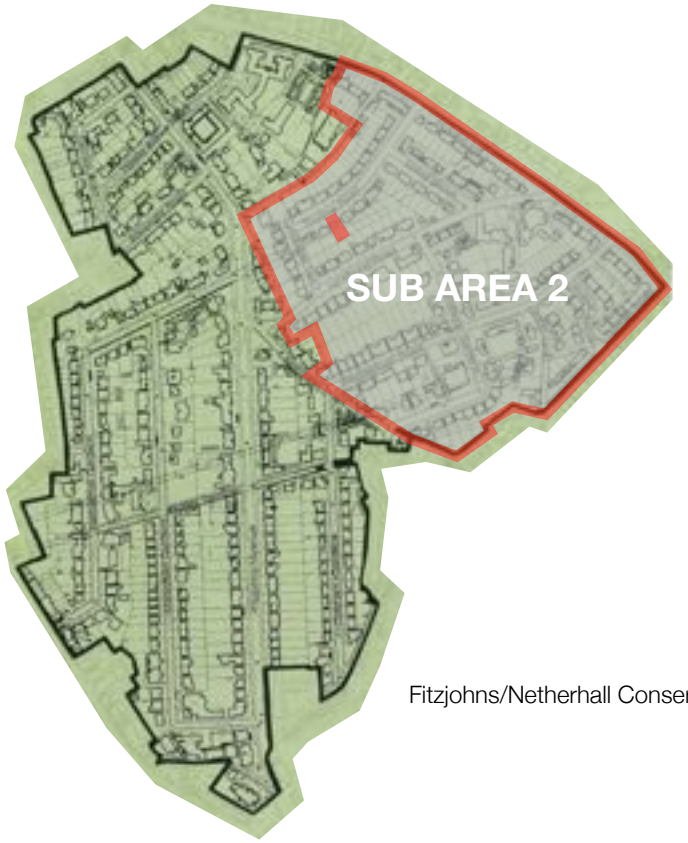
22 Thurlow Road
Design and Access Statement
June 2014

1 Location

22 Thurlow road is a large late Victorian dwelling house located in sub area 2 of the Fitzjohns/ Netherhall Conservation Area in Hampstead. The road rises from Rosslyn Hill at its north eastern end, curving gently northwards before levelling off and meeting Lyndhurst Terrace.



Fitzjohns/Netherhall Conservation Area

The house is on the south side of Thurlow road and is set back approximately 9m from the street. It is aligned roughly east-west. Ground level at the rear of the site is approximately 2.5m higher than at the front with the level change accommodated by retaining walls extending across the full width of the site at the rear of the house.

2 Brief

Our clients bought the property in the autumn of 2013. Although the previous owner had only recently won an appeal to build a substantial basement extension including swimming pool and sub-basement with cinema, this scheme is surplus to our clients, requirements.

We have been asked to prepare plans to provide the following:

- a gym area, music practice room, media room and storage in a single storey subterranean extension at the rear;
- an extension at upper ground floor level with additional living space and a dining area
- a new family entrance at lower ground floor level with a hallway and space for coats, boots etc;
- gentler and less narrow main stairs;
- a guest bedroom suite at lower ground floor level;

- bedroom, bathroom, home office and study space on the first floor;
- accommodation on the top floor for the children.

They are keen to reduce the running costs of the property and to ensure it is built to the highest possible standards including:
- improved thermal performance and acoustic resilience;
- whole house ventilation including heat recovery and comfort cooling;
- landscaped roof surfaces to reduce rainwater run off from the site;
- solar hot water heating as well as photovoltaic panels to balance up use of electricity for pumps/fans;
- suitability for their ongoing use and in particular to the Lifetime Homes standards.

3 Planning History

1961 TPD334/27840 Granted Full Permission
Conversion into two self-contained flats and one maisonette

1965 TPD1852/03187 Granted Outline Permission
Side extension and alterations to existing premises to provide a three-room flat in basement, and garage for three cars and a six room maisonette in basement, ground and first floors and two two-room flats, one each on first and second floors

1966 1252 Refused
Addition of maisonette (connecting with existing accommodation at ground floor level) with garage for four cars.

1987 8702741 Withdrawn
Outline application for the erection of a three storey extension at the side to provide additional residential accomodation.

1993 9301594 Granted Full Permission with Conditions
Erection of a single storey conservatory and a two storey side extension consisting of a double garage with garden room.

1993 9360149 Granted Conservation Consent
Demolition of a porch to side elevation.

1994 9492199 Approved
Tree works.

2010 2010/5496/T No Objection
Tree works.

2011 2011/2126/P Refused, Appeal decided in applicant's favour
Excavation and erection of side extension to accommodate new garage at lower ground floor and habitable space at ground floor and first floor level following demolition of side extension; excavation at basement level in connection with rear extension at lower ground and basement level under the rear garden including swimming pool, gym, spa, plant room and associated landscaping to dwelling house.

2012 2012/0504/C Refused, Appeal decided in applicant's favour
Demolition of the existing two storey side extension.
2012 2012/4693/T No Objection
Tree works.

Reasons for refusal of 2011/2012 applications:

1 Short and long term impact of the development and associated works on the existing groundwater conditions and structural stability of the neighbouring buildings.

“The proposed development fails to demonstrate that the works required to implement and the longer term impact of the development itself would have a satisfactory impact on existing groundwater conditions and the structural stability of neighbouring residential buildings, detrimental to the built and natural environment and local residential amenity, contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP23 (Water), DP26 (Managing the impact of development on occupiers and neighbours) and DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.”

2 Loss of trees resulting in harmful impact on biodiversity and character of host building and the wider conservation area.

“The proposed development by virtue of its scale and depth would result in the loss of trees, and would fail to provide satisfactory landscaping provisions, resulting in a harmful impact on the biodiversity value of the site and the general character and appearance of the host property and the wider conservation area, contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.”

3 Absence of legal agreement to secure submission and implementation of a Construction Management Plan.

“The proposed development, in the absence of a legal agreement to secure the submission and implementation of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians and other road users and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies. “

4 Absence of legal agreement to secure contributions towards highway works to repave footway adjacent to the site.

“The proposed development, in the absence of a legal agreement to secure financial contributions towards highway works to repave the footway adjacent to the site, would be likely to result in an unacceptable impact on the public highway and pedestrian safety, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (Transport implications of development), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.”

A section 106 agreement was suggested as a means to overcome reasons 3 and 4.
Outcome of Appeal

The Planning Inspector found that:

- the proposed basement development and side air conditioning unit would have a neutral effect on the conservation area and that the proposed replacement side extension would slightly enhance the conservation area;

- the supporting documents prepared by qualified engineers sufficiently demonstrated that the proposed development would not put the structural stability of the adjoining properties at significant risk and would not have an impact on groundwater;

- there is adequate room on the site for the storage of materials, consequently a construction management plan would be of little benefit;

- the use of the highway would need a license and the council had made no justification for requiring a financial contribution for its repair.

The Planning Inspector awarded costs to the applicant.

4 Policy

National Planning Policy Framework 2012

Planning Policy Statement 5: Planning for the Historic Environment

Camden Local Development Framework (LDF)
LDF Core Strategy
- CS5 Managing the impact of growth and development
- CS11 Promoting sustainable and efficient travel
- CS13 Tackling climate change through promoting higher environmental standards
- CS14 Promoting high quality places and conserving our heritage
- CS19 Delivering and monitoring the Core Strategy

LDF Development Policies
- DP21 Development connecting to the highway network
- DP23 Water
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP27 Basements and lightwells

Camden Planning Guidance
- CPG1: Design
  - Section 2: Excellence,
  - Section 3: Heritage,
  - Section 4: Extensions, alterations and conservatories
- CPG3: Sustainability (September 2013)
  - Section 4: Energy efficiency: existing buildings
- CPG4: Basements and Lightwells
- CPG6: Amenity
  - Section 6: Daylight and sunlight

Conservation Area Statement
- Fitzjohns/Netherhall Conservation Area Statement

5 Site History

Thurlow Road is located on land that was originally part of the Belsize Estate. It was sold in 1807 and the land formed part of the Rosslyn House lease owned by Thomas Roberts. Rosslyn house was sold in 1828 to Henry Davidson who in 1853 agreed to exchange his lease for a 99 year building lease which was drawn up in 1855. Davidson hoped to demolish Rosslyn House and cover the whole estate with detached and semidetached houses, like those in Belsize Park and with access from Haverstock Hill. Thurlow Road and Lyndhurst Road were the first to be laid out, along with the area between Rosslyn Street and Eldon Road. The construction of the North London Railway Tunnel between Hampstead Heath and Finchley Road and its ventilation shaft commenced in the same period and was complete in the early 1860s. Building on the Rosslyn lease was however slow, partly because of a reluctance to build above the railway tunnel and partly because of competition elsewhere in the centre of Hampstead and in the Belsize Park area.

Historic Maps chart the progress of construction as well as its original intent and show that 22 Thurlow Road was one of the last plots in the street to be developed.

Belsize Estate Leases 1808

Cross 1861

Weller 1868

Stanford 1872

Ordnance Survey 1871

Ordnance Survey 1895

Ordnance Survey 1936

6 Evaluation

The original building was built in a late gothic revival style with a steeply pitched and prominent overhanging gable echoed by the porch to the front door. The house is set into the natural slope across the site presenting a four storey elevation to the street and a three storey elevation to the rear. A single storey retaining wall is set 3m back from the rear elevation creating a light well with stairs up into the garden.

The house has been modified in several stages most notably in the early 1960s, when a flat roofed bathroom enclosure was created at the rear of the second floor, and the mid 1990s when the present garage and living room extension was constructed along with a conservatory structure that partially infilled the light well.

The existing side extension constructed in brick with a tiled roof extends the house out to meet the eastern boundary at the flank wall of the side extension to no. 23. Although it is constructed in materials to match those of the host building, the extension is of mediocre quality and its over-fussy fenestration, clumsy dormer gables and tiled porch detract from the main house.

Although barely visible from the street, the flat roofed second floor extension makes the rear elevation seem bulky and overbearing when viewed from the garden.

These alterations and extensions undermine the innate qualities of the house which was originally constructed to a good standard and which is a positive contributor to the conservation area.

7 Amount

The site has a total plot area of 788m2

Gross External Area.

The existing house provides 475m2 (GEA) of accomodation. The proposed alterations will result in the addition of 219m2 of accommodation.

	GEA existing	GEA proposed	change
Lower Ground	153	311	158
Upper Ground	134	171	37
First	98	122	24
Second	88	88	0
total	473	692	**219**

Footprint

The footprint of the existing building is 153m2 and that of the proposed is 311m2.

Hard and absorbent surfaces.

The total amount of hard landscaping is to be reduced by at least 13m2.

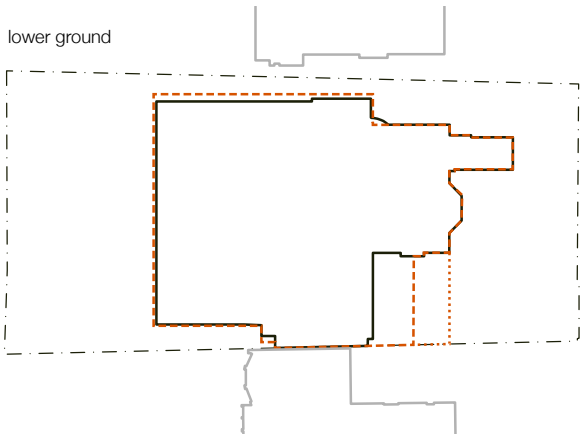
	existing	proposed	change
hard landscaping			
rear	36	44	8
front	140	119	-21
non-green roof	240	208	-32
green roof		108	108

Provision of green roofs to the lower ground floor and upper ground floor extensions will reduce the amount of non-absorbent roof surfaces by 32m2.

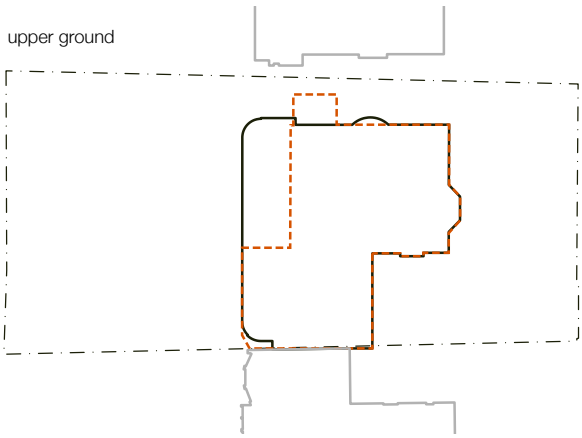
Comparison with previous planning scheme

The current proposals are markedly lesser in scope than the previous planning scheme. The proposed subterranean rear extension is single storey and close to the level of the existing lower ground floor. This is in stark contrast with the previous scheme which extended a full storey below the garage and was effectively a two storey construction beneath the rear garden in order to provide for a swimming pool.

lower ground

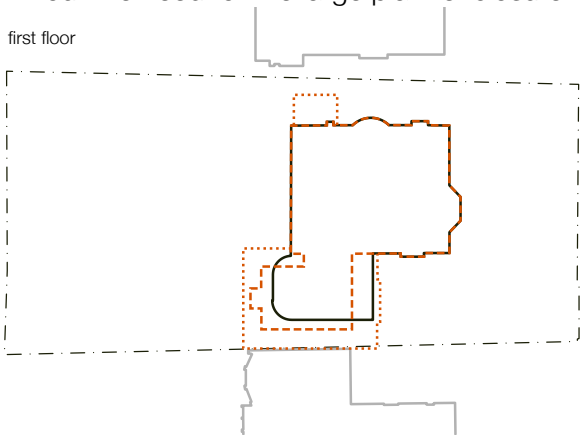


upper ground



The proposed extension at upper ground floor level is to the south and eastern sides of the building without the need for the large plant enclosure that protruded to the western side of the property.

first floor

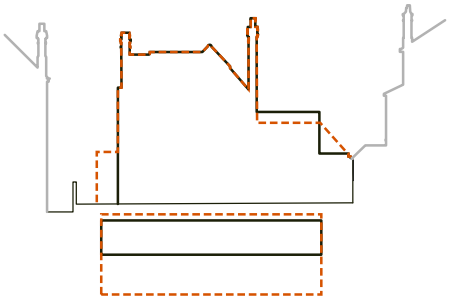


key

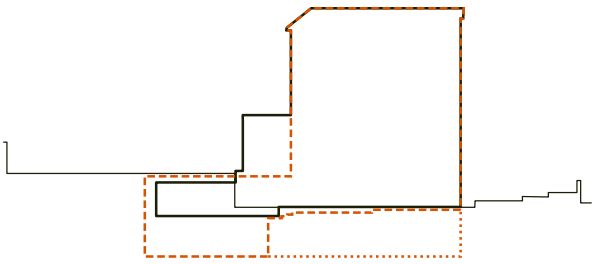
- site boundary
- neighbouring building
- site profile
- proposed footprint
- previous footprint
- extent of previous floor below

On first floor level a bedroom is proposed in the eastern side extension over the kitchen and garage. At its easternmost extent this is further from the boundary than the previous extension.
In elevation, the proposals have less impact on visibility through to the trees at the rear of the site than the previous planning application.

east-west cross section



north-south cross section

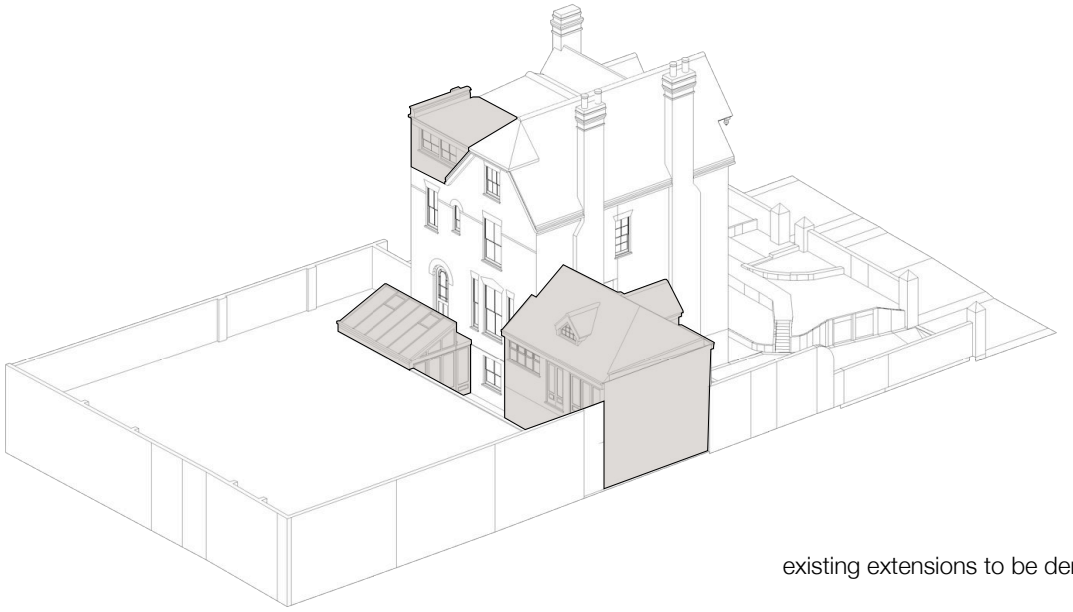


In section the reduction in scope of the below ground works is strongly apparent.

8 Design Approach

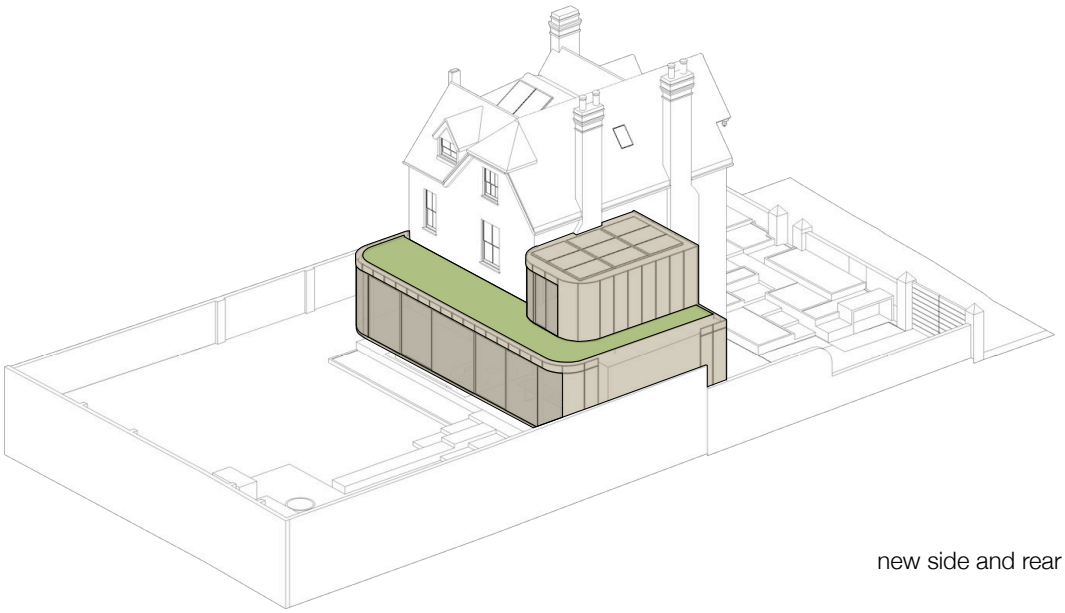
The overall design approach seeks to take away elements which detract from the original building and to replace them in a way that reduces the impact of building works on the neighbouring properties and on the conservation area:

- remove and replace the mediocre 1990s garage and living room extension and the rear basement conservatory extension;
- remove the flat roof to the second floor bathroom and reinstate a pitched roof in keeping with the original form of the house;



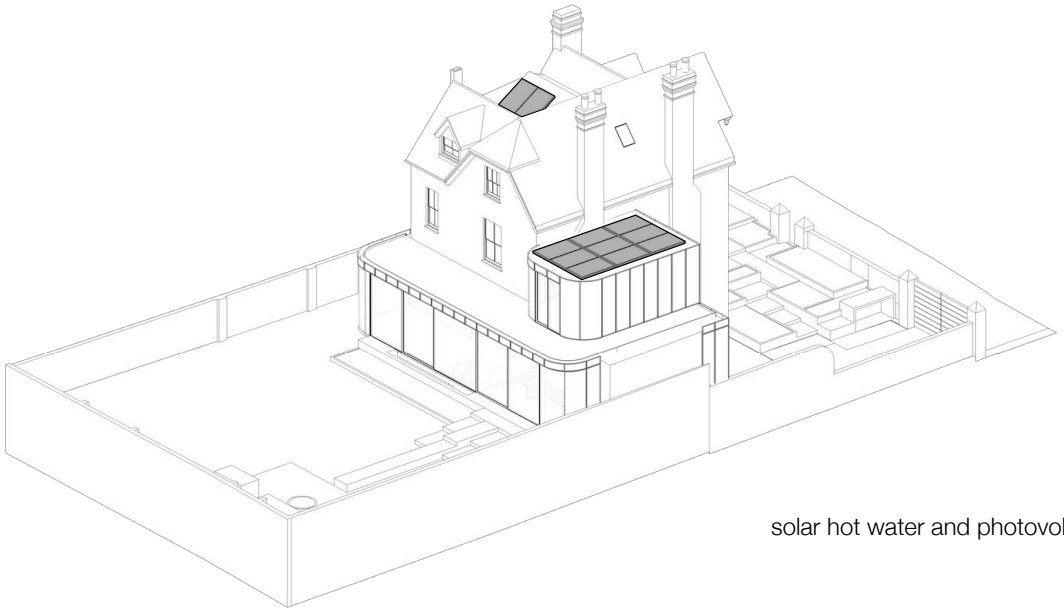
existing extensions to be demolished

- create new side and rear extensions in excellent quality materials that complement and enhance the original building;



new side and rear extensions

- use appropriate energy saving measures, improving the thermal performance and air tightness of the existing building and discretely locating solar hot water and photovoltaic panels on south facing roofs;



solar hot water and photovoltaic panels

- consider the landscaping front and rear landscaping as an integral part of the proposals;
- replace the existing magnolia (T6) with a similar sized magnolia standard;
- increase the number of trees on site;
- use landscaped roofing both over the subterranean extension and on the upper ground floor extensions.

Rather than seek to mimic detail on the host building, the proposed extensions to the sides and rear have been designed to complement and contrast with it, eliminating the existing sense of sprawl and maintaining a clear hierarchy between what is new and what is original. Constructed with bronze panels interspersed with triple glazed windows, the extensions are clearly subordinate to the main house.

The side/garage extension maintains its current width at lower and upper ground floor levels. It steps back on the first floor level, in a manner similar to the existing side extension to number 23. There is a single window to the kitchen looking down over the driveway.

On the opposite side of the property the current proposals avoid the need for the large plant enclosure that had been part of the previous application, maintaining the view through to mature trees at the rear that is a key aspect of the conservation area.

Additional space is created for the main stair through the creation of a gently curved side extension which bulges to a maximum depth of 55cm from the face of the west elevation.

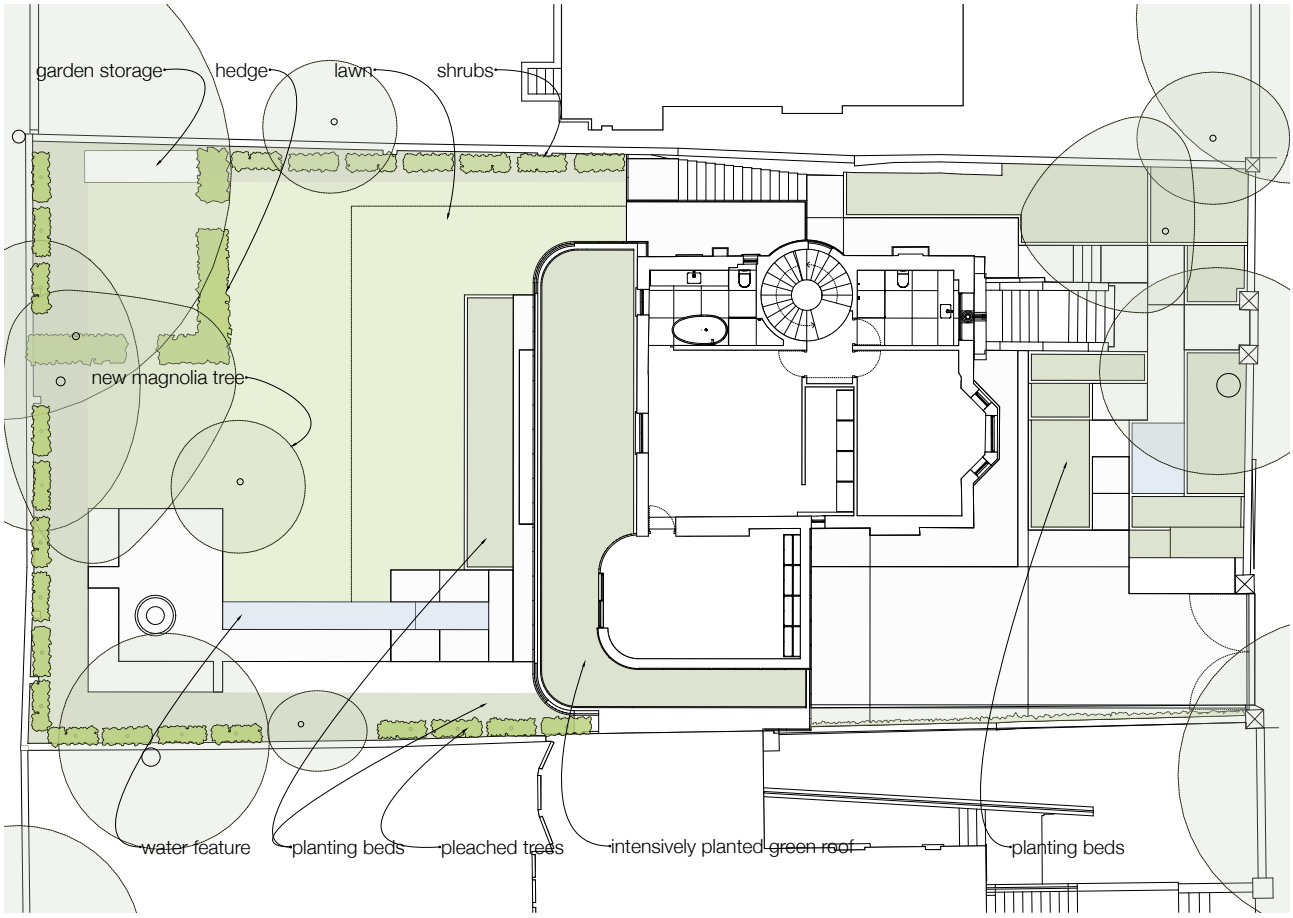
Rear extension

A glazed rear extension is proposed, replacing the existing light well at the rear. It provides additional living room space opening onto the garden as well as a dining area and a new staircase to the lower ground floor. It has an intensive green roof and is clad in bronze panels around its perimeter.

Subterranean extension

The rear extension beneath the garden houses storage, a media room, music room and a gym. Of these rooms only the gym and music room have a requirement for daylighting which is supplied by roof lights set into the landscaping finishes. Internal lighting in these areas will be downlighting set into the ceiling in order to reduce light pollution.

Landscaping



New planting beds are proposed at the front of the building, creating a concealed bin storage area and rationalising the connection between the driveway and the front steps. These increase the amount of planted and porous surfaces compared with the existing state of affairs.

At the rear a magnolia tree is proposed to replace the existing magnolia affected by the subterranean extension works. Pleached fruit trees are proposed along the eastern and southern boundary walls with planting beds running around the perimeter and in an area against the rear extension. A water feature runs perpendicular to the back of the house adjacent to a stretch of paved pathway. The roof to the subterranean rear extension has been designed be planted with grass seamlessly with the remainder of the lawn.

A garden store is proposed at the southwestern corner of the garden replacing a larger existing shed and partially screened behind an hedgerow. This will house gardening equipment and a ping-pong table.

9 Access

The existing vehicular access from the road is to maintained in the same location. Similarly there is no change in the location of the pedestrian access. Within the site, a new entrance door is proposed at lower ground floor level. Internally the main staircase is to be completely replaced, reducing the gradient and slightly increasing its width. The proposals meet all 16 Lifetime Homes design criteria.

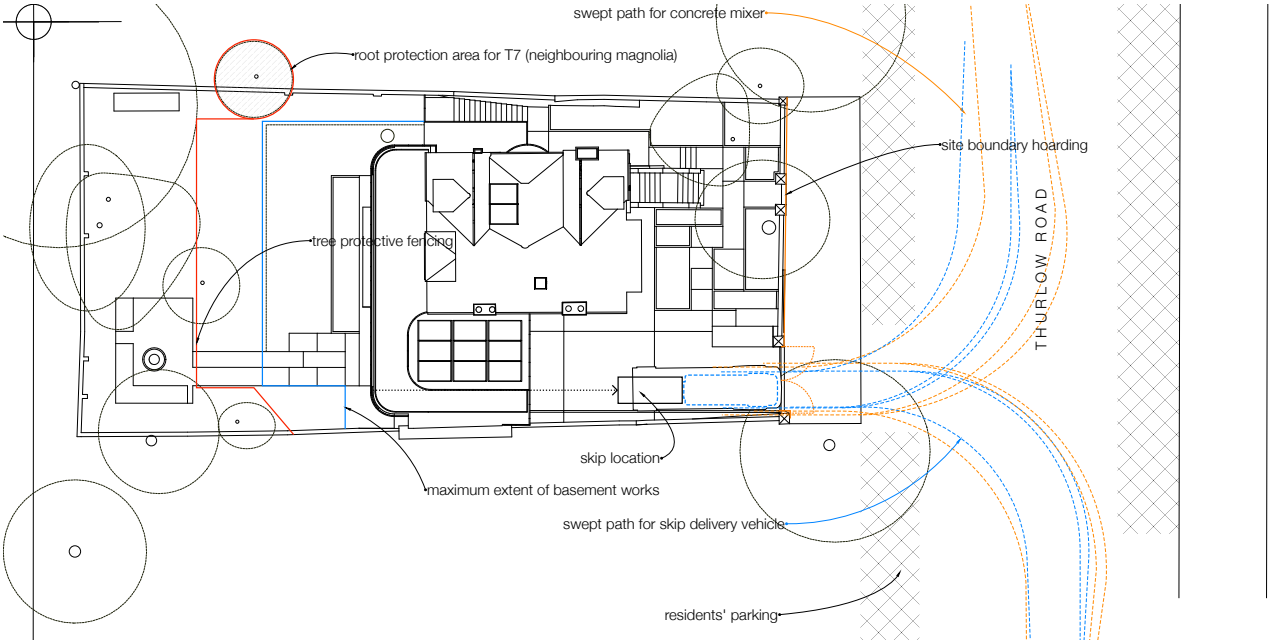
10 Consultation

These proposals have been presented to most of the freeholders of the adjoining properties at numbers 21 and 23 Thurlow road. Modifications have been made to the proposed planting along the western boundary wall to avoid loss of early morning sunlight into the lower floor rear windows.

11 Basement Impact Assessment

A basement impact assessment (BIA) by Arup is submitted with this application. Factual data from the previous application has been supplemented by more recent investigation of the ground water levels (June 2014).

12 Site Management



The site benefits from a generous and unencumbered driveway opening directly to the street. Turning access is limited by nearby on-street residents' parking, nonetheless the site is suitable for the on-site storage of demolition and excavation waste and for delivery of concrete and other construction materials using vehicles up to 8.6m in length. If a full site management plan is required this can be conditioned into the planning approval.

Tree protection measures will be necessary at the rear of the site to protect the neighbouring magnolia (T7) as well as the remainder of the mature trees.

12 Summary

Whilst our clients retain the right to proceed with construction of the previously approved scheme subject to planning conditions, their desire is to reduce the impact of construction work on the site and it is hoped that this carefully considered, well designed, and ultimately less onerous application will meet planning approval.