

10/09/15

REV. 01

Design and Access Statement

NEW BASEMENT AND ALTERATIONS ON GROUND FLOOR FENESTRATION

36 Flask Walk, London NW3 1HE

GENERAL

This statement has been prepared in support of a planning application for alterations to a Terraced house. The proposal consists on the creation of a new basement and alterations to the ground floor rear elevation fenestrations.

The new design will provide and create a flexible living space for the occupants and will open up views and improve the connection to the rear open space patio.

The House address is 36 Flask Walk, London NW3 1HE.

The property is not listed and is located within the Hampstead Conservation Area.

Flask Walk is an attractive street close to the centre of Hampstead. It slopes downward in a northerly direction from Hampstead High Street and features a variety of different building types and ages, including modern development which contrasts with the historic urban fabric.

The local townscape is of a human scale but neither the street nor the immediate neighbours have a coordinated roof line.



The property consists on a three storey terrace house with the top floor designed as a mansard roof finished with slate tiles.

The existing façade of the building is finished with exposed brickwork that matches the surrounding properties.

The existing windows are conservation type timber sash windows. External doors on the front and the back of the property are also in timber.

The property also benefits of a small terraced patio area on the rear of the property allowing the current owners to enjoy of some outdoor private space.

The building at 34 Flask Walk is of similar style to number 36. It benefits of an additional storey and also includes a basement used as a private car park. The existing parking area is designed in an L-shape and wraps around the property at 36 Flask Walk beneath the current existing rear elevation terraced patio area.

The objective of the proposed scheme is to enhance the family quality of life by increasing the amount of habitable area and therefore by optimising the functionality of the spaces.

The client is looking to create a positive and safe home space that will form the centre of the family's life and will encourage social interaction between all family members and friends.

The proposal will be designed as a peaceful environment that will allow every member of the family to draw strength for their everyday life and in particular, a place to raise children.

Pre-application advice and proposals overview

Planning Officer Neil Collings gave advice on the pre-application scheme on an e-mail dated 18th September 2014, with reference number 2014/5404/PRE.

The proposal was well received on Neil Colling's letter as stated below:

"There is no principle objection to the proposal;

- The acceptability of the proposed light well will depend upon its detailed appearance and any associated changes to the front elevation and boundary enclosure. However, provided the light well is inconspicuously realised, there is no principle objection to this addition to the front of the building.*
- Given the discreet location, there is no objection to replacement patio doors subject to more details regarding their design;*
- Basement Excavation: This site is located within an area of concern with regard to slope stability and ground water flow. Therefore, a Basement Impact Assessment (BIA) will be required in assessing any basement development on this site. A BIA will need to be submitted with any future application and, in assessing the document, the Council will need to commission an independent review of the BIA, at the applicant's*

expense. More details on this point can be found in Camden's Planning Guidance (CPG) 4: Basements and lightwells, which can be downloaded [here](#);

- The site is located within the Hampstead Archaeological Priority Area. As such, the Council would consult with English Heritage as part of the planning process and, in the event that planning permission is granted, it would likely be by condition that excavation works are monitored with an agreed methodology in the event of any archaeological remains being found during construction;*
- The Council would also consult with Thames Water in considering any future proposal for excavation.*

Based upon the above advice, I would invite an application alongside a Basement Impact Assessment demonstrating that all matters of concern can be overcome.

If you have any questions following receipt of this email, please let me know.

Kind regards,

*Neil Collins
Planning Officer"*

Based on the comments stated above, we have incorporated the documents and reports within this planning application submission.

DESIGN

The Use

This application does not propose a change in the use of the site.

Access

Access will remain unaltered.

Scale and Appearance

This statement has been prepared in support of a pre-planning advice on the property addressed above.

The proposal design consists on:

- Creation of a new basement.
- Creation of a light well in the existing planter space in the front facade.
- Alterations on the ground floor rear elevation fenestration.

The existing house has a small living room-family area and an enclosed kitchen in the ground floor level.

The proposal aims to optimize the layout of these spaces by having a large and contemporary kitchen with an informal dining room at ground floor while proposing a generous living room and formal dining room on the new basement. An additional guest toilet will be incorporated on this level.

The new basement is proposed to be approximately 12.5 metres long and 4.3 metres wide comprising the footprint of the existing property. Within the new area created, approximately 15 sqm will be provided for a new light well to the front of the building.

The new basement will square off the footprint of the existing neighbour's car park basement.

The proposal also incorporates a light well in the front façade. The light well opening at ground floor comprises the current planter soil area and retains the original brickwork planter. The new light well will bring natural light and allow for ventilation to the new basement level.

The existing connection between the ground floor and the rear patio is through four wooden French doors with glass panels. The proposal will replace these doors with new aluminium sliding-folding doors to allow for greater connection between the inside and the outside areas. The existing opening will also be increased to allow for greater natural light and ventilation into the internal spaces.

A proposed double height space is designed between the ground and the basement level. The double space will allow for greater spatial connection between the two levels, will flood the basement with natural light from the upper floor and will create cross ventilation from the rear façade at ground floor to the new proposed light well in the basement allowing for air renovation to comply with building regulations.

The Layout

Throughout the development of the scheme development, the client has placed great emphasis on functionality. All alterations are aimed to improve and optimise the usability of the existing and proposed spaces.

The new basement will improve the overall layout of the property increasing the social spaces for enjoyment of the whole family.

The proposed glazing on the rear elevation and the new light well on the front will flood the ground and basement levels with natural light.

Appearance

The front façade of the building will remain unaltered as the proposed light well will be disguised within the current footprint of the front entrance planter.

All proposed changes will not be visible from street level and therefore there will be no impact to the existing townscape.

The appearance of the property when viewed from Flask Walk will not be changed.

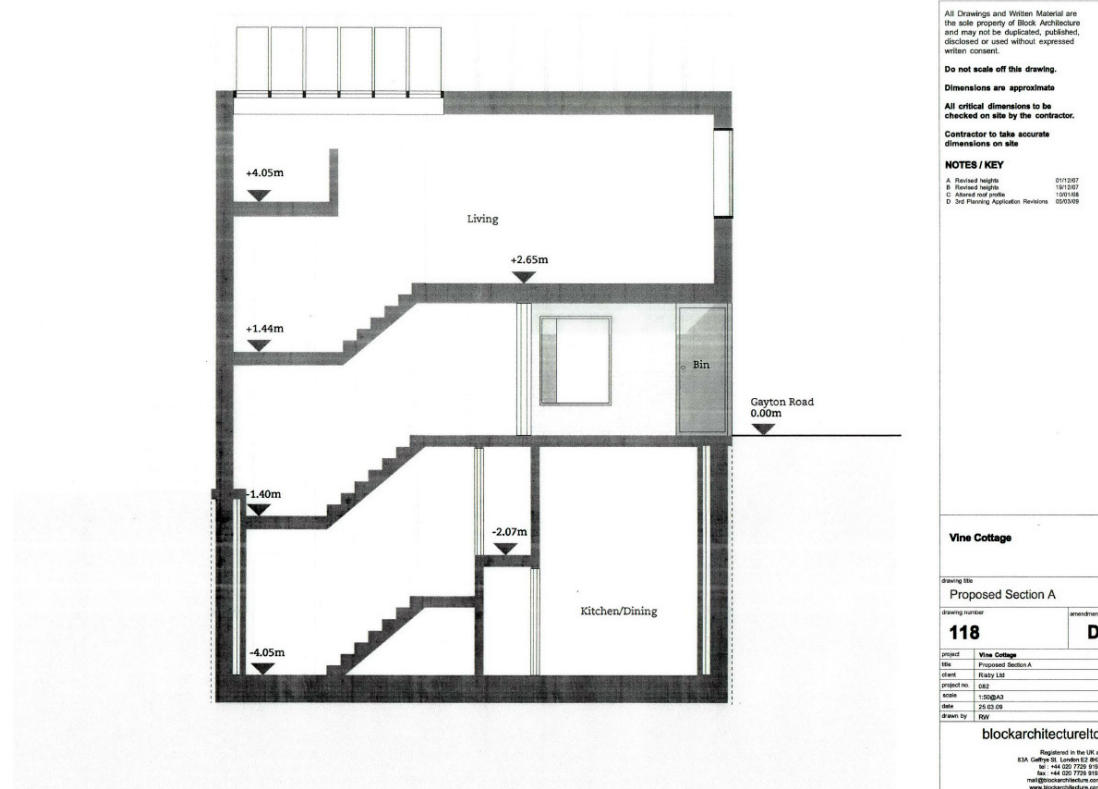
Landscaping

New decking is proposed on the existing rear elevation patio.

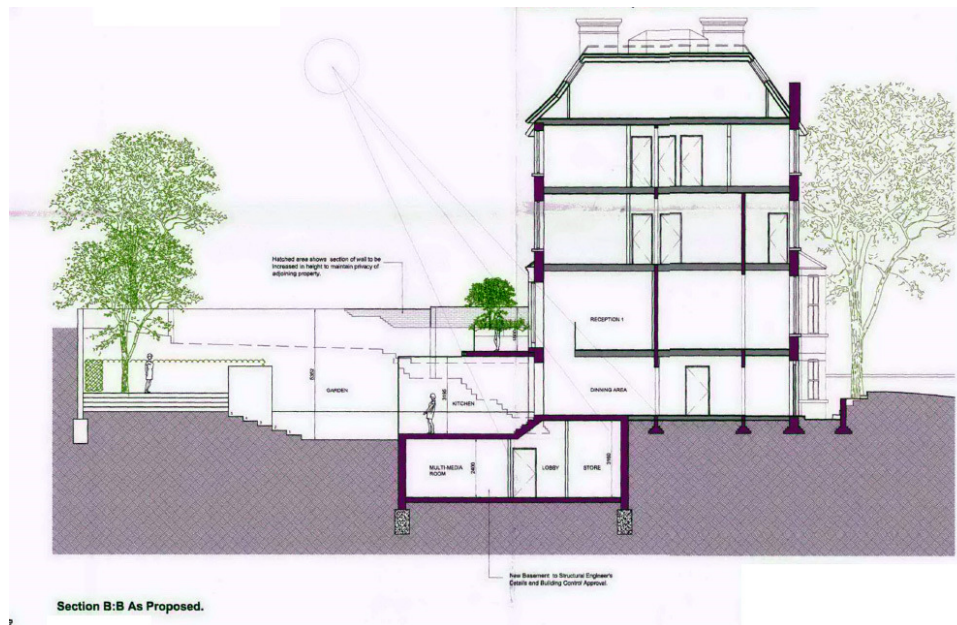
Mature trees and extensive vegetation cannot be incorporated on the rear patio due the existence of the neighbour's basement beneath this area. Therefore, any planting proposed will be incorporated on planters and pots over the timber decking.

Relevant Development in the Vicinity

- **Vine Cottage Grayton Road, London NW3 1TX** received Planning Permission in 2009 (ref: 2009/1622/P) for the erection of a two single storey family dwelling house with basement, following the demolition of existing two storey cottage.



- **22 Christchurch Hill, London NW3 1LG** received Planning Permission in 2006 (ref: 2006/2959/P) for the excavation to create new basement, erection of rear single-storey glazed lower ground floor level extension, creation of balcony at rear ground floor level with glass balustrading, raising of eastern boundary wall and erection of part two, part three-storey side extension all in connection with existing dwelling house.



Conclusion

We believe that the proposed basement would represent a very natural evolution of the house and will square off the existing basement footprint of the neighboring property.

The proposal aims to renovate the existing property whilst maintaining the existing character of both the property and buildings on the surrounding.

The current proposal through their considered design and high quality materials will upgrade and improve the amenity of the building without resulting in a detrimental impact on the house, or the amenity of other properties.

The appearance of the property when viewed from Flask Walk will not be changed.

The design of the intervention follows Camden's Policies and great consideration has been made to follow all the guidelines.

This proposals has been approved in principle by Camden Council throughout a Pre-Planning application process.

This proposal is not believes to have any adverse effect to the neighbors or the townscape of the street.