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Design, Access & Heritage Statement

For

Rear Ground Floor and

Basement Extensions

At

23 Downside Crescent
Belsize Park
London NW3 2AN

October 2014

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The Practice

Bickerdike Allen Partners is a multi-disciplinary practice providing architectural, acoustic and building technology services. Established in 1962, our services include:

- Architectural design and project management services which cover all stages of design, from feasibility and planning through to construction on site and completion.

- Acoustic Consultants, with expertise on the control of noise and vibration and the sound insulation and acoustic treatment of buildings.

- Construction Technology Consultants, with expertise in building cladding, technical appraisals and defect investigation and we provide construction expert witness services.

- Energy Conservation and Environmental Specialists and registered assessors for the Code for Sustainable Homes.

- CDM Coordinators: Under UK CDM Regulations, we operate a wholly owned subsidiary company Bickerdike Allen (CDM) Ltd.

Contents

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Architecture
Acoustics
Technology

1.0 Introduction

This Design and Access Statement has been prepared to support a planning application for alterations and extensions to No. 23 Downside relating to an existing change of use permission (Appl. Ref: 2012/1300/P) to include the demolition of an existing part width extension, its reconstruction to match the existing and a new infill extension. The application also includes for the construction of a basement with greater floor area than that approved under Appl. Ref: 2013/8078/P.

This document has been prepared at the request of Robert and Kelli Callow, the owners of the property.

2.0 Site Context

Downside Crescent is situated within the Parkhill and Upper Park Conservation Area. It runs from Haverstock Hill to the southwest and Lawn Road to the northeast and is lined with semi-detached late-Victorian, red brick, three-storey gabled houses with front and rear gardens.

The 'Parkhill and Upper Park Conservation Area Appraisal and Management Strategy', adopted July 2011, records Downside Crescent as being 'constructed on the site of Haverstock Lodge; it is densely lined with late-Victorian red brick, three-storey gabled houses with front gardens. The gabled roofscape is distinctive and virtually intact.

3.0 Existing Building

The building to which this application relates forms one half of a semi-detached pairing with No. 21 Downside Crescent. Like the rest of Downside Crescent it is a three storey red bricked late Victorian gabled house.

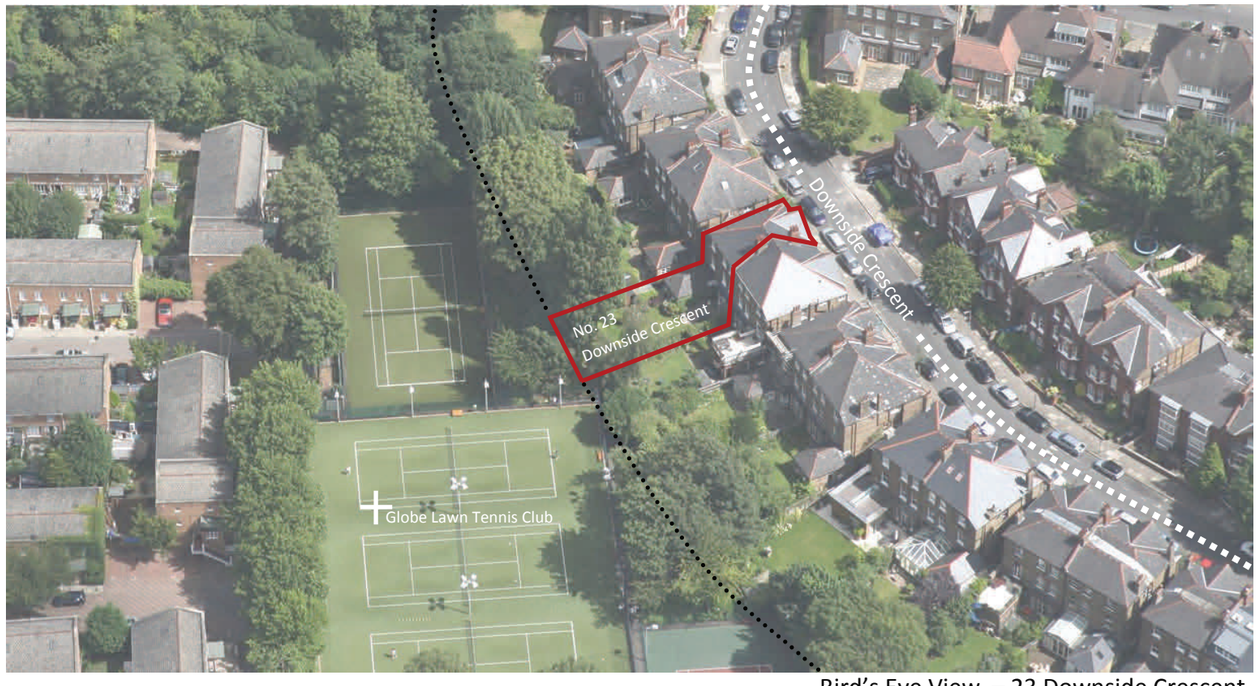
The front elevation is constructed from red brick with bay windows to the ground and first floors, with decorative brickwork detailing and white painted timber sash windows.

The rear elevation is constructed from London stock brickwork with orange brick soldier courses, a square bay at ground floor giving access to the garden via white painted French door and white painted sash windows to the first and second floors.

A single storey extension with hipped slate roof abuts the rear elevation. Having suffered subsidence, permission was granted under Appl. Ref: 2013/7333/P for its demolition and rebuilding.

As a result of the construction of a new rear ground floor extension to No. 21 Downside Crescent a shared one storey party wall abuts the existing terrace to the rear of No. 23 Downside Crescent.

Aerial View – 23 Downside Crescent



Bird's Eye View – 23 Downside Crescent

Existing rear façade of No. 23 Downside Crescent

4.0 Planning History

Approval was granted in 1969 for the subdivision of No. 23 Downside Crescent by the creation of a self-containing ground floor flat and the erection of an external staircase (Appl. Ref: F8/7/15/7882). This was followed in 1973 by the approval of an application for the erection of a garden shed in the rear garden. (Appl. Ref: F8/7/15/16713)

Approval was granted in March 2012 to convert the ground floor self contained flat and the 1st and 2nd floor self contained maisonette back to a to single dwelling house (Class C3) (Appl. Ref: 2012/1300/P). This application included for alterations to allow for the reinstatement of the internal staircase to connect the ground through to second floors.

An application was submitted in December 2013 for the erection of a full-width rear extension following the demolition of an existing part width extension, the installation of a rear dormer window and two side rooflights, the removal of the external staircase, and alterations to the fenestration and front boundary wall. This application was approved on 3rd January 2014 (Appl. Ref: 2013/7333/P)

A permitted development application was also submitted in December 2013 for the formation of a basement level below the footprint of the existing property. This was approved on 22nd January 2014 (Appl. Ref: 2013/8078/P).

5.0 Rear Ground Floor Extension

As noted in Appl. Ref: 2013/7333/P the existing rear addition is suffering from subsidence and as approved in that application, this proposal includes for the demolition of the existing addition and rebuilding with new foundations. London stock bricks will again be used in the reconstruction to match the existing.

As per the consented scheme a new infill extension will be constructed between this addition and the recently constructed extension to the rear of No. 21 Downside Crescent.

The same elevational treatment to the garden façade is proposed. The parapet line of the rebuilt addition will line up with the coping of the party wall to the new extension of No. 21 Downside Crescent. The proportions and sizing of the wall elements to this façade will remain the same.

As per the consented scheme, off-white render to this elevation only will help create a continuity between the internal and external spaces.

These design features will help to ensure the proportions of the existing rear extension are sympathetically reflected in the proportion of the new addition.

The proposed new roof profile is to address the clutter and mismatched rooflights, upstands, flat roof and gutters of the previous proposal. This is especially noticeable from the upper floors of Nos. 21, 23 & 25 Downside Crescent. This change will greatly enhance this area by providing a more unified and coherent roof profile between the reinstated extension and the extension to No. 21 Downside Crescent. Also, the size of the rooflight has been noticeably reduced from that of the consented scheme.

Our proposal looks to rebuild the roof slopes facing the rear garden and No. 21 Downside Crescent in a manner to match the previous proposal. The height and pitch of these roof planes are again to match the previously approved scheme. The roof will be finished with zinc panels.

Aerial view of the proposed extension

View of the proposed extension from the rear garden

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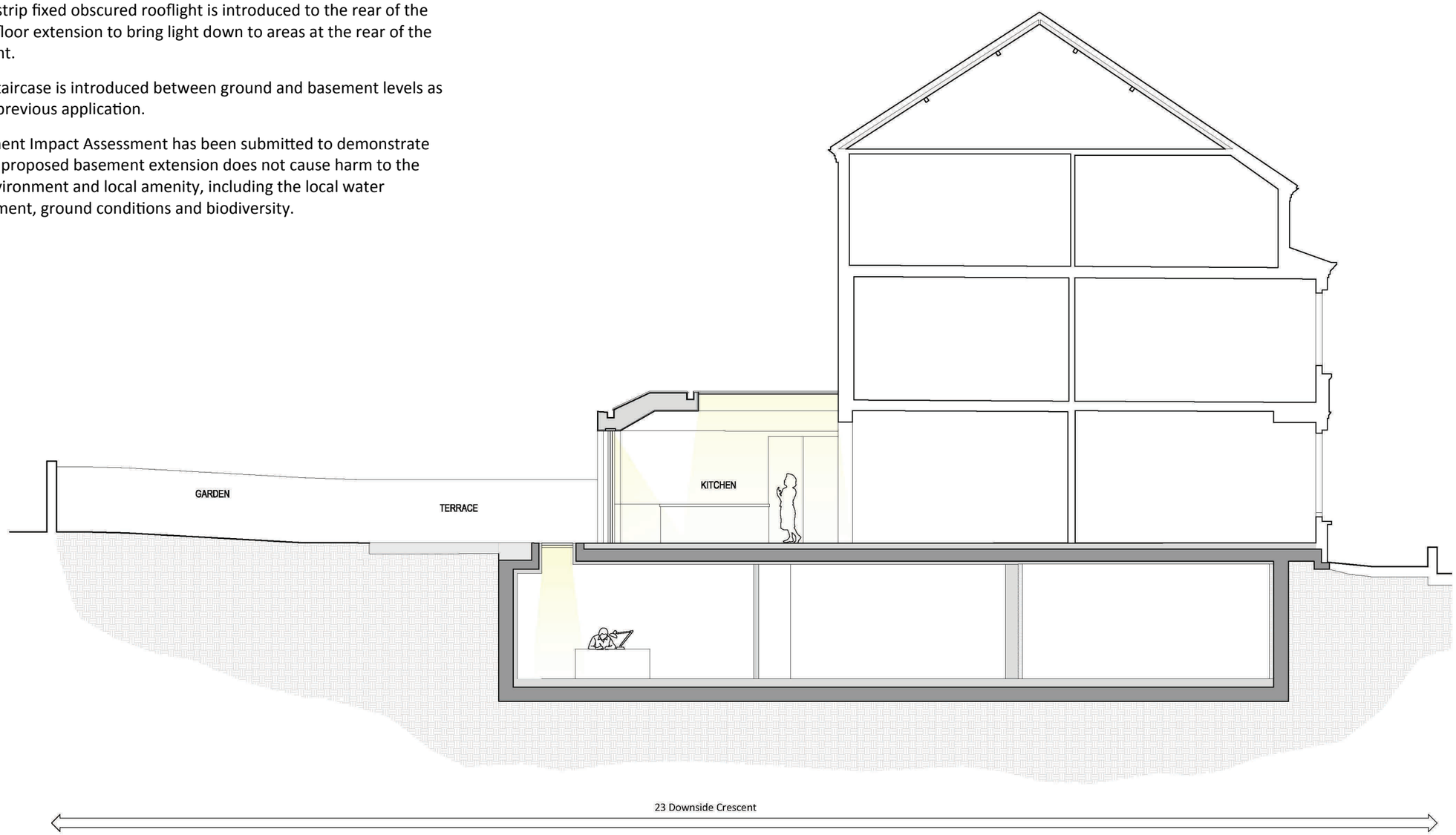
6.0 Basement Extension

Permitted development application Ref: 2013/8078/P was approved for a basement under the footprint of the existing house.

This application includes the creation of a basement that now extends past the rear elevation of the proposed ground floor extension. A narrow strip fixed obscured rooflight is introduced to the rear of the ground floor extension to bring light down to areas at the rear of the basement.

A new staircase is introduced between ground and basement levels as per the previous application.

A Basement Impact Assessment has been submitted to demonstrate that the proposed basement extension does not cause harm to the built environment and local amenity, including the local water environment, ground conditions and biodiversity.



7.0 Heritage Statement

The Heritage Asset

23 Downside Crescent is situated within the Parkhill and Upper Park Conservation Area. It is a late-Victorian red brick, three-storey gabled house with front and rear gardens.

The front elevation is constructed from red brick with bay windows to the ground and first floors, with decorative brickwork detailing and white painted timber sash windows. The rear elevation is constructed from London stock brickwork with orange brick soldier courses, a square bay at ground floor giving access to the garden via white painted French door and white painted sash windows to the first and second floors.

A single storey extension with hipped slate roof abuts the rear elevation .

Significance of the Heritage Asset

23 Downside Crescent adds to the historical setting of the conservation area by forming part of a distinctive and largely unchanged streetscape.

Design Concept for the Proposed Development

The design concept for the proposal involves improving the residential use of the existing building through providing additional living space while maintain the historical character of the building.

Due to subsidence the existing single storey extension is to be demolished and reconstructed, reusing the London stock bricks from the demolition work. A new infill extension is proposed between the rebuilt extension and the recently constructed extension to No. 21 Downside Crescent. The design concept for these extension areas will follow that set out in Appl. Ref: 2013/7333/P.

The construction of a basement with a greater floor area than that approved under Appl. Ref: 2013/8078/PA is proposed and sits under the footprint of the existing house and proposed extension, extending just past the extension to provide light to areas at the rear of the extension.

Impact of the Proposed Development

The rear extension proposals are only visible obliquely from the rear gardens and upper levels of 21 & 25 Downside Crescent.

It is not visible from the street and views from the tennis club are masked by trees.

The basement will not be visible other than a narrow strip fixed obscured rooflight which is introduced to the rear of the basement.

The necessary demolition of the existing rear extension due to subsidence is mitigated by its reconstruction in a sensitive manner which respects the massing, form and materials of the existing house in the same manner as previously approved under Appl. Ref: 2013/7333/P. Minor modifications to the roof profile over the infill extension, while not seen from the street, will enhance its appearance from the upper levels of 21, 23 & 25 Downside Crescent.

In summary the proposed design has a positive impact on the appearance, character and setting of the existing house while providing the necessary improvements to the living accommodation.

8.0 Materials, Resources & Energy

Reducing the environmental impact of any new construction work is a key design driver for the project.

Materials

The existing brickwork from the demolition of the existing rear ground floor extension will be reused in its reconstruction.

Where materials cannot be reused new construction materials will be responsibly sourced, using the BRE 'Green Guide to Specification' as an aide to selection.

Resources & Energy

The rebuilt rear ground floor extension will be thermally upgraded to the highest standards. Similarly, the thermal performance of the external envelope of the infill extension and the basement extension will exceed the requirements of the current Part L of the Building Regulations.

Mechanical Heat Ventilation Recovery systems will be used to ventilate the basement, with heat extracted from the outgoing air.

Energy efficient boilers and heating systems and their controls will be used to reduce the amount of energy used to meet the energy demand.

As a result the energy demand of the finished building will be to kept to a minimum.

9.0 Landscape / Trees

A tree survey produced by Landmark Trees has been included with the application confirming the existing trees to the rear garden of 23 Downside Crescent and adjoining properties will not be adversely effected by the proposed works.

A landscape consultant will be appointed to provide a suitable landscape scheme for the project.

10.0 Construction Management Plan

The appointed contractor will be required to register with the Considerate Constructors Scheme and will be required to submit a Construction Management Plan prior to appointment. The plan will incorporate the following:

Parking Arrangements

Site operatives - 90% + travel will be expected to site by Public Transport. Consultants & Management Staff will be requested to attend site via Public Transport. Specialist Subcontractors will be requested to minimise vehicles brought to site.

Access will be kept available for traffic to properties beyond number 23 Downside Crescent at all times.

Deliveries

Time allocated delivery slots will be required to prevent congestion / stacking up of lorries & vans. A banksman will be available for all manoeuvrings. Ample space is available on site for material storage and the contractor will have workforce available to clear the private road of materials once unloaded.

Hoardings

There will be a hoarding on the front wall. The hoarding will display the contractors logo and their contact number and all of the relevant health and safety information.

The doors for the hoarding will be secured with a touch keypad.

Dust Control

All of the deliveries will be done from the road outside of the property. Any plant used directly on site will receive a jet wash to clean the wheels before leaving site. Any muck or debris will be collected in tarpaulins and disposed of appropriately.

A light water spray will be used on site when dusty works are being carried out to minimise the emission of dust.

Waste Removal

All waste will be removed by the contractors waste contractor who will be required to provide all of the relevant waste removal certificates and implement a robust recycling policy.

Structural Methodology

The structural works will be carried out in the manner set out in Section 4.0 and Appendix C of the 'Basement Impact Assessment' prepared by the Chartered Engineer for the project.

11.0 Conclusion

In summary the proposed scheme seeks to create basement and rear ground floor extensions at 23 Downside Crescent.

Due to subsidence the existing rear extension is to be rebuilt, with a new infill extension provided.

The design is to follow that approved in Appl. Ref: 2013/7333/P with changes to the roof to provide a more coherent profile.

A basement is proposed that extends past the rear ground floor extension. A Basement Impact Assessment is provided to demonstrate compliance with Camden guidance document 'CPG4: Basement & Lightwells'.

The application proposals are in full compliance with the aims and objectives of the relevant Camden and national planning guidance and has a positive impact on the appearance, character and setting of the existing house while providing the necessary improvements to the living accommodation.

For these reasons we consider planning consent should be granted accordingly.