

6 Nutley Terrace
London, NW3 5BX



Existing House

DESIGN AND ACCESS STATEMENT

APRIL 2015

BACKGROUND

This Design & Access Statement is submitted in support of the full Planning Application for the proposed demolition of the existing dilapidated dwelling house at 6 Nutley Terrace, London, NW3 5BX, and the proposed redevelopment. The application is made on behalf of Mrs Shamim Shafi. This document will demonstrate that the new redevelopment is appropriate in scale and design, and will make a positive contribution to the Conservation Area.

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

DESIGN TEAM

ARCHITECTS

KSR Architects

PLANNING AND HERITAGE CONSULTANTS

CgMs Consulting

STRUCTURAL ENGINEERS

Elliott Wood Partnership

M&E ENGINEERS

Slender Winter Partnership

SUN & DAYLIGHT CONSULTANTS

GL Hearn

ENVIRONMENTAL CONSULTANTS

Price & Myers

LANDSCAPE ARCHITECTS

Randle Siddeley Associates

ARBORICULTURALIST

Landmark Trees

TRANSPORTATION

TTP Consulting

SUPPORTING DOCUMENTS (SEPARATE DOCUMENTS)

1. Planning Statement
2. Heritage Appraisal
3. Structural Reports
(includes Hydrogeological Report, Site Investigation Report, Basement Impact Assessment)
4. Sustainability and Energy Statement
(Energy Efficiency Statement and Code for Sustainable Homes Pre-assessment)
5. Arboricultural Impact Assessment
6. Transport Statement
7. Daylight and Sunlight Report

TABLE OF CONTENTS

1	INTRODUCTION	
1.1	The Proposal	3
1.2	Use / Amount	3
2	SITE ANALYSIS	
2.1	Site and Surroundings	4
2.2	Land Use	4
2.3	Existing House	4
2.4	Site Photographs	5
2.5	Existing House Photographs	6
3	DESIGN PROPOSAL	
3.1	Layout	7
3.2	Scale and Articulation	7
3.3	Design Development	13
3.4	Appearance and Materials	14
3.5	Landscape Design	15
4	ACCESS STATEMENT	
4.1	Access and Site Context	22
4.2	Arrival	23
4.3	Emergency access	23
4.4	Refuse / delivery access	23
4.5	Highways	23
4.6	Internal Layouts and Inclusive Design	23
5	ENVIRONMENT	
5.1	Energy and Sustainability	24
5.2	Ecology	24
5.3	Noise	24
6	SUPPORTING DOCUMENT	
6.1	Consultation with neighbours	25
	APPENDIX - PLANNING DRAWINGS (SEPARATE DOCUMENT)	
1	Existing drawings	
2	Demolition drawings	
3	Proposed drawings	

1.1 THE PROPOSAL

This document is submitted as part of the planning application for the proposed redevelopment of No.6 Nutley Terrace on behalf of Mrs Shamim Shafi.

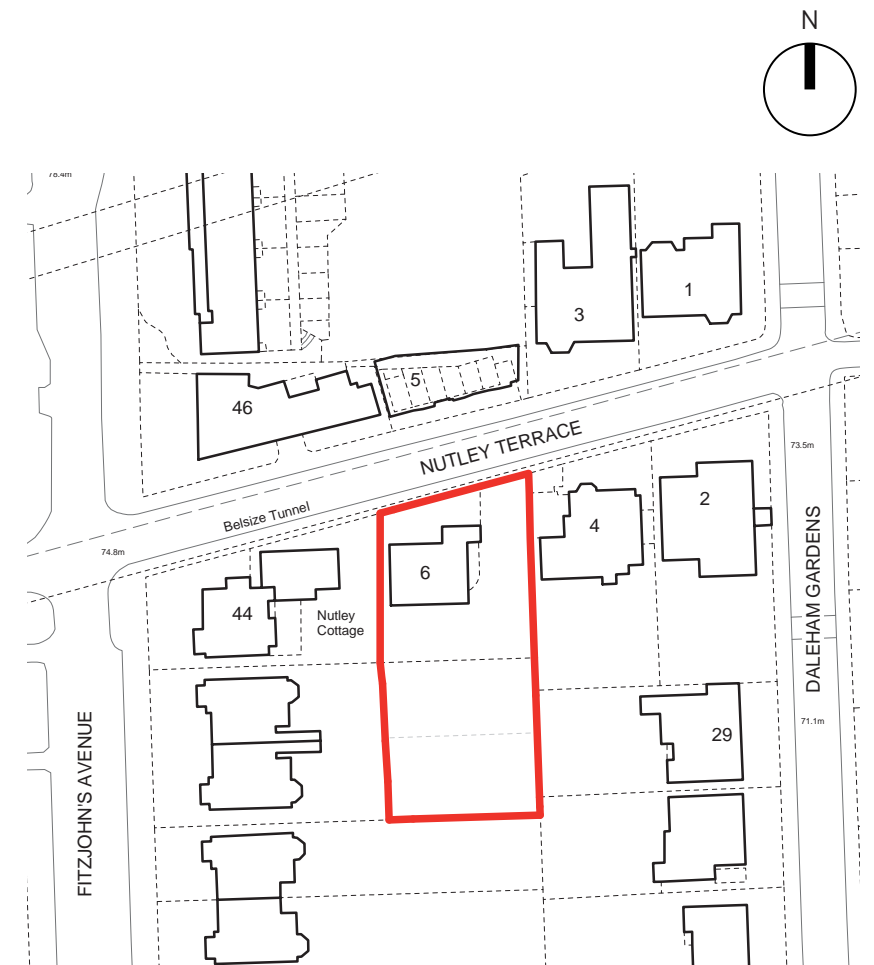
1.2 USE / AMOUNT

The proposed scheme is for demolition of the existing dwelling house on site and replaced with a multi-unit dwelling and basement parking space. A new driveway is to be provided.

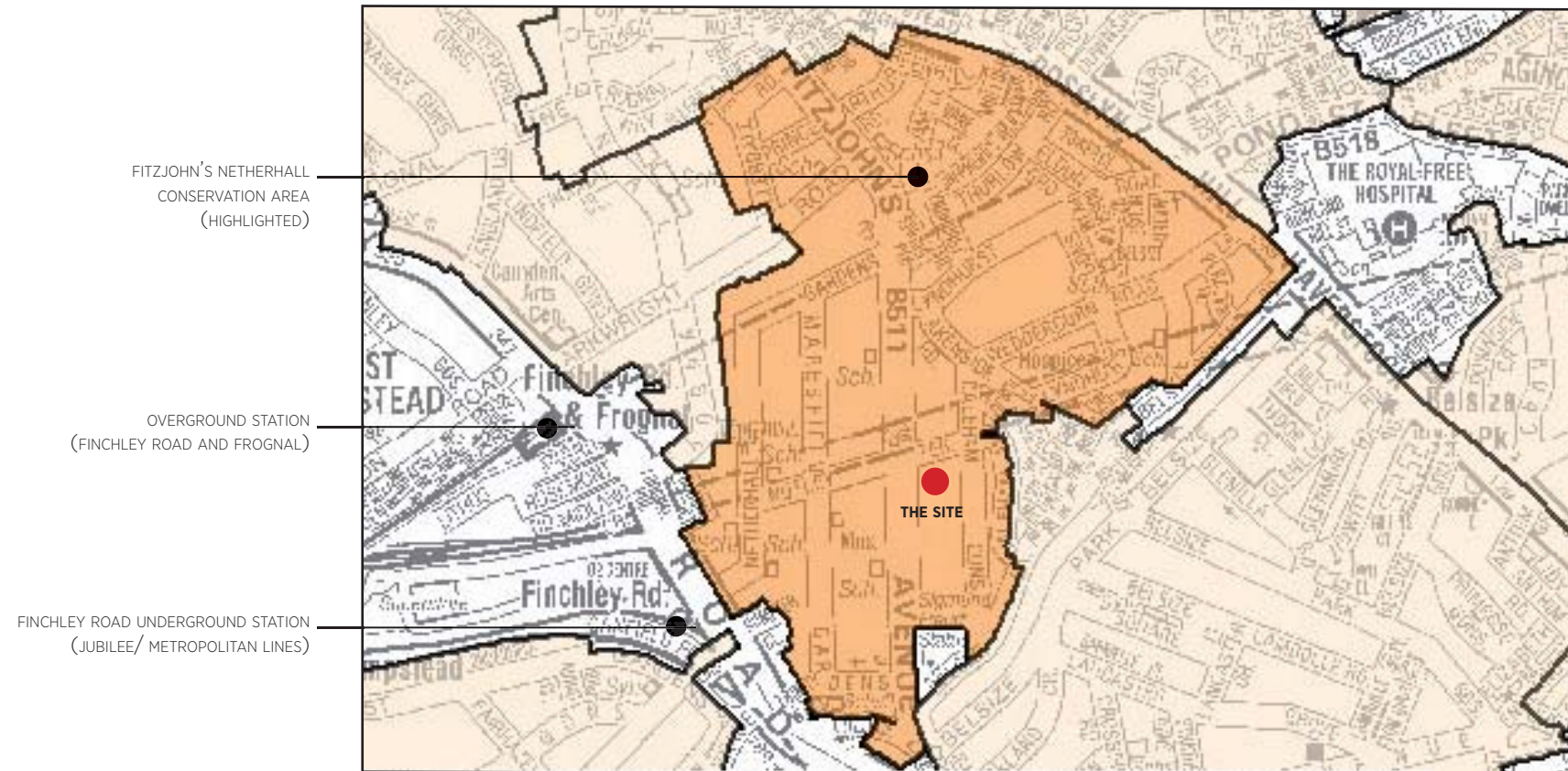
In 2013, permission was granted for demolition of the existing dwelling house and erection of two detached dwelling houses with lower ground level accommodation and new driveway. The new proposal is in line with the footprint of the permitted scheme.



AERIAL PHOTOGRAPH



LOCATION PLAN



CONSERVATION AREA MAP



AERIAL PHOTOGRAPH

2.1 SITE AND SURROUNDINGS

The site is located at the eastern end of Nutley Terrace, between Fitzjohns Avenue and Daleham Gardens. Currently the site accommodates a single family house with large rear garden. The site falls within Fitzjohns Netherhall Conservation Area, which is characterised by diverse architectural styles, from traditional Arts & Crafts style semi-detached houses and Georgian Houses to newly built modern houses and apartment buildings. Although a couple of styles are dominant in the conservation area, in many cases, well proportioned modern or neo-classic style new built houses are well integrated into the context adding diversity and richness to the streetscapes.

A separate Heritage Appraisal is provided by CgMs Consulting setting out the effect of the proposed development on the Conservation Area and its surroundings.

2.2 LAND USE

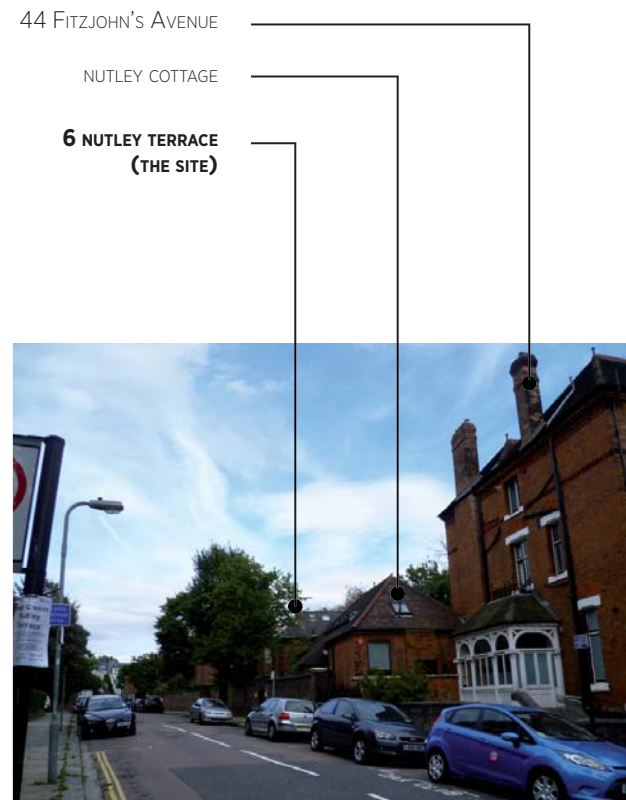
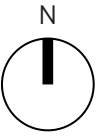
In terms of land use, the locality is principally residential, with a large number of schools (state, private, junior and senior) located in the immediate vicinity.

2.3 EXISTING HOUSE

The existing house at No.6 Nutley Terrace is unexceptional and makes a neutral contribution to the Conservation Area at best. The front elevation is neo-Georgian in design but is unbalanced by the inclusion of a bland projecting extension to the east. The poorly designed entrance includes an inappropriate glazed front door and little else to elevate it beyond being a brick box. The rear elevation has a very different 'suburban' aesthetic with horizontal casement windows sitting flush with brickwork. The roof includes Velux-type rooflights front and rear.



VIEW 1 - STREET PANORAMA



VIEW 2 - 48 FITZJOHN'S AVENUE



VIEW 3 - 5 NUTLEY TERRACE (UNDER CONSTRUCTION)



VIEW 4 - VIEW EASTWARDS ALONG NUTLEY TERRACE

KEY PLAN



VIEW 1 - NO.6 NUTLEY TERRACE, VIEW FROM NUTLEY TERRACE



VIEW 2 - NO.6 FRONT ENTRANCE



VIEW 3 - NO.6 VIEW FROM REAR GARDEN



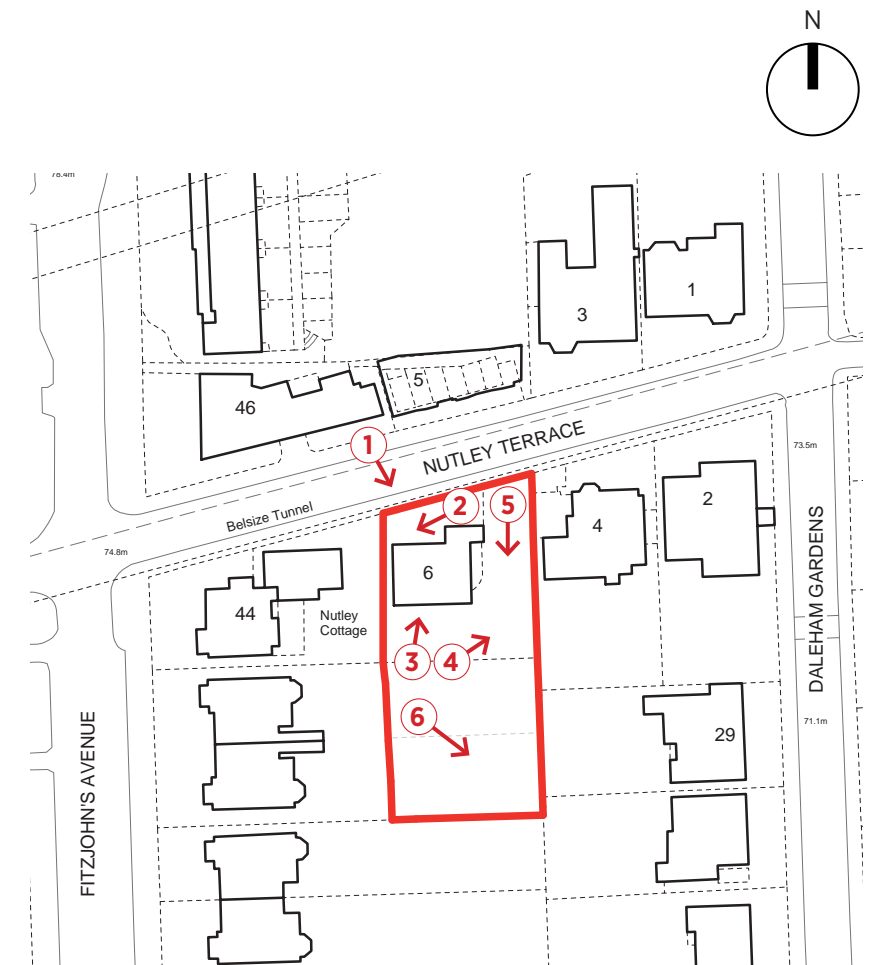
VIEW 4 - NO.6 VIEW FROM REAR OF GARDEN, NO.4 IN THE DISTANCE



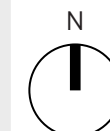
VIEW 5 - NO.6 VIEW TOWARDS REAR GARDEN



VIEW 6 - NO.6 VIEW TOWARDS BOTTOM CORNER OF GARDEN



KEY PLAN



3.1 LAYOUT

Keep the building line at the front.

Keep the building line at the rear.

Minimise excavation, protecting root area.

Maximise the potential development opportunity.

Access to the site for vehicles and pedestrians has been rearranged. The existing vehicle crossover has been maintained and a new crossover is proposed at the other end of the site for main vehicle access.

An arboricultural report will be included with the full planning application, which demonstrates that full consideration has been given to the trees and that the new proposals do not have any significant impact on the trees.

A separate Basement Impact Assessment report will also be submitted with the full planning application, which demonstrates that there is no impact on the underground water flows.

3.2 SCALE AND ARTICULATION

In developing the proposal for the site, the massing, height, fenestration and building style have been carefully considered to be sympathetic to the context.

The existing streetscape lacks any order and dominant characteristics, unlike Fitzjohn's Avenue. The existing building at No.6 Nutley Terrace is positioned on the western side of the site, resulting in a fractured streetscape and the appearance of a missing building. This breaks the rhythm of the street.

Responding to the context, the proposal adopts the facade proportions of the neighbouring house at No.4, which is a well-proportioned detached property and is recognised as a positive contributor to Nutley Terrace. Therefore the new facades follow the established proportions and rhythm with dominant A element and recessive B element (page10). Proportions of proposed fenestration also take their references from the immediate context (page11).

The proposal thus makes a positive contribution to the streetscape and addresses the missing element in the street view.

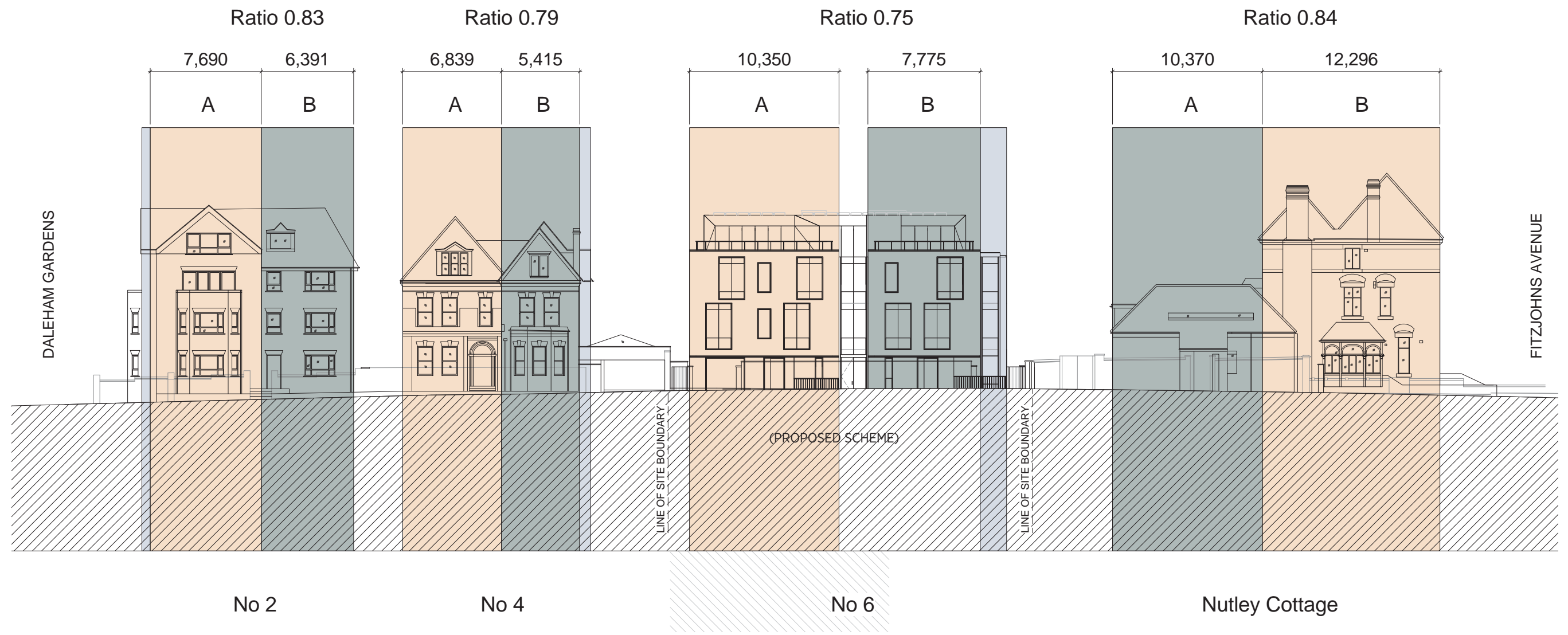
— PERMITTED SCHEME (2013)
- - - EXISTING HOUSE



PROPOSED CONTEXT ELEVATION



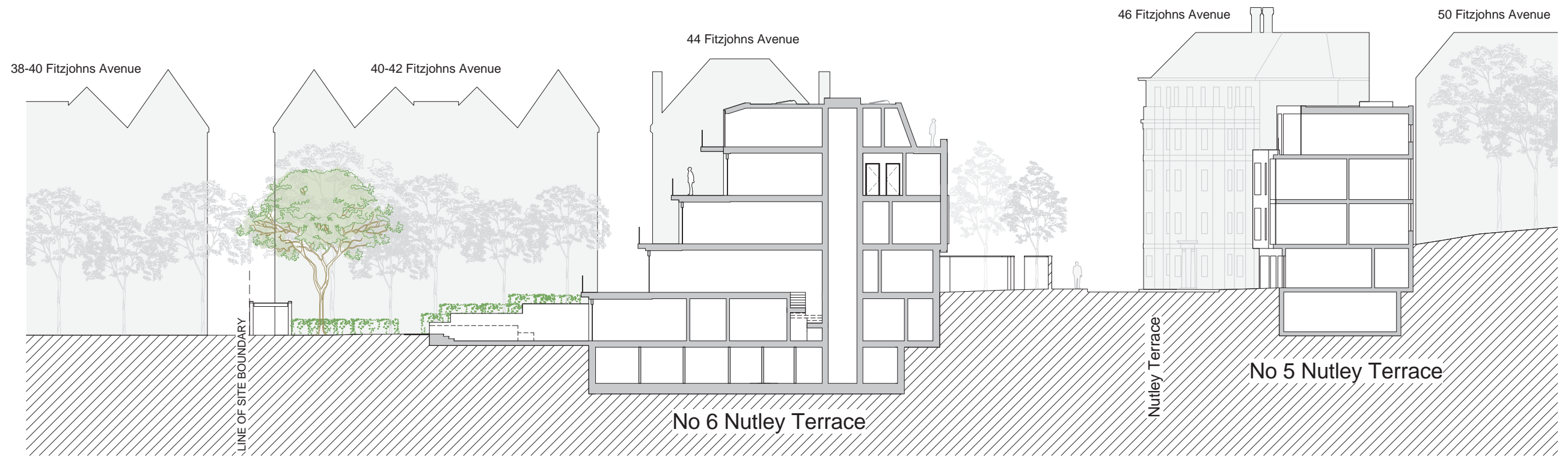
OPPOSITE ELEVATION OVERLAY



CONTEXT BUILDING PROPORTIONS



STREET WINDOW MODULATION



PROPOSED SITE SECTION



STREET PERSPECTIVE - DESIGN DEVELOPMENT

3.3 DESIGN DEVELOPMENT

Three design proposals were submitted to LB Camden, each of which addressed comments received from LBC during successive stages of development.

PRE-APP DESIGN DEVELOPMENT 1 (19 NOVEMBER 2014)

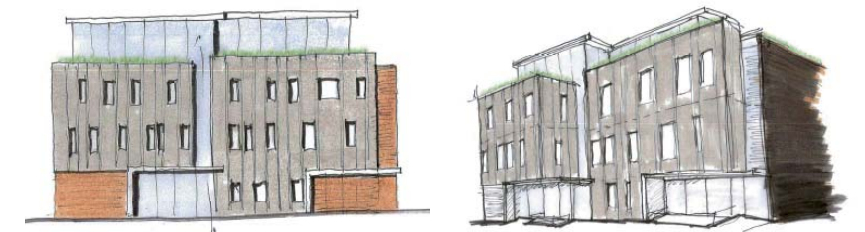
- Investigated roof options, overall proportions and brick colour.

PRE-APP DESIGN DEVELOPMENT 2 (19 JANUARY 2015)

- Eaves height and articulation of the rear and side elevations were investigated.

PRE-APP DESIGN DEVELOPMENT 3 (11 FEBRUARY 2015)

- Overall composition and material palette were agreed, in particular, brick colour, bond and incorporation of horizontal bands.



PRELIMINARY DESIGN SKETCHES

PRE-APP DESIGN DEVELOPMENT 1

19 NOVEMBER 2014

LBC KEY COMMENTS FROM PRE-APP MEETING (08th Nov 2014)
 1. Consider different roof options, perhaps mansard with dormer or flat roof
 2. Overall proportions need improvement
 3. Brick colour should match the context

SUMMARY OF DESIGN DEVELOPMENT (19th Nov 2014)
 1. Two options explored - Contemporary mansard (with) and flat roof (with)
 2. Improved/adjusted overall proportions
 3. Brick colour now matching the local context



PRE-APP DESIGN DEVELOPMENT 2

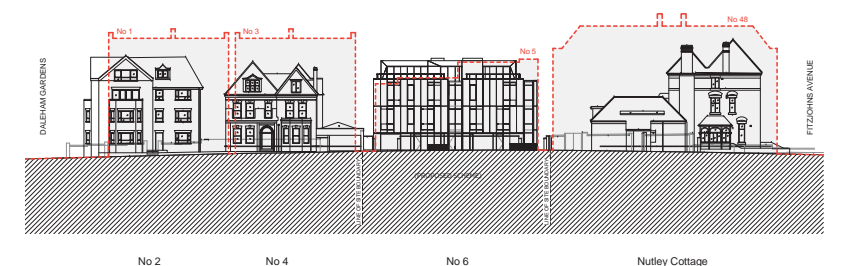
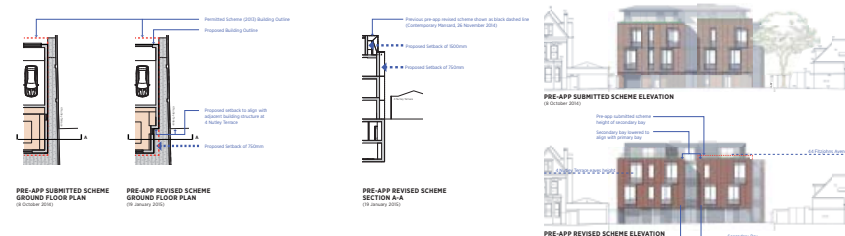
19 JANUARY 2015

LBC COMMENTS FROM PRE-APP REPORT (24 December 2014)

KSR'S RESPONSE TO COMMENTS (19 January 2015)

LBC COMMENTS FROM PRE-APP REPORT (24 December 2014)

KSR'S RESPONSE



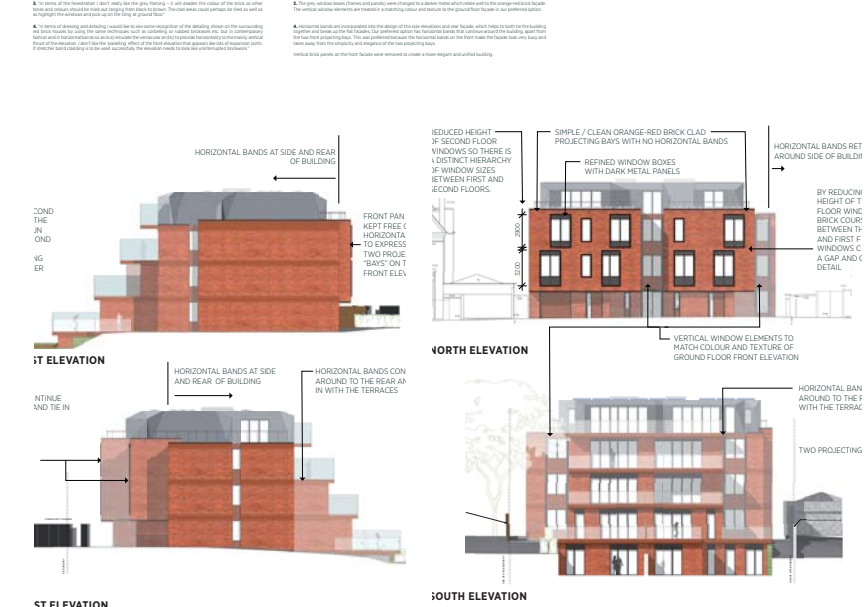
PRE-APP REVISED SCHEME OPPOSITE ELEVATION OVERLAY (19 JANUARY 2015)

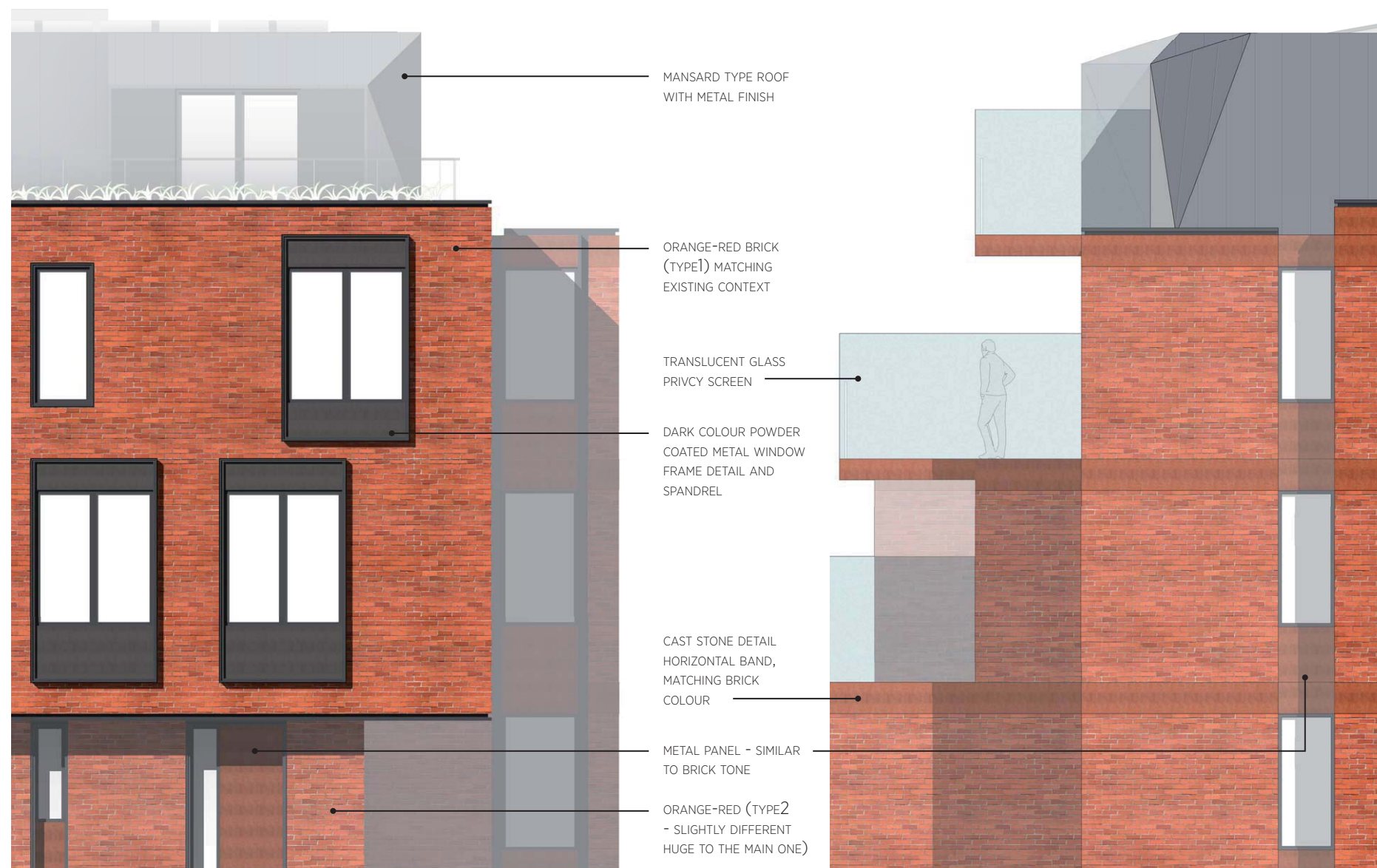
PRE-APP DESIGN DEVELOPMENT 3

11 FEBRUARY 2015

LBC COMMENTS FROM 19 JANUARY 2015 PRE-APP DESIGN DEVELOPMENT REPORT (23 January 2015)

KSR'S RESPONSE TO COMMENTS (11 February 2015)





NORTH (FRONT) PART ELEVATION

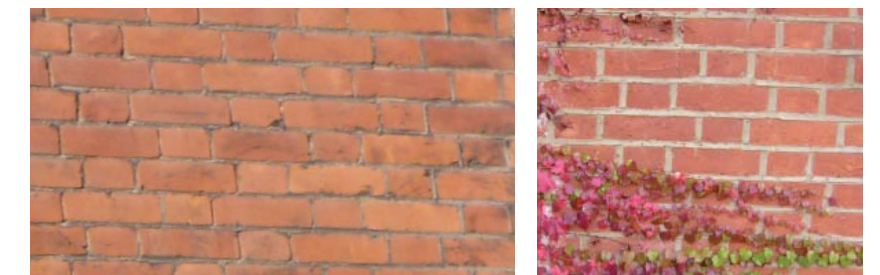
SIDE (EAST) PART ELEVATION

3.4 APPEARANCE AND MATERIALS

The proposed building is designed to enhance the Conservation Area by blending into its setting. The modern design picks up on the characteristic palette of the Fitzjohn's Netherhall Conservation Area.

The massing, height and fenestration have been carefully considered to be sympathetic to the context, with the façades being treated in orange-red brickwork to match the neighbouring properties. Horizontal bands of cast stone are incorporated into the design of the side elevations and rear façade, which helps to both tie the building together and break up the flat façades. The front façade is kept free of horizontal bands to express the simplicity and elegance of the two projecting bays and the dark metal window boxes.

A contemporary metal-clad mansard roof envelops the top floor level. As a means to soften the visual impact from Nutley Terrace and articulate the design, the roof has large setbacks on the front elevation where the roof meets the building façade, as well as chamfered corners.



LOCAL PALETTE