18 DALEHAM GARDENS

LONDON

NW3 4AX

DESIGN AND ACCESS STATEMENT

(REVISION FEBRUARY 2009)

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CHARTERED SURVEYORS

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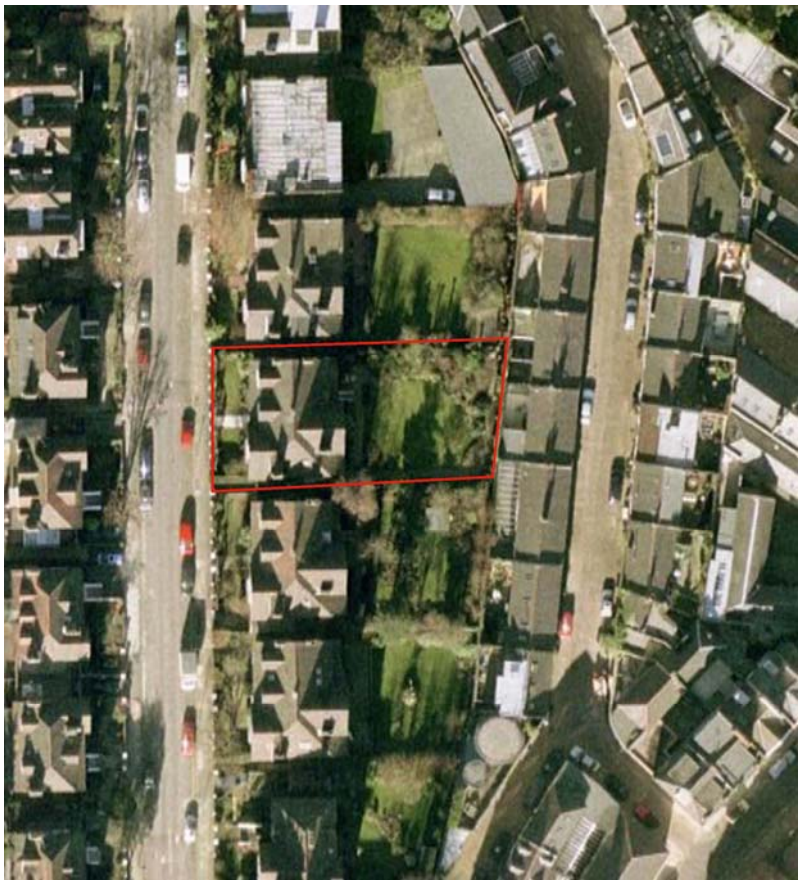
1.0 SITE DESCRIPTION

18 Daleham Gardens comprises of a large 3-storey + lower ground floor Victorian detached house, located approximately halfway along and on the east side of the street.

The house is enclosed by a 5m deep front garden, and by a large 20m deep rear garden. On either side of the property are No.s 16 and 20 Daleham Gardens of similar building type and plot size. An alleyway on the right hand-side of the house is linking to the front and rear gardens. The property is used as a family dwelling by the current owner.



2.0 SIZE OF DEVELOPMENT

Footprint of Building	
Area of Site: 750m2	
Existing : Lower Ground floor area	195.6m2
Proposed : Lower Ground floor area	310.9m2
Width of Building Frontage	
Width of Site Frontage: 19.1m	
Existing	15.8m
Proposed	15.8m
Length of Building Depth	
Length of Site Depth: 38.0 to 41.0 m	
Existing	12.2m
Proposed : Additional length due to extended Lower Ground floor	19.5m

3.0 PLANNING CONTEXT/ CONSUALTATIONS

Intensive consultations with the **Planning Officer John Sheehy** (Development Control | West Area Team) have been undertaken as the result of the previous Planning Application (2008/3751/P).

Following policies of the Camden Unitary Development Plan 2006 Policy have been particularly regarded:

S1 & S2 Sustainable Development

SD6 Amenity for Occupiers and Neighbours

SD9 Resources and Energy

B1 General Design Principles

B3 Alterations and Extensions

B7 Conservation Areas

The Camden Planning Guidance 2006 were used as guides and referred to in the overall design of the proposals.

4.0 CONSERVATION IMPLICATIONS

18 Daleham Gardens falls within the Fitzjohns-Netherhall Conservation Area.

Due to the location within a Conservation Area our design seeks to utilise high quality materials.

For both the new constructions and any repair and restoration work it is proposed to incorporate elements that will match those already present in the existing site. Brickwork, white painted timber frames and glazing are the main external materials.

The use of durable, low maintenance materials will maintain the building's appearance and ensure the building continues to contribute positively to the street scene. Any new down pipes and gutters are to be matching the existing in colour and material.

5.0 PROPOSALS OVERVIEW

To the rear of the building, there is proposed an extension of the lower ground floor at the rear of the house to create a self-contained studio flat and an indoor swimming pool, with the roof area of the extension being used as a terrace area adjoining the rear of the house at upper ground floor level. To both adjoining sides there will be opaque glazing screening with a height of 1.70m.

Internally, there will be significant refurbishment works to the lower ground floor rooms, and minor refurbishment to the floors above. A metal staircase leading from the side alleyway to the kitchen window will be removed and the window replaced.

6.0 THE PROPOSED REAR EXTENSION

The rear wall of the lower ground floor will be demolished, and the lower ground floor extended towards and into the garden by 7.3m to create an extension, which will be partially sunk into the garden by 1.0m. This new single-storey extension will provide an area of approximately 114m2 that will be used as an indoor swimming pool and also form part of a self-contained flat at the lower ground floor level. The self-contained flat will be for the use of the family live-in au-pair, and has an area of 42m2. Sliding doors from both the swimming pool area and the self-contained flat give onto steps that lead up to the garden level.

Currently, to the rear of the building, a cast iron staircase leads from the garden level to a small covered patio at upper ground floor level, and provides the only direct access from the rear of the building to the garden. This staircase will be removed to create room for the extension. The roof of the new extension will be used as a terrace area, which will be level with the upper ground floor. A new side staircase will lead from the garden to the new terraced area, which will be directly accessed via double patio doors by the living/drawing room and the breakfast area at upper ground floor level.

6.1 MATERIALS AND APPEARANCE

The rear extension will be of traditional insulated cavity masonry wall construction with local stock facing brickwork on all three sides to match the existing house. Sliding doors facing onto the garden will be of double glazed units within white aluminium frames.

The terraced area will be finished in treated timber decking, with a central raised feature in the terrace deck, which is the skylight to the swimming pool below and will be from structural glazing. Guarding to the terrace perimeter will be provided by cantilevered structural glass balustrades (to the sides in 1.70 m height in opaque glazing) with minimalist detailing. The new patio doors to the breakfast area will be double glazed with painted hardwood frames. Where windows are to be removed will be in-filled and faced with local brick stock to match the surrounding wall.

6.2 DESIGN PRINCIPLES

The principles of the existing rear facade will be retained in that the rhythm and widths of the rear windows on the upper floors will now be replicated down to the upper ground floor level.

Any changes in massing are kept to a minimum by having the main extension at lower ground level, and thus providing a 'visual plinth' to the rest of the house. Glass balustrade was chosen to reduce any visual clutter as well as optimise views of the garden from the terrace, breakfast, and living rooms.

Similarly, the large glazed sliding doors to the extension maximise views to the garden as well as, in conjunction with the feature skylight, enabling as much natural light to enter the lower ground floor rooms.

7.0 OTHER WORKS

A metal stair located along the alleyway and which leads obliquely to a window to the kitchen will be removed. This staircase was originally used as a fire escape route but the proposed layout of the upper ground floor and the creation of an escape route to the new terrace render this stair redundant.

As such it is proposed that the stairs be removed, the removal of which would greatly improve the aesthetics of the south elevation of the property.

Refurbishment to the upper ground, first, and second floors are proposed to create en-suite bathrooms, dressing rooms, and storage areas by the addition of lightweight partitions. It is the intention to keep or sensitively treat any period features in the house. A new spiral staircase will link the upper and lower ground floors.

The existing lower ground floor is made up from a variety of rooms, the majority of which are not habitable due to the low floor to ceiling height.

Those that are in use are utilised as wine-cellars and storage areas. Externally, the lower ground floor is characterised by an assortment of mismatching windows.

The proposal is to fully utilise the lower ground floor by lowering sections of the floor, by upgrading the insulation of the walls, and by replacing the existing windows with larger windows that will match each other in form and finish, and to include painted metal security bars.

8.0 INTERNAL LAYOUT AND ROOM SIZES

All rooms are well proportioned that fulfil the minimum room sizes set out by the London Borough of Camden. All room sizes comply with the Council's minimum standards in terms of size, internal arrangements and access to natural light. By lowering the level of the lower ground floor, habitable rooms are created that have minimum headroom of 2.3m.

9.0 LANDSCAPING & AMENITY

On the site itself there are no substantial trees that are thought likely to be affected by the extension. However, there is a mature tree belonging to 16 Daleham Gardens, which is close to the boundary fence. The proposed extension remains outside of a 3m radius of this tree to safeguard any roots. The extension is proposed to be built at least a metre from the neighbouring boundaries.

Less than 30% of the existing rear garden will be built upon, and where the extension is built into the garden, any loss of amenity space here is replaced directly by the new terrace on the roof of the extension. It is felt that the proposed timber-decked terrace in conjunction with the grassed garden will enable a greater variety of uses for the overall amenity space, especially during inclement weather. It is not believed that there should be any increased overlooking issues into the neighbouring gardens as currently the windows to the upper floors of the house look directly into the neighbouring gardens of 16 & 20 Daleham Gardens.

The extension has been design to not impact on the daylight amenity currently enjoyed by the neighbouring properties.

10.0 TREE REPORT

A separate tree report has been commissioned by the client to support this application.

11.0 ENERGY AND SUSTAINABILITY

It is the intention of the proposal to attain a high degree of energy efficiency and sustainability. These will be achieved by:

- Improving the thermal efficiency of the walls, windows, and roof as far as is practically (by using more insulation or better glass for example)

- Reducing air permeability to the minimum consistent with health requirements (a certain amount of air ventilation is needed in a home for health reasons)

- Installing high efficiency condensing boiler

- Carefully designing the fabric of the extension to reduce thermal bridging

- Possibly using district heating systems or low and zero carbon technologies such as thermal panels or biomass boilers to help heat hot water

- Providing more energy efficient lighting (both internally and externally)

- Using much more environmentally friendly materials

- Enhancing the sound insulation used in the new extension

The development will have to be designed to use no more than 105 litres of water per person per day. This should be achieved by a number of items such as:

- 6/4 Dual Flush WC
- Flow Reducing/Aerating taps throughout
- 6-9 litres per minute showers.

12.0 ACCESS

The access to the house remains unaffected. However, it is proposed that the self-contained flat in the lower ground floor will have its own entrance via the alley way to the right of the building to an existing side door.

The swimming pool part of extension is accessed normally via a spiral staircase from the upper ground floor. Alternative entrances are a side door (adjacent to the door to the new self-contained flat), as well as the glazed doors to the rear garden.

The area is reasonably well served by public transportation. Bus routes along Finchley Road and Fitzjohns Avenue, and London Underground stations are within a short walking distance of the application site.

13.0 VEHICLE PARKING

Daleham Gardens is within a Controlled Parking Zone, and as such on-street parking is usually only permitted to Resident Permit holders.

14.0 REFUSE STORAGE

Refuse storage and collections remain unaffected. The refuse and recycling bins will be located along the alleyway and collections.

Barrett Firrell Limited
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