

Design & Access Statement

Extension and Alterations at:

7 Chetwynd Road, NW5 1BX

prepared by: BC

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1.0 INTRODUCTION

- 1.1 The property owners, Mr & Mrs Cousins have drawn up proposals to increase the usable space in their property at 7 Chetwynd Road to accommodate their growing family and need for a flexible living environment.
- 1.2 This Design & Access Statement seeks to justify the design for the alterations in terms of its use; scale; appearance and access. This will be undertaken within the context of current planning policy guidance, and pre-application advice obtained by the Duty Planning Officer.

2.0 SITE DESCRIPTION AND CONTEXT

- 2.1 The application site is at 7 Chetwynd Road, London NW5 1BX which runs between Highgate Road and Dartmouth Park Hill in the Dartmouth Park Conservation Area.
- 2.2 The Conversation Area is characterised by a varied selection of Victorian 3 & 4 storey houses mainly occupied as single family dwellings which respond to the high demand for this type of property in the area..
- 2.3 The property in question is a Victorian flat fronted end terraced family dwelling dating from about 1875 and forms part of a row of houses to opposite the entrance to Twisden Road. Built over 3 floors and arranged with a 2 storey rear extension with a single rear aspect facing North East. The property has a 10m deep rear garden.
- 2.4 The existing rear extension has several windows at ground floor level all of which currently face onto the adjoining property at 5 Chetwynd Road.
- 2.5 Both the interior and exterior of the property is currently in a poor state of repair with the entire house in need of refurbishment.
- 2.6 All windows to the property are single glazed and are in need of replacement, the existing brickwork needs cleaning and re-pointing, the roof coverings will all need to be replaced to match existing.

- 2.7 The building has no environmentally sustainable design features. There is no wall, floor or roof insulation and the windows are all single glazed. As a consequence, the existing house has high running and maintenance costs.

3.0 PROPOSED DESIGN STATEMENT

- 3.1 The proposed alterations to the dwelling house consist of the following:
- A single storey rear extension to accommodate a 'family room'.
 - Internal modifications which do not form part of this application.
 - External remedial works not requiring planning consent.
- 3.2 To the front and rear elevation an extensive restoration of the existing building fabric is proposed including restoration of brickwork including re-pointing, replacement sash windows; replacement slate roof and decorative architectural features. The changes will vastly improve the appearance of the building within the street scene. All these proposals will be undertaken under permitted development, and do not form part of this application.
- 3.3 The proposed rear extension will infill the existing side return will have a glass sloping roof to match the angle of the roofs to the host house. The design of the glazed construction will be in contrast to the host house thereby allowing the language of the existing property to read.
- 3.4 The depth of the glazed extension will be set back from the line of the original extension so as to be subordinate to the host house.
- 3.5 The proposed ground floor extension will be built off the existing garden party wall line forming a boundary wall between 5 & 7 Chetwynd Road. The existing garden partywall line will be raised by approximately 300mm.
- 3.6 A daylight assessment report has been undertaken to confirm the impact of the extension on the neighbouring property at 5 Chetwynd Road, the results of which have been appended to this document. In summary, the report states that the extension would have no discernable impact on the daylight received by the adjoining property, and that the effect upon internal illuminance is not noticeable. As such the mass and bulk of the extension has been kept to an absolute minimum to ensure that no loss of visual amenity is suffered by the neighbour as a result of the proposals.

- 3.7 We believe that the glazed roof of the proposed extension will not lead to an unreasonable level of light pollution or nuisance to the surrounding dwellings. The house is a single family dwelling and the window most affected by light from the glazed roof will be part of the dwelling to which the proposal relates.
- 3.7.1 In terms of sustainability and the efficient use of energy, it is intended that the design principles, from the construction phase to the on-going running of the dwelling all make a positive contribution towards energy efficiency and low carbon emissions. This will be achieved in a number of ways:
- As far is practicable, the design of the extensions will be based upon the principles set out in the BRE Eco Homes appraisal guidelines.
 - All timber specified will come from FSC certified sources.
 - Increased thermal insulation within building fabric to exceed the latest Building Control requirements.
 - Utilise low-energy lighting throughout new works.
 - Employ skylights to reduce energy demand.
 - Natural materials to be specified throughout alteration works where ever possible.
 - Utilise water saving features and tap wear where appropriate.

4.0 ACCESS STATEMENT

- 4 The dwelling house is a residential property of 3 stories currently accessed at ground floor level. The existing house has limited access for people with physical disabilities. This will remain unaffected by the proposed development.

5.0 CONCLUSION

- 5.1 The scheme has been developed from analysis of the site and its surroundings and our experience of residential developments throughout London. The quality and authenticity of the built environment will be enhanced. The proposed development would be to the highest building standards and will be an opportunity to create a first class, best-practice project.
- 5.2 The proposals seek to minimise the impact on the amenity of neighbours in terms of the loss of daylight to levels that are reasonable in the context of overall planning and site considerations. The report undertaken proves this to be case.

5.3 The proposed alterations will preserve and enhance the established character of the Conservation area and will be sympathetic in design and materiality to its neighbours. As such we believe the following design considerations have been met:

- The extension is subordinate to the building being extended, in terms of location, form, scale, proportions and dimensions;
- It respects the original design and proportions of the building,
- The proposal ensures there is no unreasonable loss of amenity to adjacent properties with regard to sunlight, daylight, overshadowing, light pollution privacy or overlooking and sense of enclosure;
- The proposal allows for the retention of a good sized garden.

5.4 Where practicable, the scheme shall implement the latest low energy techniques to help minimise the effect of carbon emissions on the environment.

Appendix A:

- Photographs



Appendix B:

- Daylight & Sunlight Assessment undertaken by Dixon Payne Chartered Surveyors



B. Cousins Esq.
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23-25 Eastcastle Street
London
W1W 8DF

Date Wednesday, February 10, 2010
Our ref: rs/ROL.101672/1

Dear Ben

**7 CHETWYND ROAD LONDON NW5
DAYLIGHT AND SUNLIGHT**

Further to our telephone conversations and the receipt of the drawings, I would like to confirm my advice in respect of the effect upon daylight and sunlight of the construction of the proposed side and rear extension at the above upon the windows to the adjacent property, 5 Chetwynd Road.

You have provided to me drawings prepared by yourselves that show the proposed works, but I have visited the site nor have not taken any site measurements to confirm dimensions.

The proposed extension is a glazed structure infilling the side passage to the existing rear extension.

I have, in preparing this Report, assumed a basic understanding of the planning criteria in respect of daylight and sunlight, but would summarise, for completeness, the principles as follows.

The London Borough of Camden within their *Replacement Unitary Development Plan (UDP) June, 2006* sets out our planning policies against which Planning Applications are considered.

AMENITY

SD6 - Amenity for occupiers and neighbours

The Council will not grant planning permission for development that it considers causes harm to the amenity of occupiers and neighbours. The factors the Council will consider include:

- a) visual privacy and overlooking*
- b) sunlight and daylight levels;*
- c) artificial light levels;*
- d) noise and vibration levels;*
- e) odour, fumes and dust;*
- f) the adequacy of facilities for storage, recycling and disposal of waste; and*
- g) microclimate*

1.40 At the local level, the protection of amenity needs to be a major consideration in assessing development proposals. Almost all developments will have some impact on their surroundings. The main impacts against which it will be necessary to protect amenity are set out in factors a) to g) in policy SD6.

1.41 Harmful effects to the amenity of existing and future occupiers on a development site and to nearby properties should be avoided, especially in the case of residential buildings. The design of development should give consideration to overlooking and the potential effects on privacy, and allow sufficient daylight and sunlight into buildings and land. Occupiers and neighbourhoods should also be protected from excessive artificial light, noise and vibration pollution and from odour, fumes and dust. Adequate provision should be made for waste facilities and the effect of the design of any development on the surrounding microclimate should also be taken into consideration.

1.42 Privacy and overlooking are very much a function of distance, vertical levels of onlooker and subject, as well as the horizontal angle of the view. Roof terraces and balconies should not result in unacceptable disturbance to the privacy of neighbouring habitable rooms and any garden space that is in separate occupation. Overlooking from the public highway and from neighbouring private gardens and parking areas will also be considered. On sunlight and daylight, the Council will apply the standards recommended in the Building Research Establishment 'Layout Planning for Daylight and Sunlight - A Guide to Good Practice' (1991). Policy SD7A deals further with light pollution, and noise and vibration are addressed in policy SD7B. Policies SD8A and SD8B address amenity disturbance due to the specific harm that can be caused by plant and machinery, and demolition and construction. Policy SD12A addresses the sorting and storage of waste. Supplementary guidance contains further information on microclimate.

Following the publication of the *Building Research Establishment* guideline document entitled "*Site Layout planning for daylight and sunlight: A guide to good practice*" by Paul Littlefair (1991), the assessment of daylight and sunlight has been generally carried out in accordance with the criteria set by this publication and which is generally taken to be the accepted basis for such assessment and adopted by most Planning Authorities.

The *BRE* Report does give numerical guidelines, but recommends that these should be interpreted flexibly because natural lighting is only one of a number of factors in site layout design. In special circumstances a Planning Authority may wish to use different target values.

The primary assessment of daylight is based on the calculation of the vertical sky component (*VSC*) to an affected window in both the existing and proposed condition. The *VSC*, simply put, is the amount of light received at the centre of a window. It does not indicate distribution within a room for which other assessments are required.

The guide states that this assessment should be undertaken for habitable rooms that include living rooms, bedrooms, dining rooms and kitchens. The guide further states assessments are not needed in respect of bathrooms, toilets, storerooms, circulation areas and garages.

The guide states that if at the centre of a window the *VSC* is greater than 27% of the visible dome then enough skylight should be reaching the window. This said, a *VSC* of 27% is the ideal, but in most urban situations unlikely to be achieved. The guide states, however, that if the *VSC* is below 27%, and as long as any reduction is within 0.8 of the original value, no significant loss will occur (a reduction which is deemed to be of no consequence and not readily identifiable). In the event that this standard is not achieved then the area lit by the affected window may appear less well lit and supplemental lighting may be required more of the time.

There is a further assessment which the Guide details that assesses the distribution of daylight within a room. This is called the average daylight factor (*ADF*). Whereas *VSC* assessments are influenced by the size of obstruction, the *ADF* is more influenced by the room area, the area of room surfaces, the reflectance of room surfaces and the transmittance of the glazing with the size of the obstruction being a smaller influence. The guide states that where a predominately daylight appearance is required, the *ADF* should be at least 5% or more if there is no supplementary electric lighting or 2% or more if there is. In respect of kitchens, living rooms and bedrooms there are additional recommendations of 2%, 1.5% and 1% respectively.

In respect of sunlight, the guide details the assessment of this by way of calculating the number of probable sunlight hours. The amount of sunlight that will be received is dependant upon orientation and the assessment is only of use where a window is within 90° of south.

Probable sunlight hours take into account the total number of hours a year that the sun is expected to shine taking into account average levels of cloud cover for the geographical location. Sunlight is considered important for all main habitable rooms, but less so for bedrooms and kitchens. If the assessment is appropriate, the guide states that a window should receive at least 25% of annual probable sunlight hours with at least 5% of winter probable sunlight hours, but no less than 0.8 times the former if the sunlight is originally below these levels.

The orientation of a window is important when considering sunlight. A south facing window, generally, will receive the most sunlight whilst east and west facing windows will only receive sunlight at certain times of the day. A north facing window will only receive sunlight on a very few occasions during early morning and late evening in summer.

The *VSC* of a room can be calculated using the skylight indicator contained within the guide. The indicator has eighty crosses upon it each equating to 0.5% *VSC*. By way of a simple height and distance calculation, a base plan is produced upon which the indicator is overlaid. The *VSC* is then calculated by counting the un-obscured crosses.

The number of sunlight hours received is calculated in a similar way using a sunlight availability indicator that has to be oriented to face south in respect of the orientation of the building. This has 100 dots upon it each equating to 1% of probable sunlight hours. Similarly, by counting the un-obscured dots the amount of sunlight can be calculated.

The *ADF* of a room is calculated by using the *VSC* result, but by inserting it within a formula that then calculates the *ADF*. The formula factors the various influences upon illuminance within a room, for example, the glass of a window does reduce the effect of the light as well as any curtains or blinds, surfaces have different reflectance values.

Now turning to the proposals and specifically the effect of the proposed development upon 5 Chetwynd Road, there are two windows which meet the criteria for assessment as they serve habitable room. The first to the rear living room where the window is to the main building rear elevation. The second window which requires assessment is the window to the dining to the rear extension of 5 Chetwynd Road. The other windows to the rear extension appear to serve a toilet with an additional window to the kitchen. This window would normally meet the criteria for assessment serve for the fact that there is an additional window to the rear elevation of the extension serving the kitchen which will be unaffected by the works and will mitigate any loss.

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With regard to the rear living room, in the existing condition, the *VSC* is 20% which reduces to 19.5% in the proposed condition. This reduction is 0.975% and therefore meets the recommendations of the *BRE* Guidance. For the purposes of assessment, I have carried out an *ADF* calculation in the existing and proposed conditions. The results are 1.84% and 1.79% respectively which is a reduction of 0.973%.

In respect of the dining room, the existing *VSC* is 13.5% which reduces in the proposed condition to 10%. This is a reduction of 0.74% which is marginally below the recommendations of the *BRE* Guidance. The internal illuminance calculation for *ADF* demonstrates that these figures convert to 1.13% and 0.97% respectively. This is a reduction of 0.85%.

Sunlight assessments for either windows are not required as either window does not face within 90° of south and therefore does not meet the criteria for assessment.

The assessment of the affect upon the living room window demonstrates that this meets the primary assessments for the effect upon daylight. In respect of the dining room, the reduction in *VSC* is marginally more than the *BRE* Guidance, whilst the resultant *ADF* is less than a reduction of 0.8%. The 0.8% is significant because daylight has to be reduced by at least this amount for it to be discernible to the human eye. The *ADF* calculation demonstrates that effect upon internal illuminance is not noticeable.

It is also of note that the assessments do not take into account the translucent nature of the proposals and in actual fact there will not be as great an effect as the calculation show.

I would therefore conclude that the proposals at 7 Chetwynd Road have regard to the *Building Research Establishment* Report "*Site Layout planning for Daylight and Sunlight: A guide to good practice*" published in 1991 and the effect to the single window of 5 Chetwynd Road should not be deemed material and therefore the granting of Planning Permission should not be hindered in respect of daylight and sunlight.

I hope that the above is satisfactory, but should you wish to discuss matters further, please do not hesitate to contact me.

Yours sincerely,

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