match existing.)
6. Extending the roof line of the southern part of the rear façade to extend to the end of the building and placing one new window to match the existing in proportion on this new part of the façade. (Existing bricks to be reused in bond to match existing.)
7. The excavation of a light well and installation of an area of pavement lights to the front of the building to allow light to the lower ground floor.
8. Replacing the permitted front boundary wall with a part black metal railing/part brick wall.
9. Replacing the existing boundary fences with 2 metre high brick walls to match number 18 Daleham gardens front wall in colour and bond.
10. Reinstating the original chimneys.
11. Adding roof lights to the rear and south slope of the roof. The roof lights have been regularised following the pre-application advice.
12. Reinstating the main window in the entrance hall

These changes were viewed by John Sheehy as “acceptable” and the proposal to refurbish and enhance the existing building “welcomed” in his pre-application advice. He also recognised that the rear of the building does not contribute to the Conservation Area.

The aim of the proposal is to make a family dwelling to suit contemporary family living utilising a high standard in design, workmanship and materials used.

Character of location:

Please see “16 Daleham Gardens conservation assessment” prepared by Anthony Walker, which forms part of this pre-application submission.

The subject and site

The subject building is the 3-storey + lower ground floor Victorian single family dwelling at number 16 Daleham Gardens, located on the eastern side of the street. The site measures approximately 745 m². The existing floor area is 733 m².

The use of the premises is currently a single family dwelling, and it is situated in the Fitzjohns Netherall conservation area.

For further details, please see “16 Daleham Gardens conservation assessment” prepared by Anthony Walker, which forms part of this application submission.

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Rear Elevation

Planning history

As described above the property received planning permission 18 April 2011 (Ref: 2011/0892/P) for a side extension, partial excavation of the existing basement, a single storey rear extension and terrace, partial excavation works to garden, a new front boundary wall and alterations to the front, rear and side elevations etc.

Relevant developments in the vicinity

Number 18 Daleham Gardens received planning permission in 2009 (Ref:2009/1073/P) for an application very similar in scope, scale and bulk.

Number 6 Daleham Gardens received planning permission in 2010 (Ref:2010/3820/P) for an application to excavate to form 2 self-contained flats within the basement including excavation of light wells at the front and rear.

Number 2 Daleham Gardens was permitted to add a modern side extension in 2006 (2006/0590/P) and number 39 Lancaster Grove (2007/1634/P) was permitted to add new modern glazing on the rear façade in 2007.



Number 2 Daleham Gardens



Number 39 Lancaster Grove

Layout

The layout of the existing building will remain largely the same, apart from the lower ground and ground floor, where the room sizes change. On the floors above only minor alterations are proposed. All rooms are well proportioned and fulfil the minimum room sizes set out by the council and will have access to ample natural daylight.

Access

The proposal does not include any alterations to the main entrance to the building at street level and maintains the drive way, although the building will no longer have a garage to the side.

Vehicle parking

Daleham Gardens is located within a controlled parking zone and street parking is only permitted to residents parking permit holders. Whilst the proposal aims to remove the existing garage it proposes to retain the off street parking space in front of the current garage. No additional parking is proposed.

Refuse storage

Adequate storage will be provided on site for all forms of waste.

Basement Impact Assessment

Please see BIA prepared by Elliott Wood Partnership and submitted separately.

Landscaping

Less than 15% of the existing rear garden will be built upon and where the extension is built into the garden, any loss of amenity space is replaced by the terrace above. The extension is replacing an existing area of hard surface so the scheme will not result in any loss of soft surfaces in the garden.

Please see the arboricultural report prepared by Crown arboricultural consultants in regards to the trees.

Outline Construction Method Statement

Daleham Gardens is located within a controlled parking zone and street parking is only permitted to residents parking permit holders. It is likely that one bay on the street will have to be suspended for skips throughout construction. As the garage is proposed to be removed, the main access to the rear garden will be through the side alley. Storage of materials and equipment can therefore be set up in the rear garden. Parking can be arranged in the front garden during construction.

As the house is proposed to be underpinned, the excavation of the new basement will take place in incremental sequential sections by hand or by small digger at a relatively slow pace which would make the frequency of the construction vehicle trips to and from the site light.

Any demolition material which cannot be reused within the site itself is will be sought to be reused elsewhere.

Environmental statement

The proposal's aim is for the house to be highly energy efficient and sustainable.

The proposal will incorporate the following strategies:

- Increasing thermal efficiency of foundations, walls, windows and roof
- Reducing air permeability
- Using heat recovery ventilation in combination with a ground source heat pump and solar panels
- Using highly efficient boilers in combination with the above
- Providing more energy efficient lighting

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- Using environmentally friendly materials
- Using water saving appliances
- Using as low energy impact solution for the pool as is technically possible.

Policy considerations

The LDF Core strategy and Development Policies have been taken in consideration when developing the scheme, in particular the following:

- CS5 - Managing the impact of growth and development
- CS14 – Promoting high quality places and conserving our heritage
- CS15 Protecting and Improving our Parks and Open Spaces & encouraging Biodiversity
- DP23- Water
- DP24- Securing high quality design
- DP25 – Conserving Camden's heritage
- DP26 – Managing the impact of development on occupiers and neighbours
- DP27 – Basement and light wells
- Camden Planning Guidance 2006
- Fitzjohns Netherall conservation area statement
- CPG 4 – Basement and Lightwells

Design and amenity

The proposal would see the existing single storey garage replaced with a two storey side extension, set back approximately 4 metres behind the existing front building line. The existing garage is of no architectural merit and is set on the front of the building line and is therefore highly visible. The loss of the garage was not considered detrimental in the approved application 2011/0892/P.

The two storey side extension would be clad in stone cladding to complement the existing brick whilst declaring itself as a modern addition. The windows are proposed to be in frameless glazing. As the side extension is set back from the front of the building, the proposal will not result in the loss of an important gap between the buildings when viewed from the street.

The existing basement level would be excavated by approximately a further 3.5 metres compared to the proposal permitted in April 2011. This is to achieve higher floor to ceiling heights in the lower ground floor, and a basement level containing plant rooms. The only aspect of this alteration visible from the street would be the introduction of a light well and an area of pavement lights at the front of the building to maximise daylight and ventilation to the lower ground floor. The scale and type of basement is very similar to that which was approved at number 6 and 18 Daleham Gardens.

The new floor area following proposed development would be 978 m2.

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Existing window to be replaced with new Window matching the original (no 18).



Proposed new window to match window seen at number 18.

At the front of the building all existing windows would be replaced with timber framed, double glazed windows to match those used in the original building. Original details will be reinstated.

At the rear of the property a single storey rear extension would be constructed within a partially excavated area of the garden. It would project from the rear elevation by 3 metres. The extension would be full width, and be predominantly glazed with stone cladding.

Above the rear extension, at upper ground floor level, a full width stone clad terrace would be installed, with steps leading down to garden level at the boundary shared with number 18 Daleham Gardens. At its widest point the terrace projects 3 metres beyond the building line. A number of full width rear extensions have been approved in this area (see above). Privacy screens measuring 1.7 metres in height would be installed along the sides protecting the privacy of the neighbouring properties left and right.

To access the garden and the terrace a number of doors would be created in the rear façade. The existing rear doors and windows would be enlarged and the current access staircase to the garden removed.

The stone treatment of the new extensions would create a “visual plinth” onto which the existing building will sit. It will create a clear separation of existing and new. The glazing in the lower ground floor and ground floor will consist of frameless modern double glazing.

The upper part of the southern rear façade in the proposal is subject to a minor change, whereby the existing line of the gable end is extended to the south/east corner of the building. This creates a new asymmetrical gable, fitting to the building’s Arts and Crafts roots, and provides an opportunity to place a new window (with size and proportions matching the existing windows on this level) and to maximise light to the upper levels.

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The upper part of the northern rear façade in the proposal is shifted out, and the lower part of the northern rear façade is shifted in, in order to create one new plane. This unifies the appearance of the rear façade in its entirety but doesn't increase the floor area.

In both instances the existing brick is proposed to be reused and if necessary added to by matching bricks. The bond is proposed to match the existing bond.

In the proposed rear façade one large vertical window on the northern part of the rear façade is removed and instead there are a number of roof lights introduced in the roof plane, one which approximated replaces the upper part of the removed window in position and width, and four others, which have regular rectangular shapes and are placed in a regular fashion across the roof.

The glazing in the windows on the first and second floors is proposed to be without divisions to match the new glazing on the lower ground and ground floor. The proportion and rhythm of the proposed rear façade stays in essence identical to the existing, but the more contemporary glazing unities the proposed rear façade. The proposed rear façade is more in line with the rest of the building which is predominately Arts and Crafts. The existing rear façade appears to have been built without much design intention compared to the front (which is common for its time) and lacks the qualities of an Arts and Crafts building. We believe the level of design that the proposed scheme puts into the new rear façade, with small means creates a new entirety which altogether lifts the quality of the rear whilst retaining the essence and sense of the original building.

The roof is proposed to be replaced as would the existing lead cladding to the front dormers. The materials used would match the existing.



Existing chimneys at number 16



Proposed new chimneys to match these at number 18.

The proposal contains the removal of two chimney breast on the interior of the house (to allow more space for the bedrooms) and the re-placement of the chimneys belonging to these chimney breasts at roof level. The replacement chimneys will be designed to match the original chimneys at number 18 Daleham Gardens.

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There will be no detrimental loss of privacy for the neighbouring properties, as privacy screens will be used on the terrace level.

The proposal would not detrimentally affect the sunlight and daylight enjoyed by the neighbouring buildings and for the rooms within the scheme itself the proposal provides ample daylight to all habitable rooms.

The garden space will remain the same as the terrace above the rear extension will replace an existing paved area at the rear. The overall proposal will not as such impact on the biodiversity value of the site.

The light wells to the front of the building would be shielded from view by the boundary wall and additional planting and therefore would have no impact on the neighbouring properties.

Conclusion

It is considered in conclusion that the proposal would make a positive contribution to the character and appearance of the original building, and the surrounding Conservation Area. The proposal would also not have an adverse impact upon neighbours living conditions through impact in terms of outlook, privacy or light provision. Therefore it is considered that the proposal would accord with the policies in the LDF Core Strategy, Development Policies, guidelines and the Conservation Area Statement. Furthermore, it is considered that the conservation area and the building itself would benefit from the removal of the existing garage at the front and the reinstatement of the original detailing of the windows and roof, in particular to the front facade. The new accommodation will provide a first class family dwelling, suitable for modern family life.

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