

Aerial: Rear Site (yellow), 29/33 Arkwright Road combined land (red) and surrounding area.



Rear of 29/33 Arkwright Road

London NW3 6BJ

Design and Access Statement

September 2015



SQUARE FEET ARCHITECTS

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Introduction

Square Feet Architects have been appointed by our client to look at the possibilities of building a series of small dwellings to the rear of 29/33 Arkwright Road.

Purpose of the report

The purpose of this report is to detail the extent of the proposals we are considering, and also to demonstrate our understanding and fulfilment of the Councils planning policies in relation to the proposal.

Drawings

All drawings in this report are Not To Scale. For scaled drawings please see application set.

Recent Planning History

29 Arkwright Road

Case No: 2013/6620/T Submitted: 15/10/2013
Status: No Objection
REAR GARDEN: 1 x Bay - Fell to ground level.

33 Arkwright Road

Case No: 2012/3408/P Submitted: 04/07/2012
Status: Granted

Minor material amendments to planning permission dated 26/03/12 (Ref: 2012/0223/P) for change of use of ground floor flat and first floor flat to a maisonette, installation of two windows on side (west) elevation one each at ground and first floor level, window on side (east elevation) at ground floor level and replacement of rear ground floor level window with French doors, namely to omit a window at ground level and enlarge an existing window first floor level to side elevation.

Contents

1.0 Context

2.0 Proposal

3.0 Amount/ Scale

4.0 Life time homes

5.0 Appearance/ Materials

6.0 Landscape

7.0 Access

8.0 Conclusion



Location Plan. Combined Land of No. 29 and 33 Arkwright Road (blue), application site red.

1.0 Context

1.1 Existing site

The properties are located within the Redington and Frognal Conservation Area in the London Borough of Camden.

The area is defined by the large period properties set back from the street slightly with car parking spaces or small front gardens and most properties have large back gardens. Neither of 29 or 33 Arkwright are noted as making a positive contribution to the Conservation Area and are not Listed.

29 & 33 Arkwright Road are situated on the southern side of Arkwright Road. There is a private drive, accessed from Frognal, between houses 25a and 25c Frognal. There are two fairly recently built houses which are accessed from this driveway, they are; 25b and 25e Frognal. 25e is a single storey house with large pitched roof, and 25b is a contemporary 2/3 storey house made of white render, timber and extensive glazing.

The site is close to a number of public transport routes - its ptal rating is 6 and so greater density on these plots would be appropriate. The immediate area is primarily residential but it is also close to the commercial hub of Finchley Road which has many shops, offices and recreational buildings. The area could be described as being a mix of medium to high density of development with sporadic areas of green spaces and trees.



Aerial: Redington and Frognal area, 29/33 Arkwright Road combined land (red).



01 Entrance to private drive of 29/33 Arkwright Road accessed via Frognal.



02 View of private drive lined with mix of fences and walls.



03 Existing brick wall to north side of private drive.



04 View of far end of drive.



05 Lawn and foliage



View showing photograph locations.

1.2 Neighbouring Development

Examples of neighbouring properties and developments (Pink) to the site (yellow), Combined Land (red).



25 E Frognal, a low profile building adjacent to the west of the site.



25 B Frognal, a new build opposite and to the south.

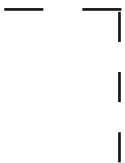


No. 32/34 Frognal, small scale infill housing

An example of Modern Architectural style:

Permission was granted in 2012 (2012/3265/P) for a new replacement dwelling on the site 25 B Frognal, indicated below.

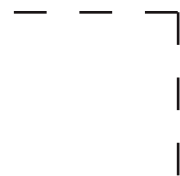
The scale of this building is two stories and roof line is proud of the fence line. Its exterior is predominately white render.



An example of low profile development:

To the west side Permission was granted in 1992 (PL/920057B/) for a new dwelling; 25 E Frognal.

This building is a low profile building as it sits behind the existing brick wall and the tiled roof sits just proud of the wall line.



1.3 Planning Policy

We have reviewed the following documents and papers in relation to this submission:

- Camden's Unitary Development Plan, 2006 - SD4- Density of development.
- Camden's Core Strategy Design Guidance.
- Camden Conservation Area Statement – with particular attention paid to sub area eight.
- The National Planning Policy Framework, 2012 - Chapter 7 *Requiring good design*.
- The London Plan, 2011.
- Camden's Local Plan, 2013.

Additionally, an investigation into the recent planning history of the local area has also been undertaken in order to assess what has been considered acceptable previously, some of which are mentioned in the previous section.

Camden's various planning policies wish to promote respect for local character in the design of all buildings by ensuring that they are in harmony with their settings, this is something we are committed to work towards.

Throughout the borough any new development should be done so with full consideration of the surrounding buildings scale, the context and quality of materials used.

It is understood that the various policies also strive to achieve the dual role of providing a high quality of life for the building's users while preserving the Conservation Area.



28 Arkwright Road and example of Queen Anne style Architecture.



Varying styles No.'s 29, 33, and 35 Arkwright Road frontages.

Redington and Frognal Conservation Area

Due to the nature of the area and its heritage status much consideration has been given to the guidelines set out in Redington and Frognal Conservation statement notably under *New development RF18- 21*.

F18: 'New development should be seen as an opportunity to enhance the Conservation Area. It should respect the existing built form...'

RF 19 : ' Modern architectural design should not be resisted per se, but it should respect and reflect the context...'

1.4 Hampstead CAAC

We have not yet consulted .

1.5 Pre-Application Advice

We have not sought any pre-application advice from the council.

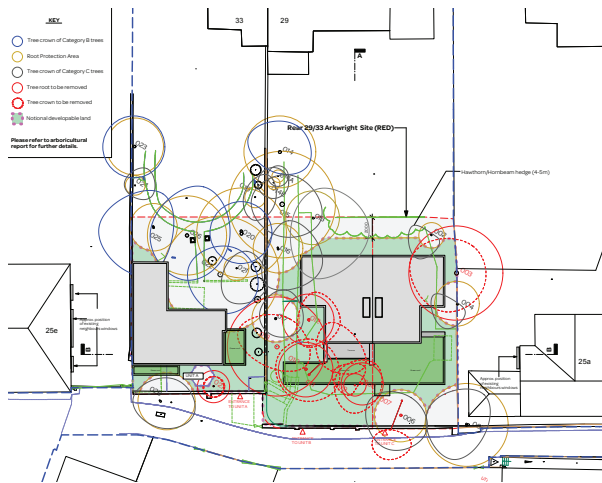
However as attached we have taken advice from a variety of consultants regarding Arboriculture, History and Planning.

2.0 Proposal

The two existing properties forming 29 and 33 Arkwright Road substantially extend to the south. They also benefit from additional rear vehicular access via a private driveway which leads to a row of several garages and a turning space.

There are two other new build properties which have rights of way over this drive way, these being 25 E and 25 B Frognal.

The outline proposal making up this submission is for a series of three small buildings situated south of 29/33 Arkwright Road and would therefore be set well back from both Arkwright Road and Frognal and would not be seen from the road or public pedestrian routes along these roads.



Proposed Site plan.

Being low profile buildings behind the existing brick wall, which lines the north side of the private drive. The key driver for the design has been the existing tree locations.

The houses have been designed to work around and respect the numerous trees on the site ensuring the high quality ones are protected. Also ensuring privacy between existing and proposed houses has been carefully considered with new planting schemes, screens and considering the window positions.



Proposed location as dotted in red behind wall.

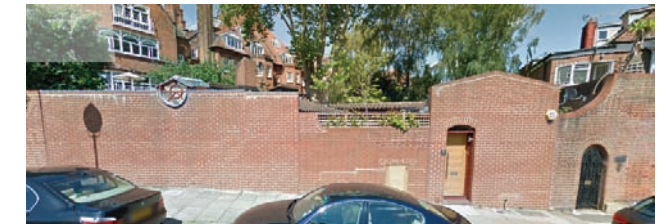


Proposed Elevation as seen from Driveway

3.0 Amount/Scale

The buildings would have a low visual impact on the area due to the combination of existing tree coverage and the low profile design.

The buildings in this proposal will be at a low level behind the existing brick wall which means the buildings will be partially concealed when viewed from the private drive, and would be well hidden from surroundings amongst the existing and proposed foliage.



Example of a concealed house No. 7 Akenside Road, Belsize Village.

As previously discussed there are examples of previous development in the immediate area and taking these existing houses as precedent we propose to build on policies set out in Camden's Conservation Area plans.

We propose to enhance the area and make this driveway look more presentable and subtle contemporary architecture which will add to and enhance the character of the Conservation Area as a whole.

4.0 Life Time Homes

We have aimed to conform with the Lifetime Home Standards and highest of energy standards as fully as possible. They have been included and noted below;

1. Parking

We are not proposing any formal on site parking.

2. Approach to Dwelling

Not applicable as above.

3. Approach to all entrances

For the units the approach from the private driveway to the building is level with steps leading up to the entrance doors.

4. Entrances

There is a level landing (after the steps) to the main entrance doors. There is a covered area in front of the doorways created by the over hang of the porches. All entrance doors will have a minimum of 800mm clear opening and there will be an external light to sufficiently illuminate the entrance and doorway.

5. Communal stairs and lifts

All stairs will conform with all criteria set out in the Lifetime Homes guidance. Provision of a lift is not a Lifetime Homes requirement and there is no proposal to include a lift within these works but there is also potential to include stair lifts in the future.

6. Internal doorways and hallways

The widths of new doors/ hallways will conform to the recommendations of the Lifetime Home Standards.

7. Space to turn and move Circulation spaces

The new circulation spaces will conform to the recommendations of the Lifetime Home Standards.

8. Living room at entrance level

The living spaces of units are on the 'entrance' level.

9. Potential for a bed space

In Units A and B there is a bedroom/study on the ground floor. Unit C there is not but there is a large living space.

10. W.C at entrance level

All Units have a W.C on the 'entrance' level.

11. W.C and Bathroom walls

The new walls to the bathrooms of all units will be constructed to be capable of fixing firm fittings and supports in the future.

12. Getting upstairs, potential for lifts

A clear width of 900mm should be provided on stairs. This clear width should be measured 450mm above the pitch height. In all units there would be potential to fit a stair lift on the stairs within all units in the future.

13. Getting between bedroom and bathroom

In all units there is a potential for fitting a hoist between at least one bedroom and bathroom/En suite.

14. Bathroom layouts

All the Units will have bathrooms that will fully comply with the requirements set out.

15. Windows

The windows to all Units will conform to this criteria.

16. Sockets and Controls

Within all Units appliances/ outlets will conform to the Lifetime Home Standard and will be confirmed as part of the building control application.

4.1 Space Standards

Please see the attached document outlining how this project conforms to the London Design Guides space standards.

5.0 Appearance /Materials / Sustainability



The materials used would be subtle enough to allow the buildings to seamlessly blend into their surroundings.

Ecological principles would be employed to maximum effect to make these buildings exemplars of energy efficiency.

We would be seeking to meet very good environmental credentials, CSH4 or equivalent, utilizing renewable energies and water harvesting.

6.0 Landscaping

The landscaping and architecture are considered to be integral to each other within this scheme. Special care and attention have been taken in the siting of the buildings in relation to the locations of existing trees and other greenery to have minimal impact on the existing environmental and ecological networks.

See Arboriculturalist report for more details



A design precedence: Rudolph Schinder House

7.0 Access

Existing access to the properties and garages will be maintained.

The proposed scheme will fully comply with Part M of the Building Regulations as well as the Equalities Act. In addition the proposal is also in compliance with the 16 design criteria which make up the Lifetime Homes document, as previously mentioned in section 4.0.

8.0 Conclusion

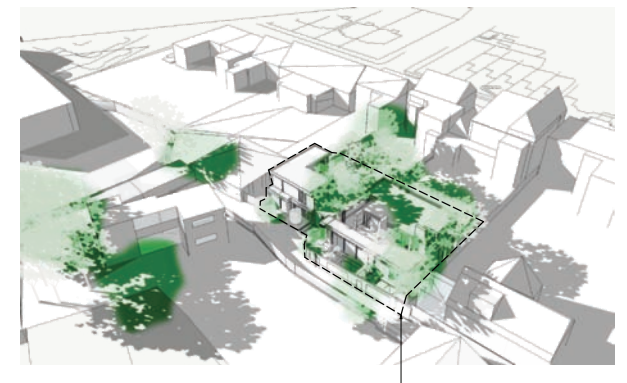
By respecting the size, scale, design and materials of the surrounding existing buildings both old and new, this project attempts to adhere to all the relevant planning policies.

The proposed houses follow an established precedent for back land development in this location and have been carefully designed to have no negative effect on trees or the character of the Conservation Area.

The materials to be used will be sympathetic to the location, and will be of very high environmental credentials. They will provide much needed additional family housing to the area.

There will be minimal affect on neighboring properties, and this type of contemporary design can enhance the appearance of the surrounding area, and indeed the Conservation Area.

We trust that the application will meet with your support, please do not hesitate to contact Daniel Leon of this office if you require any further information.



Proposed massing model

REAR 29/33 Arkwright Road Space Schedule

	LDG Standards	29/33 Arkwright Project
Unit A (3 Bed 4ppl)		
Total Floor Area	(4 ppl two floors) 87m2	108m2
Ground Floor		59m2
First Floor		49m2
Liv/Kit/Din	27m2	28m2
Bed 1: Single/Study	Single min 8m2	9m2
Bed 2: Single	Single min 8m2	8m2
Bed 3: Double	Double min 12m2	16m2
Amenity	(1-2 ppl=5m2 + 1m2 per extra person)=7m2	165m2
Unit B (3 Bed 5ppl)		
Total Floor Area	(5 ppl two floors) 96m2	122m2
Ground Floor		73m2
First Floor		49m2
Liv/Kit/Din	29m2	48m2
Bed 1: Single/Study	Single min 8m2	8m2
Bed 2: Double	Double min 12m2	12m2
Bed 3: Double	Double min 12m2	15m2
Amenity	(1-2 ppl=5m2 + 1m2 per extra person)=8m2	165m2
Unit C (2 Bed 4ppl)		
Total Floor Area	(4 ppl two floors) 83m2	118m2
Ground Floor		69m2
First Floor		49m2
Liv/Kit/Din	27m2	65m2
Bed 1: Double	Double min 12m2	15m2
Bed 2: Double	Double min 12m2	12m2
Amenity	(1-2 ppl=5m2 + 1m2 per extra person)=7m2	84m2