

# DESIGN & ACCESS STATEMENT

May 2015



4 LANGLAND GARDENS, LONDON NW3 6PY

APPLICATION FOR PLANNING CONSENT

## INTRODUCTION

An application is being made for planning consent to carry out alterations to an existing building containing 6 No. self-contained flats at 4 Langland Gardens in Hampstead, NW3 6PY in the London Borough of Camden. Originally designed as a single dwelling, the building was long ago subdivided into multiple occupancy. A recent planning decision (Ref 2015/0315/P, dated 17 March 2015) granted consent for a number of alterations and extensions to the property including extension of the ground floor flats into the basement below. This new application has been prepared to extend the basement accommodation under the full footprint of the extended building and to include light wells to the front and rear. This Design & Access Statement is appended to that application to explain the relevant design and planning considerations in its support. Other supporting documents, including a Basement Impact Assessment, have been prepared and are submitted as part of this new application.



*Aerial photo with plot indicated*

## THE SITE

Langland Gardens is a typical, Edwardian neighbourhood of large semi-detached dwellings branching off the East side of Finchley Road. The property is located in the Redington and Frognal Conservation Area but is not listed. The site is well connected to public transportation with multiple bus routes along the A41 Finchley Road and the Finchley Road & Frognal overland rail station a short walk away. A wide diversity of retail options are within easy reach to the South along Finchley Road. The plot gently rises from the front boundary toward the rear so that the raised ground floor meets the rear garden on the same level. These raised entrances are typical to Langland Gardens and a significant number of properties feature basement accommodation with windows and light wells to their partially submerged lower stories.





*Birds Eye view of Inkerman CA with plot outlined*



*Views of context, entrance and rear of 4 Langland Gardens*



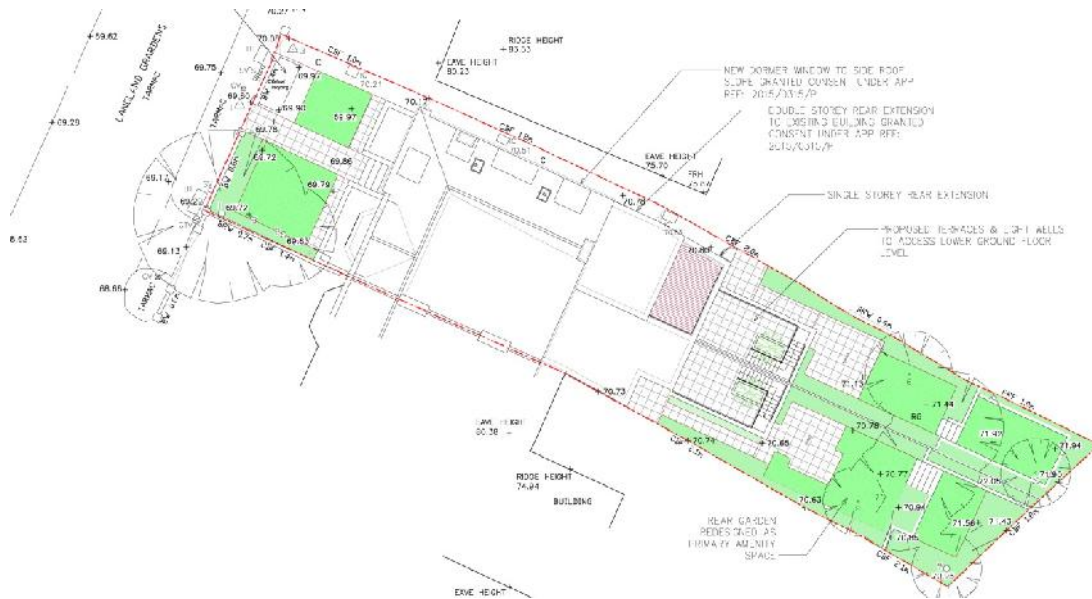
## THE PROPOSAL

The application scheme proposes to fully refurbish the existing accommodation and improve its functional and design layout. The current accommodation comprises 6 x 1 Bed flats which will be extended and improved to provide 3 x 1 Bed flats, 1 x 2 Bed flat and 2 x 3 Bed flats maisonettes. All of the alterations to the property above ground level are identical to those which were recently granted consent under Application Ref 2015/0315/P. These comprise: a part single and part double storey rear extension; a side facing dormer window at the rear of the 2<sup>nd</sup> floor; and the introduction of new windows on the front facing bay window at basement level. The consented scheme also includes accommodation at basement level using the existing cellar under the property, however this cellar has proven not to extend beyond the front portion of the site.

The current proposal scheme will extend the basement accommodation under the full footprint of the existing building and the rear extension. This accommodation can be of a very high quality with suitable light wells to provide light and ventilation. Two maisonettes and ground & basement levels will provide 3 bedrooms each with the primary living space at garden level. The windows to the front will make use of an existing light well on the left hand side of the building with a new light well formed in front of the bay window to the right hand side. The existing front garden of which measures approximately 9metres depth would remain over 7metres deep after introduction of the light wells and would be fully landscaped to screen views into the lower rooms. There are numerous precedents for light wells having been introduced along Langland Gardens which do not detract from the character of the Conservation Area. In fact, due to the slope of the road and the raised level of the entrances, the lower ground floor windows feel very natural to the setting.



*Views of light wells to neighbouring properties including No. 2 Ferncroft*



*Proposed site plan including landscaping to front and rear gardens*

To provide a good quality of light and accommodation to the rear portion of the basement, a central light well is proposed to be divided between the two maisonettes. This light well has been kept away from the side boundaries of the site in order to avoid any impact on the adjoining dwellings. An 'L' shaped stair from each side would connect directly to the garden level from the master bedroom suites at basement level. Extensive soft landscaping both in the light wells and along the site boundaries would soften the impact of the extensions and improve the amenity value of the existing unkempt garden.



*Views of rear existing garden*

## **ACCESS STATEMENT**

The project comprises renovations to an existing residential building originally converted from a private dwelling. There is no lift and there is not scope to alter the existing staircase which forms a central feature of the block, although it is relatively easy going. However, all reasonable steps will be taken to ensure that the entrance stair and access route comply with Approved Document M. Internal space standards, lighting, fittings and sanitary accommodation will comply where possible.