

UNDERCOVER

ARCHITECTURE LTD

DESIGN & ACCESS STATEMENT

For

ERECTION OF AN END OF TERRACE DWELLING HOUSE
COMPRISING BASEMENT, GROUND AND TWO STOREYS
(CLASS C3) AND ASSOCIATED WORKS NEXT TO NO. 11
PRIMROSE HILL ROAD, NW3 3DG.

JULY 2014

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1.0 Introduction

This Design & Access statement accompanies an application to the London Borough of Camden for full planning permission for: *“Erection of an end of terrace dwelling house comprising basement, ground and two storeys (class C3) and associated works.”*

The location of the proposed development is illustrated in Fig.1: Location Plan and in Fig.2: Site Plan. This document describes the existing situation and the design of the proposed new building.

The Application Site (outlined in red) has a total area of 87.0sqm (0.087ha) and comprises the side garden that adjoins the southern side of No. 11 Primrose Hill Road. The net area (gross external) that is the subject of this application comprises:

- building footprint	60.0sqm
- amenity and other landscaped space	27.0sqm

The Design and Access Statement has been prepared by Undercover Architecture Ltd on behalf of the applicant Mr Olusegun Osoba, the owner of No.11 Primrose Hill Road.

2.0 Assessment of existing conditions

2.1 Site Location and Description

No.s 11-37 (odds) Primrose Hill Road is a terrace of fourteen 3-storey houses that front onto a private residential estate road. This road, which has car parking along one side and two parking spaces at the end, runs parallel with the main road of Primrose Hill Road. The private road forms part of the Chalcot Park Estate (CEL) which is a 20th Century residential development comprising a mix of terraced housing with garages and on-street private parking.

3.0 Design Proposals

3.1 Overall Development Objective

The overall development objective is to create a self-contained dwelling unit, similar in design to the other houses in the terrace that front Primrose Hill Road. By matching exactly the design of the other houses in the terrace, the new house will blend into the townscape and will not look out of place.

3.2 Design Approach

No. 11A Primrose Hill Road, when completed, would become the new end-of-terrace house at the south-eastern corner of the junction of King Henry's Road and Primrose Hill Road. It would be built in the side garden of No. 11, which, being an end of terrace property benefits from a considerably larger garden than most of the other plots on the estate.

The proposed dwelling would have three visible storeys to line through with the adjacent properties in the terrace and a further basement level below ground.

In order to make sure the new property remains in keeping with the other buildings in the terrace all materials proposed for facing the new dwelling will match those found elsewhere on the estate, in particular those on the same terrace (i.e rendered masonry walls, white painted metal frame windows and flat roof coverings).

3.3 Proposed Accommodation at No 11A Primrose Hill Road

The accommodation to be provided at No. 11A, for which permission is sought, totals 247.1 sqm (gross external, including balcony) and 205.8 sqm (gross internal). It comprises the following:

Basement (65.4 sqm GFA / 51.1 sqm net internal): Gym, Media Room

Ground Floor (60.0 sqm GFA / 50.0 sqm net internal, not including porch, 51.5sqm including porch): Recessed porch, Living Room, Guest Cloakroom, Kitchen / Dining

First Floor (61.7 sqm GFA / 51.5sqm net internal (53.2sqm including balcony of 1.7sqm): Study / Living Room, Master Bedroom with En-suite

Second Floor (60.0 sqm GFA / 51.5sqm net internal): Bedrooms 2 and 3 and shared Bathroom.

Amenity space totals 28.7sqm (patio of 14.0sqm, landscaped area of 13sqm, and the first floor balcony of 1.7sqm).

3.4 Habitable Rooms / Density

The proposed development results in a dwellinghouse having 6 habitable rooms.

The gross site area is 87sqm (0.0087ha), so the density would be the equivalent of 109 dwelling units per hectare or 689 habitable rooms per hectare.

3.5 Services, Refuse and Recycling

The site of the proposed building is served by mains services and these services will be used by the proposed new dwelling.

Servicing is proposed to be as for No. 11 – refuse and recycling bins will be put out on collection days, close to the respective entrance doors.

A water butt system will be used to store rainwater run-off from the flat roof.

3.6 Sustainability

The choice of construction method, facing materials and insulation will seek to achieve a Code Level 4 of the Code for Sustainable Homes

4.0 Possible Impacts

4.1 Neighbours

The proposed new dwelling will have no impact on any of the neighboring properties due to its location at the corner of the estate. The depth and height of the proposed building will match that of No. 11. The proposed new dwelling will not result in loss of privacy, outlook or daylight to the adjoining properties. See accompanying Daylight / Sunlight Assessment.

4.2 Trees

The proposal will have no major effect on existing trees, but due to the proximity of parts of the new building to some of the tree root zones, tree root protection methods may be necessary. See accompanying Tree Report.

4.3 Building Line

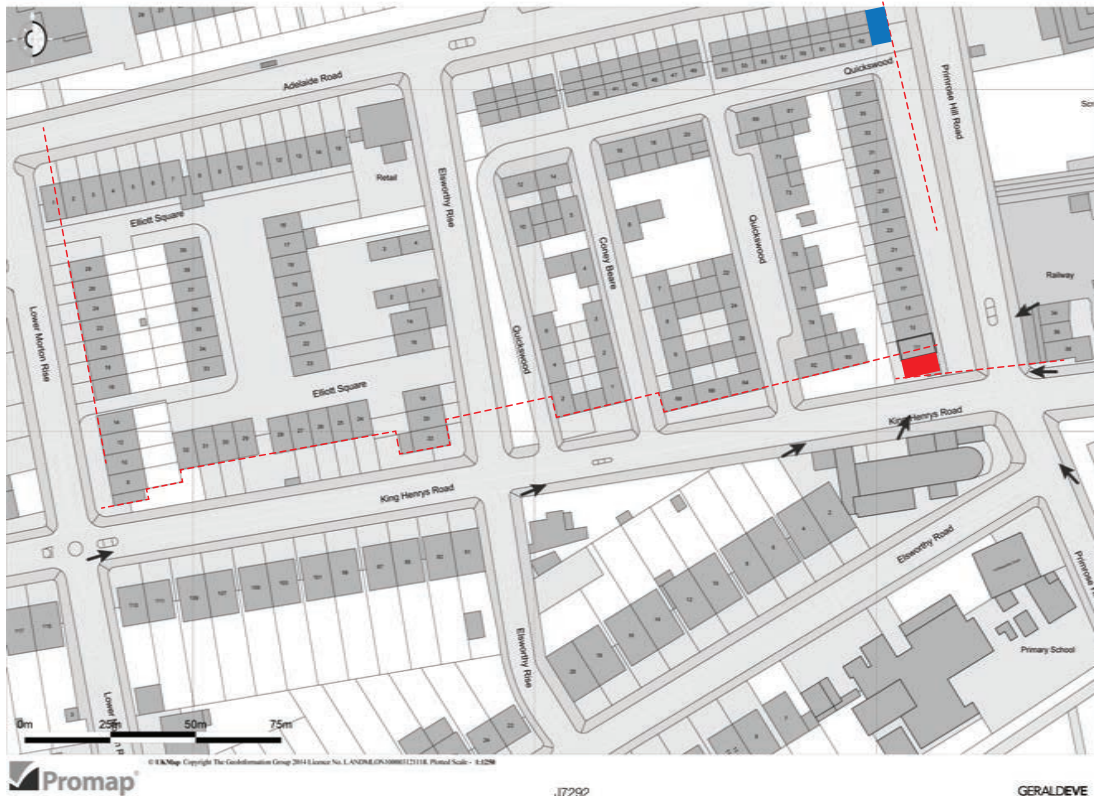
It has been noted in previous correspondence with the council that by extending the terrace to accommodate an extra property, the flank wall of the proposal will be forward of the existing building line of the estate and thus contrary to the established plan of the estate. We believe both of these assumptions to be untrue, as illustrated by the following studies:

No. 65A (Precedent)

No. 11A (Proposal)

11a Primrose Hill Road, NW3 3EA

Projected 'Building Line'



As the stepped red line along the North side of King Henry's Road shows, there is no single clear building line, but a number of lines along which properties are built.

As a general pattern the front of the properties that face onto the main roads surrounding the estate tend to be set further back than the side walls of the end properties, as can be seen very clearly with No. 1 Adelaide road which is built almost up to the adjacent pavement, or in No. 8 Morton Rise and No 22 Elliot Square which also face King Henry's Road and being end-of-terrace-dwellings have a side wall much closer to the road than those nearby properties which face it.

Similarly our proposal would retain this set back in relation to Primrose Hill Road, and continue the pattern set these houses, and notably also by No. 65A Quickwood, which was recently granted planning permission to extend beyond the building line in the same estate. This permission sets a precedent for the addition of a single dwelling added to the end of terraces (provided the design is in keeping (i.e. matching scale, building line and facing materials)) with the other dwellings in the terrace, and was also considered to have affected the original building lines of the estate.

Regarding the relationship of No. 11A Primrose Hill Road with the properties to the rear, it is notable that No. 11, the current terrace-end, already steps past the building line set by these rear-opposite houses, and daylight/sunlight analysis studies have been completed that there is no significant issue of overshadowing of these properties were the terrace to be extended.



Key Plan – Seen from the Church, the extended terrace would have a visible relationship with to the three-storey brick retail and residential buildings opposite.



Above: Existing View 1



Above: Proposed View 1



Key Plan View 2 – Large trees on both sides of the property effectively mask the new dwelling after about 50m, and serve to break up the sense of a single legible building line.



Above: Existing View 2



Above: Proposed View 2



Key Plan View 3 – Unlike the opposite side of the road,



Above: Existing View 3



Above: Proposed View 3



Key Plan View 4



Above: Existing View 4



Above: Proposed View 4



Key Plan View 5 – The large trees, which will be retained with root protection, screen the new building and reduce its visible impact.



Above: Existing View 5



Above: Proposed View 5



Key Plan View 6 – From the junction it is difficult to discern the new property due to trees.



Above: Existing View 6



Above: Proposed View 6



Key Plan View 7



Above: Existing View 7



Above: Proposed View 7

As the viewpoints show, several large trees and hedges along King Henry's Road serve to break the sense of a single building line being read as one. Furthermore the trees directly adjacent to the proposed dwelling that will be retained, with appropriate root protection in place, would significantly screen the proposed property.

To further counteract the increased presence of the minimal end-wall of the new dwelling, an irrigated living green-wall is proposed that will be visible from the public footpaths that run either side of King Henry's Road. The following visualization has been prepared to illustrate how the proposed green wall will look from eastern end side of King Henry's Road. As is apparent from the image this strategy will blend the building into the two adjacent trees softening its presence at the roadside.



Above: With Green Wall

For the above reasons the extension is not deemed to cause significant detriment to the character of the estate and with the addition of a green wall is considered an improvement to the streetscape.

5.0 Access

It is proposed to extend the existing footpath in front of the terrace by 1.2m to allow level access to the front of the property with the least disruption to the communal garden, which can be maintained. Any changes to the parking arrangements will need to be agreed with the Chalcot Estate as the parking takes place on a private road. It is anticipated that a legal 'car capped' agreement will be applied that will limit future residents of No. 11A from being able to obtain on-street parking permits.

The proposal meets Lifetime Homes standards, including wheelchair accessibility. See accompanying Lifetime Homes questionnaire.

6.0 Conforming to planning policies

For a review of the scheme in relation to the relevant planning please see the accompanying planning statement.