

**22 D Woodchurch Road, London NW6 3PN.**

**DESIGN AND ACCESS STATEMENT**

Revision B 28 July 2015



**1 DRAWINGS ACCOMPANYING THIS STATEMENT**

Existing:

375.001	Location Map	1:1250
375.002	Second floor plan	1:50
375.003	Roof plan	1:50
375.004	Section A	1:50
375.005	Section B	1:50
375.006	Street Section	1:50
375.007	Street elevation	1:200
375.008	Photos	NTS

Proposed:

375.052	Second floor plan	1:50
375.053	Roof plan	1:50
375.054	Section A	1:50
375.055	Section B	1:50
375.056	Street Section	1:200
375.057	Street elevation	1:50

## **2 TYPE OF PLANNING APPLICATION**

Number 22 Woodchurch Road a detached residence dating from the 1880s which is now split into four flats. It is not Listed and it is within the South Hampstead Conservation Area.

The application is for full Planning Permission and minor demolition within a Conservation Area.

This Application is concurrent with an Application for Lawful Development at the same address.

## **3 SUMMARY OF THE PROPOSALS**

- Refurbishment of current roof terrace (safe railings and new structure.)
- Replacement, repositioned access hatch to roof terrace.
- New rooflights to the sloping roof.
- Replacing existing windows with timber like-for-like [Permitted Development].
- Slightly enlarging an existing dormer to the eastern side of the roof

## **4 CONSULTATION**

There has been no previous consultations with the planning department with regards to this particular proposal.

- Reference to London Borough of Camden Planning Policy, Core Strategy.
  - CS14 Promoting high quality places and conserving our heritage
- Reference to London Borough of Camden Planning Guidance
  - CPG 1 – Design 2014
- Reference to The London Plan Policies. (particularly table 3.3; Minimum Space Standards for New Development.)
- Research into the Planning Permission History of development in the locality.
- Consultation conversations with local residents.
- Reference to London Borough of Camden South Hampstead Conservation Area Character Appraisal and Management Strategy 2011

## 5 PLANNING HISTORY

Below is a extract of Camden Councils Planning Data. Of note are the 1963 and 1979 Permissions for the four current flats at 22 Woodchurch Road)

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2013/4173/T	22 A Woodchurch Road London NW6 3PN	REAR GARDEN: 1 x Robinia Pseudoacacia - Reduce by 25%. 1 x Robinia Pseudoacacia - Remove lower wounded limb. Reduce crown 20%.	FINAL DECISION	09-07-2013	No Objection to Works to Tree(s) in CA
2004/4008/T	22 Woodchurch Road London NW6 3PN	FRONT GARDEN 1 x Horse Chestnut - Fell.	FINAL DECISION	16-09-2004	No Objection to Emergency Works (CA)
2004/1152/P	22A Woodchurch Road London NW6 3PN	The erection of a single storey pavilion in the rear garden, for ancillary purposes to the residential use of the ground floor flat	FINAL DECISION	19-03-2004	Granted
2003/3058/P	22A Woodchurch Road London NW6 3PN	The erection of a single storey outbuilding for use as a 'garden room' in association with the ground floor flat.	WITHDRAWN	27-11-2003	Withdrawn Decision
TCX0106882	22 WOODCHURCH ROAD LONDON NW6 3PN	FRONT OF PROPERTY 1 x conifer - reduce in height by 30-40% & tidy by removing 1 stem.	FINAL DECISION	22-10-2001	No objection to works-TCA-Council spec
TCX0006473	22 WOODCHURCH ROAD LONDON NW6 3PN	Reduce one Conifer in front garden.	FINAL DECISION	05-06-2000	No objection to works-TCA-Council spec
TC9906543	22 WOODCHURCH ROAD LONDON NW6 3PN	Reduce height of one Conifer at front of property by 30-40% and tidy up.	FINAL DECISION	19-07-1999	No objection to works-TCA-Council spec
TP9906409	22 Woodchurch Road London NW6	Re-pollard one Horse Chestnut tree in front garden. (Also Ref.TC9906408 Reduction works to one Bay tree, one Cherry tree and two Plum trees in rear garden).	FINAL DECISION	24-05-1999	Approve works (TPO) -with conditions
TC9906408	22 Woodchurch Road London NW6 3PN	Reduction works to one Bay tree, one Cherry tree, two Plum trees in rear garden. ( Also ref.TP9906409 Re-pollard one Horse Chestnut tree in front garden ).	FINAL DECISION	24-05-1999	No objection to works-TCA-Council spec
PW9802478	22b Woodchurch Road, NW6	Erection of a single storey glazed side extension, the enclosure of a lightwell, the alteration of a window to a door at rear ground floor level and the addition of a new front door behind the existing gate, as shown on drawing numbers; WR.9801, WR.9802, WR.9803, WR.9804, WR.9805, WR.9806, WR.9807, WR.98012, WR.98013, WR.98014 and WR9801P.	FINAL DECISION	15-07-1998	Grant Full Planning Permission (conds)
9591218	22 Woodchurch Road NW6	Seeking permission to further cut back Chestnut and Lime trees.	FINAL DECISION	19-09-1995	Approve works(TPO)specified by Council
9491066	22 Woodchurch Road NW6	Seeking permission to further pollard tree(s) in the front garden in the above address.	FINAL DECISION	23-02-1994	S64 Det. - Not Dev. - Applic. required
9291025	22b Woodchurch Road NW6	Works to trees.	FINAL DECISION	13-02-1992	Agree to pruning of Trees
8991063	22 Woodchurch Road NW6	Advice on trees.	FINAL DECISION	31-05-1989	Agree to pruning of Trees
8893096	20/22 Woodchurch Road NW6	Prune tree in front garden.	FINAL DECISION	01-07-1988	Part Approve/Part Refuse
29166	22 Woodchurch Road NW6	Change of use, including works of conversions, of the first and second floors to 2 self-contained flats.	FINAL DECISION	12-09-1979	Conditional
TPD1080/741	22, Woodchurch Road, N.W.6.	Conversion of ground floor into two self-contained flats at 22, Woodchurch Road, N.W.6.	FINAL DECISION	09-04-1963	Conditional

## 6 USE

The four story building contains four flats, one per floor level. Flat D is at the top of the building.

The proposal involves a general remodelling and refurbishing of the 36 year old flat conversion that is in need of an upgrade and modernisation.

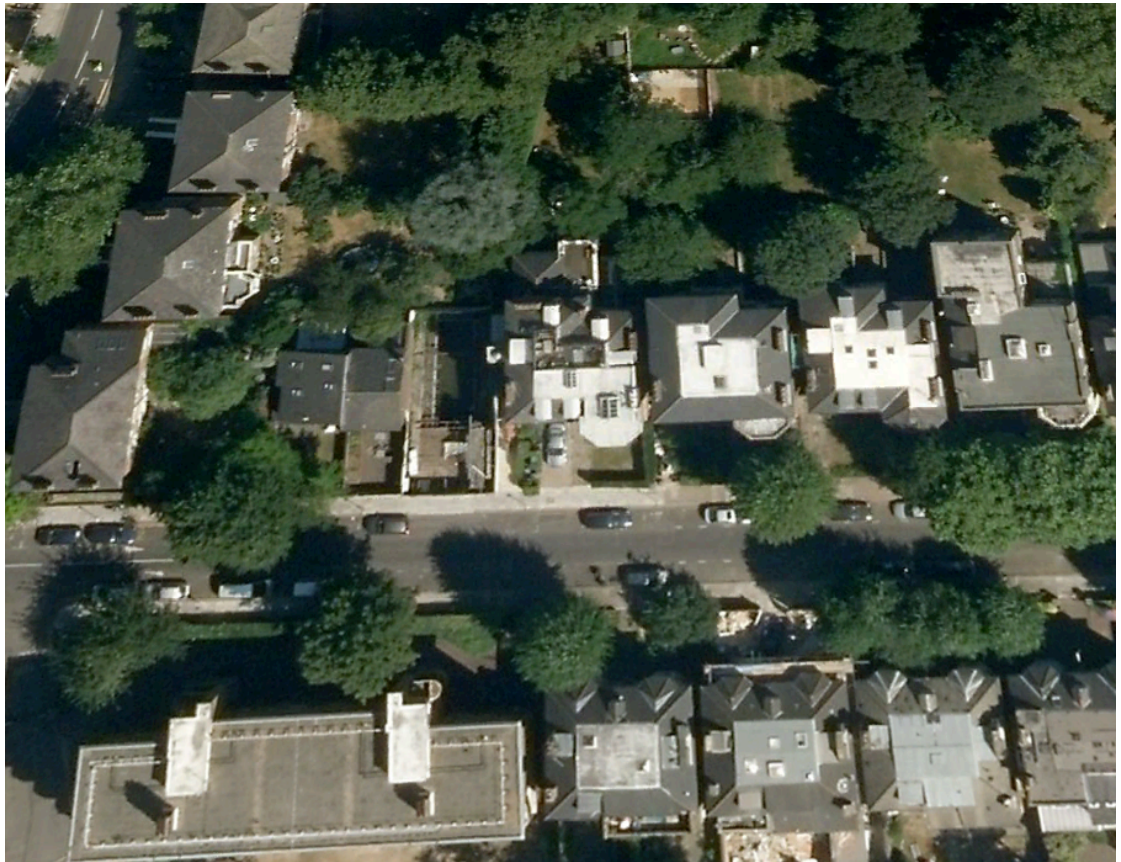
## 7 AMOUNT

The gross floor area of the existing flat (136 sqm) remains unchanged.

The proposed room sizes exceed the minimum requirements of the London Plan and are as follows:-

Kitchen, living, dining room	43 sqm
Bedroom 1	25 sqm
Bedroom 2	12 sqm
Bedroom 3	16 sqm
Storage cupboard	3 sqm

The current roof terrace area remains unchanged at 21 sqm



## 8 LAYOUT and SCALE

The general arrangement of the room-functions in relation to the room-uses in the flat below will remain as they are currently.

The Roof terrace will remain as it is bar the introduction of safety measures:-

- Safer railings which are visually less obvious when viewed from surrounding properties (the current and proposed railings can only be seen from a select area of the street at oblique angles – see drawing 375.006 and 056)



Existing railings and screen



Style of proposed railings

- The improved access to the terrace is a slide-aside lantern rather than a hinged hatch. This will greatly improve the safety of the access. The lantern will not be dissimilar to the other glazed lanterns. It will appear to be behind the railings when viewed in the street but not actually visible from the street (see drawing 375.056.)



Current, hinged, roof access



Proposed sliding lantern roof access

The proposed rooflights to the sloping areas of the roof will be of an appropriate proportion to suit the scale and proportions of the house.



Proposed style of rooflights

It is proposed that one dormer to the east side of the roof is slightly widened (by approximately 370mm) so as to create a more pleasing aesthetic internally. The dormer is not seen externally.

Refurbished and replaced windows and roof lanterns will be like-for-like copies of the current windows and lanterns

Access remains as existing with steps and stairways, and because of the nature of the building, the access provision remains unchanged by the proposals.

## 9 APPEARANCE/ MATERIALS:

The proposed roof access hatch will be low-lying slim profile glass and powder coated steel and aluminium construction similar to the image in section 8

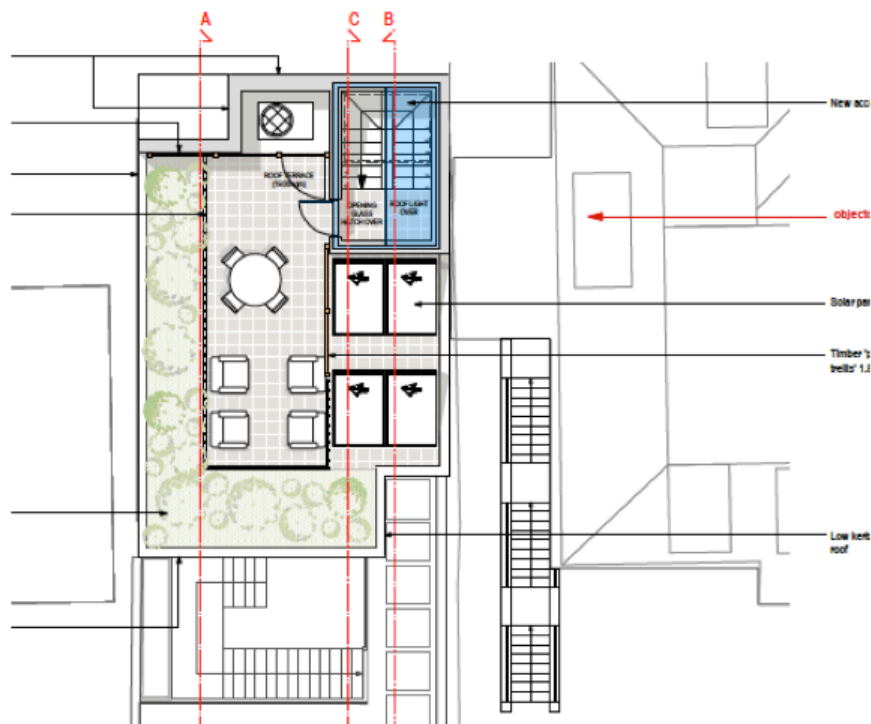
The roof terrace railing are intended to be less visually intrusive than the current ones. Black painted traditional style steel railings

The rooflights will not protrude more than 150mm from the slope of the roof and will match the current rooflight in the roof.

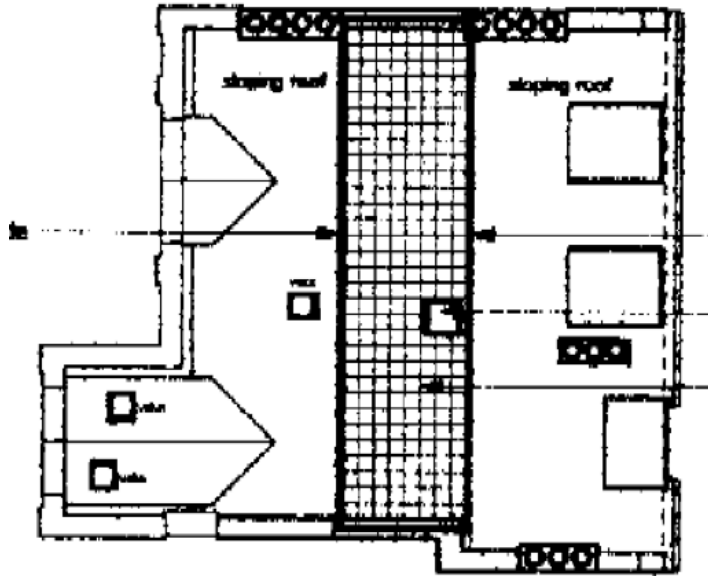
## 10 PLANNING HISTORY

The following local permissions for roof terraces are informative:-

- The recent Permission granted in June 2015 at 24 Woodchurch Road (Ref 2014/4507/P) is for a fourth floor roof terrace

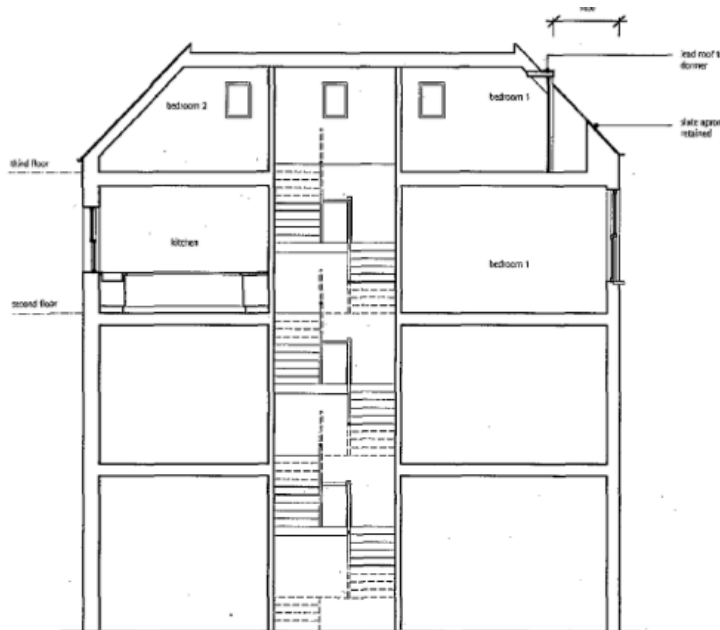


- The 1999 Permission at 1 Woodchurch Road (Ref PW9802858R1) for a fourth floor roof terrace



**ROOF PLAN**

- The 1997 Permission at 77 Canfield Gardens for a third floor roof terrace (PW9702400RI)



LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING ACTS  
19 DEC 1997  
PLANS APPROVED  
ON BEHALF OF THE COMMISSIONER

date		approved	works and notes	77 Canfield Gardens, London NW6 Proposed Section	date	scale	sheet
			second floor third & fourth floor 52-58 Highgate Road London N6 6LE		09/10/97	1:100	9712/100
			telephone 0171 438 8291 facsimile 0171 438 8292	© 1997 JG&J architects			



## **11 SUMMARY:**

The design concept for the proposals is focused on enhancing the character of the building while achieving the practical aims described in 'Use,' above.

The main body of the house remains largely unaltered – certainly in terms of materials, massing and volume.