

06 AUGUST 2015

PLANNING PERMISSION APPLICATION

DESIGN AND ACCESS STATEMENT for:

Partial re-development of no 10B Fairhazel Gardens to create more living accommodation

London NW6 3SG

Introduction

REF : 2015/2925/PRE

Further to a pre-planning application submission and feed back by the case officer Carlos Martin, we have taken on board all recommendations in the written report received on 24.06.2015 by email.

- A daylight/sunlight study has been commissioned and the survey report is attached to this submission - this is to relieve the concern on impact of raised boundary wall at the rear of the site albeit by 1.5M, in terms of loss of light for the immediate neighbouring property. The light study demonstrates that any impacts are not significant in terms of daylight/sunlight. The proposed extension pitch roof running away from the boundary wall will also alleviate any increase sense of enclosure
- In regards to the situation at the front where the next immediate property is at distance of approx 11.5M, the recommendation was that any new window on the proposed extension will increase overlooking levels. Therefore, we have revised the design of the front elevation to remove any window on that facade. All new windows are now on the return gable wall, facing full South.

Site Analysis and Proposal

LOCATION AND DESCRIPTION

No 10B Fairhazel Gardens is one of 3 terraced mews houses built in 2000. The site was previously a redundant workshop and coach house, located in a cul-de-sac off Fairhazel Gardens. The three houses 10B, 10C and 10D, have designated car parking spaces in the forecourt and share a private vehicular entrance off Fairhazel Gardens with a pedestrian footpath connection to front garden gates.

The property is situated within the designated former Swiss Cottage or South Hampstead Conservation Area by the Town and Country Planning Act of 1971.

The house is accessed from Fairhazel Gardens through a designated side road for the 3 mews houses.

REDEVELOPMENT OVERVIEW

Due to the changing requirements of an expanding family, the proposed development is required to create more living accommodation area for the owners.

The proposal is to demolish the existing single storey side extension, that formed part of the original design and replace it with a two storey one, to extend to the full width of the house and follow the ridge of the double pitch roof of the main house.

The footprint of extension will absorb the existing side extension and a small part of garden area to the side of the main house.

Accommodation Description

The proposal will create additional bedrooms and living space to meet the needs of the growing family.

At ground floor there will be an additional east facing living room that will allow for an expanded kitchen/dining/family room within the existing house. There will also be storage space, including space for bikes and pram with direct access at the side from the common parking area, a ground floor WC and a generous utilities/wet room.

The extension is arranged to the side of the existing staircase and opens off the existing stair landings.

At first floor level, the extension will provide the parents' bedroom with en-suite bathroom and connecting dressing room.

At second floor level, there will be an extra study within the volume of the pitched roof, similar to the existing bedroom on the other side of the central stairwell.

Areas

The existing footprint of the house and extension is 69 sqm and the total gross internal area is circa 123 sqm. The proposed additional footprint will be 24 sqm making a total of approximately 93 sqm. The additional internal floor area will be 70 sqm making a total of circa 193 sqm.

DESIGN

Design considerations

The terraced mews is circa 15 years old and of a good quality contemporary design, with a yellow stock brick external skin and elements in hardwood and steel that recall the traditional mews building. Our design approach is to continue the language of materials and form such that the new extension is absorbed into the existing terrace.

At the front, the projecting glazed bay at ground floor is replicated to allow the new living space to connect with the garden and above, windows and dark timber panelling are consistent with the original design.

The style and size of the new windows will be similar to those existing with brick arches above, as shown on elevation drawings.

A new glass porch will be introduced between the two glazed bays at entrance level.

At the side gable wall, a secondary back door is proposed to allow for direct access for bikes, prams etc to the house, avoiding the need to use the front door. This solid dark hardwood panelled door will have a fanlight to allow day light into this area.

The new windows to the first and second floor on this facade will help to get natural daylight into the new rooms whilst creating passive surveillance for this end of terrace.

To the rear, the wall of the extension will be raised approx. 1.5m with matching brickwork.

Massing and Building Appearance

Relationship with neighbouring properties :

With gardens of properties on Golden Terrace on the West side :

The existing extension wall is at +54.75. The height of the new extension will be aligned with the eaves of the main house and will be at +56.25 - a small rise of 1.5M. The pitched roof over the new extension will be the same as for the main house. We consider that the increased amount of over shading the neighbouring gardens will be minimal.

As advised by the case officer, a daylight / sunlight report has been commissioned to alleviate any concern on this issue and has proven that there is no negative impact on the proposed raised boundary wall.

With properties on Fairfax Place on the East side :

On the front elevation, there is no overlooking issues as no windows are proposed as all new windows will be on the side gable wall, with views over the forecourt and private driveway entrance.

Overlooking is not a concern for the proposed extension at ground floor level as the boundary wall between the mews houses and the gardens of these properties is 2.85M high.

Space and Design Standards

Space design for the new five bedroom residential unit is compliant with the London Housing Design Guide and Life Time Homes recommendations with generous living / dining / kitchen area at ground level, much needed storage space and more than recommended areas for the additional bedrooms.

Sanitary facilities :

The proposal includes a much needed WC room at ground level, an additional family bathroom and an en suite shower room at upper levels. There is only one existing bathroom in the house at the moment at first floor level.

Executive Summary

The extension sits comfortably within the footprint of the site and will provide much needed additional residential accommodation for the expanded family.

In conclusion, the proposed scheme will be sympathetic and in scale with the existing and surrounding buildings.

ACCESS

All design will meet Part M requirements and will be compliant with Life Time Homes guidance.

An illuminated and level approach is envisaged from the public pavement to the main entrance door and new back door

All internal existing stairs are capable of provision of stair lift.

A glass porch will be provided over the main entrance for weather protection and a level external landing.

All new doors will be 800mm clear opening for wheelchair accessibility.

New windows will be at 800mm from finished floor level in habitable rooms.

Construction of bathroom walls will be robust to withstand adaptations such as handrails.

A dedicated storage space is proposed for cycles and prams as well as built in general internal storage.

06 August 2015