DESIGN AND ACCESS STATEMENT

April 2015

For the proposed development at
24 Woodchurch Road, London NW6 3PN

LOCATION

The application site is located on the north side of Woodchurch Road, some 45 metres from its junction with West End Lane. Permission was given in March 2007 for a new building to be used as office space for the applicant's own use. This building was half-built when the recession halted further work, and it remains half-built today.

The site is within the Swiss Cottage conservation area.

THE PROPOSAL

It is no longer viable for the applicant to complete this building for his own office, but the size and layout of the existing approved building are ideal for a single family house. It is located in a residential street. The proposal is to make some minor modifications to the interior so that the building can be completed as a home. The front facade will appear almost identical to the approved, at the rear the stair will be taken up to roof level to transform the roof into a garden.

RELVANT HISTORY

Application Ref: 2006/2792/P was submitted in 2007 to redevelop the site by the erection of a new 3 storey building plus basement for office use (Class B1) including an ancillary gym, retention of two parking spaces, erection of new front garden boundary with vehicular and pedestrian gates, and air conditioning plant on the roof.

This was granted on 12 March 2007. A ground investigation was carried out and the relevant condition discharged before construction started in 2008. Ref: 2008/0630/P

TRANSPORT

Parking is deleted from this proposal to comply with Camden policy on housing.

There is no change to the bicycle parking provision; Secure bicycle parking spaces can be provided in the light well under the staircase.

APPEARANCE

The front of the building is to remain exactly as existing approved, except that the ground floor window will be set back to provide a terrace at ground level. The recessed façade above the entrance is extended to create a wall to the roof garden, creating an attractive effect of interlocking volumes.

To the rear, the boundary wall is raised by 0.8m to provide access to the roof. The stair is covered by a glazed pitched roof which will not be visible from anywhere near the building, nor from the street at the front.

Side elevations remain unchanged – the accessible parts of the roof garden are contained by metal railings set well back from the edges of the building. The areas outside the railings are planted as a low-maintenance green roof.

Boundary treatment is unchanged.

AMENITY OF NEIGHBOURS

There is no change to the proposals for windows. There will be no overlooking from the rear windows, which are glazed in frosted glass with openable parts only above eye level.

The accessible area of roof garden, shown paved on plan, is kept well back from the edges of the building, to avoid overlooking.

Renewable energy plant is retained in the location of the existing approved air conditioning plant to minimize the impact on neighbours.

ACCESS

There is no change to the access arrangements. The ground floor is fully accessible, and contains a WC compliant with Part M of the Building Regulations, as well as a fully accessible living room. The stairs are suitable for the future addition of a stair lift, should that ever be needed.

SUSTAINABILITY

As existing, external louvers on the front, south facing glazed wall will avoid heat gain and glare whilst maximising daylight. The building will benefit from natural lighting from the front and back as well as cross ventilation.

Sedum roof will provide a high level of insulation. This will also offer sustainable benefits as it will hold the rain, absorb carbon and release oxygen. It will provide some evaporative cooling on hot days.

As existing approved, there will be attenuated rainwater collection from forecourt to basement well. Water will then be used for planting. Granite setts with sand joints will be used in the basement light well to allow rainwater to be absorbed into the ground.

To achieve the best energy results we propose using a Robur Gas Absorption Heat Pump, rated as 150% efficient. His is innovative technology, and has recently installed on another Chassay Studio project in Camden. This is backed up by a small gas boiler for the coldest periods when the heat pump is less efficient. In addition, photovoltaic panels will be installed.

The following standards are proposed, and are usually found to achieve Code level 4 with ease, and are in accordance with Camden CPG3 Sustainability;

Ground floor U 0.16 as built
External wall U 0.20 eg. xtratherm 100mm full fill cavity system
Roof U 0.10 eg. concrete slab with closed cell insulation over
Windows U 1.50 double glazed timber windows
Doors U 1.50 glazed door

Thermal mass - medium
Air Permeability 5 [lower permeability has been found hard to achieve in practice and where achieved has led to condensation problems]
Ventilation - 'System 1' background ventilators with intermittent extract fans

Heating (& limited comfort cooling) using Robur Gas Absorption Heat Pump
Gas fired condensing boiler min SEDBUK 89%
Photovoltaic Panels - 0.55 kW peak

CONCLUSION

The proposal will allow this stalled development to re-commence, and with minimal change to the existing approved design, will provide a fine new family home in this residential road.