

DESIGN AND ACCESS STATEMENT

SITE: 2 OAKHILL AVENUE, LONDON NW3 7RE
PROJECT: AMENDMENT OF PLANNING PERMISSION
GRANTED FOR REAR EXTENSION.
CLIENT: MR. A. RUPARELL
DATE: 4TH SEPTEMBER 2015



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STUDIO B ARCHITECTS
3/53 PRIORY ROAD
LONDON NW6 3NE

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1. INTRODUCTION

This Design & Access Statement is for an amendment to the rear extension for which planning permission has been granted. The Planning permission reference is: 2013/6162/P. Planning consent was given for a 'Basement excavation and extensions to rear and side in connection with conversion of existing single family dwelling into 2 x 3 bedroom maisonettes (Class C3)'.

Drawings and documents which may be referenced to the above are as listed in the Decision Notice: Construction Method Statement ref. 21915 dated June 2013 by Ben Sheterline, Basement Impact Assessment ref. J13073 (Issue no. 3) dated July 2013 by Price & Myers / GEA, Independent Assessment of BIA ref. BIA/4415 dated April 2014 by Chelmer Consultancy Service (CCS), Letter by Price & Myers dated 26/6/14 ref. 21915/BS: Response to CCS Independent Assessment, Construction Method Statement ref. 21915 dated June 2014 (Rev A) by Ben Sheterline, Letter by GEA ref. J13073/ME/2 dated 8/7/14: Response to CCS Independent Assessment dated April 2014, Review of revised BIA and CMS ref. RRBC/4415 dated August 2014 by CCS, Ground Movement Assessment ref. CG/08999 dated September 2014 by CGL, Site Specific Arboricultural Survey, Impact & Method Statement dated 25/10/13 by R Wassell. Drawings nos.: Prefix: '2 Oakhill Avenue'/05 OS 01, (as existing:) GA 01, 1182G, 11821, 11822, 1182R, 1182E, 1182LS, (as proposed:) GA 01/C, GA 02/B, GA 03/A, GA 04/A, GA 06/B, GA 10/C, GA 09/A, GA 07/C and GA 08/A.

It is to be noted that a full Basement Impact Assessment by Price & Myers Consulting Engineers and an Independent Assessment were carried out and approved by Camden for the excavation and retaining walls that allow the creation of the lower ground floor, rear extension and courtyard.

The garden maisonette has been designed in accordance with the 16 Design Criteria of Lifetime Homes which forms part of the London Plan for new build homes. What is proposed in this application is a widening of the rear extension to accommodate a kitchen, breakfast bar/kitchen island and dining area all of which is fully accessible by a disabled user.

The current owner, who has been a resident of Hampstead for over 20 years will occupy the garden maisonette. The amendment proposed will enable the client to remain in his current property comfortably as the years pass by. He also has disabled parents who visit him from abroad for long periods of time

and it is for these reasons that a betterment of the design has been approached.

2. SITE APPRAISAL

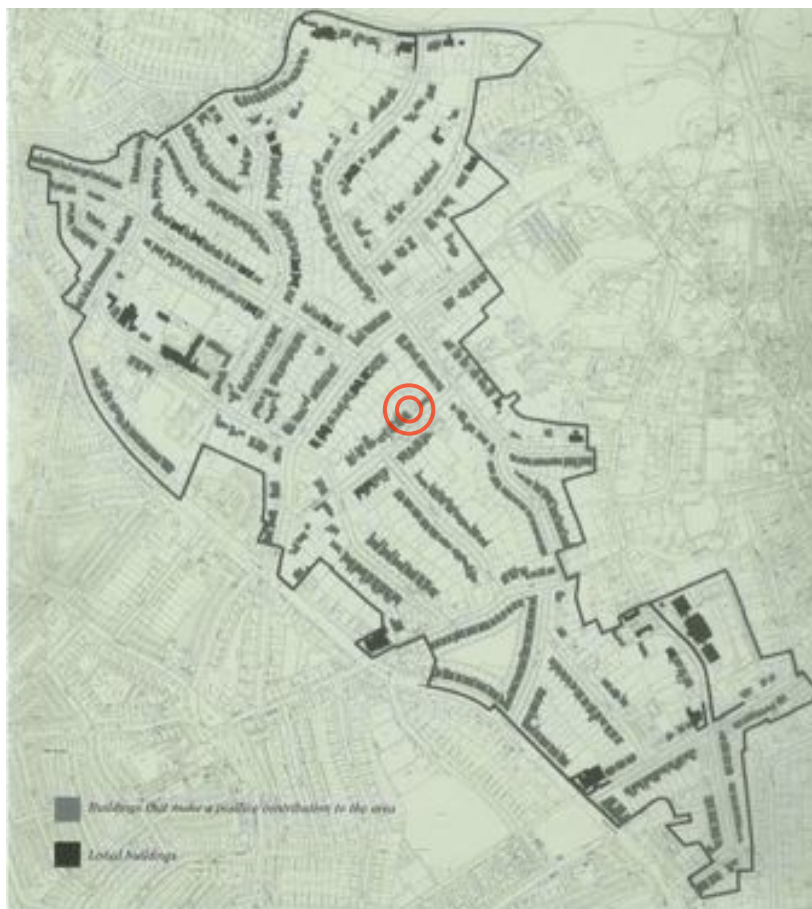
The building is located in the Redington and Frognal Conservation Area and is the last building of a group of three terraced houses built in the 1970's. It would generally be considered that the buildings are of no architectural merit.

The existing building forms a single dwelling of ground, first and second floor. There is also a side garage and front concreted garden and an extensive rear garden. A basement is to be inserted beneath the existing ground floor. The side garage is to be demolished and an entrance lobby for the lower ground floor and circulation space for the upper ground floor is to be housed in a new structure that adjoins the existing building and extends upto the boundary. All the above has been granted planning permission.

Plot sizes are large in this area as is this plot and the visual gap found between most buildings in this area has been retained.

Location

The site is favourably located in terms of local amenities, public and private facilities and public transport.



Map showing site and Redington and Frognal Conservation Area

Below: Google Maps showing Oakhill Avenue. Finchley road can be seen at the bottom left and Heath street to the top right.



The Site

The width of the site is 12 meters at the widest point by 53 meters deep. Oakhill Avenue is on a slope and there is a level difference of 1.24 meters from the right hand side of the front garden to the left hand side of the front garden (facing the property). From the pavement to the entrance door there is a level difference of 0.83 meters. And along the length of the plot there is a level difference of 3.46 meters.

The buildings footprint forms an L-shape on the site.



Existing site plan. No. 2 Oakhill Avenue which forms the end of terrace.

Bordering Neighbours

The building is a three storey terraced house in a residential road in a residential area. The housing stock along Oakhill Avenue is mainly of large detached and semi detached single dwelling Edwardian houses, a few large houses that have been converted into flats and a few modern purpose built blocks of flats. Most housing is for private individual owners.

The house is a group of three staggered terraced houses and no. 2 is the end of terrace. The buildings materials are brick, hung clay fish scale tiles with white UPVC window frames. In 1991, no. 2C - the house at the other end of the terrace of three - received planning permission for converting the house into two maisonettes, extending the loft and adding a side staircase to allow for a separate entrance.

On no. 2's south east side, (on the left facing the front of the house) is no 4, a three storey white rendered detached house with a pitched dark brown clay tiled roof. Of particular importance to this planning application is the fact that the rear tiled patio of No. 4's garden is at almost the same level as the roof of the rear extension granted to No. 2.

Image below; OS map



3.DESIGN CONCEPTS OF THE REAR EXTENSION & SIDE COURTYARD

- To use the natural asset of the site - the slope.
- Intensify greenery, (natural asset) creating inside outside spaces & green roof.
- Upgrade environmental performance

The reason for the proposal to widen the rear extension is to:

1. Allow all lower ground floor spaces to be fully used by disabled wheelchair users. The current width is not sufficient for use by a disabled wheelchair user in the kitchen/breakfast bar and dining area. By widening the rear extension it allows disabled users full enjoyment of the lower ground floor. They are not just restricted to the entrance, bedroom, living room and part kitchen but would have full enjoyment of a kitchen inclusive of a breakfast bar/kitchen island as well as dining area - as is the norm for today's lifestyles. This space is the most important as it has a direct physical and visual link to the rear garden. With this proposal the relation of this space is retained with the garden and the benefits of a mature garden are maximised to serve the whole floor. Refer to lower ground floor plan showing 1200mm diameter turning circles required in the kitchen/dining areas for full access.
2. Retain the quality of space in the basement. It could be argued that the kitchen and dining spatial requirements could be accommodated in a basement occupying the full width of the site - as has been granted for the front. However, rather than gaining commercial value of the additional internal square footage possible, a high quality of design was preferred. Therefore the side sunken courtyard was created to allow light into the deep floor plan for a pleasant feel to the basement, give natural light and natural ventilation and thus cut down on energy consumption. Building into this courtyard which adjoins the entrance lobby and the living area is to be avoided at all costs to retain the quality of these spaces and therefore the wider rear extension is proposed.

4.USE

- The use will remain the same as per planning permission granted.
- The Density remains the same and is in accordance with the London Plan Density Matrix.
- It still adheres to Camden's Development Policy (DP5) with regards to Dwelling Size Priority.

- Room sizes still remain in excess of what is spatially required as per Camden's guidelines for room sizes befitting the market housing considering the character of the development, the site and the location.
- The proposal means it will allow the existing resident who has been a resident in Hampstead for the last 20 years and has lived at No. 2 Oakhill Avenue for 15 years to continue to live here for his lifetime with full enjoyment of all areas on the lower ground floor in equal measure.

5. BUILDING ANALYSIS AND PROPOSAL

Overall Design Concept

The overall design concept has been generated by the existing site topography in relation to existing building levels and neighbour's buildings and levels. This has been the driving force of the physical layout. In addition to this, the greenery of the area has been of paramount value and the layout and design features maximize as well as enhance this.

Site and Building Analysis

Slope of site

No 2 is positioned on sloping ground, with the front entrance approached by a garden path sloping upwards leading to the ground floor. The ground floor is raised at the rear 1.5 meters above ground level creating an undercroft under the raised balcony at the back. The rear garden steps down a further 1.3 meters. In total there is a drop of 2.8 meters from the ground finished floor level to the ground level in the rear garden.



Existing garage of No. 2

Existing Ground level behind garage which is roughly the same level as the tiled patio of No 4

Existing level of balcony of No 2 which is the same level of the rear extension's green roof.

Image above of the back of No 2 showing the raised ground floor balcony and raised patio.

The design of the basement, housing new accommodation, has arisen out of the lay of the land. At the front, the proposed basement would indeed be a true basement, where the external ground level is at ceiling level in the basement. However, the land, after rising at the front, slopes downwards towards the garden at the rear and the 'basement' floor then becomes level with the existing garden lawn.

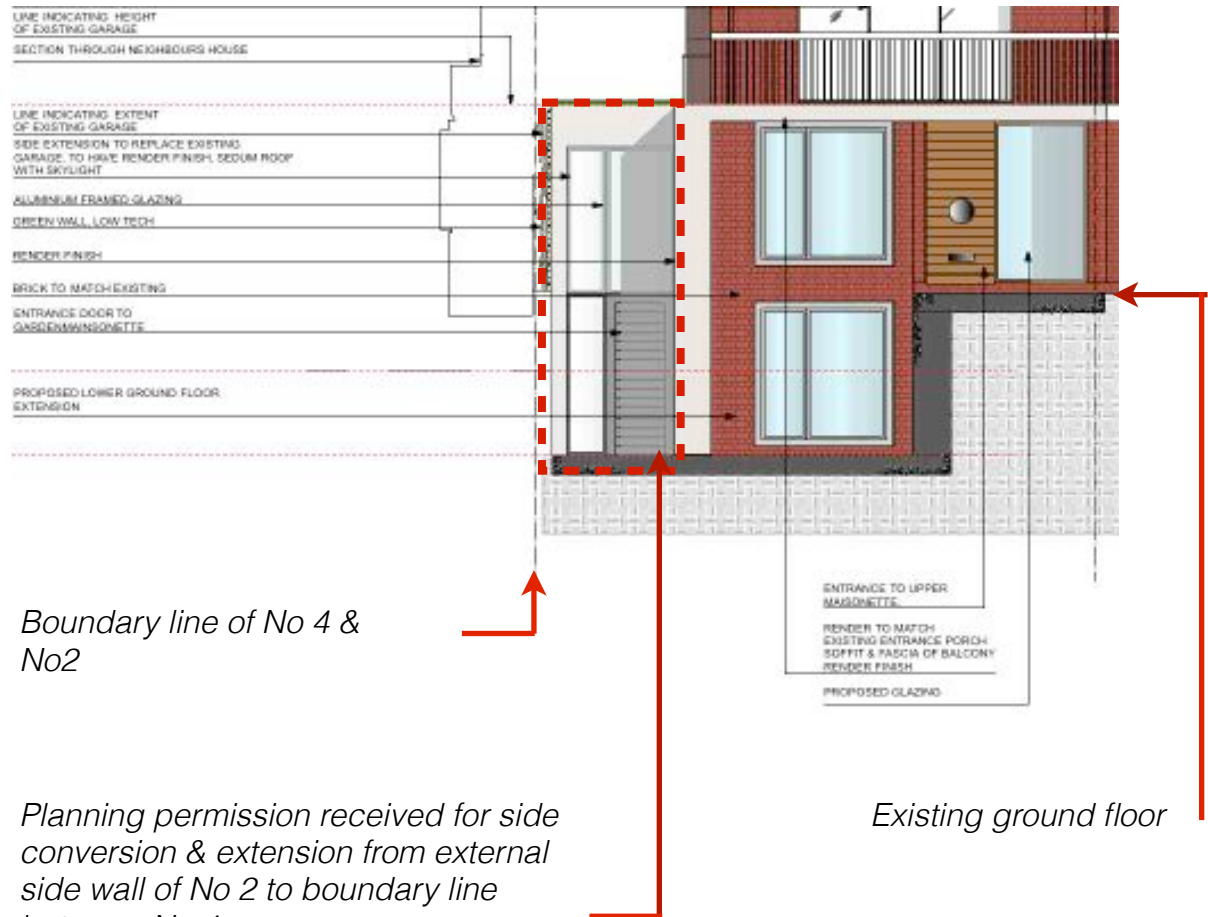
In effect, enhancement of the existing building fabric and it's use is achieved by replacing the existing rear concreted patio with a raised green roofed extension housing a kitchen and dining area that opens directly onto the back garden.



Image above of disused side section of garden & garage.

Side extension to front of house, upper ground floor and lower ground floor/basement

At the front, planning permission has been granted for converting the existing garage at ground level and for the creation of the basement beneath it. This side extension starts from the main external wall of the building and extends to the boundary line of no 2 & no 4.



Planning permission received for side conversion & extension from external side wall of No 2 to boundary line between No 4.

Front elevation showing proposed basement and ground floor side extension in red dotted line.

6. SITE RESTRICTIONS / CONSTRAINTS

The following physical site constraints have been taken into account and have determined the extent of the proposed development:

1. Visual Impact

The proposed amendment of widening the rear extension takes into account the existing boundary line between No 2 and No. 4. It is not proposed to build up to the boundary line - as is granted permission in the front for the basement. Building to the boundary line at the rear would be desirable so as to enable a wheelchair user full access around the dining table. However, it has been kept back at a distance of approximately 1.6 meter's minimum from the boundary and 2.1 meters from the widest point from the existing boundary excluding the roof eaves. This is to allow sufficient planting and clear access to the rear garden. The side basement extension, which has been granted planning permission at the front is 3.7 meters across at the widest point. A wider rear extension would not be visible from the front because a) the width has been kept narrower than the front b) the rear extension is much lower than the front. Therefore the wider rear extension would pose no impact at the front. Furthermore, because of the site's substantial slope the wider extension would not be seen from the side either.

There is no visual impact to either set of neighbours as the roof is a green roof which blends in with the garden and would be integrated into the whole landscaping to the rear.

2. Overlooking.

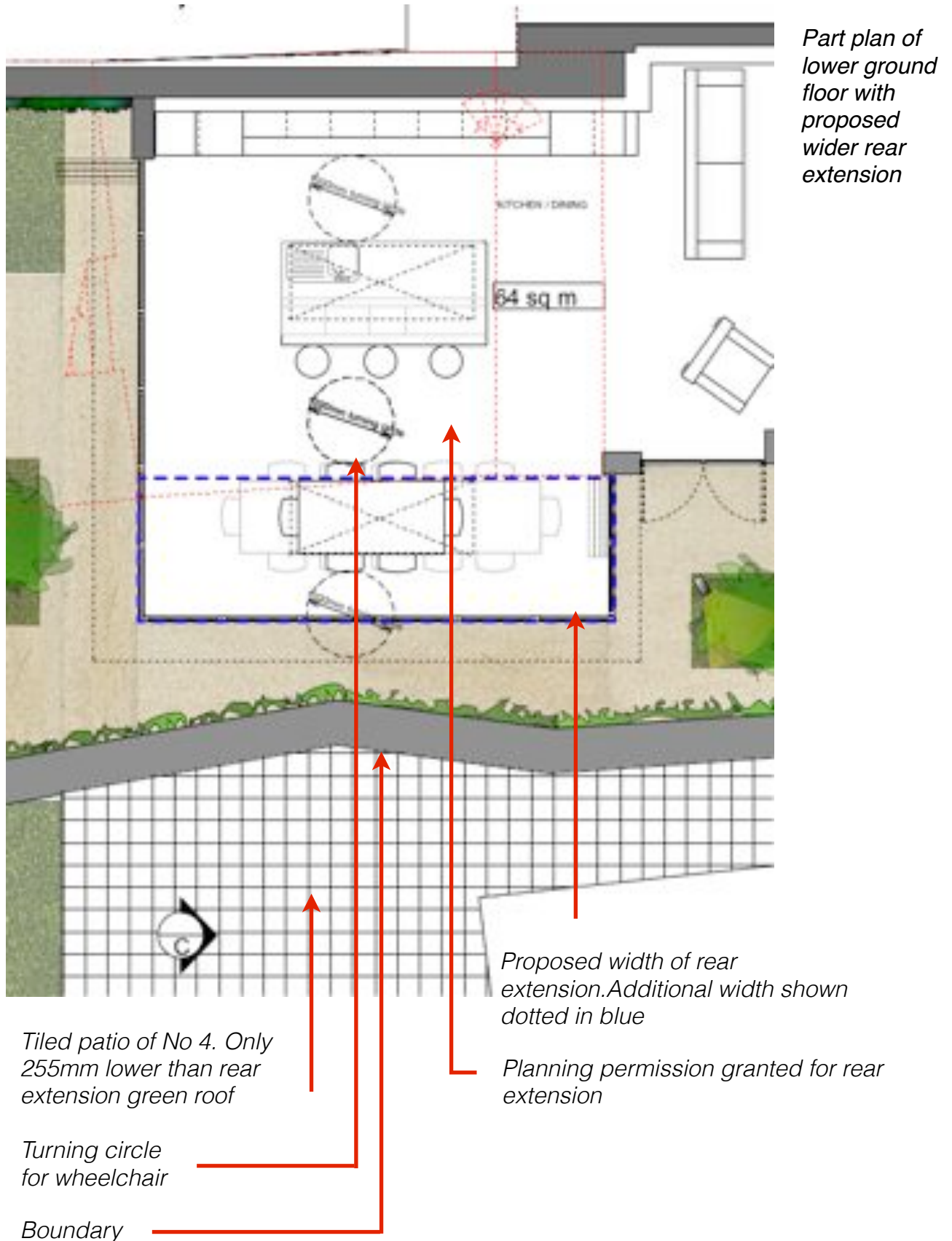
There is no overlooking created by widening the rear extension as it is within the lower ground floor. Proposed overhanging eaves protect both No 2 & No. 4's sense of privacy.

3. Rear Building line

It is not intended to build further back than as already granted. The green roof of the rear extension is almost level with the top of the neighbour's tiled patio. Therefore, the proposed widening of the rear extension could not possibly create any further overlooking, overshadowing, loss of privacy nor any loss of outlook.

4. Height restriction

The proposal, in keeping with the planning permission granted, entails to keep the green roof height the same level as the existing rear balcony. This is not much higher than No 4's tiled patio level.



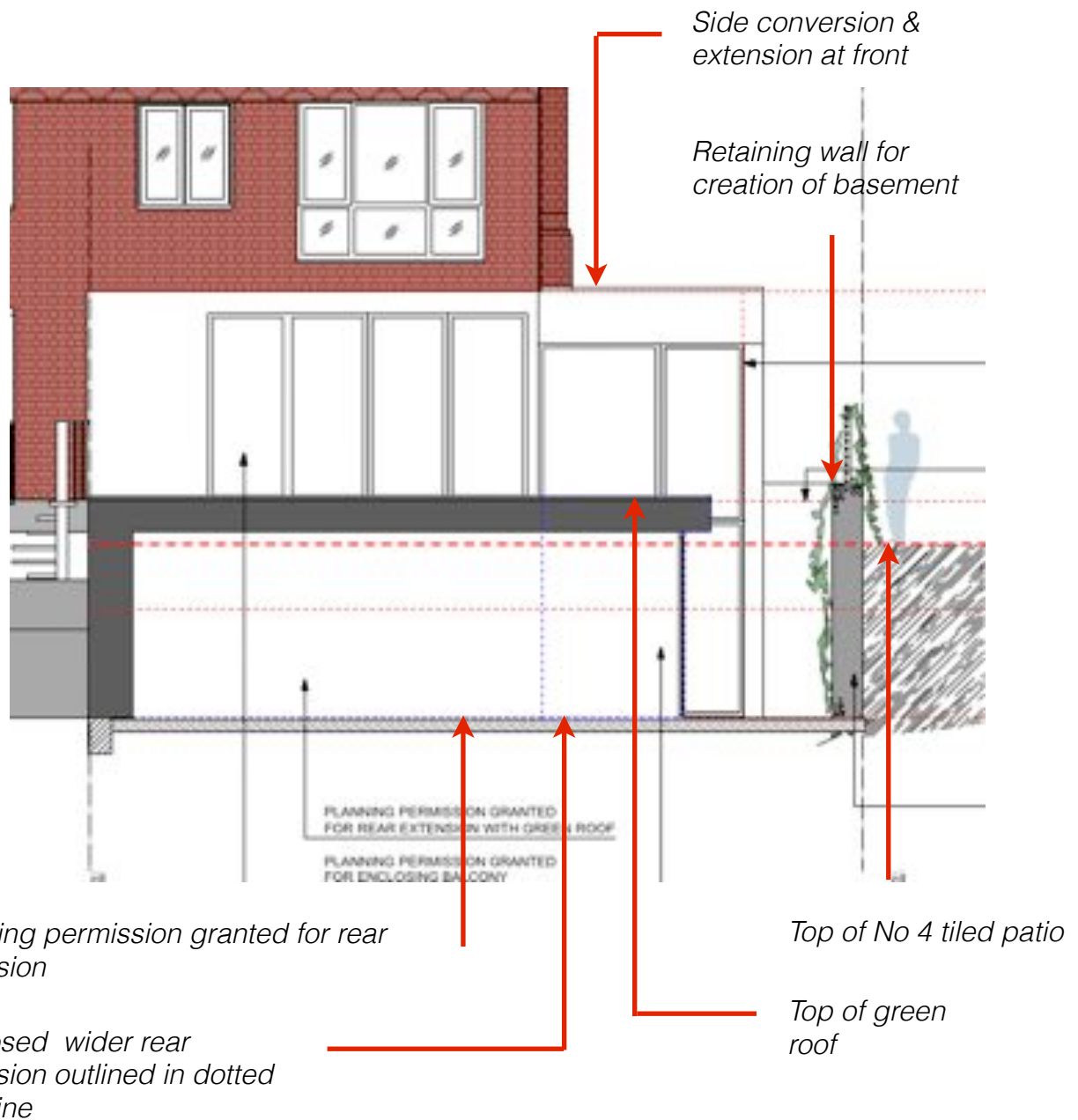


Existing garage of No. 2

Existing Ground level of rear of No 2 behind garage which is roughly the same level as the raised patio of No 4

Existing level of balcony of No 2 which will be the same level of the green roof of the granted rear extension and proposed extended width.

Photo showing rear of property and relationship between existing patio level of No 4 to proposed green roof.



Part section of proposed rear extension showing patio level of No 4.

5. Basement

A Basement Impact Assessment has been carried out and includes geotechnical, hydrological and structural engineering research and the results show that there is no risk of subsidence to adjacent properties posed by the proposal. Surface run off has been addressed by the inclusion of Green roofs, green / living walls and permeable ground surfaces. The scheme creates additional green spaces and intensifies use and vegetation of existing open spaces. (*DP27 Basements & Lightwells*). The widening of the rear

extension will bear no impact to this as the basement construction work and design is related to the retaining walls being built along the boundaries between no 2 and 2C and no 2 and no 4.

6. Loss of Outlook and Light.

There is no loss of light with the widening of the rear extension as the heights and position have been restricted so that they do not obstruct any day light nor do they cast shadows on neighbouring buildings.

7. LANDSCAPING

The landscaping in this scheme is integral to the over all design and the green roof widening will be integrated into the overall scheme.

Maximising greenery

The green wall would still remain and the roof of the rear extension and the proposed widened width would remain a green roof. The courtyard would remain and have planting.



Image of sedum green roof as proposed for the rear extension roof top

A visual connection to the rear garden is enjoyed from the proposed rear extension as it would be fully glazed along all three sides and corners providing uninterrupted connections with the spaces from the front garden through to the back.

The scheme along with the amended proposal enhances the street scape as views of the green wall will still be enjoyed from Oakhill Avenue adding to the strong element of greenery enjoyed in the area. Not only will the gap between no. 2 & 4 be retained as existing but it will still be enhanced with greenery. The widening of the rear extension does not impact this.

8.ACCESS

- *DP29 – Improving access*
- *DP6 - Lifetime homes and wheelchair homes.*
- *PPG6 Lifetime Homes*

The new proposal's lower ground floor has been designed to allow for the highest practical standard for access and inclusion. It is accessible by wheelchair users and the lower ground floor has amenities that are all on a level threshold. The circulation and living spaces are of sizes that can accommodate turning circles required for a wheelchair user. All window and door furniture is to be at levels accessible by all. The maisonettes can be tailored to meet the specific needs of an individual wheelchair user and their particular household.

Camden require that 10% of all housing development (including conversions) should meet wheelchair housing standards or be easily adapted to meet them.

The lower ground floor garden maisonette has wheelchair access, level thresholds and a bedroom with en suite on the ground floor. The rest of the entertainment area, cooking and outdoor areas are all on the same level. It adheres to Wheelchair Housing Standards. With the proposed widening of the rear extension, not only will the bedrooms and entertainment area be accessible to wheelchair users but would also allow for the full inclusion of the breakfast bar/kitchen island and dining area. This space is the most important of the all the areas on this site as it has direct access and visual connection to the mature garden at the rear.

The garden maisonette already covers all 16 features as listed in the Lifetime Homes Criteria. See below for listing:

1. A secure car parking space - 'on plot' - has been provided in the front garden.

2. A ramp slopes down to the entrance to the garden maisonette. In addition, a designated area has been allocated for the installation of a platform lift if found necessary to allow access from the garden to the lower ground level of the garden maisonette.
3. The approach to the upper maisonette is to be ramped too but upwards to allow for the level difference of 83mm from the pavement.
4. All thresholds between inside and outside in both maisonettes will be level and openings have a clear width of 800mm and lit.
5. A stair chair lift can be installed if required in the future in the maisonette.
6. Internal dimensions are 900mm minimum for corridors and 750mm clear door openings unless the approach is at right angles which in that case the clear door openings are 900mm.
7. All bedrooms, living rooms and kitchens have turning circles of 1500mm diameter or a turning ellipse of 1700mm x 1400mm.
8. All entertaining space in the garden maisonette including side courtyard' and mature back garden are accessible from the lower ground floor at level thresholds. For the upper maisonette, the use of a chair lift would be necessary for someone unable to climb the stairs.
9. The garden maisonette has a lower ground floor level bedroom with en suite.
10. The garden maisonette has a lower ground floor level guest cloakroom and an en suite accessible bathroom.
11. Provision has been allowed for the fixing of grab rails for all bathrooms.

12. The maisonette has the provision for installation of a stairlift. The provision for a through the floor lift would mean that the circulation spaces for others wishing to use the staircase would be cramped.

13. Structural stability for ceiling hoists fixings are to be allowed for in the lower ground floor bedroom leading to the en suite in the garden maisonette. The upper floors existing ceiling's structural strength will have to be ascertained on site whether or not they can take on additional weight necessary for a hoist and it's function.

14. The garden maisonette has a provision for a double bedroom and en suite along with all other entertaining and garden area on the lower ground floor at level thresholds.

15. Most glazing is of low floor to cill height except existing glazing to the rear on the first and second floors.

16. New light switches and sockets will be at 450mm – 1200mm height and 300mm clear of any internal corners.

In addition to the above there is storage space for an electric wheelchair adjacent to the circulation space.



An image showing the transparency of the glazing proposed for the rear extension. The proposed glass corners to the front and back and internal structure make it visually light and more like a garden pavillion.

9. Conclusion

As can be seen from the above, the proposed widening of the rear extension would mean the dining and kitchen breakfast bar/island being inclusive to all users without creating a negative impact to the street scene nor the neighbours.