Design and Access Statement

Flat 1, 131 West End Lane London NW6 2PG

February 2015



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1.0 SUMMARY

This document has been prepared by RP Consultants on behalf of Mrs Natalia Moskovlova as Design & Access Statement to accompany an application for Full Planning Permission - House Holder Application for the proposd development. It comprises of:

• Rear Extention to existing flat

2.0 EXISTING SITE & BUILDING

2.1 Site and Surrondings

The site is located at the corner of West End Lane and Dynham Road in the vicinity of West Hampstead Underground station in London Borough of Camden.

Immediate surroundings are residential properties.

The site is in South Hamstead Conservation Area (formerly known as Swiss Cottage Conservation Area).

The site is well served by bus routes, an underground station and neighborhood shopping, all of which are within a convienient walking distance.

2.2 Planning History

The property is one of two ground floor flats in a three storey detached Victorian House. In 1981 one of the ground floor flats was extened to the rear to form a single storey kitchen space. In 2003 the same flat was granted Planning permission to demolish the two adjacent garages and use a single storey extention as additional habitable floor space and one garage.

44/11/A/740 - 1963 (second floor flat) **H4/11/A/32528** -1981(flat 1A) **2003/1957/P** - 2003 (flat 1A)





2.0 EXISTING SITE & BUILDING

2.3 Site Plan

The main orientation of the site is East-West with the extension facing West.

Total area of the site is 104.029m2.

Gross internal area of the flat is 97.962m2.

The exitension is proposed at the rear of flat 1A.

The existing patio has hard landscape and the extension does not intervene with any green areas.

Site plan



D phong . 42.9m Mary Mary HEMSTAL ROAD ነጠሮ CLEVE ROAD UUU + 40.9m DYNHAM ROAD 49.4m 1 m COTLEIGH ROAD ԱԴՈՈՈՈՈՈՈՐՈ WOODCHURCH ROAD MESSINA AVENI 48.4m

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- 2.4 Existing Site Photographs
- 2.5 Existing BuildIng Photographs











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2.6 Existing BuildIng Plans and Elevations



Existing Ground Floor Plan



Materials Legend- Existing					
A	Slate roof tiles	E	UPVC Window frame, white		
в	Brick	F	Metal Window frame, silver		
C	Window painted white	G	Existing Trellis		
D	Existing Flat Roof		in the line of the line of the		



Existing Side Elevation

3.0 PROPOSAL

3.1 Relevant Policies

This project seeks to promote a design that makes efficient and effective use of the existing site including an innovative approach to help deliver high quality addition to the existing building.

The proposal is in accordance with Camden's current Local Plan, Core Strategy and South Hampstead Appraisal.

3.1.1 Camden Local Plan

Policy D1 Design- The Council will require development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area.

7.3 The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design

7.7 The Council expects design to be sustainable in design and construction.

7.8 Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Architectural features on existing buildings should be retained wherever possible, as their loss can harm a building by eroding its detailing. The insensitive replacement of windows and doors can spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group.

7.9 Schemes should incorporate materials of a high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour, tone, and compatibility with existing materials. Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.

7.17 Where appropriate design should be robust and flexible. Robustness refers to the

ability for a building or space to accommodate change over time, being adaptable

for a range of uses, and being designed to last. Robustness is influenced by

factors including the size and shape of rooms, points of access and the depth of

floorplates. The overall quality of a building is also a consideration as buildings

with character and charm are more likely to be retained and adapted.

Policy D2 Heritage- The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens.

7.40 Historic buildings including those in conservation areas can be sensitively adapted to meet the needs of climate change and energy saving – preserving their special interest and ensuring their long-term survival. In assessing applications for retrofitting sustainability measures to historic buildings the Council will take into consideration the public benefits gained from the improved energy efficiency of these buildings, including reduction of fuel poverty. These considerations will be weighed up against the degree to which proposals will change the appearance of the building, taking into consideration the scale of harm to appearance and the significance of the building.

3.1.1 Camden Core Strategy

13.8 A building's use, design, choice of materials and other measures can minimise its energy needs during both construction and occupation. The Council will encourage all developments to meet the highest feasible environmental standards taking into account the mix of uses, the possibility of re- using buildings and materials and the size and location of the development. In addition to design and materials, a building's internal heating and cooling design, lighting and source of energy can further reduce energy use.

14.3 Camden has many special and unique places and historic and modern buildings of the highest quality. As well as preserving this rich heritage, we should also be contributing to it by making sure that we create buildings of equally high quality that will be appreciated by future generations. The design of the places and buildings that make up our local environment affects us all and our quality of life. High quality design is visually interesting and attractive but it is not just about what things look like. Good design makes places that put people first, are welcoming, feel safe and are enjoyable and easy to use for everyone, whether they are living in, working in or just passing through the borough.

3.2 Design Principles

The proposed design tries to maximise the posibilities of the site, by creating an innovative extension and addition on the following principles:

Sustainability

The proposal allows for a seamless addition but also addresses sustainable development issues and potential of the site by maximising natural light gain.

Materials, Townscape and Massing

The size of the new construction keeps a relationship with the existing environment. By keeping a very limited height and by using materials similar to the existing, the building will merge with its surroundings.

Daylight, Privacy and Impact to Adjacent Properties

The design has no nuisance to adjacent properties and does not have a significant impact on neighbours daylight or sunlight impact as shown on the diagram. (Red line indicates existing line of shadow. Blue line indicates proposed line of shadow).

This exceeds recommendations set in BRE Guidelines as illustrated on the diagram below, showing the sun shadowing angle of 43 degreees.



Access and connection to transportation

The site is walking distance to mass transportation and other amenities.

3.3 Proposed Plans

The choice of size, shape and materials has been infulenced by a combination of appopriateness to context and visual appearence.

The proposal provides a high standards aesthetic design, while being respectful and sympathetic to the particular local character and appearance.

The proposed extension and additions are designed to be complimentary to the existing building, yet preserving the integrity of the original house. They are contemporary creating a sense of unity within the townscape, yet using materials that are in sync with the local character and the building.



Materials Legend- Proposed				
1	Brick to match existing	5	Lead Cover	
2	Double glazed door	6	VITRAL ROOFLIGHT	
3	Steel Facia (charcoal grey)	10.		
4	Aluminium frame (charcoal grey)			



Proposed Roof Plan

3.4 Proposed Elevations and Sections

Overshadowing

The proposed development does not increase or cause further overshadowing effect over neighboring gardens or properties.

Natural Ventilation

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The use of cross ventilation will create an air circulation that will naturally refrigerate the house during warmer months.

The proposed rear extension and skylight make the best use of light to create a pleasant enviorment for the buiulding occupiers. Openable windows and rooflights will provide natural ventilation to all the interior spaces.



Proposed Rear Elevation

Materials Legend- Existing						
A	Slate roof tiles	E	UPVC Window frame, white			
B	Brick	F	Metal Window frame, silver			
C	Window painted white	G	Existing Trellis			
D	Existing Flat Roof	111.				



Proposed Side Elevation

4.0 DESIGN AND ACCESS

4.1 Materials

The choice of materials & structure has been influenced by a combination of sustainability, appropriateness to context, relationship to the existing building and visual appearence.

Building Fabric Materials

The rear extension will be made out of bricks to match the existing ones on the building. Lead is chosen for the roof as a traditional material.

Insulation: insulation will be chosen to be zero ODP (ozone depleting potential) and less than 5 GWP (global warning potential)

Door

Aluminium polyester powder-coated door will be used for the extension.

Energy performance

The building fabric will be insulated to exceed the requirements of Part L, concentrating on the walls and roof (using zero ODP and less than 5 GWP insulation materials. All glazing and fenestration elements will be double glazed with 'low E' glass, argon filled.

Rooflight

The roof light will be Vitral Skyview and it will be openable to facilitate easier ventilation and air circulation into the main space. It will also enable sunlught penetration and help create a pleasent atmosphere in the dining area.

4.2 Sustainability

The building makes best use of light and amenity to create a pleasent manageble enviornemnt for the building occupiers. It accounts for overheating and glare by using integral solar control blinds set behind.

The building fabric will be insulated to exceed the requirements of Building RegulatiONS part L. All new glazing will be double glazed, argon filled.

Ventilation will be natural with openable window and rooflights.

The use of insulation in the new roof will also minimise the heat island effect.

4.3 Access

The statement refers only to the parts of the house covered in this Planning Application.

The access to site and flat to remain as existing.

The site is well connected to public transport system. The hearest underground line is within the walking distance from the site, whereas there are bus stations on High Road.

4.4 Existing Provisions

Parking

Existing parking provisions are to be retained

Waste Management

A waste storage area to be retained

4.5 Safety by Design

Increased glazed areas will generally contribute to the safe design.