

DESIGN AND ACCESS STATEMENT

LONDON BOROUGH OF CAMDEN

**For excavation and the formation of basement floors
for existing one family dwelling**

3 KIDDERPORE AVENUE

<p>Planning History – Concise</p>	<p>This application follows application 2009/4524/P & 2009/5076/C refused on the 20th April 2010. The reasons for refusal:</p>
<p>2009/4524/P: Remedy – Revised Geotechnical Report by Expert – Hugh St. Johns</p>	<p>Reasons 1 The applicant has failed to demonstrate that the site is capable of supporting the development without serious adverse consequences by failing to provide sufficient evidence that the works required to implement the development would not result in harm to the existing ground conditions and the structural stability of the building and neighbouring properties, and that it would not have an adverse effect on the water environment or neighbour amenity; which would be contrary to policies SD9 (Resources and energy) and SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006 and paragraphs 32 to 51 of PPG14 (Development on Unstable Land); also having regard to Development Policy DP27 (Basements) in the emerging Local Development Framework (Proposed Submission) dated January 2010 .</p>
<p>Remedy – Construction Management Plan by TWS</p>	<p>Reasons 2 The applicant has failed to provide sufficient evidence to demonstrate that the construction works required to carry out the development would not result in an unacceptable impact on local amenity and the public highway, which would be contrary to policies SD8b (Disturbance from demolition and construction) and T12 (Works affecting highways) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006.</p>
<p>Remedy – S.106 with pre-approved terms</p>	<p>Reasons 3 The proposed development, in the absence of a legal agreement to secure financial contributions towards highway works, would be likely to result in an unacceptable impact on the public highway, contrary to policy T12 (Works affecting highways) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006.</p>
<p>2009/5076/C: Remedy – New application</p>	<p>Reasons 1 The demolition of this building in the absence of an approved scheme for its replacement would be likely to result in harm to the character and appearance of the surrounding Conservation Area contrary to policy B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.</p>
<p>Supporting Documents</p>	<p>The supporting documents are original documents from the previous application with the exception of this revised Design & Access Statement, the new Construction Management Scheme and the comprehensive report by Hugh St. John. These latter two documents support the application against the reasons for refusal.</p>

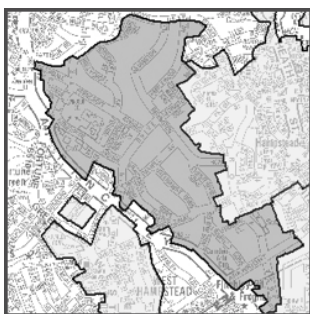
SITE AND AREA DESCRIPTION



The application site is **3 Kidderpore Avenue, London NW3 7SX**, part of the London Borough of Camden. The site is occupied by a detached residential dwelling and is a part of *REDINGTON/FROGNAL Conservation Area*.

The surrounding area is residential, and the street scene consists predominantly of large detached properties of late 19th/early 20th century architectural characteristics.

REDINGTON/FROGNAL CONSERVATION AREA



Redington/Froggnal Conservation Area is situated on the slopes to the west of Hampstead as they fall towards Finchley Road.

It forms a well preserved example of an Edwardian 19th century residential suburb. The houses are predominantly large detached and semi-detached and display a variety of formal and free architectural styles typical for those years.

Kidderpore Avenue itself was built in the early 1870's-1880's and tastefully represents the general style.

THE EXISTING BUILDING

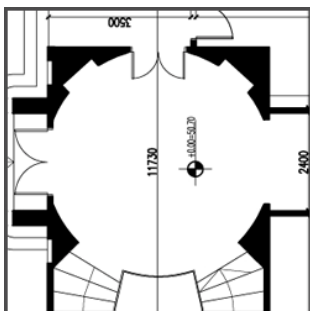


The existing building has been extensively modernised, to an extent that it detracts from the local character and appearance.

It is rendered white, with asymmetrical front elevation and an irregular pitched roof. The openings differ in style and size from each other and there is a large pool house built in the rear garden.

The 20th Century Society proclaim that the building has no significant value in the Conservation Area and could be demolished.

PLANNING HISTORY



A planning application was submitted earlier this year in order to demolish the existing building and build a new one. Following the UDP policy, we aimed to preserve and enhance the special qualities and characteristics of the Conservation Area, and reach a high quality in terms of design, materials and execution.

The building is of no public interest, as stated by the 20th Century Society and we suspect that the building is mistakenly identified as a positive contributor to the Conservation Area and that the building referred to is actually No. 5 Kidderpore Avenue. [According to the description given in the statement].

The above application was withdrawn due to the Planner's recommendation.

A meeting was held in Camden Council with the Planner and the Conservation Officer, following which our client decided to submit an application for the demolition of the existing ancillary building and excavation of a new basement, without any extensions above ground.

OBJECTIVES AND DESIGN

We are facilitating an open street scene by proposing an underground parking, and contributing to the area's verdant quality by proposing a vast green garden.

The house expansion will be "downstairs", where there is virtually no visual affect on the street scene. Furthermore, it will clear the street and accommodate the two cars that so far were parked in front of the house.

In terms of massing, the proposed scheme will reduce the footprint of the mass built in the back and restore the wide green plot. The new long and wide garden can be achieved by the demolition of the existing pool house. The garden will provide a significant amenity to residents and a habitat for biodiversity, according to UDP policy EN31.

The soft landscaping proposed to the rear garden will also guard the visual amenity of the neighbours and prevent overlooking.

The only alterations in design will take place in the rear garden. The main improvement is a result of the demolition of the existing bulky pool house and the design of the rear area as a large garden.

As a result the rear elevation will be accompanied by a built terrace leading to the green garden, which fits perfectly into the surrounding of the Conservation Area and the larger Hampstead Village.

Internally, the new proposed levels will be fully accessible by lift.

FURTHER INFORMATION

Trees

A review was made regarding the single tree at the front. While in the rear garden there are no trees, the planner asked for a tree report for the adjacent neighbours' trees to verify the proposed basement does not affect them. This report will be submitted by GBA shortly.

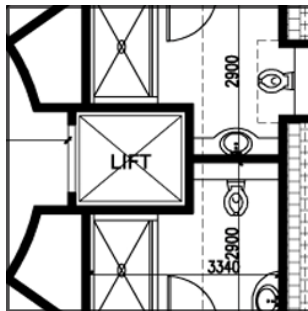
Please note that in the basement we intend to retain two existing walls, in locations that include existing tree roots from neighbouring trees - in order not to further harm them.

Construction

The basement levels are planned in correlation to the existing structure and support and retain all structural elements. In order to enable this project the small north section of the building will be demolished and re-built.

Enclosed to this application are also a Construction Method Statement by TWS to support the above and a Hydrogeological Report, Construction Management Plan.

ACCESS



The Lifetime Home Standards House remains as existing, notes refer to proposed basement levels only.

(Italic and underlined headings are Camden requirements)

1. **Car Parking** | Underground parking using a car lift, descending to a garage that consists of parking spaces for two cars, motorcycle and bicycles. (Number of cars as existing).
2. **Access from Car Parking** | the garage is located on -1 basement reached by car lift and has level access to lift.
3. **Approach** | Convenient access from street level as existing.
4. **External Entrances** | As existing.
5. **Communal Stairs** | N/A
6. **Doorways & Hallways** | The width of internal doorways and hallways conforms to Part M.
7. **Wheelchair Accessibility** | There is space for turning a wheelchair throughout the basement levels.
8. **Living Room** | Lift provided to service all areas between basement levels and ground floor.
9. **Living Room Two or more storey requirements** | N/A
10. **WC** | There is wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future.
11. **Bathroom & WC Walls** | Walls in the bathroom and WC are capable of taking adaptations such as handrails.
12. **Lift Capability** | A Lift is provided between basement levels and ground floor.

13. Main Bedroom | N/A

14. Bathroom Layout | The bathrooms are designed for ease of access to the bath, WC and wash basin.

15. Window Specification | All are easy to open/operate.

16. Fixtures & Fittings | Switches sockets ventilation and service controls are deigned at a height 450-1200mm from the floor.



The Property



The adjacent Properties



The existing pool house in the rear garden