

# RODIĆ DAVIDSON ARCHITECTS

1 Pied Bull Yard

London

WC1A 2AE

T +44 (0)20 7043 3551

F +44 (0)20 7043 3552

[www.rodicdavidson.co.uk](http://www.rodicdavidson.co.uk)

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## 17 Middlefield, London, NW8 6ND – DESIGN AND ACCESS STATEMENT

This Design and Access Statement accompanies a Planning Application for a new-build house at 17 Middlefield.

This document should be read in co-ordination with all RDA drawings, site photographs and 3D views, Savills Planning Statement, covering letter, application form and certificates, Sinclair Johnston's Basement Impact Assessment, an Acoustic report, and Energy's Sustainability and Energy Reports.

### 1. SITE AND SURROUNDINGS

- 1.1. Middlefield is a private road running parallel to Finchley Road (A41). No. 17 is accessed from Middlefield and the property's rear garden rear boundary is to Finchley Road. The West side of Middlefield consists of a series of 2 ½ storey 1960s houses. To the East there are side elevations of larger residential terraces running perpendicular to the road and a residential tower block, Blair Court.
- 1.2. 17 Middlefield is a 1960s brick house with a concrete tile roof. It has a garage to the front, accessed from Middlefield and a rear garden.
- 1.3. The building is in a poor state of repair.
- 1.4. The building is situated approximately 500m from Primrose Hill to the East and adjacent to Finchley Road. Swiss Cottage underground station and West Hampstead overground station are both within approximately 300m. Swiss Cottage approximately 300mm away provides excellent amenity services.
- 1.5. 17 Middlefield is not Listed and is not within a Conservation Area.

### 2. PROPOSED DEVELOPMENT

- 2.1. The existing building will be demolished and a new building constructed. The new building will have a basement, with lowered rear courtyard. At ground floor level the new building will occupy a similar footprint to the existing building (with a new single storey rear extension). At first floor and roof level it is much the same as the existing massing. Please refer to the detailed drawings.

2.2. Existing and proposed floor area summary (GIA) follows below.

<u>Existing</u>	<u>Level</u>	<u>Proposed Area</u>	<u>Total Area</u>
	Basement	N/A	
	Ground	103.8 sqm	
	First	81.6 sqm	
	Second	29.7 sqm	<b>215.1 sqm</b>

<u>Proposed</u>	<u>Level</u>	<u>Proposed Area</u>	<u>Total Area</u>
	Basement	155.3 sqm	
	Ground	160.6 sqm	
	First	94.9 sqm	
	Second	45.7 sqm	<b>456.5 sqm</b>

### 3. DESIGN

- 3.1. Given the poor state of repair and quality of the existing building the client has opted to demolish and re-build. This will also allow a more swift construction period, minimising disruption.
- 3.2. The new building will occupy a similar footprint to the existing building, continuing the line of buildings to the West of Middlefield. This ensures that the new building does not create any new overlooking or overshadowing issues to the neighbouring properties and seeks to retain the built fabric of the street.  
The building form mirrors the existing and neighbouring buildings; continuing the roof ridge and gutter lines.
- 3.3. To help incorporate the new building into the street scene the primary facade material is a high quality, handmade brick. This is used in a standard stretcher bond generally with set-back panels of a decorative bond (**refer to 7.0 Brick Precedents**); adding texture and interest to the elevations.
- 3.4. The design seeks to provide a high quality contemporary building which echoes some of the proportions of the neighbouring houses to both sides, with clean simple lines, while retaining the character of the street scene.
- 3.5. To the rear Finchley Road creates a serious blight to the house; the noise from the traffic is considerable making the garden almost unusable. In order to improve the external amenity space of the house it is proposed to provide a sunken courtyard to the rear which lowers part of the garden level to the level of the basement. This move should reduce the noise level within the garden (please refer to Environmental Noise Survey). This will allow the external space to be enjoyed much more than it can be at present.  
The lowered courtyard will be largely planted with one large tree in the centre.
- 3.6. To the South and West boundaries of the garden part of the garden is retained at ground level to lessen the appearance of the sunken courtyard. These parts will be fully planted.
- 3.7. The rear ground floor side extension is set lower than the rest of the ground floor to ensure that the garden wall height to no. 15 is retained as existing. This protects the neighbour's amenity and does not create any overshadowing. The roof pitches slightly away from the neighbour's garden wall to allow an improved Floor to ceiling height within. Likewise to Finchley Road the extension is beneath the level of the garden wall. The roof rises up gradually, away from the boundary. The extension will have a green roof with one rooflight set flush.
- 3.8. Windows are double-glazed with painted metal frames externally.

- 3.9. The front and bin storage doors are in grey metal slats. This same metal wraps around the ground floor of part of the front and rear elevations.
- 3.10. Rainwater and soil pipes are hidden internally leaving the elevations free of distraction.
- 3.11. The front hardstanding will be largely planted with stone pavers from the street to the front door and bin store, with a single walk-on rooflight allowing light into the basement.
- 3.12. The main roof will be a dark grey metal.  
To the front elevation three rooflights, set flush with the roof surface face Middlefield.  
To the rear elevation two dormers are proposed. These would be lined with the same material as the main roof. A single rooflight, set flush with the roof surface is proposed.

#### **4. SOURCES OF GUIDANCE / PLANNING PRECEDENT**

- 4.1. Please refer to the included Planning Statement prepared by Savills.

#### **5. ACCESS AND ACCOMODATION**

- 5.1. The main entrance door to the property will be flush with the street level without a step.
- 5.2. There is a single WC at entrance level.
- 5.3. The garage is removed but Middlefield provides adequate parking.
- 5.4. Bicycle storage is provided within the external bin store.
- 5.5. A dedicated space for rubbish and recycling storage is provided both internally and externally.

#### **6. SUSTAINABILITY / ENVIRONMENT**

- 6.1. The building will meet Code for Sustainable Homes Level 4. Please refer to the Energy's Sustainability and Energy Reports for details.
- 6.2. Surface water run-off drains to mains sewers as existing.
- 6.3. Drainage to mains sewers as existing.
- 6.4. The proposal provides a considerable increase in the amount of planted land and a new semi-mature tree is proposed to the rear garden.

7. BRICK PRECEDENTS

