

PLANNING APPLICATION SUPPORTING STATEMENT AND DESIGN AND ACCESS STATEMENT

54 PLATTS LANE, LONDON. NW3

Prepared on behalf of Urban Regen London Ltd.

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DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared in accordance with Planning Circular 01/06 and CABE Guidance 'Design and Access Statements: How to read, write and use them'.

Background

The site is located within the Redington Frogna Conservation Area of the London Borough of Camden and consists of a traditional period detached property situated at the south western borders of Hampstead Heath in close proximity to its junction with Heath Road. The existing building benefits from an internal floor area of 258m². This area was designated a conservation area by the Borough Council with the support of English Heritage, in recognition of its special architectural and historic character.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to designate as conservation areas any "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Designation provides the basis for policies designed to preserve or enhance the special interest of such an area.

The application that accompanies this Design and Access Statement aims to extend and improve the existing building and ensure that it makes a positive and improved impact on the character of the Conservation Area.

The subject site consists of a three storey period dwelling of traditional construction forming part of a high quality uninterrupted residential area of distinguished housing. The building retains many of its period features and typifies the housing designs within the conservation area.

The subject site has been the recipient of a small side extension although a search of Planning records with the Local Authority found no applications in connection with this extension. The building has recently become vacant, is in a semi derelict condition and is in need of significant renovations.

Notwithstanding the small extension and internal alterations the property is largely unmodernised and features an unaltered front elevation.

Introduction

This application aims to provide the property with a two storey rear extension, a single storey side extension and internal alterations. As part of the conversion works the property will undergo considerable renovation and modernisation works. Alterations to the front landscaping are proposed. The scheme proposes to relocation of the main entrance steps accessing the front elevation approximately 1.0m towards 56 Platts Lane and the provision of a small raised planting bed to the left of the parking area. It is felt that the relocation of the stairway will improve the vision splay for vehicles parked within the properties boundaries trying to access Platts Lane. The inclusion of a small planting area would also soften the large brick retaining walls surrounding the parking area and will visually enhance the dwelling within the streetscene.

ASSESSMENT

Context

Physical

The site is comprised of a large, unmodernised detached house, located on Platts Lane Road within the Mansfield Conservation Area. The property is currently vacant, semi derelict and arranged as a large single family dwelling.

Planning History

Application Number 8891032

Site Address 54 Platts Lane NW3

Development Description Advice on tree on frontage

FINAL DECISION 15-02-1988 Agree to removal & replacement of Trees

Conservation Area characteristics

The Mansfield conservation area is typified by tree lined streets of terraced housing laid to form a loose grid pattern.

The majority of residential properties within this area conform to one basic plan form and period of development. The main building type is the two/ three storey house, without basements, which form part of a terrace. The buildings are flat fronted with a projecting bay window over two storeys, recessed paired entrance doors, visible pitched roofs and prominent chimney stacks and party walls.

The quality and variety of materials and level of detailing applied to each terrace gives an indication of its original status within the hierarchy of the estate.

Without exception, all houses within this part of the Conservation Area have small front garden areas. These are generally planted and are typically bounded by low brick walls with hedges behind and medium height gate piers.

Economic and Social

The site is located within a residential area. There are no direct economic or social issues arising as a result of this proposal. Platts Lane is located within walking distance to the local services and facilities provided within the town centre of Hampstead Heath. The site is well connected by public transport with buses serving the town centre and a main line train station situated within walking distance.

Economically, these extensions, alterations and refurbishment works will potentially increase its value and the proposed changes and improvements to the property will ensure that it is suitable for the current and future housing market.

Policy

Policies from the London Borough of Camden's UDP adopted June 2006, Conservation Area Guidance and SPG's regarding conversion of dwellings have been considered in the development of the proposals for 54 Platts Lane.

Key policies are listed below:

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.

B3 - Alterations and extensions

A - Alterations and extensions

The Council will not grant planning permission for alterations and extensions that it considers cause harm to the architectural quality of the existing building or to the surrounding area. The Council will consider whether:

- a) the form, proportions and character of the building and its setting, including the garden and nearby trees, are respected;
- b) extensions are subordinate to the original building in terms of scale and situation;
- c) original features are retained or restored;
- d) high quality materials that match or complement existing materials are used;
- e) unsympathetic alterations or extensions are removed or improved;
- f) the architectural integrity of the existing building is preserved; and
- g) building services equipment is appropriately located.

B - Townscape features

Where it considers it would cause harm to the appearance and setting of a building or the established character of the surrounding area, the Council will not grant consent for:

- a) the infilling or covering of front light wells;
- b) excavation to create new basements; or
- c) the inappropriate alteration and replacement of boundary enclosures.

B7 - Conservation areas

A - Character and appearance

The Council will only grant consent for development in a conservation area that preserves or enhances the special character or appearance of the area. The Council will not grant planning permission for development outside of a conservation area that it considers would cause harm to the conservation area's character, appearance or setting.

INVOLVEMENT

The proposed scheme will have minimal impacts beyond the site's boundaries and for this reason community involvement has been kept to a minimum. It is not proposed to alter the use or the external appearance of the frontage of the property as this dwelling has an important role within the street scene.

EVALUATION

Opportunities and strengths

An opportunity to improve external appearance of the building and relate it to the wider surroundings.

An opportunity to improve the use and arrangement of the building and relate it to the wider surroundings.

Maximise the use of the building and amount of internal space available for use by occupants.

Provide an increased level of amenity for future occupants.

The area has a strong character and comprehensive guidance exists to restrict inappropriate forms of development.

DESIGN

The proposed development has been designed with sympathy to the subject dwelling house and those surrounding dwellings. The proposal seeks to provide extensions affording additional floor area at ground and first floor levels. The bulk and scale of the proposed extensions are considered conservative in their volume when compared with the existing dwelling and surrounding dwellings that have previously undergone redevelopment.

The property currently possesses a single story side extension complete with glazed roof, our proposals include the extension of this development to the rear of the dwelling again utilising a glazed roof design. It is considered that there will be no loss of light, amenity or privacy to neighbouring dwellings due to the location of the extension and its relationship with the side elevation of the adjoining dwelling, which features non habitable windows overlooking the proposed extension.

The proposed two storey extension proposes to recreate architectural features and qualities found within the existing dwelling. At ground floor level the extension features a canted elevation featuring two sets of double doors overlooking the rear courtyard recreating a feature found within the existing rear elevation. The first floor element of the proposal features double doors leading to a small balcony again recreating an existing architectural feature. The scale and position of the balcony has been carefully considered as not to provide a loss of privacy to adjoining dwellings.

The roof structure features a dual pitched roof with hip end of modest proportions with a central valley abutting the existing rear roof pitch. The roof is subservient to the existing roof and will be clad in tiles to match the existing.

All proposed materials will match the existing including, lead clad flat roofs, timber windows and face brickwork.

Use

The property is currently vacant and semi redundant. The last use is that of single family dwelling and this application does not seek to alter the current use.

Amount Scale

The proposal will increase the scale of the property to the rear elevation. By the use of sympathetic and traditional design and the employment of traditional materials the proposed scale is felt to be within the sustainable limits of the property and those surrounding it.

Layout

The proposal will result in changes to the internal layout of the property by the addition of two extensions and the internal rearrangement. The proposals will provide an increased level of residential amenity for future occupants.

Landscaping

This application contains minimal landscaping proposals confined to the front parking area of the property. It is believed that by relocating the front entrance steps and the inclusion of a low level planting bed the vehicular access to the property will be improved and the streetscene will be enhanced with the introduction of sympathetic planting..

Access

As outlined earlier in this report, the site is located within in close proximity to the local services and facilities.

Lifetime Home Standards

Car Parking

1. Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.

The subject site has the potential to meet this requirement.

Access from Car Parking

2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

The subject site features extreme changes in site levels and this requirement cannot therefore be met.

Approach

3. The approach to all entrances should be level or gently sloping.

The subject site features extreme changes in site levels and this requirement cannot therefore be met.

External Entrances

4. All entrances should be illuminated, have level access over the threshold and have a covered main entrance.

The subject site has an existing period front door and frame and it would be possible to remove the threshold at a later date if required. However the property is within a conservation area and the house holders are keen to retain the original front door and frame.

Communal Stairs

5. Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.

There are no communal staircases within this application.

Doorways & Hallways

6. The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.

Door ways within the proposed scheme will meet the required widths.

Wheelchair Accessibility

7. There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

The existing building provides wheelchair turning and access as required.

Living Room

8. The living room should be at entrance level.

The existing living room is at entrance level.

Two or more storey requirements

9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

The existing dwelling has two reception rooms at entrance level, it is proposed that should it be required that one of these rooms be adapted to a bedroom.

WC

10. In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.

The subject dwelling has a ground floor WC with natural drainage and could if required be enhanced to provide shower facilities.

Bathroom & WC Walls

11. Walls in the bathroom and WC should be capable of taking adaptations such as handrails.

Bathroom and WC walls are capable of receiving handrails.

Lift Capability

12. The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.

The existing staircases are capable of accepting stairlifts. A through floor lift could if required be located within the front reception room giving access to a first floor bedroom.

Main Bedroom

13. The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

The main first floor bedroom is located adjacent to a large family bathroom and can be accessed via a hoist.

Bathroom Layout

14. The bathroom should be designed for ease of access to the bath, WC & wash basin.

Although not detailed within this application bathroom designs can be arranged to provide reasonable access.

Window Specification

15. Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.

The existing windows comply with the above requirement.

Fixtures & Fittings

16. Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).

As part of the proposed change of use works the property is to be fully rewired to the current regulations which will ensure the above requirements are met.

PHOTOGRAPHS OF THE SITE



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION
Showing glazed roof extension