

**5 KEMPLAY ROAD  
LONDON NW3 1TA**

**DESIGN & ACCESS STATEMENT FOR  
PLANNING AND CONSERVATION AREA APPLICATIONS  
REV. C ( November 2014)**

3 December 2013



*Proposed new house at 5 Kemplay Road, NW3, street view.*

## BACKGROUND

This a revised Design and Access Statement relating to revisions to the recently approved Proposal (Planning Consent **2013/7906/P**).

This Design and Access Statement is submitted in support of the full Planning and Conservation Area Applications for the proposed demolition of the existing single family dwelling house at 5 Kemplay Road, London NW3 1TA , and the construction of a new single family dwelling in its place. The application is made on behalf of the existing Owners and Residents, Mr. and Mrs. Lionel Founier and is for the demolition of the existing dilapidated house and the erection of a new house of high design and construction standard, a genuine “home for the future”, high quality, environmentally friendly, and suitable for a modern family. This is not a house by speculative builders to maximise the floor area and their profits. The current Owners build it for themselves to live in it for many years to come - they have every interest in having a house that is inoffensive, sits well with its neighbours and is a positive addition to the area. The current design achieves their objectives and aspirations. This document will demonstrate that the new house is of appropriate scale and design, will positively adopt the current construction and environmental standards, and will make a positive contribution to the Conservation Area.

The document should be read in conjunction with the other documents submitted in support of the application.

## DESIGN TEAM

ARCHITECTS - TAG Architects

HERITAGE & PLANNING CONSULTANT - ARAGON Land and Planning UK Ltd.

SUSTAINABILITY AND ENERGY - MES Energy Services

DAYLIGHT AND SUNLIGHT - MES Energy Services

TRANSPORTATION - TTP Consulting

STRUCTURAL ENGINEER - Trigram Partnership Ltd.

HYDROGEOLOGICAL IMPACT ASSESSMENT - GCG Geotechnical Consulting Group

GROUND MOVEMENT IMPACT ASSESSMENT - GCG Geotechnical Consulting Group

SITE INVESTIGATIONS - MRH Geotechnical

## SUPPORTING DOCUMENTS AND CONSULTATIONS

1. L.B. of Camden Planning Pre-Application Advice;
2. Lifetime Homes Standards Assessment
3. Design, Planning & Heritage Statement
4. Structural Reports, including:
  - Basement Impact Assessment (BIA) “Subterranean Construction Method Statement and Structural Report on the Proposed Basement Extension;
  - Site Investigations;
  - Hydrogeological Impact Assessment;
  - Ground Movement Impact Assessment;
5. Sustainability and Energy Statements, including:
  - Energy Efficiency Statement and Code for Sustainable Homes Pre-assessment);
  - SAP Survey Notes and Specification;
  - Building Regulations Compliance
6. Transport Statement
7. Daylight and Sunlight Report
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*The existing house at 5 Kemplay Road, NW3, street view*

## 1. INTRODUCTION

### 1.1 The Proposal

This submission is relating to revisions to the recently approved Proposal (Planning Consent **2013/7906/P**). The original Proposal revisions consist of:

- Enlarging the proposed Basement;
- A new rear Patio off the Basement floor;
- Minor enlargement of the 1st and 2nd Floors by moving the proposed main rear wall to be flush with that of the adjacent No.3 Kemplay Road.

This submission is part of the Planning and Conservation Area Applications for the above property at No. 5 Kemplay Road.

The proposal is to demolish the existing semi-detached modest dwelling house with outbuildings and sheds and construct a new single family house in its place, of a similar scaled mass, improved appearance and construction standards.

### 1.2 Use / Amount

The building is a single-family dwelling house (Planning Class C3(a)). It is a former council house, now in private ownership. The proposed use is to remain a single dwelling house.

The existing and proposed development areas are shown in the table to the right:

5 KEMPLAY ROAD, NW3, 25.11.2014		Rev.E	TAG ARCHITECTS	
FLOOR AREAS CALCULATIONS			EXISTING	PROPOSED
			m2	m2
1.0	THE SITE:			
1.1	Whole site area:		310.47	310.47
1.2	Built-over site area:		98.96	112.77
1.3	Front Garden area, incl. solid paved areas:		90.33	73.75
1.4	Rear Garden area, incl. solid paved areas, excl. Awning and Shed:		121.18	123.95
1.5	Front Garden foliage and green areas (incl. 'grassguard')		15.50	69.78
1.6	Rear Garden foliage and green areas		84.18	92.00
1.7	Basement Patio		nil	21.40
2.0	THE MAIN BUILDING			
2.1	Main building Ground Floor gross internal area:		69.75	98.00
2.2	Main building 1st Floor gross internal area:		49.60	78.30
2.3	Main building Loft/2nd Floor areas (over 1m high):		18.80	48.90
2.4	Main building Basement gross internal area:		nil	90.15
2.5	Main building total gross Internal area:		<b>138.15</b>	<b>315.35</b>
3.0	THE OUTBUILDINGS			
3.1	Rear Awning structure gross area:		11.00	0.00
3.2	Rear Garden Shed:		7.60	0.00
3.3	Front driveway Pergola not considered a built structure			
4.0	TOTAL GROSS INTERNAL AREA OF THE MAIN BUILDING AND OUTBUILDINGS:		<b>156.75</b>	<b>315.35</b>

## 2 SITE ANALYSIS

### 2.1 Conservation Area

The site is in the Hampstead Conservation Area. The building on the site, No. 5 Kemplay Road is noted in the Conservation Area Statement as making neutral contribution to the Conservation Area.

Kemplay Road runs west from the junction with Pilgrims Lane to the junction with Willoughby Road.

Number 5 Kemplay Road is located close to the eastern end of the road, on the south side, as one of the pair of adjoining 2-storey houses built around 1950's, in fair-faced red brick walls, UPVC windows and interlocking tiles pitched main roof.

Further up Kemplay Road, on the south side and towards the eastern end, there is a short terrace of 5 similar red brick houses with pitched roofs were built at the same time in the 1950's (No's.13-21), of similar appearance and size. It is understood that those buildings and the pair at No's.5-7 were constructed on the grounds of the Rosslyn Hill Chapel. A feature of this side of the road is a wide gap between the two red brick terraces, enabling views and access to the Rosslyn Hill Chapel behind, with a gravel drive in this gap.

On the same side of the road, close to the site, and in front of the adjacent dwellings are a number of mature trees that have the benefit of Conservation Area protection. These trees provide some attractive greenery in the street scene and form part of the character of the Conservation Area.

The remaining buildings on the south side of Kemplay Road are three Victorian joined up houses at the western end of the road and a pair of large Victorian semi-detached houses (No's. 1 & 3) at the

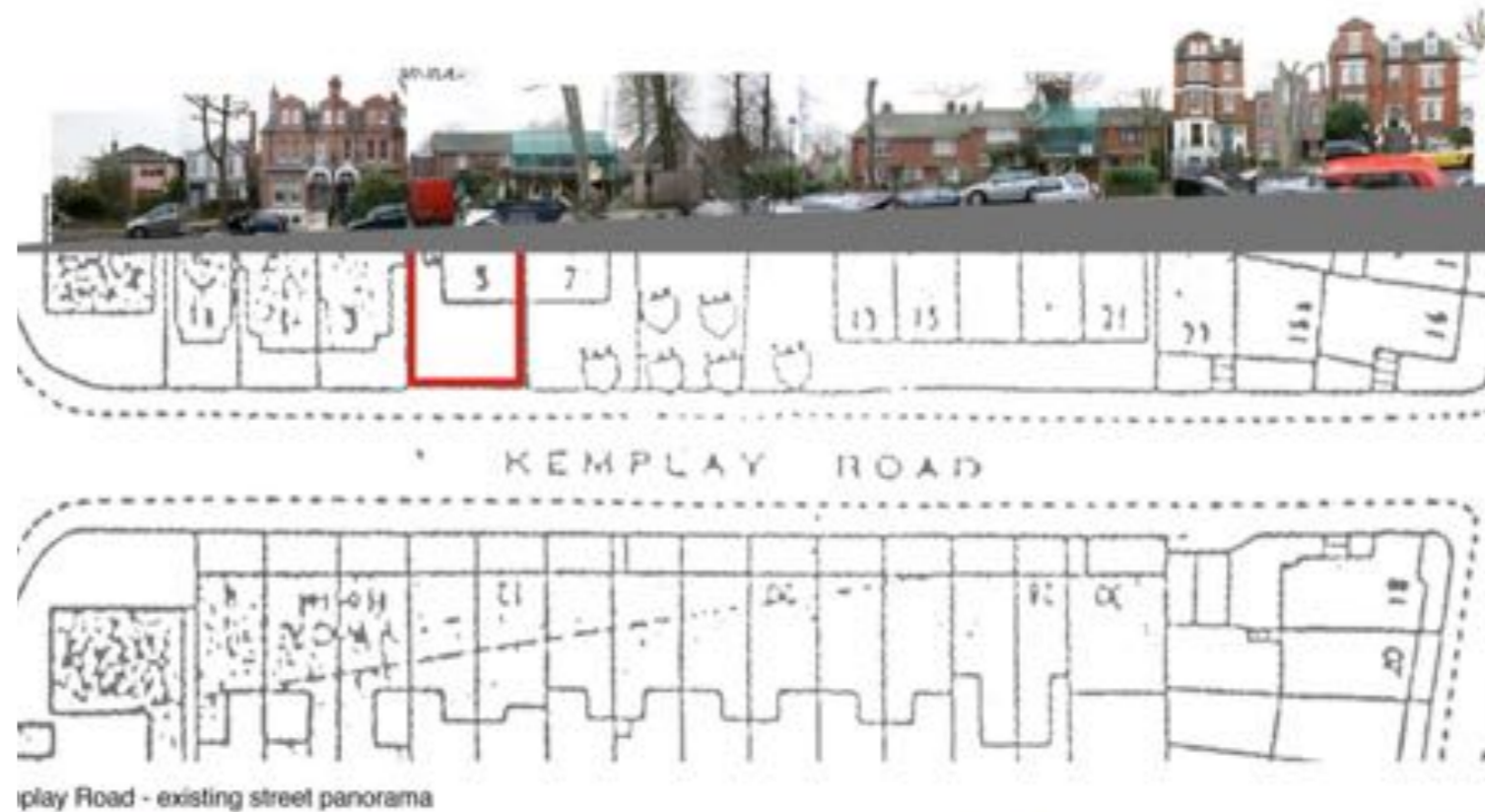
eastern end of the road, No.3 is adjacent to the site of the proposed development at No.5. The south-west corner of Pilgrims Lane and Kemplay Road is taken by two detached two-storey cottages of mid 1900's origins.

In summary, the south side of Kemplay road is characterised mainly by a number of mid-1900's small two-storey council and ex-council houses and cottages built during the immediately post-war 'austerity' period, of fair-faced red brick and pitched tiled roofs. Two small groups of Victorian houses, at

the western end, and at the opposite eastern end of the road offer a visual contrast.

The north side of Kemplay Road is of much more unified character, a long mixed terrace of Victorian 4- and 5-storey houses, No's.10 & 12 facing the site at No.5.

A separate Heritage Statement by ARAGON Land and Planning Consultants is setting out the effects of the proposed development on the Conservation Area and its surroundings.



## 2 SITE ANALYSIS

### 2.2 Land Use

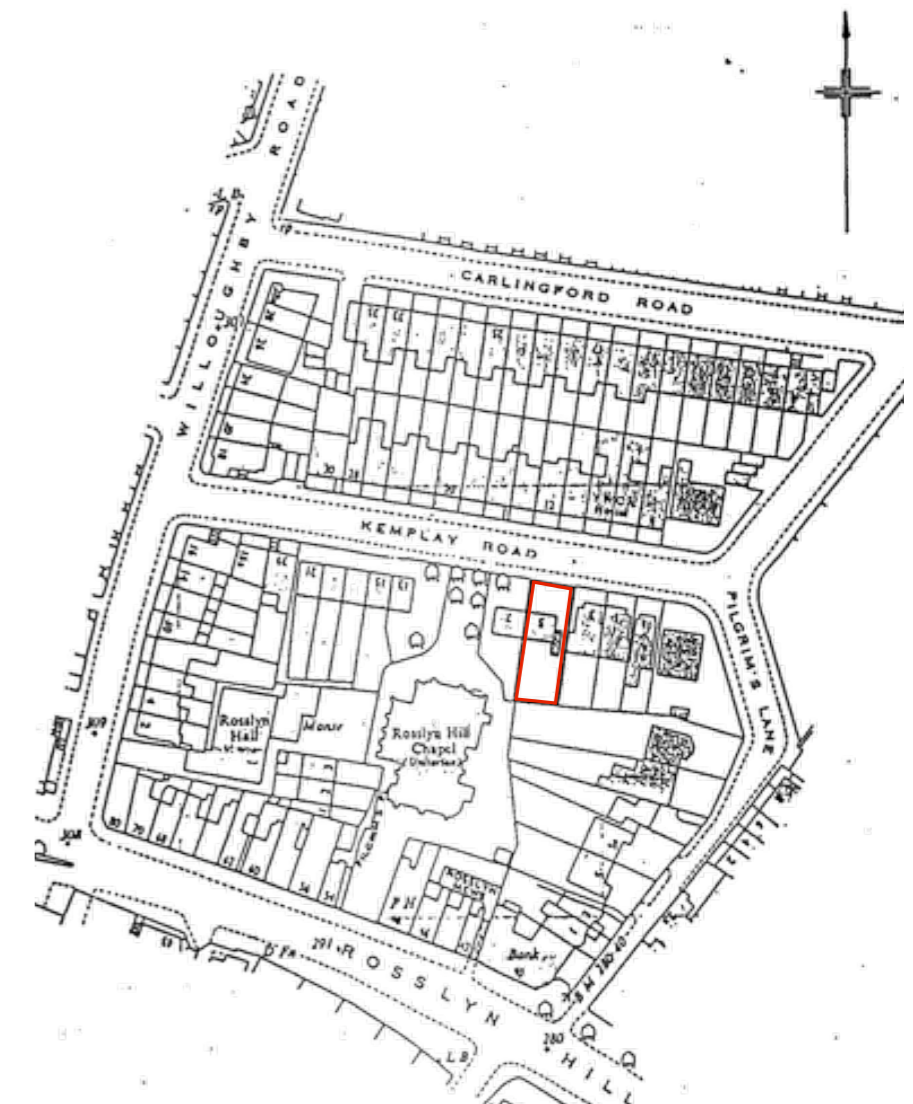
The site and the locality are almost entirely residential, with a methodist chapel to the rear of the site. Close-by, within walking distance, is a high street (Rosslyn Hill) with numerous retail and office facilities, offering good public transport links to other parts of town.

### 2.3 Existing House

The existing house at 5 Kemplay Road, one of the adjoining pair, is of no notable architectural quality, built to poor standards. As noted above, makes neutral contribution to the Conservation Area at best. It appears the house, and other similar houses on the street, have been constructed in response to the acute shortage of housing accommodation in the immediately post-war 'austerity' period, when the low construction cost was the overriding priority for the developers. As a result it is characterised by the most rudimentary construction and amenities standards, low energy efficiency and of the simplest, most economical form. Around the same time a few other 'cottage-style' similar houses were built on the south side of Kemplay Road, on generous sites, well set back from the pavement in relation to the other older houses on the road.

Over the years there were some attempts at improving the amenities of the house. The east side of the house has a recent side extension, set back from the face of the main front facade. The rear facade has also been substantially altered by the addition of various extensions, some 1-storey, some 2-storey, finished in a mix of materials. These ad-hoc additions, bearing little regard to the main house or the adjoining ones, further eroded the already limited visual quality of the house.

The adjoining semi-detached house (No.7) shows very little alterations since it's origins, it remains a council house, a single-family dwelling house. Both houses are constructed of traditional materials of single skin fair-faced red brickwork, with a pitched roof of interlocking cement tiles.



## 2 SITE ANALYSIS

### 2.4 Existing Site

The site at 5 Kemplay Road, in contrast to the meritless house currently existing on it, is of considerable quality, having plenty to offer to its existing residential use.

The site has an excellent sunlight exposure, with the rear garden facing due south. The rear garden is very private, practically free of overlooking. The views to the rear are attractive, with most visible houses a good distance away and the nearest ones well screened by mature trees and foliage. The focus for the views to the rear is the 19C. methodist chapel building of traditional ecclesiastical style and construction, in light stone, with steep pitched roofs and an attractive spire.

The deep front garden and drive, with the existing tree and low foliage along the front boundary, offer privacy and tranquility even on the street side of the site. The views to the front are equally attractive, with good quality 19C. terrace of townhouses on the opposite side of the road.

The photographs of the site, the house and the site context are to the right..



Aerial view



Front elevation



Rear elevation

### 3. DESIGN PROPOSALS

#### 3.1 Scale, Setting and Articulation

The proposed new house would reflect the modest scale and the simple shape of the existing building, but in contemporary detailing and construction standards.

Careful consideration has been given to the scale of the new house. This has been discussed at length with Camden Council Planning Officers during the pre-planning consultation submission and the meeting. The conclusions were that satisfactory arrangement would be achieved if the new house continues the visual scale of the existing house it replaces. To this end it was agreed that the ridge and eaves lines of the new building are to correspond with ridge and eaves lines of the adjacent cottage at No. 7.

It was agreed that the line of the front facade of the new house to be moved forward in relation to the existing house to soften the setback of the existing cottages' facade in relation to the adjoining Victorian house, thus improving this part of the street frontage.

The relationship between the new house and the adjoining cottage and the Victorian house has been studied. The proposal is for the new house to be visually separated from both its immediate neighbours, while physically connected to them by lightweight glazed links neutral in appearance. This enabled the main body of the house to assert its own positive identity without resorting to either a radical contrasting modernism, or a pastiche copy of either of the adjoining houses.

The proposed house has a new basement broadly equivalent to its footprint, but this has no external manifestation and no impact on the surrounding area.

#### 3.2 Appearance and Materials

The intention behind the appearance of the proposed house is to create a polite building, that sits tactfully and well between its neighbours, a pair of large Victorian houses on one side and a 1950's cottage on the other, and provides a harmonious addition to the streetscape.

The existing 50's cottages are coming to the end of their lifespan and are architecturally meritless. For those reasons the adjoining house at No.7 will most likely come for replacement soon, hence possible suggestions of using it as a yardstick for the new house at No.5 are unlikely to be relevant.

The design intention is for the house to have a contrasting appearance between its public, north-facing front facade and the private south-facing rear facade.

##### 3.2.1 Front Facade:

The front facade, being of visually heavier materials (fair-faced brick) with relatively small window openings, is more 'defensive' and enclosing in appearance and character.

The selection of the finishing materials for the public front facade of the new house reflects the designers intention for the house to assert its own visual identity, but without jarring contrasts to its immediate neighbours:

- the fair-faced rubbed red brick facade is to reflect the prevailing facade finish material on the street and that of its immediate neighbours;
- the main sloping roof, similar in scale to the adjoining cottage, will be covered in mid-grey man-made slates to reflect the prevailing roofing material on the street;

- the fenestration, whilst contemporary in detail with minimal metal frames and plate glass, will not be dissimilar to the proportions of the windows of its immediate neighbours;
- the fully glazed roof dormer to the front roof slope, while translucent and light in appearance, will represent contemporary equivalent of the dormers and the roofline of the adjoining Victorian house at No.3;
- the white render trimming detailing to front facade will echo the many similar trimming details observed on most houses on the street, both Victorian and contemporary.

##### 3.2.2 Rear Facade:

In contrast, the private rear facade opens the house to the southern sunlight, to the private rear garden and to the attractive views beyond:

- the white render treatment to the base of the facade is to reflect the southern sunlight to prevent overheating and to reflect sunlight to the rear garden;
- the fair-faced brick finish to the upper floor facade and the use of exterior cedar cladding are introduced to reduce visual contrast with the adjoining houses;
- the large window openings visually and functionally connect the house with the garden;
- the rear flat roofs are designed as Sedum covered 'green roofs', they respond to the ecological requirements and minimise visual impact of the roofs when viewed from the upper floors;
- the main sloping roof is covered in mid-grey man-made slates, as the front facade.
- the main flat roof at the top of the house is to be fitted with banks of shallowly inclined (11deg.) photovoltaics panels, which will considerably improve the building's already small carbon footprint.

3.2.3 The modernist detailing of the proposed house will sit well in the context of other new contemporary houses constructed recently in the Hampstead Village and the adjacent Belsize Park: 49 Denning Road, NW3,

44 Willoughby Road, NW3, 10 Pilgrim's Lane, NW3, 28 Glenilla Road, NW3, and many others.

#### 3.2.4 Rear Aspect:

The proposed design of the rear facade features the extended Ground Floor areas, which are of single storey height, respecting the amenities of the adjoining houses and their principal, south facing rooms. The main body of the rear facade is considerably set-back in relation to the Ground Floor for the same reasons of preserving the existing amenities of the adjoining houses. In the interest of good appearance and ecological benefits, the flat roofs of the Ground Floor extended rear areas to be finished as 'green roofs' with Sedum planting. The two proposed shallow terraces at the rear of the new house, one on the 1st floor and one on the 2nd floor, are serving the bedrooms. They are set back from the rear face of the building to minimise overlooking to the adjoining properties.

The proposed Ground Floor projection on the boundary with 3 Kemplay Rd is substantially smaller than the projection of the existing solid Awning Structure adjacent to the boundary. The proposed arrangement substantially reduces the exiting structures visible over the boundary when viewed from 3 Kemplay Rd, improving the conditions there.

The proposed projection on the boundary with 7 Kemplay Rd is only slightly greater than the existing building Ground Floor extension projection. Also, it is much smaller in above-ground volume and bulk in relation to the existing building thanks to irregular floor plan and lower height above the garden level (3.0m existing extension and only 2.4m proposed structures), improving the conditions at 7 Kemplay Rd.

The Ground Floor is not freely visible from the rear, the church grounds or the neighbours, due to high garden fences and dense foliage surrounding the

site. To reduce the apparent rear bulk of the Ground Floor the elevation is well articulated and has large proportion of windows and glass areas.

The First Floor is well set back in relation to the Ground Floor, while the the windows are more vertical and fragmented, facing brick cladding, cedar panelling and pergola, all contribute to the soft and light appearance of the upper floor.

The rear garden at 5 Kemplay Road is the largest of its near neighbours, hence it could accommodate proportionately larger structures than those recently built at 1 Kemplay Rd, yet our proposal is quite modest by comparison. Some of the neighbour's recent extensions are 2-storey, glazed boxes, their bulk much more apparent, projecting well into their modest gardens, leaving considerably smaller green garden areas than what is proposed at No.5.

The existing outbuildings in the rear garden (Awning and Shed) are permanent unmovable structures on their own concrete bases, part of the built-over site area. In the proposed scheme both structures are removed from the site to balance the modest increase of the main building's footprint and to improve sense of openness to the rear gardens. The 3D Visuals to the right illustrate quite clearly that the proposed house fits well and harmoniously between the neighbouring houses, improving the conditions for them.

#### 3.2.5 Front Aspect

The proposed design of the front elevation acknowledges the minor side windows on the western facade of the adjacent house on the left hand side (No.3 Kemplay Rd) by allowing good space (2.5m wide) between this facade of the house at No.3 and the proposed eastern facade of No.5. It is noted that the western facade windows at No.3 are serving secondary non-habitable spaces of hallways, staircase, utility room and cloakroom.

The Top Floor feature glass dormer serves the house in many ways - its size enables the staircase to exist in its location, it enables cross ventilation to the South facing Bedrooms, as well as providing important articulation to the front facade.



*Existing House and Rear garden*



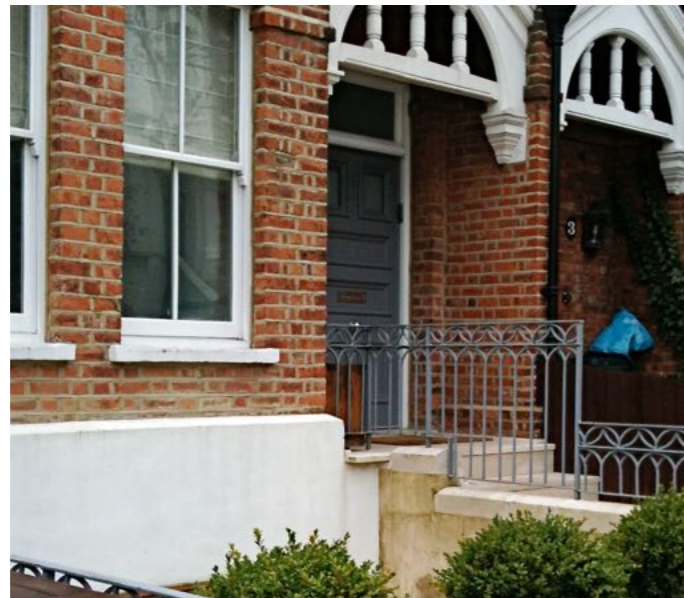
*Proposed House and Rear garden*

### 3. DESIGN PROPOSALS (cont'd)

#### 3.2.6 Examples of local modernist and traditional houses materials palette:



*Examples of local contemporary houses materials palette*

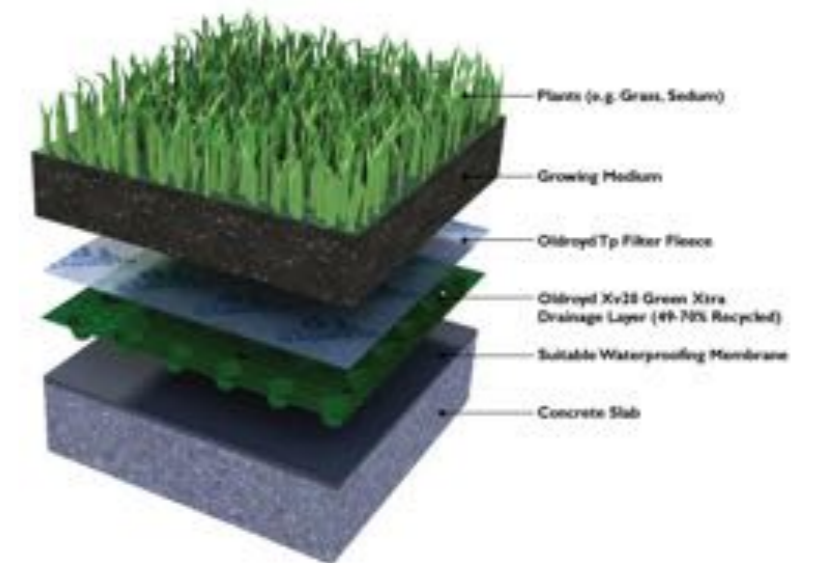
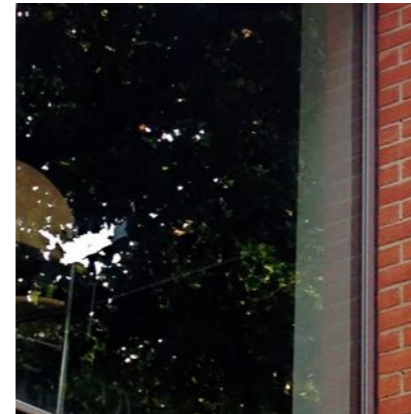


*Examples of local traditional houses materials palette*

### 3. DESIGN PROPOSALS (cont'd)

3.2.7 The proposed main materials palette for the exterior of the building is as following:

- Fair-faced 'rubbed' brickwork to areas;
- White polymer render to areas;
- Man made mid-grey slate main roof;
- Cedar wood to the main entrance;
- Plate glass windows in metal framing;
- Sedum cover to flat roofs;



### 3. DESIGN PROPOSALS (cont'd)

#### 3.3 Layout

The house has been conceived along the traditional layout of placing all family and guests areas on the ground floor, with bedrooms on the upper floors. The mansard roof area houses the Master Bedroom suite. The little terrace accessible from the Master Bedroom is for quiet enjoyment only, not suitable for parties or gatherings.

All principal house areas and at least one bedroom are designed to afford disabled persons access. The house as a whole meets the Lifetime Home Standards, on which there is more later, below.

#### 3.4 Landscape

The principles behind the landscape design is to maximise soft green landscaping while limiting the hard non-permeable covering areas. All existing trees and mature foliage to remain on the site, no tree falling is intended.

##### 3.4.1 The rear garden areas:

- A couple of the existing structures, the sizeable garden shed and permanent awnings over hard landscaping, are to be removed to make space for soft grassy landscaping and to improve the sense of openness across the rear gardens;
- The existing terraces, patios and hard paved paths to be removed to increase the soft grassy areas;
- A new compact sunken patio to be formed, of considerably smaller area than the existing combined patios and paths;
- It is intended to plant a number of low rise trees along the rear boundary, to offer some sun shading to the main grassy garden area;
- As shown in the attached revised Floor Areas Calculations table Item 1.6, the foliage and green areas to the rear garden will actually increase over the existing site layout by almost 8.0m.sq..

##### 3.4.2 The front and side garden/patio areas:

- The substantial existing pergola at the side and front of the existing house to be removed to improve amenities of the adjoining property at No.3;
- The existing paved drive covering the vast majority of the front garden to be removed and cleared down to the soil;
- In place of the existing front drive paving, we propose 'Grassguard' Permeable Paving by Marshalls. This enables cars to be parked in the drive while supporting the growth of grass and free natural drainage of the drive areas;

- The reduction of the solid paving and the introduction of permeable 'Grassguard' hollow driveway blocks to the front garden will result in the foliage and green areas to the front garden (Floor Areas Calculations table Item 1.5) to be increased by almost 55m.sq. This will also benefit natural rainwater drainage on site. These increases of green areas to the front and rear gardens of the property, and the boost to the natural rainwater drainage are clear environmental improvements over the existing house arrangement;
- The formal planter along the front boundary is to remain and be augmented with new, selected plants;
- A new low-level timber fence to the front boundary to replace the current fence.



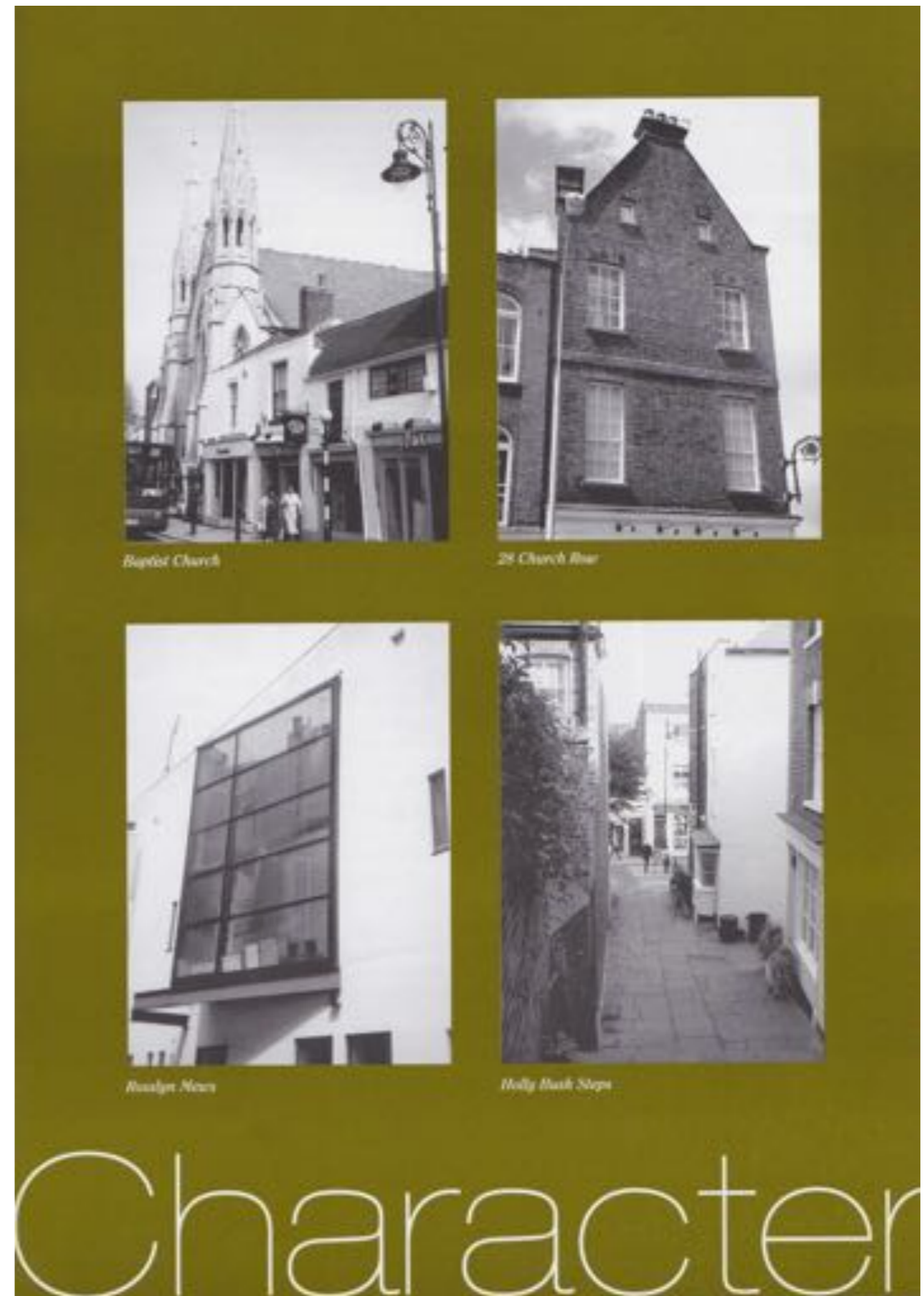
*'Grassguard' Permeable Paving by Marshalls*

#### 4. DESIGN, PLANNING & HERITAGE

The relevant aspects of the project have been analysed in the Design, Planning & Heritage Statement (DP&HS) prepared by ARAGON Land and Planning Consultants. This document is submitted as one of Supporting Documents and to be read in conjunction with this report..

The main conclusions highlighted in the DP&HS appraisal are:

- 1. The proposal has creatively and sympathetically been designed to enhance the character of the Conservation Area. The proposals are screened from view and have no adverse impact on the character of the locality;*
- 2. The proposal has been designed to respect the setting and character of the Conservation Area. This has been achieved by way of attention to scale, layout, and proportion, use of materials and details of openings. It is a scale and form consistent with the Conservation Area;*
- 3. The proposal meets the statutory test set out in the act and the requirements of the development plan;*
- 4. It is for these reasons that Planning Permission and Conservation Area Consent should be granted.*



## 5. ENVIRONMENT & ECOLOGY

### 5.1 Sustainability and Energy

The aspects of the project relating to the Sustainability and Energy have been covered in a Sustainability Statement & Energy Report (SS&ER) (Rev.B) prepared by MES Energy Services Consultants. This document is submitted as one of Supporting Documents and to be read in conjunction with this report.

The building is to be designed and constructed to the specification outlined in the above SS&ER document. This it to be a low carbon development, where high standards of environmental sustainability will be achieved.

The main conclusions highlighted in the SS&ER document are listed in the Section 5 of the Report:

*1. The Report shows that the proposed development at 5 Kemplay Road, London NW3 considers and addresses all of the issues raised by Camden as detailed in their policy documents;*

*2. The proposal is to use the south elevation and install 3.36kWp of PV on the flat roof areas. Based on a preliminary SAP calculation a 3.36kWp PV array facing south at between 11 to 37 degrees will generate 2,902kWh of electricity per year. This offsets a total of 1.51 tonnes CO2 per year.*

*3. The included Code for Sustainable Homes Pre Assessment Tool confirm that if built to the specification detailed in this document the development can achieve **Level 4** certification in there Code for Sustainable Homes.*

### 5.2 Daylight and Sunlight

The matters relating to this section have been assessed in a Daylight & Sunlight Report (D&SR) and in Daylight Report Code for Sustainable Homes Credits (DR CSH) prepared by MES Energy Services Consultants. These documents are submitted with the Supporting Documents and to be read in conjunction with this report.

5.2.1 The D&SR report analyse the impact of the proposed house on the daylight and sunlight amenities of the adjoining properties at No.3 and No.7 Kemplay Road. It considers the impact negligible, well within the accepted parameters. The summary and results of the analyses are:

*1. Vertical Sky Component: Calculations were undertaken in accordance with the planning guidance contained in BRE document 209 'Site Layout Planning for Daylight and Sunlight'.*

*All windows except Basement W2 comfortably fulfil the guidelines. It should be noted that the result for this window is very to the guidance threshold of 0.8 and in our opinion this is acceptable. This window may also serve a non-habitable room and if so it should be disregarded.*

*2. Daylight Distribution: Calculations were undertaken in accordance with the planning guidance contained in BRE document 209 'Site Layout Planning for Daylight and Sunlight'.*

*As can be seen all of rooms assessed comfortably fulfil the BRE guidance.*

*3. Annual Probable Sunshine Hours: Calculations were undertaken in accordance with the planning guidance contained in BRE document 209 'Site Layout Planning for Daylight and Sunlight'.*

*All windows assessed achieve scores better than the thresholds outlined in the guidance .*

*4. We have not assessed 7 Kemplay Road because under normal circumstances with this type of development it would be highly unlikely that the impact of the proposals would cause daylighting problems.*

5.2.2 The DR CSH Report analyse the lighting conditions in the proposed new house. Two parameters have been assessed and summary of the findings are:

*1. Average Daylight Factor: Calculations were undertaken in accordance with the procedures shown in CSHTG. Our results show that all rooms meet their respective assessment criteria, therefore achieving the maximum of 2 Credits in this category.*

*2. Daylight Distribution (No-sky line): Calculations were undertaken in accordance with the procedures shown in CSHTG. Our results show that all rooms meet their respective assessment criteria, therefore achieving the maximum of 1 Credit in this category.*

5.2.3 In the context of the current revised Planning Consent submission MES Energy Services Consultants reviewed their original reports Daylight & Sunlight Report (D&SR) and Daylight Report Code for Sustainable Homes Credits (DR CSH) submitted with the original Planning Consent Application. Their conclusion was as follows:

*With regard the Daylighting & Sunlighting Report for planning purposes, although the results would be different I wouldn't imagine our overall conclusions would differ very much from our original summary (that the Daylight/Sunlight impact on the neighbour is relatively small).*

In this context, it has been assumed that updated Reports are not required for this Application.

## 5. ENVIRONMENT & ECOLOGY (cont'd)

### 5.3 Transport

The matters relating to the effects of the proposed development in terms of its effects in traffic and transport terms were analysed and presented in form of a Transport Statement prepared by TTP Consulting Transport and Planning Specialists Consultants. This document is submitted as one of Supporting Documents and to be read in conjunction with this report.

The report concludes that the proposed development will not result in any material impact in traffic and transport terms.

### 5.4 Basement Impact Assessment, Large Basement

This revised currently submitted proposal includes a Basement under the full footprint of the house. The Basement to provide auxiliary spaces for the house of Boiler Room, Laundry, a small Bathroom and a Multi Purpose Family Area. These are vital facilities for the proposed house of this kind and fitting them in an unobtrusive basement enabled the designers to minimise the house footprint and above-ground bulk.

Fresh Basement Impact Assessment Report (BIA) "Subterranean Construction Method Statement and Structural Report on the Proposed Basement Extension" has been commissioned for the large Basement, in accordance with Camden guidance. The BIA report has been lead and prepared by TRIGRAM Partnership, Consulting Structural Engineers. They produced a Subterranean Construction Method Statement and Structural Report on the Proposed Basement Extension. Trigram Partnership have acted in conjunction with Hydrological Investigations Specialists - GCG Geotechnical Consulting Group, and with Site Investigations Specialists - MRH Geotechnical.

The Report prepared by Trigram Partnership considers all the relevant factors required under the Camden BIA guidelines. The designs for the new house at No. 5 Kemplay Road are to fully include the recommendations and the proposals listed in the Trigram Report, as related to the detail design stages of the project and to the operations on site during construction. This document is submitted as one of Supporting Documents and to be read in conjunction with this report.

The Trigram Report states the following conclusion:

*We confirm that by following these (structural) measures, the proposed basement extension can be constructed with no detrimental effect to the structural integrity or stability of the house or the existing structures (buildings, buried services, or the tree) adjoining or adjacent to the house.*

The auxiliary Ground Investigation Report by MRH Geotechnical (contained within Trigram BIA Report) states in its Conclusions:

- 1 The findings of the trial pits indicate the exposed foundations to be based at depths of between 0.65m - 0.96m.*
- 2 The boreholes proved Natural Ground at depths of between 0.25m - 1.20m.*
- 3 With regard to proposed foundation designs regarding the project, plots of the Shear Strengths versus Depth profiles are given in appendix C (Page 4).*
- 4 However, note should be made of the relatively high water table which would limit the depth of open excavations without the use of shoring and pumping.*
- 5 The results of the contamination analysis carried out in borehole 1 at a depth of 0.50m form appendix*

*E. showing the material tested to be suitable for a residential development.*

*6 The SO4 (2:1) content of 16 mg/i and corresponding pH value of 7.3 would categorise the site as DS-1 in accordance with BRE recommendations.*

The auxiliary Ground Movement Impact and Hydrogeological Impact Assessment Reports by GCG Geotechnical Consulting Group state in conclusions:

Ground Movement Impact Assessment:

*This report presents the assessment of the effects of the proposed redevelopment at 5 Kemplay Road on the adjacent buildings. It describes analyses undertaken, outlines the underlying assumptions and presents the results of the analyses.*

*Demolition of the existing building, installation of sheet piles, excavation of the basement up to a maximum depth of 3.55m below the existing ground level and construction of the new structure have been considered in the assessment. It is concluded that the existing buildings at 3 and 7 Kemplay Road are likely to be affected by the proposed works.*

*The predicted maximum degree of damage to 3 and 7 Kemplay Road, assuming the structures are currently in good condition, at various construction stages is unlikely to be more severe than Damage Category 1 (Very Slight).*

*In general, ground movements can be minimised by careful supervision of the works, ensuring that a high quality of workmanship is maintained.*

*Groundwater control measures will be required to minimise the groundwater inflow during the excavation and construction of the basement.*

*Any remedial measures undertaken to repair damage resulting from the ground movements, such as redecorating, should be delayed until the redevelopment work at 5 Kemplay Road is completed, to allow time for most of these ground movements to develop.*

*Sheet piles are assumed to be pushed into the ground by "silent and vibrationless" system. In any case, assessment of the impact of noise and vibration during sheet pile wall installation has not been considered in this report and should be carried out separately, if needed.*

*This assessment has been based on the information provided by Trigram Partnership and some assumptions where necessary. In particular, high support stiffness is assumed during the excavation and construction of basement. If any of the details changes (e.g. retaining system, method of installing the piles, construction sequence, temporary propping), this assessment will need to be reviewed and confirmed.*

#### Hydrogeological Impact Assessment:

*It is proposed to demolish the existing two-storey house and reconstruct a larger three- storey house by extending its footprint over the rear patio and small part of the rear garden with a new one level basement under ~~(front part of)~~ the building. The basement will be about 3.55m deep.*

*The basement will be founded in the Claygate Beds and intercepts the groundwater. The basement retaining wall will be formed by sheet pile wall embedding into the London Clay together with water-proofed cast in-situ reinforced concrete lining walls. This will form a barrier to the existing groundwater flow across the site. However, given the nature of the ground around the basement and the extent of the proposed basement, the proposed development is*

*unlikely to cause any adverse changes to the local hydrogeology.*

*Any groundwater that would be encountered during the excavation will need to be controlled by appropriate groundwater control measures. In the permanent condition, appropriate moisture control measures will be required to bring the structure to an acceptable standard with regard to moisture ingress.*

*The proportion of hard surfaced / paved areas will not change significantly and as a result the volume of water as run-off is not expected to be significantly different to the existing condition. In any case, drainage measures should be adopted to deal with water run off on hard-standing areas to ensure that these remain well drained and to avoid ponding.*

## 6. ACCESS STATEMENT

The proposed new house has been designed to comply with the relevant legislation, including Part M Building Regulations, specific Camden requirements and conforms with the requirements of the Disability Discrimination Act (DDA). The proposed house meets Lifetime Homes Standards, being fully accessible for disabled people. The Lifetime Homes Standards assessment is included below in this Report.

### 6.1 Site Access

The site is located in the area well served by the London public transport network, with many bus stops and the Underground station within short walking distance in the Hampstead Village, where the essential provisions and amenities are also accessible. However, the locality of Hampstead in general is not ideally suited for wheelchair users since it is on uniquely steep hills, where roads are with high kerbs.

The existing site is not materially changed by the new proposal in the context of disabled persons access and remains well suited for wheelchair use. Pedestrian access to the house remains just as convenient as before, from the public pavement through the flat and almost level level drive within the front garden. Vehicular access is not different to the original arrangement, with a crossover from the road allowing easy car access right to the house entrance door.

The covered entrance porch floor is almost level with the drive, thus allowing for easy wheelchair use.

The rear garden is mainly soft landscaped. The rear patio within the rear garden adjoining the house is practically level with the main internal living areas of the house. A very shallow ramp will join the house with the rear patio making it easily accessible by wheelchair.

### 6.2 Emergency Access

The existing emergency access is not changed by the proposal and remains satisfactory. There are no solid obstructions between the road and the front of the house, other than a single tree. The emergency vehicles can access the site directly though the wide front drive if necessary.

### 6.3 Refuse

The refuse and recycling facilities are within the Camden Council requirements, with plenty of space for wheelie bins in the front garden/drive. The residents will be responsible for taking the bins to back of pavement on collection day where they will be emptied by the local authority.

Daily deliveries will be from Kemplay Road to the front door through the front drive.

### 6.4 Internal Layout

The house is designed to comply with the criteria of the Lifetime Homes Standards. A chart detailing the compliance is attached below.

The Ground Floor allows for comfortable wheelchair use:

- The approach to the Main Entrance is gently sloping;
- The Main Entrance is level, illuminated and is within a covered porch;
- The Toilet is at entrance level complies with Part M of Building Regulations, with drainage and space available to fit shower facility in the future;
- The living room is connected with the entrance by a shallow ramp equal to two shallow feature steps;
- A Study/Bedroom is located at the entrance level, with enough manoeuvring space for wheelchair use;
- The main staircase is wide enough to accommodate a chair stair lift when required;
- A through-floor lift can also be installed in Store Room to the Bedroom above.

The house is generously planned and is therefore suitable for a wheelchair user.

## 6.5 Lifetime Home Standards

	LIFETIME HOMES STANDARD	COMMENTARY
1.	Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300 mm width.	<b>Scheme fully compliant</b> The front garden includes good space for off-street parking.
2.	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	<b>Scheme fully compliant</b> The off-street parking is in the front garden.
3.	The approach to all entrances should be level or gently sloping.	<b>Scheme fully compliant</b> As shown on the drawings.
4.	All entrances should be illuminated, have level access over the threshold and have a covered main entrance.	<b>Scheme fully compliant</b> As shown on the drawings.
5.	Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible.	<b>Not applicable</b>
6.	The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900 mm, where the clear opening width should be 900 mm rather than 800 mm. There should be 300 mm to the side of the leading edge of the doors on the entrance level.	<b>Scheme fully compliant</b> As shown on the drawings.
7.	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere.	<b>Scheme fully compliant</b> As shown on the drawings.
8.	The living room should be at entrance level.	<b>Scheme fully compliant</b> The living room is connected with the entrance level by a shallow ramp equal to two shallow feature steps.
9.	In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space.	<b>Scheme fully compliant</b> A Study/Bedroom is located at the entrance level, with enough manoeuvring space for wheelchair use
10.	There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future.	<b>Scheme fully compliant</b> The Toilet at entrance level has drainage and space available to fit shower facility in the future
11.	Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	<b>Scheme fully compliant</b>
12.	The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.	<b>Scheme fully compliant</b> The staircase is wide enough for stair lift to be fitted when required, the through-floor lift can be fitted in Store Room to the Bedroom above.
13.	The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom.	<b>Scheme fully compliant</b> The 1st Floor Bedroom can have a hoist fitted, connected to the adjacent bathroom.
14.	The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.	<b>Scheme fully compliant</b> All main Bathrooms allow for this.
15.	Living room window glazing should begin at 800 mm or lower, and windows should be easy to open/operate.	<b>Scheme fully compliant</b> As shown on the drawings.
16.	Switches sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 mm and 1200 mm from the floor).	<b>Scheme fully compliant</b> As shown on the drawings.