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DESIGN AND ACCESS STATEMENT

Project: 15 Chesterford Gardens, London NW3 7DD

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THE SITE

The site is located within a residential area to the west of Hampstead village, between Hampstead tube station and Finchley Road, on Chesterford Gardens. It is within a Conservation Area and is part of a 19th Century suburban development. The character of the area is residential with tree lined streets and generous gardens.



CONTEXT

15 Chesterford Gardens is a semi-detached property attached to no. 17. The house is a 3 storied structure plus small basement, as are many of the buildings in the street.

The high quality buildings in their suburban setting with generous front and rear gardens provide a high quality living environment, which is intended to be retained through the proposals.

The existing building has in the past been subdivided into three self-contained flats, one on each floor of the house. There is a planning permission to merge the upper two units into one. This will provide one unit on the ground floor and basement, and then another on the first and second floors. This was approved in January 2008, ref 2007/5689/P. The work to merge these units has been started and on going.

The property is located in the Redington/Frognaal Conservation Area, sub-area 6 and is typical of the character of the street.

PROPOSALS

This application is to replace the existing rear single storey structures with a new, more unified extension. The new will not extend further into the garden or be wider than the existing. Its overall height will be lower than the ridge of the existing although its eaves higher than the existing eaves.

Its intention is to create a large family room incorporating the kitchen and dining area off the garden on a single level – the existing extensions are two steps up and so the slab level will be reduced to the rest of the unit's level.

The ceiling of the extension will be at the same level as the existing.

It is generally the intention through the works to retain and restore the existing features of the house. There are some fine cornice and plaster details in the principle ground floor spaces. This kitchen/diner space will be more modern in feel, with large aluminium sliding glass doors leading onto the a newly formed sunken patio, bringing maximum light into the house.

We propose to use the bricks from the existing rear extensions to form the flank and return wall to the new extension, so forming a perfect match to the rest of the house. It is a warm red brick that will compliment the modern new construction.

It is proposed to have a flat roof with an aluminium fascia. There would be a large rooflight to also maximise light and connection with the garden, which could be retractable. The roof has been carefully designed so as to not intersect with the existing bay on the left hand side of the rear elevation.

It also connects with the main rear elevation more satisfactorily, not clashing with the first floor window as the existing pitched roof does.

The proposals are sympathetic to the Conservation Area, subordinate to the host property, do not affect the amenity of any neighbour and will be of a higher quality design.



ACCESS

The ground floor unit is accessed via the side passageway which is approximately a meter wide, via a steep, stepped and ramped pathway. Due to the natural topography of the site this cannot be improved upon unfortunately. Once in the flat the generous space allows easy conforming to Part M of the Building Regulations.

REFUSE / RECYCLING STORAGE

External stores will be accommodated in the front garden as per the existing.

BICYCLE STORAGE

Bicycle stores will be located in the rear garden accessed down the side passage.

LIFETIME HOMES

The existing structure defines and to a certain extent limits the design opportunities available in the proposals, however we have at every opportunity included the recommendations of Lifetime Homes Standards, as noted below:

1. Car parking – only on street parking is currently available. We note the Conservation Area Statement is not supportive of a similar neighbouring property's forecourt garage.
2. Distance from car space to entrance. Depending on the availability on the street.
3. The approach to the building will be sloping / stepped.
- 4a. The existing front elevation of the building having a level of architectural integrity it is proposed that this entrance will not receive external lighting however the glazed panels of the doorway will provide an element of illumination as an external PIR fitting.
- 4b. The main entrance is proposed to keep the existing step/entrance in order to retain as much of the period feel for the property; however due to the minimal step at the entrance it would be possible to adapt this with relative ease should the need arise.
5. There are no communal stairs or lifts in the development.
6. The widths of doors/hallways will conform to the recommendations of the Lifetime Home Standards where alterations are to be made.
7. The ground floor hall will accommodate a 1500mm turning circle. The upper flat is accessed via stairs.
8. The ground floor unit will have a living room at ground floor.
9. The ground floor flat has a room at ground floor which would be a bedroom.
10. The ground floor unit will have a WC at entrance level which will be disabled accessible.
11. WC wall construction will allow for future fittings to the WC. To be part of the building control submission.
- 12a. The existing stair to the upper unit will be wide enough to accommodate a future stair-lift.
- 12b. The existing building will have sufficient space to allow easy adaptation for a lift to be installed.
13. The proposed layout could be adapted to allow a hoist/access.
14. The bathrooms will be large enough to allow ease of access to the sanitary fittings.
15. The existing window openings will be retained with the exception of the lounge bay window which will be adapted into a further door. The rest vary in design and size and may not comply with the Lifetime Homes Standards.
16. Appliance/outlets will conform to the Lifetime Home Standard for new works and will be confirmed as part of the building control application.

SUSTAINABILITY

Through the proposals it is intended to install an up-to-date gas-powered, highly efficient condensing boiler type heating system. The existing timber sashes are single glazed which we intend to replace with double glazed units in timber frames to match the existing. The roof will be reinsulated to a high standard.