

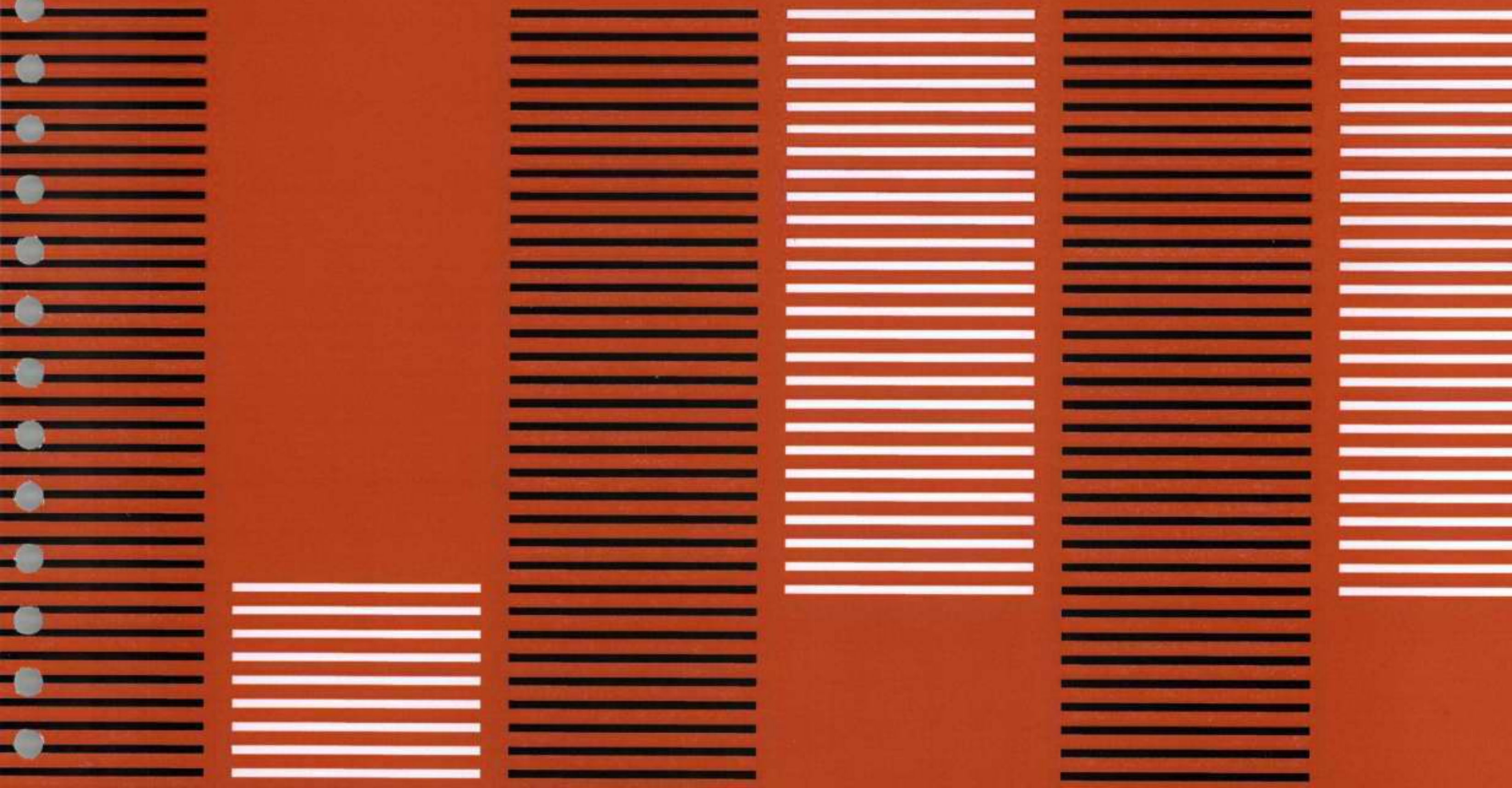
The London Planning Practice LLP



3 OAK HILL WAY, NW3  
Alterations and Extensions

PLANNING DESIGN & ACCESS STATEMENT

March 2007





# CONTENTS

		Page
1	Introduction	1
2	Site and Surroundings	2
3	Planning History	4
4	The Proposals	5
5	Planning Considerations	6
6	Conclusions	12

## Appendices

*Access Statement*

*Sustainability Statement*

# 1 INTRODUCTION

1.1 We are instructed by our client, the freehold owner of the application site, to submit a planning application for alterations and extensions to his single family dwelling house.

1.2 This statement is submitted in support of the application and sets out the key planning issues relating to the proposals.

1.3 A separate access statement is appended to the document.

1.4 This report is set out under the following headings;

Section 2 provides a brief description of the existing use and surrounding area.

Section 3 provides an overview of the planning history

Section 4 sets out the scope of the alterations and extensions

Section 5 sets out the main planning considerations.

Section 6 draws our conclusions in respect of the overall proposals.



## 2

## SITE AND SURROUNDINGS

- 2.1 The property is a single family dwelling consisting of ground and first floors. Vehicle garages are located at lower ground (street level).



- 2.2 The property effectively sits above street level, due to these level changes.
- 2.3 The building is a modern detached dwelling built out of engineering brick with black stained weatherboarding and plan roof tiles. The property appears to have been constructed around the mid 1980's.
- 2.4 The cul-de-sac of Oak Hill Way consists of a narrow tarmaced road with detached houses set in their own grounds.
- 2.5 The cul-de-sac in which the application site is a particularly private and secluded area, with three large dwellings, all of modern appearance, surrounding the road head.
- 2.6 None of the dwellings display any significant or positive architectural characteristics.
- 2.7 The cul-de-sac is not visible from distance and is not visible from within the wider public realm.





5 Oak Hill Way



7 Oak Hill Way

- 2.8 The rear of the dwelling is similarly very difficult to discern visually given its secluded location.
- 2.9 The property is not listed but is situated within the Hampstead Conservation Area.
- 2.10 Hampstead Conservation Area spans the heights of the hill and rises to Whitestone Pond at 135m above sea level. The area covers the dense cluster of streets and alleys around the High Street to the grid of Willoughby Road area to the expansive open spaces of Oak Hill.
- 2.11 The conservation area is divided into 6 Sub-Areas; the application site is contained within sub area six, Branch Hill/Oak Hill.
- 2.12 The area is principally woodland on the western slopes of Hampstead in which buildings play a subordinate role.
- 2.13 The adopted Conservation Area Statement states that No 1, 3, 4 (5?) and 7 Oak Hill Way are considered by the Council to detract from the character and appearance of the conservation area and would benefit from enhancement.



### 3 PLANNING HISTORY

- 3.1 The planning history which is of material relevance to the determination of this application is set out below.

Decision Date	Planning Ref No	Description	Decision
19/09/05	2005/3776/P	The erection of a two storey front extension on the south side, the raising of the roof on the front single storey north wing to accommodate a dormer window, the raising of the roof to the single storey rear extension on the east side and associated insertion of a dormer window, together with an enlarged basement area behind the existing garage and various elevational alterations, all to provide additional accommodation for the dwelling house.	Approved
13/03/06	2006/0767/T	1 x Robina – remove stem protruding over car park	Approved
04/07/06	2006/2373/T	1 x Eucalyptus – crown reduce by 30%. Group of Conifers – Reduce height by 25%. 1 x Eucaluptus – Fell. 1 x pine – crown reduce by 30%.	Approved
05/09/06	2006/3406/T	1 x Eucalyptus – fell. Group of Conifers – Fell.	Approved

- 3.2 Of key relevance to the determination of this application is the application approved in 2005 for extensions and alterations to the dwelling house. Reference is made to these approved works within this statement as this extant consent sets a benchmark against which this application can be assessed.

## 4 PROPOSALS

4.1 Planning permission is sought for:

**“Extensions and elevational alterations to the existing single family dwelling house”**

4.2 The works comprise the following individual elements;

- *Enlargement of lower ground level to form additional living accommodation and enlarged vehicle garage space;*
- *Two storey side extension to existing dwelling to ‘square off’ south elevation;*
- *Creation of additional living accommodation at first floor above main entrance lobby with installation of new dormer window;*
- *Elevational alterations to front elevation to form central bay window feature;*
- *Alterations to ground floor terrace to ‘square off’ leading front edge;*
- *Cladding of elevations and roof in cedar timber shingles;*
- *Reconfiguration and alterations to existing fenestration patterns;*
- *Installation of external stone chimney;*
- *Creation of new additional living accommodation at first level within rear wing including dormer windows and Juliet balconies;*
- *Installation of new ‘step out’ balcony to master bedroom within south elevation ,and;*
- *Enlargement of existing second floor loft space including installation of dormer windows within front elevation*

## 5 PLANNING CONSIDERATIONS

- 5.1 The material planning considerations associated to the works and alterations can be described as;

- **Design and Appearance**

*The impact of the proposed extensions on the surrounding conservation area and the dwelling itself.*

- **Residential Amenity**

*The effect of the proposed extensions on the residential amenity of neighbouring dwellings.*

### **Design and Appearance**

- 5.2 The property is located within a conservation area and as such two issues must be considered:

- a) *The architectural merit of the existing building and the contribution it makes to the conservation area.*

- 5.3 This detached dwelling was originally built as a 3 bedroom two storey dwelling, facing South West. The existing principal materials are a dark engineered facing brick at ground storey with black stained weatherboarding above and plain tiled roofs.

- 5.4 Further extensions to the rear were erected subsequently, part two and part single storey running back eastwards alongside the remaining garden area. These were erected using a red-multi stock facing brick on the two boundaries, and large expanses of timber framed glazing on the garden elevations, under a pitched roof stepping down towards the east.

- 5.5 The overall appearance of this property is bland and lacking in any formal character, and could be found literally anywhere. It bears little or no relationship to the surroundings and character of Hampstead.

- 5.6 The property has is identified within the Hampstead Conservation Area Statement as detracting from the character of the area and as a building which would benefit from enhancement.

- 5.7 On this basis it is desirable to see alterations and modifications to the visual appearance of the dwelling given its existing poor visual amenity.



*b) The effect of the alterations on the character and appearance of the conservation area.*

5.8 The design seeks to confer a new and more individual character on the property, using the finest-quality materials and with carefully detailed and executed architectural elements.

5.8 The alterations have been conceived to fit in with and complement the character and appearance of the conservation area. The materials chosen are of a traditional and high quality nature and are designed to blend in with the natural landscape and wooded slopes of this part of Hampstead.

5.10 Five main approaches are used to achieve the overall appearance:

*One*

5.11 The front roof is raised approximately 120 cm to equal the rear adjacent ridge line, adding an eaves projection with bold mouldings.

5.12 A central gable feature above a wide bay window is incorporated, with symmetrically disposed double hung sash windows at first floor.

5.13 The overall approach tends towards the classical, and rests above the horizontal pergola and garage/terrace areas, which are clad in render and stone to anchor the composition firmly to the steeply inclined landscaped frontage.

5.14 The chimney stack to the south elevation has been enlarged to form a significant vertical buttress to the scheme, clad in coursed stonework, and serves also to 'enclose' the necessary escape stair adjacent.

5.15 At the north end of the frontage, a single storey roof above with catslide dormer and traditional bracketed projecting Juliet balcony is sited above the main entrance doorway.

*Two*

5.16 To the rear, a more relaxed asymmetrical massing is proposed, stepping down in scale in an easterly direction. The rearmost roof is raised by 60 cm and taken through to the easternmost slope at the same level, to enhance the roof presence and scale.

5.17 A new gable feature is also introduced to the south face of the master bedroom with another traditional balcony feature

### *Three*

- 5.18 Dormers have all been remodelled to a traditional 'catslide' version, each with a small false-balcony to enrich the composition - an exception is to be found on the east elevation where the traditional hipped example is used to give an individual character to a relatively small area of the east-facing roofscape.

### *Four*

- 5.19 Shingle cladding has been introduced to harmonise the major building elements with the same finish. However, the existing brickwork on the north and east elevations is so close to the respective boundaries that it is proposed to leave them unaltered, as they will not be incompatible with the main roofs which lie above.

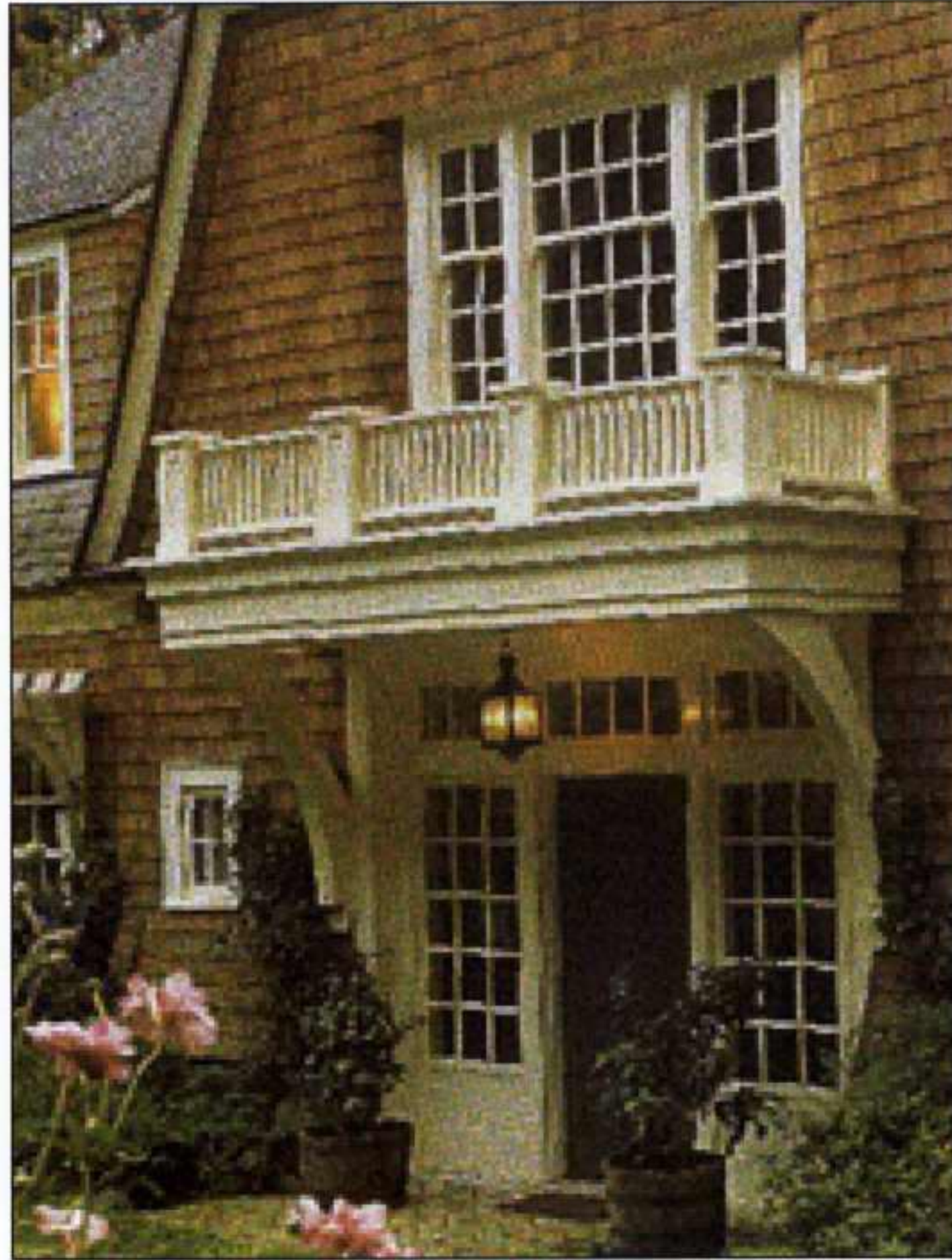
### *Five*

- 5.20 All fenestration and external doors (excepting the entrance area itself) is changed to traditional double hung sash style, with the upper sashes subdivided at first floor.
- 5.21 Modern sliding doors and large clear glass expanses at the rear are to be replaced with French doors which are scaled down by 10-light sub-divisions.
- 5.22 The overall combined effect of the alterations produces a 'remodelled' house which is considered to sit far better within this part of the Conservation Area than the existing property.
- 5.23 The proposals have taken into account advice contained within the conservation area statement which advises that buildings in this part of the conservation area play a subordinate role to the surrounding countryside.
- 5.24 On this basis, the proposed alterations and extensions serve to enhance the character and appearance of the existing dwelling through the enhancement of the visual appearance.
- 5.25 The surroundings of the dwelling are such that no one architectural style of idiom prevails at this location. There is a diverse range of style and appearance within no cohesive form of dwelling within Oak Hill Way.
- 5.26 On this basis the introduction of the proposed architectural style and idiom would not cause material harm to the character and appearance of the Hampstead Conversation Area.
- 5.27 The proposals would, by considerably enhancing the appearance a building which it has been agreed detracts from the area, preserve and enhance the character of the conservation area, and would therefore accord with **UDP Policies B3 and B7**.









### **Residential Amenity**

5.28 Planning permission has already been granted for alterations and extensions in September 2005 and this permission acts as a new benchmark for assessing the extensions and alterations proposed by this application.

5.29 There are two key amenity issues which require consideration and these are set out in the following paragraphs.

#### *Visual Privacy & Overlooking*

5.30 Additional windows are proposed within the front (east elevation). These windows look out over Oak Hill Way towards Coombe Edge. The property at Coombe Edge is over 20 metres away from the application site and sits at an obscure angle. On this basis, given this distance and the presence of existing windows within this front elevation, no material harm could arise to this property.



- 5.31 A new porthole window to serve bedroom 6 is proposed in the north elevation of the property which faces No. 1 Oak Hill way, this will be obscure glazed. In addition to this porthole window a triangular roof window is proposed above the hallway. No 1 Oak Hill Way is over 20 metres away from the north elevation of this property. Again, no material harm could arise to this property by way of overlooking.
- 5.32 Additional windows with balcony features are proposed on the south elevation of the property. This elevation faces number 5 Oak Hill Way which is positioned between 15 and 20m away from the positioning of the new windows and is shielded by dense evergreen conifer planting along this boundary line.
- 5.33 The alterations proposed do not differ greatly from the approved 2005 planning permission where a number of additional windows were permitted, where there are additional windows these are sensitively located in order to respect the privacy of neighbouring properties or their gardens.
- 5.34 It is not considered that any of the additional or alerted windows would have a harmful affect on the amenity of existing or future occupiers in terms of privacy and overlooking. In this respect the development conforms to **Policy SD6** of the Council's UDP.

#### **Sunlight and Daylight / Outlook / Enclosure**

- 5.35 Whilst the site is at a higher level than the surrounding properties, it is not considered that the proposed alterations will have any material impact in terms of the sunlight and day light levels received by the neighbouring houses.
- 5.36 The modest two storey extension to the south elevation was approved in 2005 (which 'squares off' this flank) and would have no discernable or perceptible impact upon the residential living conditions of No.5.
- 5.30 The alterations to the rear wing which runs adjacent to the boundary to No.1 Oak Hill Way, would similarly have no discernable or perceptible impact upon the residential living conditions of No.5 Alterations to the rear wing including an increase in height were approved by the council in 2005. The increased ridge height now proposed would cause no material harm to the living conditions of this property, given the hipped nature of the roof and the distance between the properties.
- 5.31 Given the open nature of the front aspect of the property, no material harm would occur to any property in this area.
- 5.32 It is considered that in these respects the development conforms to **Policy SD6** of the Council's UDP.

## **6 CONCLUSIONS**

- 6.1 The existing property is not considered to have any significant existing architectural merit and is considered by the Council to detract from the value of the conservation area and it is accepted that it is in need of visual enhancement.
- 6.2 Planning permission has recently been granted for alterations and extensions to this property in 2005.
- 6.3 The proposed alterations and extensions do not differ greatly from those alterations already permitted in terms of the mass and form of the current proposals.
- 6.4 The proposed alterations are not considered to have any adverse affect upon the amenity of surrounding neighbours.
- 6.5 The proposed materials are of high quality and have been carefully chosen to achieve an arts and crafts appearance which will blend in with and remain subordinate to the character and appearance of the surrounding Hampstead Conservation Area.
- 6.6 The resultant remodelling of the house will bring about substantial visual improvements to the building itself and will preserve and enhance the character and appearance of the conservation area.
- 6.7 The proposal accords with national guidance, policies contained within the Council's UDP and supplementary planning guidance.



## APPENDICES

## **ACCESS STATEMENT**

Section 42 of the 2004 Act requires that a statement covering access issues is submitted with an application for planning permission and listed building consent in certain circumstances.

Having taken note of advice within Circular 01/2006 it is concluded that a design and access statement is required.

Policy H7 states that the council will encourage all new housing development, including changes of use and conversions, to be accessible and goes on to state in paragraph 2.52 of the Unitary Development Plan that all new housing should be building to 'lifetime homes standards'.

The Policy also states that the Council will grant planning permission for proposals designed to improve existing facilities to make them suitable for people with disabilities.

The aims of the lifetime homes guidance and the categories required to be covered by an access statement are both covered below.

It is not considered that this application can be classed as a 'new housing development' or conversion, it is the extension and alteration of an existing single family dwelling to provide a better configuration of living accommodation.

The 'design' part of the required 'design and access statement' has been considered within the main bulk of the planning statement.

## **ACCESS AND INCLUSITIVITY**

### **Car parking:**

Car parking facilities are accommodated within the garage at basement level; this garage is a double garage and therefore more than provides the 3.3m width required by the lifetime home standard. The house can be accessed via internal stairs from the garage into the ground floor living accommodation.

### **The Approach:**

The property is approached from street level up a series of existing steps.

No alterations are proposed to the entrance of the building.

If level access was ever required in future this could be achieved via the garage with a disabled lift installed or a stairlift mechanism.



**External Entrances:**

There is one main entrance to this building; this is access via a series of existing steps. It is not proposed to change to position of the main entrance, at the moment the applicant has no need for level access into the property. However, it is considered that this could be easily provided in the future through alterations to the garage if such access was required.

**Communal stairs:**

Not relevant to this application.

**Doorways and Hallways:**

Guidance states that the width of internal doorways and hallways should conform to part M of the building regulations, however part M does not require mobility standards to be met in conversions or changes to residential use. The door widths vary between 900mm and 2.5m, the ground floor WC is wheelchair accessible.

**Wheelchair Accessibility:**

Due to the large nature of the building there is ample tuning space within the dining and living and areas and adequate circulation space elsewhere.

**Living room:**

The living room is at entrance level in accordance with guidance.

**Two or more storey requirements:**

There is ample space at entrance level that could be used as convenient bed space if necessary.

**WC:**

There is a WC at ground floor level and this is wheelchair accessible, a shower/bathroom could easily be installed at this level if necessary.

**Bathrooms and WC's:**

These are all suitable for adaptations such as handrails if necessary.

**Lift Capability:**

It is considered that the size of the property leaves ample space for the installation of a lift in the future should this become necessary.



### **Main bedroom:**

The master bedroom has its own dressing room and en suite, it is considered there is a reasonable route for a potential hoist from the bedroom to bathroom if required in the future.

### **Bathroom Layout:**

The bathrooms are designed for ease of access to the bath, WC and wash basin

### **Window Specification:**

The living room windows are French doors and therefore well within the requirement to be no higher than 800mm from floor level. The windows will be new and easy to operate.

### **Fixtures and fittings:**

All switch controls will be at a usable and accessible height.

## **CONCLUSION**

This application seeks to remodel and improve the appearance of this existing single family dwelling in accordance with advice given in the Hampstead Conservation Area Statement, the relevant Council policies and the Lifetime Homes Guidance.

The house will remain in use as a single family dwelling house and significant alterations will be made.

The dwelling will retain the capabilities to install lifts and stairlifts if necessary in the future.

## **Sustainability and Energy Consumption**

*This is an application for householder development.*

*It involves the extension of an existing single family dwelling house.*

Consequently, the ability to provide sustainably enhanced sustainability features is more limited than if an entirely new dwelling were being provided.

However, the applicant is himself keen to provide upgrading fixtures and fittings to improve energy consumption within his property.

On this basis the works of extension and remodelling will address the following key points.

- *The choice of, traditional construction materials for development will be in keeping with their surroundings.*
- *Subsequently, this will result in a long design life for the scheme; ensuring that the embodied CO<sup>2</sup> emissions of the construction materials relate to a longer lifecycle and that minimal remedial works will be required to maintain both properties serviceability, thereby limiting future resource use.*
- *Traditional large sash windows will provide plentiful natural light and excellent ventilation during the warmer months.*
- *Where replacement features are proposed The house will have certain water saving design features, including the following:*
  - *Low flush cisterns*
  - *Aerating taps*
  - *Medium flow showers*
  - *Rain water harvesting: It is proposed to include a rainwater harvesting system for the purpose of collecting rainwater for garden watering.*
  - *Grey water collection: It is proposed to incorporate a grey water collection system. The system will be used for flushing WC's.*
  - *The design will also incorporate energy saving light fittings throughout the property.*



