

Design and Access Statement

Proposed Amalgamation of Flats 4 & 5
3 Upper Park Road
Belsize Park
London
NW3 2UN



August 2014
Client- Mr. M. Johnson

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Executive Summary

1.0

This report outlines the proposals for the amalgamation of two existing flats occupying the top two floors of a late Victorian conversion on the North side of Upper Park Road in Belsize Park, NW3.

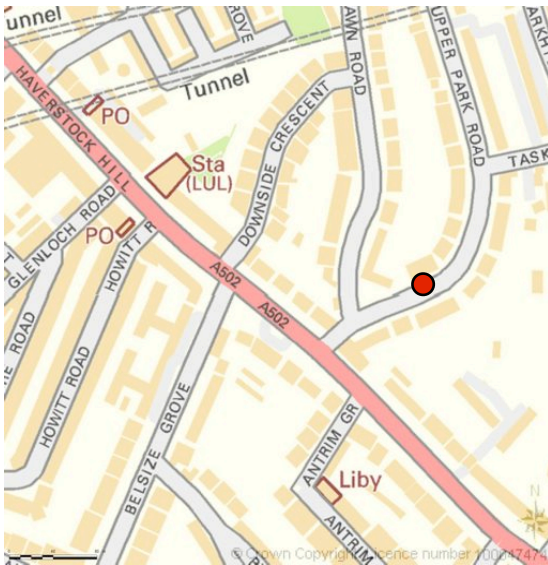
An initial proposal was presented to the London Borough of Camden in March 2014 for Pre-Application Advice.

The scheme presented here and forming the application for Full Planning Permission has been designed to reflect the advice and feedback provided by Camden during the Pre-Application process.

Our client, Michael Johnson, wishes to create a comfortable family home for his long term use. He currently owns the share of the Freehold for both Flats 4 & 5 so this application is the result of a long standing wish to merge the flats into a single, larger dwelling to suit his changing needs.

Site & Surroundings

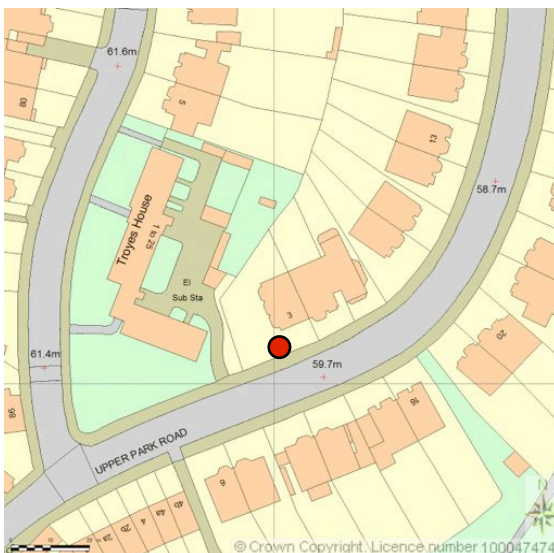
2.0



3 Upper Park Road is within the Park Hill Conservation Area in the London Borough of Camden and while not listed, the local authority Conservation Area Statement identifies 3 Upper Park Road as a 'building with a positive contribution'.

The area is primarily residential and the immediate vicinity of the building is characterized by large London stock brick and stucco fronted, semi detached Victorian villas some of which have been converted to flats and some of which remain single family dwellings. Most consist of basement, raised ground, first and second floors.

There are some more recent additions to the area, most noticeably the 1960's residential block, Troyes House, to the North West and a 1970's 3 storey building at no. 7 to the East.



3 Upper Park Road is similar in style to the adjoining Victorian villas, however is higher by one floor, having a third floor level. The house was converted into five flats in the 1950's and a 2 storey side extension forming a self contained unit with a separate entrance, known as 'The Coach House' was constructed in the 1980's. A mature, private garden at the rear of the property is accessible from the basement flat and Coach House only.

There is a flat roof over the third floor which can be accessed via a small stair building from flats 4 & 5. The roof has a metal railing to the perimeter and the whole area is currently used as a roof terrace.

Photographs 3.0



Front/flank view of 3 Upper Park Road. Flats 4 & 5 occupying top 2 floors & roof terrace



View from South West



Rear/flank view from North West- Troyes House



Stair building to roof terrace from South

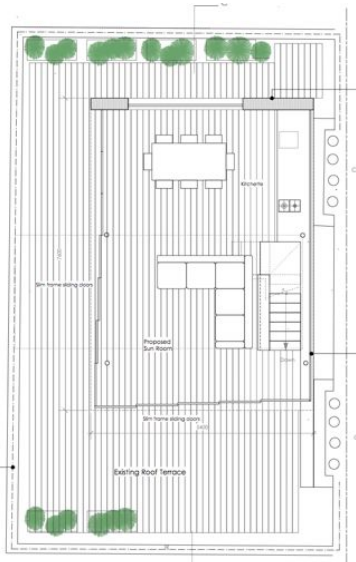


View from North East



Stair building to roof terrace from North

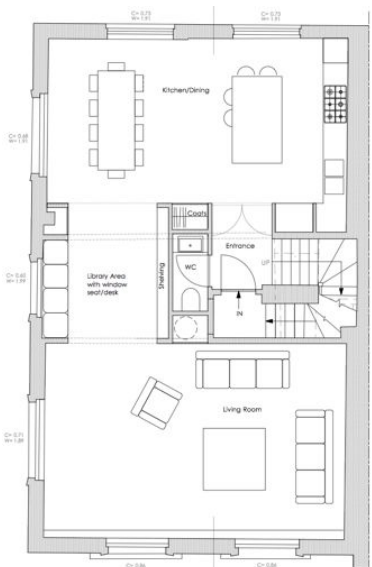
Pre-Application Advice 4.0



Roof terrace



3th Floor



2rd Floor

Plans submitted for Pre-Application Advice

Initial proposal drawings were submitted to Camden in March 2014 for formal Pre-Application advice. The proposals were assigned reference 2014/2264/PRE and reviewed by the case officer Karen Scarisbrick.

In addition to the amalgamation of flats 4 & 5 the proposals included the demolition of the existing stair building and its replacement with a larger contemporary pavilion to the roof terrace level, to provide an additional reception area and maximize the access and use of the roof terrace.

Ms. Scarisbrick's advice concluded that the principle of amalgamation of the flats was acceptable, however the proposed terrace building would not be supported.

Her written advice and subsequent telephone conversation with the agent confirmed that any replacement of the stair building would need to be of comparable scale.

The advice also confirms that as there is an existing roof terrace at fifth floor level, its retention would not be cause for concern with regard to Policy DP 26 (Managing the impact of development on occupiers and neighbours).

Ms. Scarisbrick also advised that in accordance with Development Policy DP6 the proposed new 4 bedroom house would be required to comply, as far as possible, with the criteria of the 'Lifetime Homes' standard.

Design 5.0

The Brief

The primary brief for this project is the creation of a comfortable and well designed family home for the clients' long term use. The 2 existing maisonette flats consist of 2 and 3 bedroom accommodation, however the layout of each flat is awkward, with small bedrooms, narrow hallways and combined kitchen/dining/living spaces.

Other considerations

Another main consideration in the design of the new dwelling has been to avoid, as far as possible, the need for structural alterations and changes to the existing services, in order to minimize disruption to adjoining dwellings and reduce the construction program. Thus, where feasible, the existing layout has been retained and kitchen and bathroom facilities kept largely in the same locations.

Sustainability

This measured approach is also mindful of the wish to create as environmentally sustainable a dwelling as possible within the limitations of a refurbishment context.

Where possible, materials and fittings such as doors and ironmongery will be re-used. Responsible sourcing and the use of non toxic and low VOC products will also be pursued.

Aerating taps and showers along with dual flush WC's will be specified for all new bathrooms. All new appliances will be A+ rated.

All new light fixtures will be low energy and energy consumption monitoring controls will be specified.

The creation of 2 new study areas potentially reduces commuting time by providing the opportunity to work effectively from home.

Layout

In addition to the submitted scaled plans, diagrams of the existing and proposed layout of the 2nd and 3rd floors are shown on the following page and the proposals described here.

-Entry and Reception Areas

The proposed 4 bedroom flat will be accessed via the existing communal stair leading from ground floor level. The entry point to the flat will remain at the location of the existing door to Flat 5 at 2nd floor level.

An increased entrance lobby is created by bringing the lobby doors out to the line of the kitchen units within the main space. The existing stair within Flat 5 will be retained, the proportions of which are more generous than the stair to Flat 4.

The stair within Flat 4 will be removed entirely from both the lower and upper levels and the floor areas infilled. A new entry level WC will be located off the entrance lobby.

The new kitchen area will occupy largely the same location as the existing kitchen within Flat 5. This space will form a comfortable kitchen and dining area.

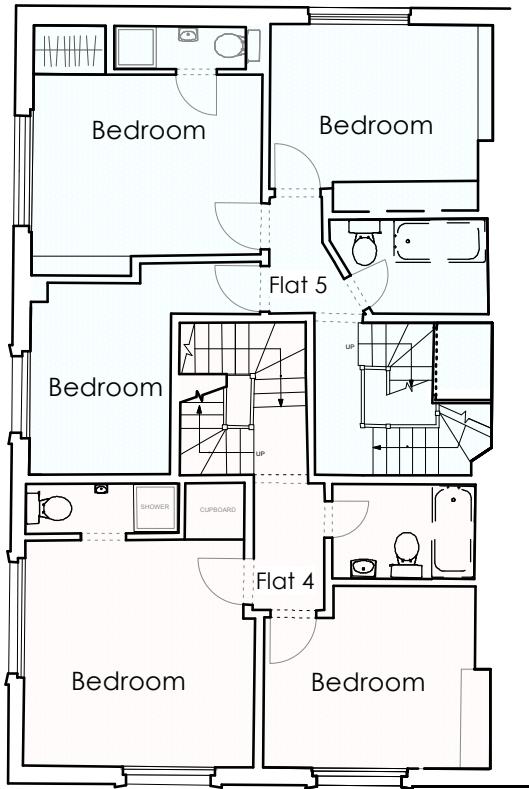
A new library/study area will be created by the removal of the stair and WC within Flat 4. This will provide a functional, triple aspect space linking the dining area and the new living room to the South facing side of the flat.

-Upper level & Bedrooms

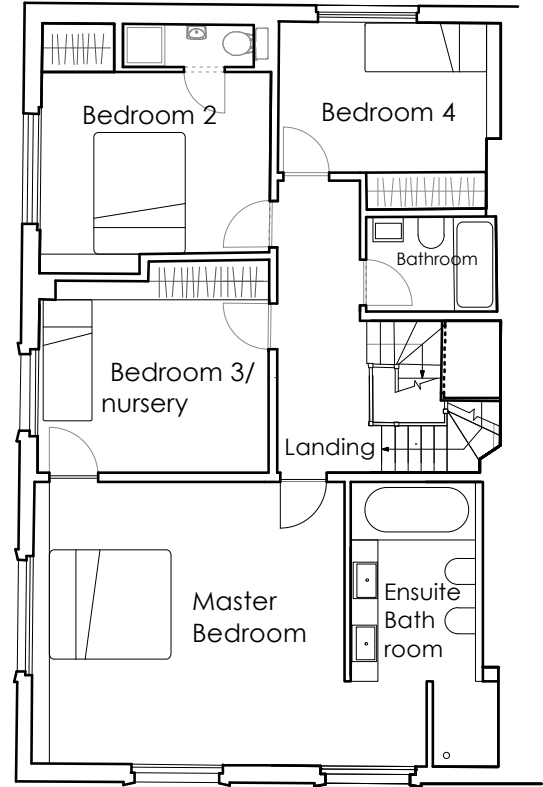
The removal of the Flat 4 stair to the upper level creates a larger landing area and rationalizes access from the landing to the Master Bedroom to the South facing side, bedroom 3 in the centre of the plan and bedrooms 2 and 4 at the rear, North side.

The ensuite shower room within bedroom 2 will be retained.

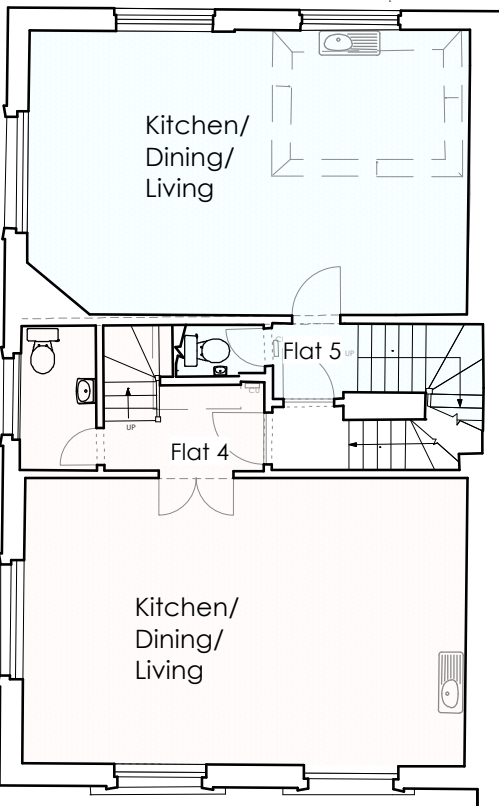
The existing ensuite shower room and bathroom within Flat 4 will be removed and the 2 bedrooms combined to create a generous Master bedroom with ensuite bath/shower room.



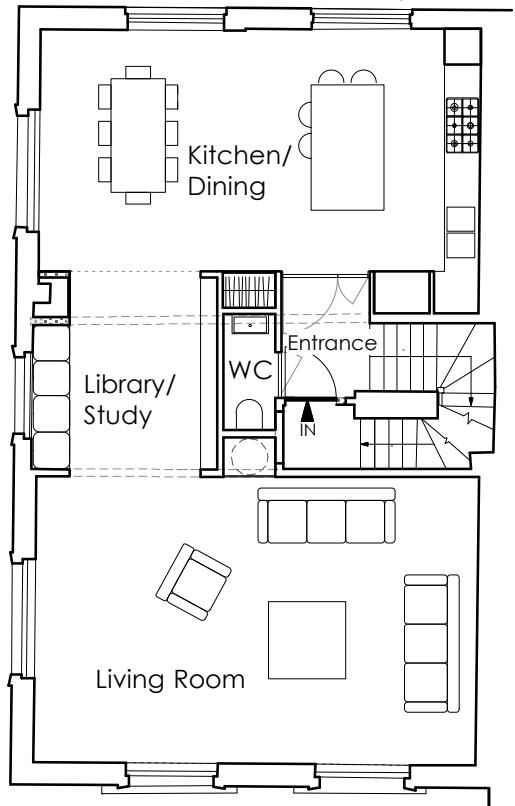
Existing-3rd Floor



Proposed-3rd Floor



Existing-2nd Floor



Proposed-2nd Floor

Plans- NTS

Roof Terrace and Stair Building



Following the advice provided at Pre-Application stage the design of this area has been completely reviewed. The existing stair building will be retained and will be the subject of a simple refurbishment. The removal of the redundant stair will provide an increased floor area at this level which is intended for use as a study area. The existing fixed polycarbonate roof domes will be replaced with new openable glass rooflights. The small doors and sidelights to the North and South elevations will be replaced with double glazed 'Pattern 70' type, timber framed French doors.

The existing plastic 'shiplap' boarding to the exterior of the stair building will be faced with new Siberian Larch timber horizontal battens on framing and 'Sioo' wood finish applied. This sustainable and non toxic wood treatment provides long term protection and allows the timber to grey naturally to a light, even shade.



The plastic gutter and down-pipe will be replaced with a simple metal box gutter with a 'rainchain' as illustrated here. New external wall lights will be fitted to the stair building and parapet walls.

The existing roofing is sound therefore it is proposed that the existing glued promenade tiles are overlaid with lightweight porcelain tiles on a proprietary system of leveling pedestal supports to allow free drainage below the new tiles and easy access for future maintenance of the roof area. The existing perimeter railing will be retained.



Access & Lifetime Homes 6.0

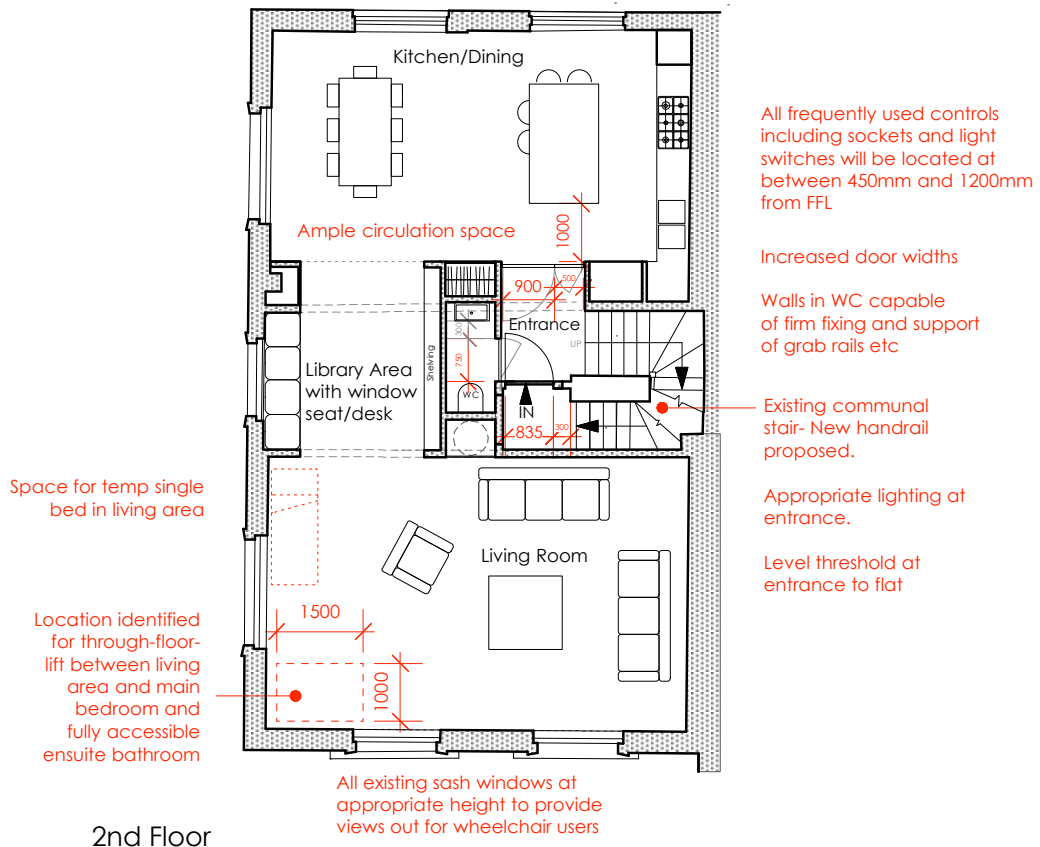
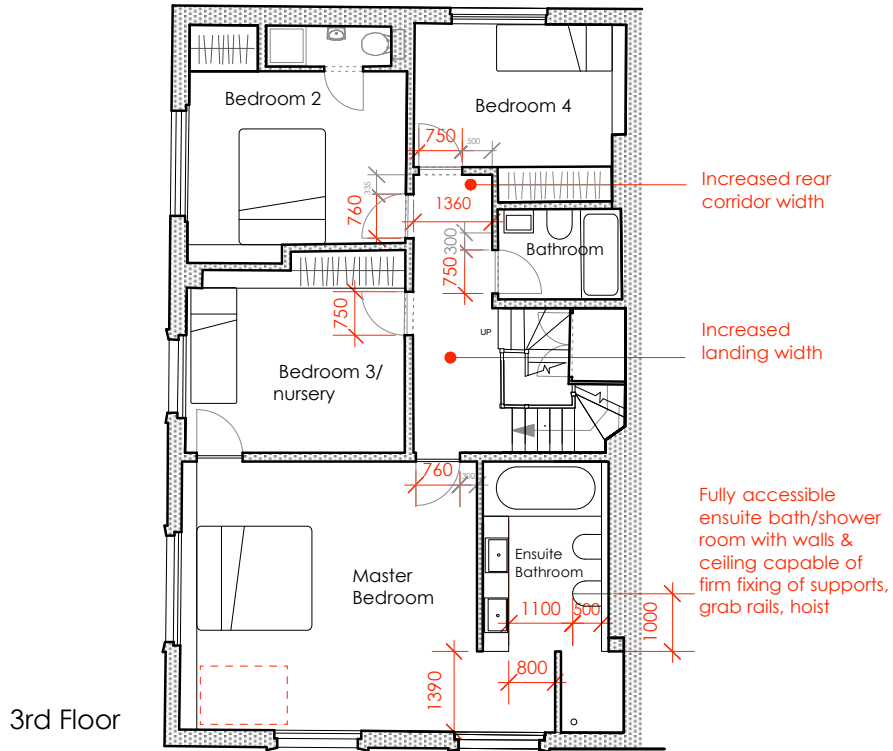
The building is located in a highly accessible location, within easy walking distance of local amenities and both underground and over-ground stations. The area is also well served by local buses and is in close proximity to the primary road network, including the A502 to the South West and the B517 to the North East. The Royal Free Hospital, Hampstead, is within a short walk.

The scheme has been thoroughly reviewed in order to meet as many of the criteria identified within the 'Lifetime Homes' standards as possible, within the limitations inherent to the host building. The resulting scheme is a considerable improvement on the existing with respect to both general design quality, accessibility and inclusiveness.

An independent Lifetime Homes Report has also been prepared and a detailed analysis of the design is provided within the supporting document which accompanies this application.

In addition to the information in the report, the diagrams on the following page identify the key aspects of the scheme which aid access and adaptability.

Plans highlighting Lifetime Homes criteria and compliance.



Conclusion 7.0

The proposal for the amalgamation of 2 existing flats to create one larger single dwelling will create a home of considerably improved quality and functionality and will serve the needs of a growing family for many years. The proposed dwelling would provide more spacious living accommodation, larger bedrooms, a better equipped kitchen and more comfortable bathrooms.

The simple upgrade of the roof terrace area will provide improved external amenity space for the larger dwelling, without affecting the amenity of neighbours, nor having a detrimental impact on the character of the property or wider Conservation area.

The size of the accommodation, as well as specifically designed elements of the scheme will in turn create a home which can be more easily accessed and used by people with ambulatory difficulties, thus providing a more flexible and adaptable space for both present and future occupants.