

MRF/ERC/4284
05 March 2007



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Dear Ms Plumridge

5 TELEGRAPH HILL, LONDON NW3

We enclose the following information for a full Planning Application for a new house at the above property.

- 5 copies of completed Planning Application Form
- 5 copies of the completed Conservation Area Consent Form
- 10 copies of drawings 4284/IN/101, 102, 103, 104 & 105
4284/DE/200B, 201B, 202B, 203B
4284/DE/500H, 501F, 502G, 503C
- 10 copies of Design & Access Statement ref MRF/ERC/4248
- A cheque for £265 which we would be grateful for a receipt in due course

We would be pleased to arrange a site visit when convenient and if you require any further information please do not hesitate to let us know.

Yours sincerely

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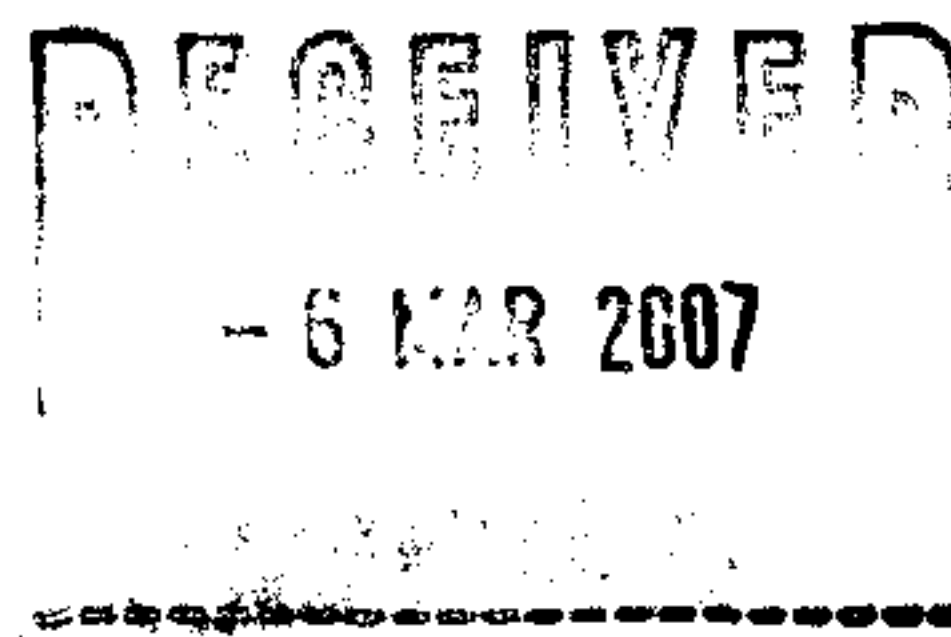
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NEW HOUSE PROPOSAL

5 TELEGRAPH HILL, LONDON NW3

DESIGN & ACCESS STATEMENT



Issue Initial

Date
05 March 2007

Originator
MRF

Authorised
MT

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 - Letters of 7 Jan 2006, 23 March 2006 & 14 August 2006

1. INTRODUCTION

This proposal is for a new house on the same footprint at ground level in a similar form & of the same height as the existing Planning Approvals for extending the existing property.

This Design & Access Statement accompanies the full Planning & Conservation Area Consent applications for a new house to replace the existing one. The application is being made on behalf of Mr J.D.Harris who is the owner of the property which he and his family have occupied for the last 10 years.

2. DRAWINGS

The following drawings accompany the application.

2.1 Existing

4204/IN/101, 102, 103, 104, 105

These drawings and photographs show the house as it is existing at present

2.2 Approved

4204/DE/200B, 201B, 202B, 203B

These drawings show a combination of the original Planning Approval Proposals (Ref PL/9500656/R3, Dated 1 Dec 1995) and the subsequent ones (Ref 2006/3428/P, Dated 9 October 2006)

2.3 Proposed

4284/DE/500H (Including Location Plan), 501F, 502G, 503C

These drawings show proposals for a new house to replace the existing one.

3 BACKGROUND

The original Planning Approval in 1995 granted permissions for the erection of a single storey studio extension to the front of the house with a landscaped area on the roof, the addition of a glazed canopy to the side at ground floor, the erection of a roof extension with dormer windows in association with the conversion of the loft space to accommodate three new rooms, the creation of a roof terrace at front second floor level, and the installation of a new boundary fence and entrance gates.

During the following 5 year period, work was put in hand to activate this approval and when proposals for a further extension were muted early in 2006, correspondence in this respect took place between London Borough of Camden and ourselves. (Our letter 7 Jan 06, your reply of 23 March 2006 and our letter of 14 August 2006) – See appendix for copies of letters.

In your letter of 23 March 2006 you stated that even a valid permission would require a new application as the changes proposed were too substantial to be considered as minor amendments to the original application. A new Planning Application for a small glazed extension at ground floor level and a new room at forecourt level, both at the front of the house, as well as a new courtyard at the rear of the house was duly submitted on 26 July 2006.

In granting permission for these proposals (Ref 2006/3428/P Dated 9 March 2006) you acknowledged that the ongoing 1995 application was valid although at the same time you stated that this Approval was a stand-alone permission and not an amendment to any previous permission.

Bearing in mind that the drawings accompanying the 1995 application were hand-drawn and we have subsequently commissioned a CAD measured survey, we have now put the design of both approvals together on one set of drawings labelled APPROVED PLANNING. Since no more of these Approvals over and above the works that had originally been put in hand have been activated, we also enclose for information copies of the house as it is at present labelled EXISTING.

4. CONTEXT

The current Planning & Conservation Agreed Consent applications are therefore for a new house on the same ground floor footprint, in the same form & to the same height from the existing ground level as the existing house, both as a direct result of the new build. In making this application the area of the house has been increased by adding a lower ground floor level under the main house as well as a basement level for a swimming pool under the single storey studio at the front of the house. However the existing footprint has not been increased in any way, only the area and volume.

The main reasons for this are as follows:

- It would be very disruptive to complete the two Planning Approval works while our clients are in occupation.
- In proposing a lower ground floor under the main house it would be extremely difficult from a construction point of view to carry out this work while supporting and retaining the existing house above.
- Since our clients would have to vacate the house in any case, the above points lead one to the logical conclusion of rebuilding.
- In rebuilding the house current insulation, construction and Building Regulation standards can be fully incorporated, Furthermore sustainability and energy conservation issues can be better addressed and incorporated into the new house.

5. NEW-BUILD PROPOSAL

These drawings are labelled PROPOSED PLANS

The plans for the majority of the house are identical to the existing Approvals with the exception of the lower ground floor and basement and a small adjustment to the single storey extension at the front to make it level instead of stepped.

5.1 External

The new lower ground floor level under the main house is at the same level as the forecourt at the front, allowing windows from it to open on to the forecourt itself.

At the rear the existing garden levels will be at a lower level to make the courtyard behind the kitchen less 'deep' and to form a patio leading off the dining room.

There is a landscaped garden over the single storey wing at the front with a car port and provision for a future lift at the end.

A new dustbin enclosure is adjacent to the main entrance gates.

5.2 Ground floor

Entry to the house is at ground floor level, one floor up from the forecourt, as existing. There is an identical living room, dining room and kitchen layout.

5.3 Lower ground floor

The existing stair is extended down to the lower ground floor under the main house. There is a TV/Cinema room, Utility room, storage areas and a stair down to the basement. In the single storey wing at the front there is a studio, toilet and car port. At the rear is a boiler and generator room, access to which is down the South-West side of the house.

5.4 Basement level

The basement contains only a swimming pool and plant/changing area, located mainly under the single storey wing, access via the stair from Lower Ground Floor separate.

5.5 First floor

The main stair leads up from the ground floor with a cloakroom leading off the half-landing. On the main level there are 3 bedrooms and 3 en-suite bathrooms with the en-suite bathroom to bedroom 2 a level up over the cloakroom, accessed by a spiral staircase.

5.6 Second floor

The accommodation at this level is located in the roof space. There is bedroom 4, dressing room/bedroom 5 and a bathroom.

5.7 Elevations

The elevations exactly match the existing house and the two Planning Approvals, with only the following differences:

- There are windows to the new lower ground floor which open on to the forecourt, where there is soft landscaping, as well as down the South-West side below the wall to the neighbour's property, which will have no effect on overlooking.
- There is an additional dormer proposed on the front elevation at second floor level. The two roof lights on the North-East elevation are moved onto the flat roof adjacent, also to prevent any overlooking.

6. EXTERNAL MATERIALS

- Red brickwork as existing.
- Render features to external walls as existing
- Timber painted windows
- Clay roof tiles
- Black rainwater goods

Existing materials will be re-used wherever possible.

7. ACCESS STATEMENT

The proposals are designed to comply with the requirements of the Disability Discrimination Act (DDA 1995) as well as parts KM1 and M2 of the Building Regulations.

8. SUSTAINABILITY

The building will be designed in detail to increase sustainability and to reduce resources wherever possible. Where appropriate the 'U' value recommendations of the 2006 Building Regulations will be bettered.

Waste reduction will be encouraged throughout the use of recycling and waste recovery. Existing materials will be re-used wherever possible

9. AREAS

Site Area 744m²

The gross external areas (excluding internal plant areas) are as follows:

Existing house	324m ²
Approved Planning house	418m ²
Proposed new build house	578m ²

10. CONCLUSION

We believe that these proposals are sensitive to the existing context, the new house will retain the character of the area by replicating the existing design while at the same time producing a more energy conscious, efficient and long lasting building for the future.