

## ***Design and Access Statement***

PROPOSED EXTENSION AND RENOVATION @ 48 COURTHOPE ROAD, LONDON, NW3 2LD

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### ***Site assessment-site description and constraints***

The site is located at 48 Courthope Road, Hampstead. The Character of this vicinity is comprised of mostly three storey terraced housing, which have often added accommodation in the attic. The street frontage of these terraces are mostly untouched and have retained a uniformity, whilst the back of the buildings offer a variety of extension types, including roof terraces.



### ***Professional Consultation***

Following a site visit, pre-application advice was received on the 18th of November 2014 from Emily Marriott-Brittan.

### ***New Proposal Description***

It is our intention to reconfigure and extend the property so as to create a forward-looking family home that whilst being respectful of its location is of high architectural merit and fulfils the desires, aspirations and lifestyle of a modern family.

The existing conservatory to the rear of the property is to be reconfigured on it's existing footprint, so as to create a more useable space, in the form of a light and open family kitchen, with utility and living space.



Our palette of materials seek to find their influence from the original house, using the timeless texture of timber to compliment the hues of the existing brick, without resorting to replicating it. Complimenting these warm tactile materials is the freshness of glass, to create a contemporary and understated atmosphere.

The proposed extension will be modest in scale and height, with a gently sloping glazed roof to maximise the amount of light entering the home, and the remainder of the roof remaining flat. We believe the simple extension will create an elegant and enriching addition to the home, remaining subserviant to the main dwelling, and gleaning it's influences from it.

On the first and second floors, more generous bathroom facilities have been provided, and the internal layout has altered slightly to create an arrangement more suitable for the modern day family.

As with neighbouring houses it is our intention to add a roof garden, wrapped in traditional black metal railings with planters full of wild perennial grasses, which aid with screening and preventing over-looking issues. The door to enter this roof top garden will reflect the style of the proposed dormer, to ensure there is legibility and conformity of this rear façade.



Privacy and overlooking issues were important factors in the development of our proposal, and it is of our opinion that the design will not create any more harm in terms of overlooking and privacy, due to the existing high boundary wall at the rear of the site which is densely vegetated, and also due to there already being a number of roof terraces to the rear of Courthope Road.

An attic conversion is also proposed to create a study, with conservation velux windows to the street frontage, for minimal visual impact, and a small dormer to the back, which is wrapped in zinc, with hardwood windows.

We believe these will be enriching additions to the home, ensuring that a beautiful traditional property will be able to continue functioning as a family home, whilst being ever courteous to the existing terrace in terms of scale, massing and materials.

## **Environmental Strategy**

We have been mindful from the outset of our design process that it is vital to minimise the impact of the proposal on the environment. We have made great efforts to curtail the buildings ecological impact during both construction and occupation.

It is our intent that the extension will meet passivhaus house standards and although The Passivhaus Trust recommends 'that the best way to achieve quality assurance for a Passivhaus project is through certification by a registered Passivhaus Certifier. It is reasonable to claim that a building is a non-certified Passivhaus provided that it still meets the requirements of the standards'. The latter is our chosen path.

Our reason for choosing to accomplish a non certified Passivhaus house is to produce a building that provides a high level of occupant comfort whilst using very little energy for heating and cooling. Such dwellings are constructed with meticulous attention to detail and rigorous design and construction. Passivhaus buildings achieve a 75% reduction in space heating requirements, compared to standard practice for UK new build. The Passivhaus standard therefore gives a robust method to help the industry achieve the 80% carbon reductions that are set as a legislative target for the UK Government. Evidence and feedback to date shows that Passivhaus buildings are performing to standard, which is crucial, given that the discrepancy between design aspiration and as-built performance for many new buildings in the UK can be as much as 50-100%.

*"The heat losses of the building are reduced so much that it hardly needs any heating at all. Passive heat sources like the sun, human occupants, household appliances and the heat from the extract air cover a large part of the heating demand. The remaining heat can be provided by the supply air if the maximum heating load is less than 10W per square metre of living space. If such supply-air heating suffices as the only heat source, we call the building a Passive House."*

Univ. Prof. Dr Wolfgang Feist Head of Energy Efficient Construction/ Building Physics at the University of Innsbruck, Austria and Director of the Passive House Institute, Darmstadt, Germany.

## **Water**

We are minimising the use of water and energy, and in mitigating run-off and flooding. Rainwater run-off is a major concern and we have done our utmost to ameliorate through the use of runwater harvesting system and permeable paving (suds) used in hard landscaping areas of the proposal. Economical flush cisterns in the W.C's will further minimise potable water

## **Energy Consumption**

The building is very energy conscious.

Hot water will be generated by an Ochsner's economical hot water heater. Leading-edge technology ensures optimum energy provision from exhaust air (or fresh air) - energy that we do not wish to squander by failing to use it. The integral high-efficiency heat pump makes this possible. The dual-enamelled 300 l storage tank contains enough hot water for a large household. The appliances have legendary operational reliability and low-noise operation and they also effectively eliminate Legionella.

The use of the house will require less electricity due to the installation of energy saving light bulbs and the abundant natural day light available to all habitable rooms.



### ***Solar gain***

Our design approach seeks to reduce carbon emissions and the buildings energy demands through the use of sustainable design strategies. The proposed dwelling is aiming to achieve passivhaus standard which is higher than Code for Sustainable Homes Level 6 and therefore far superior than Code for Sustainable Homes Level 4. The design utilises all potential solar gain due to its orientation and glazing. The proposed extension will be flooded with natural light throughout the day.

### ***Landscaping***

Landscaping on site is of significant importance; firstly in maintaining the character of the area and secondly in retaining privacy for both the occupations of the proposed dwelling and the neighbouring properties and thirdly in helping to reduce road noise for the occupants. All boundary will remain mostly as is. All proposed hard landscaping will be permeable aiding water runoff.

### ***Residential Amenity Considerations***

It has been our intention throughout the design process to safeguard residential amenities in terms of noise and disturbance, privacy and safety, outlook, and daylight. Given its positioning and the distance to the nearest neighbouring residential properties, we considered that the proposed dwelling would have no significant impact in terms of loss of outlook, privacy or sunlight/daylight to neighbouring residential properties.

### ***Conclusion***

Modern architectures beauty is all the more compelling when it comes from a sensitive reading of architectural traditions. We have utilized the familiar elements of the area whilst constantly contrasted them with fresh, modern aesthetic choices. Modern technologies are married to the more traditional, whilst being ever conscious of the current environment, and creating an interesting dialogue between the two. Detailing is precise but embellishment minimal seeking a sense of connection with its contextual roots.

*Appendix:  
Mcgarry Moon pre-application response*

15/12/2014  
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Planning Services  
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Ref: 2014/6500/PRE

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Dear Emily Marriott-Brittan,

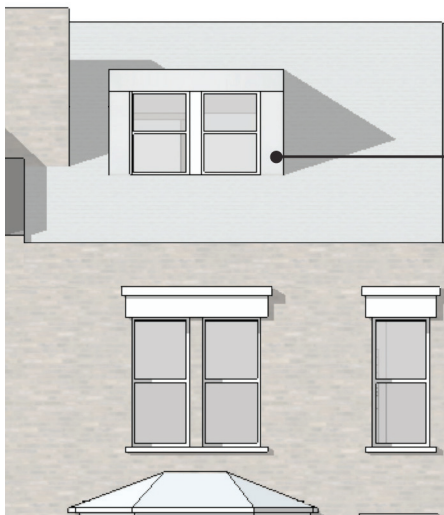
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Following our pre-application feedback via letter on the 18th of November 2014, we have considered all points raised and feel the proposal should now be acceptable and hopefully address your concerns raised. A Design and Access Statement for the proposal has been produced which helps to explain our concept.

To summarise the main points raised in the feedback were:

***1. Dormer to the front elevation is considered unacceptable as it would impair a currently unaltered roofline***

We accept under the Mansfield Conservation Area Appraisal and Management Strategy notes that a dormer to the front elevation would impair a currently unaltered roofline, and propose instead to afford light and views into the intended loft conversion through small conservation velux windows, which lie flush with the existing tiles, and in line with the lower windows on the front façade. We believe this will retain the existing roofline and create much less of a visual impact.



previous proposal



velux conservation windows

**2. A dormer located on the rear roofslope may be acceptable; however the current design is not supported.**

Following advice given in this respect, we have centred the dormer on the roofslope to the right of the proposed roof terrace doors, and kept the doors and dormer separate and not connected. The width of the dormer is also much smaller, and therefore much less obtrusive.



**3. The proposed extension would have an increased height by way of a sloped roof to the rear and side of the existing dwellinghouse. The increase in height is considered excessive and the sloped roof is not supported as it would add unnecessary bulk and scale to the modest rear elevation**

The proposed rear extension to replace the existing conservatory retains the existing extensions modest footprint, and does not enlarge the extension in this respect. It is our intention to convert a currently unsuitable space into a light and open family kitchen and utility space, with views out towards the garden. In regard to the increase in height being excessive, and having a negative impact on the existing building, we have altered the roofline with the intention of satisfying your concerns, but also to still provide a contemporary and practical space for a young modern family.

The upwards 'Kick' of the proposed roof has been removed and replaced with a flat roof, lowering the proposed extensions height considerably in elevation. This adjustment creates a smaller massing to the proposal, and by allowing more space between the proposal and the traditional window above the extension, ensures the extension appears subservient to the primary dwelling.







previous rear slope in roof, creating a butterfly shape



amended proposal, removing the 'kick' in the roof

The gentle upwards slope to the side of the extension has been retained, as it is our opinion that with the removal of the before-mentioned rear slope, the butterfly effect of the roofline has been removed, and the proposal appears less excessive in scale and height. We believe the retention of this sloping roof to the side is important for the proposal, to allow light to penetrate into the currently windowless dining room, to aid in water run-off, and also to create a distinction between old and new. As it is a glazed roof, we believe that visual impact will be minimal, with the glass lightly touching the rear brick wall of the dwelling.

#### **4. The proposed vertical hardwood cladding to the rear extension is also not supported**

With the lowering of the rear sloped roof, the amount of vertical timber required on this façade has been reduced. The majority of the timber on the extension is in fact doors into an outdoor storage shed, and not cladding. Cladding has then been used on a very small strip above the doors to create a cohesiveness on this rear elevation. The continuity of material between door and wall ensures the facade is simple and un-interrupted, creating a much simpler and un-obtrusive visual impact. The timelessness of timber as a material is in our opinion an appropriate choice for this element of the extension, and colour-wise, harmonises well with, without resorting to mimicking, the hues of the traditional brick of the dwelling.



amount of cladding highlighted



doors to store highlighted

**5.(Roof Terrace) The proposed solid parapet wall is considered too high and the metal railings should instead continue around the terrace**

Following this advice we have indeed removed the solid parapet wall on the boundary with No.46, and have continued the traditional black painted railings around the terrace, with planting used as screening to reduce overlooking. The doors onto the terrace have also been reduced in height and have been separated visually from the rear dormer.



previous proposal



door separated from dormer in new proposal

We hope you feel we have taken on board the advice given and that we have addressed any concerns you may have had,

We look forward to hearing from you,

Yours Sincerely,

Steven Moon RIBA  
for mcgarry-moon architects