James Lambert
Architects

50 Kingsway Place
Sans Walk
London EC1R 0LU

T: 020 7608 0833
F: 020 7608 0090

e. jla@jlarch.co.uk

DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED DEVELOPMENT AT

76 PRIORY ROAD, CAMDEN, LONDON NW6 3NT

January 2008

Contents

Introduction:

This Design and Access Statement is presented on behalf of the applicant, Mr and Mrs Wayne Grigull, for the proposed development of No.76 Priory Road, Camden, London, NW6 3NT. Its purpose is to explain the proposed design scheme and to demonstrate that the application is in accordance with Camden Council's policy guidance.

This Design and Access Statement should be read in conjunction with the following documents, which make up the submission for:

- **Full Planning Permission**
- **Conservation Area Consent: Swiss Cottage Conservation Area**

DOCUMENTS:

- **PPG 15 Report:**
  James Lambert Architects – 18/01/08

- **Environmental Performance Statement:**
  James Lambert Architects – 18/01/08

DRAWINGS:

- **OS Site Map & Aerial Photograph: 76PR / L001**
- **Existing drawings: 76PR / E001-012**
- **Existing Conditions: Site Photos: 76PR / E013-E015**
- **Proposed drawings: 76PR / P001-013**
- **Proposed 3D Perspective Images: 76PR / P014**

Proposed Scheme Summary:

The proposed scheme may be summarised as follows:

A. Change the use of the building from 6no. self-contained flats to 5no. self-contained flats, with revised interior layouts. (Please refer to existing and proposed schedules of accommodation.)

B. Increase the amount of residential accommodation by excavating the existing partial basement to create Lower Ground floor space with full usable headroom, and by relocating the common stair from the centre of the building to the side annex.

C. Demolish and rebuild the rear elevation and roof to an amended design with new fenestration.

D. Reorganise the fenestration on the side elevations to reflect the new interior layouts.

The detailed proposals are as follows:

Lower Ground Floor Level:

1. Excavate existing partial basement and extend at the rear, forming 1no. additional Lower Ground floor flat.

2. Create a rear patio at Lower Ground floor level with steps up into the rear garden.

3. New windows at the rear for the new Lower Ground floor flat.

4. Excavate a lightwell at the front of the property and put in two windows for the new Lower Ground floor flat.

5. Remove existing small storage annex at rear of building.

Upper Ground Floor Level:

6. Convert from 2no. flats into 1no. larger flat with new internal room layout.

7. Remove existing bay window and rear stair to garden, rebuild rear external wall with new fenestration.

8. Small patio created over the roof of the Lower Ground floor proposed extension with steps down to communal garden in lieu of existing steps down to garden.

9. Remove existing small storage annex at rear of building.

10. Relocate the common stairwell into the side annex.

First Floor Level:

11. Convert from 2no. flats into 1no. larger flat with new internal layout.

12. Rebuild the rear external wall in same location with revised fenestration.

Second Floor Level:

13. Maintain the 2no. flats, with revised room layouts.

14. New mansard roof over side annex allowing the common stair to serve this level.

15. Replacement dormer roof windows to amended design.

Roof:

16. Replace existing mansard roof with new mansard roof to consistent pitch.

17. Side roof parapets raised to abut the new mansard roof form.

18. Reconstruct the existing chimney stacks, with the south/east chimney stack being relocated.

Building Description:

The building lies within the Swiss Cottage Conservation Area, but is **not** a listed building.

The existing building is a detached two storey brick built house with a habitable mansard roof and a small basement area housing storage and plant. The front facade brickwork has been painted over in a dark grey colour presumably to cover some non-matching repairs carried out in the past. The roof is grey slate with two dormer windows on the front elevation, a single dormer at the rear and three dormer windows on the south side of the roof. The dormer windows are lead roofed with white painted timber frames and lead sheeted cheeks. The roof has high side parapets with chimney stacks above, there are two stacks on each side, four in total. The chimney stacks are unstable and braced back with metal rods to the roof structure.
The front door to the property is in a side entry annex which is two storeys with a flat roof and is set back from the front section of the house; it too is painted dark grey on the front.

The front elevation has moulded arched window surrounds, painted white with arched white painted timber sash windows within. The Upper Ground floor front living room also has a bay window with matching arched timber sash windows set within.

The building is set back from the pavement, and the front yard is covered with bitumen; the only planted area a small section at the southern corner of the site. There is a low brick boundary wall on the back of pavement line which is open at both ends.

The North, East & South sides of the house are also London stock brick, fairfaced and in reasonable condition. The windows to the sides and rear of the house are white painted timber framed sash windows. The rainwater goods and SVPs are painted black.

The building is currently used as 6no. self contained flats – 2no. each on the Upper Ground floor, First floor and Second floor (roof space), with common plant located in the basement. The quality of the accommodation may be described as moderate to poor and in need of refurbishment.

(Above) View toward No. 76 Priory Road.

Use: Scheme Description

Brief:

- To provide good quality contemporary designed self-contained flats in a mix of unit sizes for sale or rental.
- To provide larger and better appointed flats where possible.
- To maintain or increase the habitable room count for the development.
- To renovate and restore the building, improving the overall character and appearance, to the benefit of the Conservation Area.

Proposed works:

Front (West) Elevation:
It is proposed to demolish the existing low brick front boundary wall and replace it with a slightly higher brick fence with painted metal railings on top, to marry in with the treatment on the adjoining property. There will be painted metal sliding gates at either end of the new fence with brick gateposts.
The gates will provide security, as well as making the front yard area a safe area for children to play.

A new lightwell is formed at the base of the elevation, with 3no. white painted timber sash windows to the bay-window and 2no. to Bedroom 1, all to match the existing windows.

Rear (East) Elevation:
The existing rear wall is to be demolished and rebuilt in a new configuration with a small amount of living space added at Lower Ground and Upper Ground floor levels. The amount of volume being added would be well within the Permitted Development allowance if the property was still in its original use as a single house, but requires planning permission because the building is used as flats.

The new Lower Ground floor flat, which is positioned a half-level down from the garden will have French windows out onto a small sunken patio which will afford direct access to the communal garden.

The Upper Ground floor flat will address the communal garden via a large window opening made up of five sliding glazed doors, and will have direct access to it via a flight of steps as it does at present.

The First floor flat will look out over the garden with five tall windows and the Second floor flat via two new dormer windows built as part of the new roof.

The new windows on the Upper Ground and First floors will have slim bronze coloured metal frames.

North Elevation:
The North elevation faces the adjoining property across a small inaccessible gap, with an outbuilding on the adjoining property at the bottom. At present there are a variety of windows on this elevation reflecting the distribution of the rooms within. It is proposed to reorganise the fenestration, with new windows positioned to correspond with the new internal layout. The brickwork of the elevation will be made good after the installation of the new windows.

South Elevation:
The South elevation faces across a small side access passageway, which is on the application land, onto the blank side elevation of the adjoining large u-shaped modern block of flats. The rearward section of the South elevation overlaps with the open courtyard in the middle of the flats and there is a mutual overlooking situation of low to moderate severity, with windows of the application property and the large block of flats effectively being set on opposite sides of the courtyard.

The proposal is to reorganise the South elevation completely, reducing the presently large number of windows down to a single vertical window running the full height of the common staircase which is to be positioned on this side of the building. At the top, a mansard roof is proposed which will allow the common staircase to connect to all of the floors including the second floor.

Roof:
The existing roof is in need of replacement owing to its condition, and it is proposed to rebuild the roof to a new and simplified configuration which will create more uniform space within while maintaining the external appearance of a conventional slated mansard. The chimney stacks are unstable and are to be rebuilt in facsimile to recreate the original appearance of the property.

Basement:
The basement presently runs under approximately half of the property, and provides storage and plant space which is accessible only from within one of the flats or from an outside hatchway. The other half of the property has a rubble filled undercroft. By excavating the basement in conjunction with underpinning the outer walls of the property and in combination with the proposed relocation of the common staircase to the side annex, it is possible to create an additional Lower Ground floor flat of a good standard, plus an area for common heating water and electrical plant with good access at the base of the stair.

Schematic Views:

(Above) Schematic view from neighbouring site (West End Court) toward the rear (East) facade, with proposed alterations shown.

(Above) Schematic view from neighbouring site (no. 78) toward the rear (East) facade, with proposed alterations shown.

Design Standards:

The proposed flat layouts are spacious and well laid out and will represent a significant improvement in comparison to the existing flats.

1. **Lifetime Homes standards**

   Design of the scheme has been considered with respect to the 16 Lifetime Homes Standards, although as it is a refurbishment and not a new build, compliance is not mandatory, and in some respects not possible. Full disabled access is not possible owing to the constraints of the existing building, but consideration has been given to optimising the usability and sustainability of the flats as dwellings. The 16 design features of the LTH standard which contribute to the creation of better and more usable homes for all including the very young and old, disabled and non-disabled alike, have been taken into account as follows:

   1. Car parking width
   Not applicable

   2. Access from car parking
   Not applicable

   3. Approach gradients
   Unmodified from the existing situation. Not possible to create level access owing to the split level configuration of the existing building.

   4. External entrances
   Access to the site will be via a keypad operated automatic opening gate. Automatic external lighting operated by daylight sensors will ensure that the entrance way is safely lit at all times. The front door and the common hall, stairs and landing will also have automatically activated low energy illumination.

   5. Communal stairs and lifts
   The communal stair will provide comfortable access with a uniform rise not more than 180mm, and uniform going not less than 250mm.
   Handrails extend 300mm beyond top and bottom step, with a handrail height 900mm above the nosing.

   6. Doorways and Hallways
   Front doors and all internal doors on entrance level have a clear opening width well in excess of 800mm, with a 300 nib to the side of the leading edge to allow for extra manoeuvrability where possible.

   Corridors and passageways are kept to a minimum and have a width in excess of 900mm if the approach is head-on or wider when the approach in not head-on.
   Clear opening widths are in excess of 775mm in all cases and where possible are in excess of 900mm.

   7. Wheelchair accessibility
   Requirements are for 10% of new housing to be fully wheelchair accessible. However, it has not been possible to provide full wheelchair access because of the split level configuration of the existing building.

   Habitable rooms and circulation spaces are generously proportioned with ample circulation space for wheelchair users.

   8. Living rooms
   Living rooms are situated on the entrance levels, there are no flats with internal accommodation stairs.

9. Entrance level bed space
For the same reason each flat has bedrooms on the entry level.

10. Entrance level WC and shower drainage
Each flat has a bathroom with the potential for conversion into a fully accessible bathroom. In all dwellings there is either a bathroom or a cloak room with scope for conversion to a fully accessible bathroom.

11. Bathroom and WC walls
Walls in the bathrooms and WC are solidly built and capable of taking adaptations such as handrails should it prove necessary to convert them for full accessibility.

12. Stair lift/ Through floor lift
Owing to the configuration of the existing building, and the fact that the flats are all single storey, there is not scope for the addition of stair lifts or through the floor lifts.

13. Tracking hoist route
Each of the larger flats are designed to allow for a reasonable route for a potential hoist from a main bedroom to an associated bathroom or shower-room. The existing building constraints on the top floor mean that the routes are less straightforward for the two flats on that level.

14. Bathroom layout
Bathrooms are reasonably proportioned and not cramped, and are designed for ease of access to the bath, WC and wash basin. Bathrooms are not required to be and are not generally designed with wheelchair turning circles in mind although the larger bathrooms are suitably proportioned.

15. Window specification
Where new windows are proposed they are designed to provide good daylighting and views out for the seated, and to be easy to operate.

16. Controls fixtures and fittings
Switches, sockets, ventilation and service controls are to be installed at a height usable by all between 450mm and 1200mm from the floor.

2. Housing Act Compliance

The new flat created at Lower Ground floor level has been designed with compliance with the Housing Act in mind. The Act requires all new housing accommodation to be designed to a civilised standard.

In this case, being a half-basement, the specific consideration is to ensure that there is suitable daylighting and ventilation for all habitable rooms. This has been done by creating a lightwell at the front with large sash windows which will allow control of ventilation and plenty of daylight as well as a view out. At the rear the sunken patio which gives access to the communal garden also allows the rear rooms to have large French windows opening onto it, and there are also additional windows so that daylighting is from two sides in the reception room.

Amount of development: Schedule of Areas

[For the detailed breakdown of Existing & Proposed Gross Internal Floor Area calculations refer to Appendix 01]

	Gross internal floor area (square metres)			
Location	**Existing**	**Proposed**	**Increase**	**Increase %**
Lower Ground Floor	30	196	166	553 %
Upper Ground Floor	168	175	7	4 %
First Floor	160	162	2	1.25 %
Second Floor	131	144	13	10 %
Total	**489**	**677**	**188**	**38 %**

The proposal has increased the habitable floor area by 38%, by utilising the space within the Lower Ground floor, by expanding the roof space, and by extending the rear of the property.

	Flats		Habitable rooms	
Location	**Existing**	**Proposed**	**Existing**	**Proposed**
Lower Ground Floor	0	1	0	4
Upper Ground Floor	2	1	5	4
First Floor	2	1	6	4
Second Floor	2	2	6	6
Total	**6**	**5**	**17**	**18**

The mix of flat types will change from 6 no. 2 bedroom flats to 3no. 3-bedroom flats plus 2 no. 2-bedroom flats. The overall residential floor area is increased. This accords with the Council's policy of increasing the amount of residential floor space and increasing the provision of family dwelling units within the Borough.

The site area is 608 m2. The existing building external footprint is 189 m2 and the proposed building external footprint is 222 m2.

Layout: Impact on surrounding buildings/ area:

The external alterations will only alter the building footprint at the rear of the property, and will not have any adverse effect on adjoining properties.

The new patio formed at Upper Ground floor level at the rear, which gives access to the garden, replicates the existing arrangement where steps lead down from an existing bay window. The new access is on the side adjoining the block of flats, whereas the existing access is on the side adjoining private garden of the neighbouring house, so the impact is arguably lessened. In any event, for the mutual benefit of the application property and neighbours, it is proposed to construct obscured glass side screens to above head height to minimise overlooking in either direction.

On the first floor, a small area of flat roof is formed, which is too small to be used as a terrace and which is to be accessed only rarely for maintenance purposes.

Scale: Impact on surrounding buildings/ area:

The scale of development is not significantly altered. The rear extensions are modest in size, with only the Lower Ground floor part extending beyond the existing rear building line. Above that level the rear building wall does not project out further than the present extent.

Only a very small percentage of the garden is lost by creating the extension.

The alterations to the roof form will have minimal impact, and will be in keeping with the type and age of the property and its neighbours.

Landscaping:

The front yard of the property will be improved with new paving, planting beds and planting containers. The rebuilt front boundary wall will improve the appearance of the Conservation Area by echoing the arrangement at the adjoining property. At the side, the access passageway will be unaffected.

The large communal garden at the rear has been neglected for many years and will be brought back to life with careful maintenance of the existing lawn shrubs and trees, and additional bed planting. The perimeter walls of the garden will be faced with new trellis to a height of 2M, to the mutual benefit of the application property and adjoining residents.

Appearance:

Materials:

At the front of the building, all works will be executed in the style of the existing property, and the existing materials and colours will be replicated. The change to the roofline, and front lightwell with windows will be noticeable only to the studious observer and the overall effect will be of renovation rather than alteration.

On the sides and at the rear, the existing pattern of windows is to be altered, with windows removed and blocked up, and new windows inserted in new openings. As a result the brickwork will be patched in places. On the North and South sides it is expected that this will create a pleasant appearance and the changed areas will be absorbed without any adverse visual effects. On the rear it is felt that the changes would be too widespread, and therefore it is proposed to rebuild the wall entirely, re-using the existing London Stock bricks which would be reclaimed and cleaned after the demolition, and mixed in with new matching bricks where necessary to make up the numbers.

The new side windows are to have slim metal frames in a bronze colour which will create a contrasting appearance to the front of the house, but one that is harmonious with the brick elevations.

The new roof will be finished in traditional slate and leadwork, with a nominally-flat asphalt covered top section which will not be visible from street level.

Detailed notes on materials are included on the as proposed drawings.

Forms:

The form of the proposed roof is very similar to that of the existing. It is also very similar to that of the roof next door. The increase in slope will have very little impact on the overall silhouette of the building. The new roof section over the side annex works harmoniously with the main roof form, and is set back from both the front facade and behind its own parapet.

The rebuilt rear facade is made up of interlocking forms working with the varying planes of the existing rear wall of the property. The new fenestration is conceived specifically with a view to capitalising on the resource that is the communal garden, in contrast to the unaltered original building which addresses the garden only in a very compromised manner. This reflects the changing values and associations of garden ownership and access between when the property was built and the present day. The configuration of openings is designed to create an elegant and balanced facade with a different character for each storey which reflects its individual relationship with the surroundings.

Access:

Please refer to the section on Design Standards.

Conservation issues:

76 Priory Road lies within the Swiss Cottage Conservation Area, but is not a listed building. The building does not have any specific architectural merit or historic value in its own right, but does contribute to the overall streetscape and character of the area.

The proposals will restore the quality and character of the existing property, enhancing its contribution by improving the setting with the new front boundary, and generally upgrading the presentation of the house through refurbishment and repair, renewal of the roof, etc. The alterations at the rear, which create a more contemporary feel for the property when seen from the garden, are however, sympathetic with the massing and materials of the building and also reflect the individual characteristics of the setting with the proximity of the large block of flats adjoining.

Amenity issues:

There are no amenity issues associated with the proposed works to this property. The proposed extensions and alterations are in keeping with the scale and style of the existing house and the surrounding buildings. The majority of the extension occurs at the rear of the house on the southern side, therefore it causes no negative impact on neighbouring properties with regard to; sunlight, daylight, overlooking or obstruction of views.

Planning History:

Our enquiries and investigations have not revealed any previous planning applications for the property.

Appendix 01: Detailed Breakdown: Existing & Proposed Gross Internal Floor Area Calculations.

Existing		Proposed		
	m 2		**m 2**	
		LOWER GROUND FLOOR		
LOWER GROUND FLOOR		Common Area	11	
Services Area	30	Services Area	10	
Sub floor area	*139 **	Apartment 1	175	
Gross Internal Floor Area	**30**	**Gross Internal Floor Area**	**196**	**Total**
GROUND FLOOR				
Common Area	35	**GROUND FLOOR**		
Apartment 1	67	Common Area	22	
Apartment 2	66	Apartment 2	153	
Gross Internal Floor Area	**168**	**Gross Internal Floor Area**	**175**	**Total**
FIRST FLOOR				
Common Area	29	**FIRST FLOOR**		
Apartment 3	23	Common Area	14	
Apartment 4	68	Apartment 3	148	
Gross Internal Floor Area	**160**	**Gross Internal Floor Area**	**162**	**Total**
SECOND FLOOR		**SECOND FLOOR**		
Common Area	12	Common Area	21	
Apartment 4	57	Apartment 4	66	
Apartment 5	62	Apartment 5	57	
Gross Internal Floor Area	**131**	**Gross Internal Floor Area**	**144**	**Total**
Total for the Existing Building	**489**	**Total for the Proposed Building**	**677**	

*(*) = 139m2 of existing internal space within the basement area, excluding the 30m2 noted as services area*.

Appendix 02: Register of Drawings:

James Lambert
Architects

50 Kingsway Place
Sans Walk
London EC1R 0LU

T 020 7608 0833
F 020 76080090
e. jla@jlarch.co.uk

Job no: 76 PR Job Title: 76 Priory Road, Camden, NW6 3NT

Register of Drawings:

Dwg. No	Drawing title	Scale		Format
L001	OS Site Map & Aerial Photograph	1:1250		A3
E001	Existing: Site Plan	1:100		A2
E002	Existing: Lower Ground Floor Plan	1:50		A2
E003	Existing: Ground Floor Plan	1:50		A2
E004	Existing: First Floor Plan	1:50		A2
E005	Existing: Second Floor Plan	1:50		A2
E006	Existing: Roof Plan	1:50		A2
E007	Existing: West Elevation (Priory Road)	1:50		A2
E008	Existing: East Elevation	1:50		A2
E009	Existing: North Elevation	1:50		A2
E010	Existing: South Elevation	1:50		A2
E011	Existing: Section A-A	1:50		A2
E012	Existing: Section B-B	1:50		A2
E013	Existing Conditions: Site Photos	not to scale		A3
E014	Existing Conditions: Site Photos	not to scale		A3
E015	Existing Conditions: Site Photos	not to scale		A3
P001	Proposed: Site Plan	1:100		A2
P002	Proposed: Lower Ground Floor Plan	1:50		A2
P003	Proposed: Ground Floor Plan	1:50		A2
P004	Proposed: First Floor Plan	1:50		A2
P005	Proposed: Second Floor Plan	1:50		A2
P006	Proposed: Roof Plan	1:50		A2
P007	Proposed: West Elevation (Priory Road) & Street Elevation	1:50		A2
P008	Proposed: East Elevation	1:50		A2
P009	Proposed: North Elevation	1:50		A2
P010	Proposed: South Elevation	1:50		A2
P011	Proposed: Section A-A	1:50		A2
P012	Proposed: Section B-B	1:50		A2
P013	Proposed: Section C-C & Detail Section D	1:50		A2
P014	Proposed: 3D Perspective Images	not to scale		A3