walker:bushe

23a HAMPSTEAD HILL GARDENS,
London NW3

Design and Access Statement
Prepared by Walker Bushe Architects

Application Ref: 2015/5894/P
Associated Ref: 2013/8020/P

February 2016
Revision A

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01. INTRODUCTION

01.1 Scheme Background

The adjusted proposals involve the demolition of an existing low quality 2-3 storey end of terrace dwelling house attached to 23 Hampstead Hill Gardens designed as a side extension in the 1970's and the erection of a new 2 storey family home.

The provision of a new family home at this site is considered to be appropriate in design and planning terms and is a useful contribution to the Borough's housing stock for family accommodation in the area. The new building would sit comfortably in the Hampstead Conservation Area setting and would enhance the area.

01.2 Authorship

This document has been prepared to provide design and planning information by Walker Bushe Architects and engineers Knapp Hicks & Partners and is to be read in conjunction with the revised Briary Energy Sustainability Statement dated January 2015.

02. SITE SETTING AND DESCRIPTION

02.1 The local area is characterised by late Victorian/Edwardian 2 storey houses built with dormers at roof level, set back from the street with walled/hedged front gardens. The property forms the end of a curved terrace.

02.2 The site comprises a 1970's two storey building with basement/lower ground floor levels, including rear garden area sloping to the east and the rear. Mature tree-covered gardens occur surrounding the site (see photos).

02.3 Hampstead Hill Gardens is well located for public transport, relatively close to the Hampstead village tube to the north and Hampstead main line station to the east.

Image 1. 15 to 19 Hampstead Hill Gardens

Image 2. 23 and 23a Hampstead Hill Gardens

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Image 3. 23, 23a and 25 Hampstead Hill Gardens

Image 4. 25 Hampstead Hill Gardens

Image 5. Existing vehicular access to rear of property

Image 6. Existing rear elevation

03. AMENITY SPACE PROVISION ISSUES

3.1 Within the front space/entrance area an off-street parking space is provided.

3.2 At the rear, a landscaped garden and terrace are provided, with new trees and shrubs.

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04. DESIGN & ACCESS STATEMENT

4.1 Bulk / Massing / Townscape

- The proposed building broadly follows the height , shape and plot cover of the existing 1970's building at the site. The existing building is a flat roofed two-storey property with its top parapet level below the main cornice/roof line of the adjoining end of terrace property at no. 23 Hampstead Hill Gardens.

- The new building would be a little higher than the existing but would still sit comfortably adjoining No.23 forming an appropriate end of terrace situation without leading to a loss of amenity to that property or dominating its form and character in any way.

- In townscape terms the style of the new house would be fully in-keeping with the character of this part of the Conservation Area and , as previously stated, would actually "enhance" the character via an appropriate , well mannered and respectful form and style.

4.2 Elevational Appearance

- For full details of design changes from the original scheme (ref: 2013/8020/P) refer to the 'Schedule of Material Amendments_ rev B' which form part of the Minor Material Amendment Application (ref: 2015/0936/P).

- The new house will possess window sizes, shapes and fenestration styling that fully complies with local Conservation Area guidelines and design detailing. Traditional painted sash windows match those seen elsewhere on the street (see below images).

- The front elevation has been improved by omitting the porch and introducing a minimal polyester powder coated canopy above the simplified solid painted timber front door. An additional window has been introduced on first floor to complement the elevations proportions.

- The flank elevation is now a solid party wall. All window openings shown on the approved scheme have been removed and replaced with 20mm indented window blanks. The detailing to the flank elevation has been simplified, to reflect the detailing on the front and rear elevation. The false chimney has been removed and stringcourse introduced.

- The rear elevation has been improved by omitting the rear spiral staircase connecting the ground floor balcony to the garden. Polyester powder coated sliding doors have been introduced at lower-ground floor which connect the rear of the property to the garden.

- The roof has been improved by omitting the slate mansard roof shown in the approved scheme and replacing it with a flat roof. The height of the parapet remains unaltered from the approved scheme.

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4.3 Landscaping

- The planting and use of materials to the front and rear landscape will be in keeping with the character of the local area.

4.4 Sustainability - Camden targets

- It is intended that the house will meet with high sustainability standards and the proposal will offer a highly efficient building, built to best practice with contemporary construction practices. For reference refer to the revised Briary Energy Sustainability Statement dated January 2015.

- The intention of the scheme is to meet targets applicable to "Code for Sustainable Homes Level 4", refer to the revised Briary Energy Sustainability Statement dated January 2015.

4.5 Insulation and air tightness

- The intention is to provide an envelope that is as airtight as possible, and optimally insulated.

- Insulation levels will fully meet the requirement by the new Part L regulations.

- Air-tightness will fully meet the requirement by the new Part L regulations.

4.6 Lighting

- High levels of daylighting through large windows will be provided to reduce lighting load and provide passive solar gain.

- Low e glass and high quality glazing units make it easy to exceed the required U value of 2.0 $W/m^2.K$

- Energy efficient fixed lighting will be installed to reduce electrical loading.

4.7 Rainwater harvesting

- Rainwater harvesting utilizing storage tanks linked to the rear terraces.

4.8 SUDS

Drainage systems will be developed in line with the ideals of sustainable development as follows:

- Reuse of existing combined drain with direct connection to sewer
- Local discharge of decks and paving at garden/entrance level

4.9 Ventilation

- Natural ventilation by openable windows and stack effect via the main stair in summer.
- Solar and other thermal gains minimised in summer utilising the external insulation of the building to keep the heat out, whist relying on cross ventilation to provide fresh air.
- The façade provides thermally strong, fixed glazing concentrated for maximum depth of light penetration and air-tightness.
- In addition to natural ventilation, the kitchen and bathrooms will have "mechanical ventilation." Bathrooms will have mechanical extract ventilation capable of extracting air at a rate not less than 6 l/sec, which may be operated intermittently with 15 minutes overrun.

4.10 Code for Sustainable Homes

- Not all parts of the code are applicable to a single private dwelling of this size, please refer to the revised Briary Energy Sustainability Statement dated January 2015 and Regulation Compliance Report dated 27.01.2015.

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4.11 Lifetime Homes Standards

1. Parking (width or widening capability)
- Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.
- The general parking space width of 2400mm must have a grass verge or path 900mm wide running beside to enable the hard landscaping to have an overall width of 3300mm at a later date.

The proposal includes a car space on site which conforms fully.

2. Approach to dwelling from parking
- The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping.

One on site parking space is provided which is a short distance away from the main entrance. The principal route is gently sloping which complies with the maximum gradients set out in Criterion 3.

3. Approach to all entrances
- The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification shown in Criterion 3.

Access into the property was amended from the previous scheme following a consultation between Walker Bushe Architects and Camden's Access & Services Development Officer. The gradient of the driveway ramp has been reduced to 1:15 to comply with Lifetime Homes Standards. In accordance with the Access Officer's comments and to comply with building regulations three steps have been added with 150mm risers and a handrail to one side.

Level access has been provided at ground floor level. Specific site restraints mean that the ground floor level can not be lowered to omit the need for the three steps. The existing slab has to be retained, as the property is located above a Network Rail tunnel and the minimum ceiling height at lower-ground floor is set at 2.3m to comply with Camden Planning Guidance GPG2 'Housing.'

4. External Entrances
- All entrances should be illuminated, have level access over the threshold and have a covered main entrance.
- Have effective clear opening widths (minimum 800mm) and nibs (minimum 300mm clear space to the pull side of the door).
- Have level external landing. (Minimum 1200x1200mm)

Proposal conforms fully

5. Communal Stairs & Lifts

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- Principal access stairs should provide easy access in accordance with the specification stated in the Lifetimes Homes criteria.

- Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification stated in the Lifetimes Homes criteria.

The development is a single family home, which removes the need for a communal stair or lift.

6. Internal Doorways & Hallways
- Movement in hallways and through doorways should be as conveniant to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects.

- As a general principle, narrower hallways and landings will need wider doorways in their side walls.

- The width of doorways and hallways should conform to the specification stated in the Lifetimes Homes criteria.

Proposal conforms fully.

7. Circulation Space
- There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

Proposal conforms fully.

8. Entrance Level Living Space
- A living room/ living space should be provided on the entrance level of every dwelling.

Proposal conforms fully.

9. Entrance Level Bedspace
- In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

Proposal conforms fully.

10. Entrance Level WC & Shower Drainage

• Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.

Proposal conforms fully. The large bathroom on ground floor 'room GF04' can be adapted to suit.

11. Bathroom & WC Walls

• Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptions such as grab rails.

Proposal conforms fully.

12. Stair Lift/Through-Floor Lift

• The design within a dwelling of two or more storeys should incorporate both:

a) Potential for a stair lift installation; and,

b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and bathroom satisfy Criterion 14.

Proposal conforms fully.

13. Potential for fitting of hoists and bedroom / bathroom

• Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

Proposal conforms fully.

14. Bathrooms

• An accessible bathroom, providing ease of access should be provided in every dwelling on the same storey as a main bedroom.

Proposal conforms fully.

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15. Glazing and window handle heights

- Windows in the principal living space should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach.

Proposal conforms fully.

16. Location of service controls

- Service controls should be within a height band of 450mm to1200mm from the floor and at least 300mm away from any internal room corner.

Proposal conforms fully.

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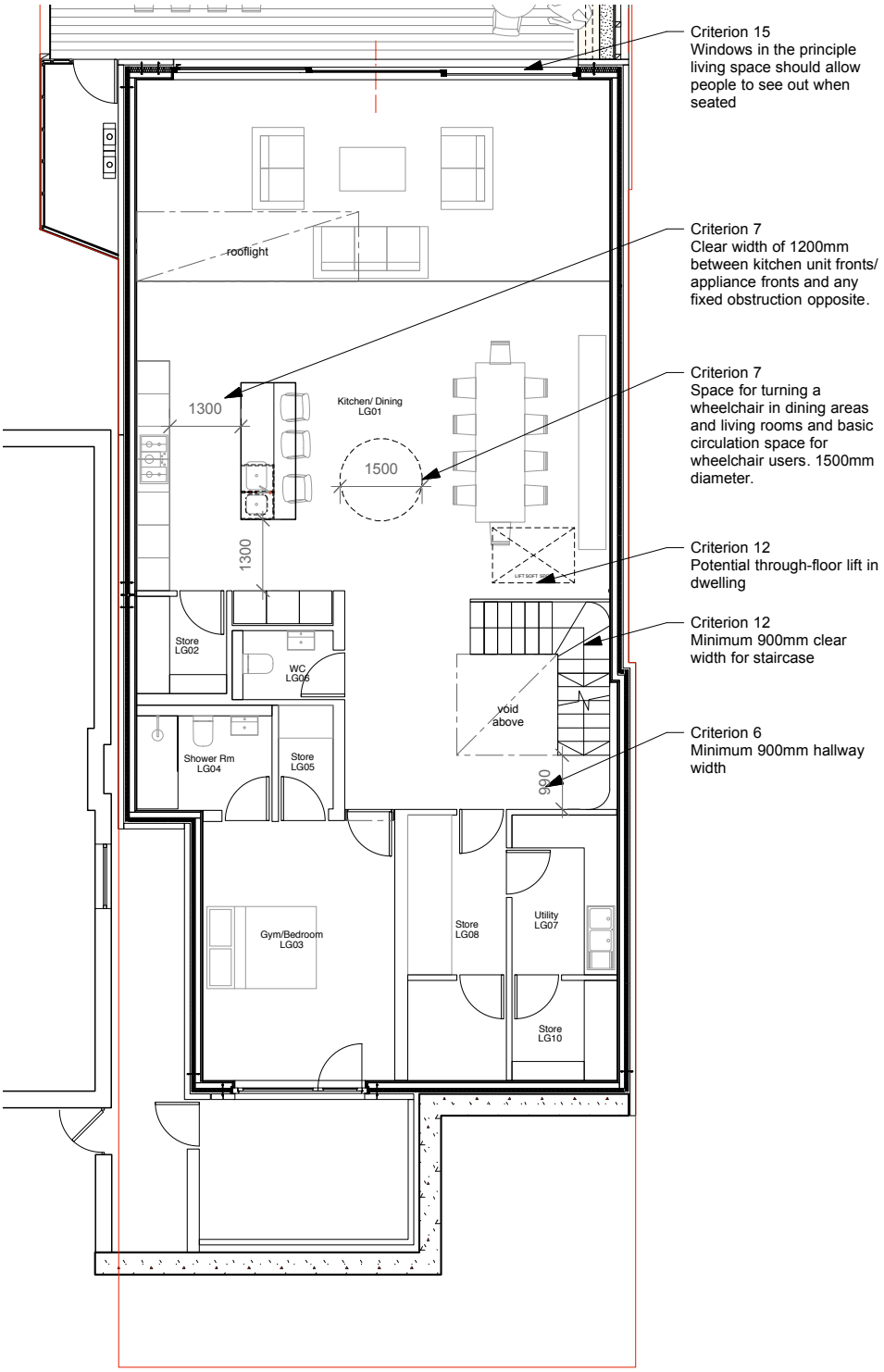
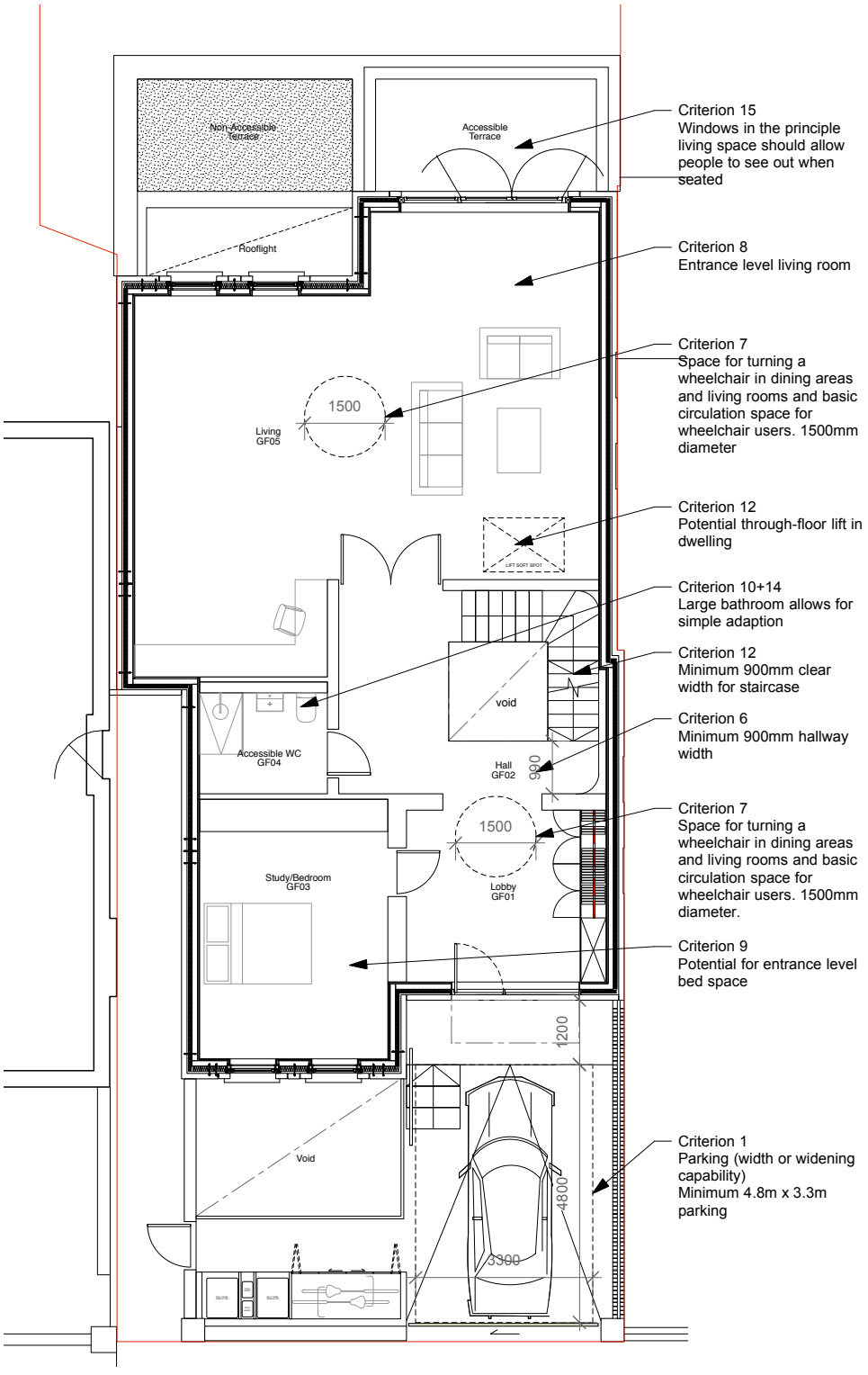
Lifetimes Homes compliance (Lower Ground Floor)



Lifetimes Homes compliance (Ground Floor)



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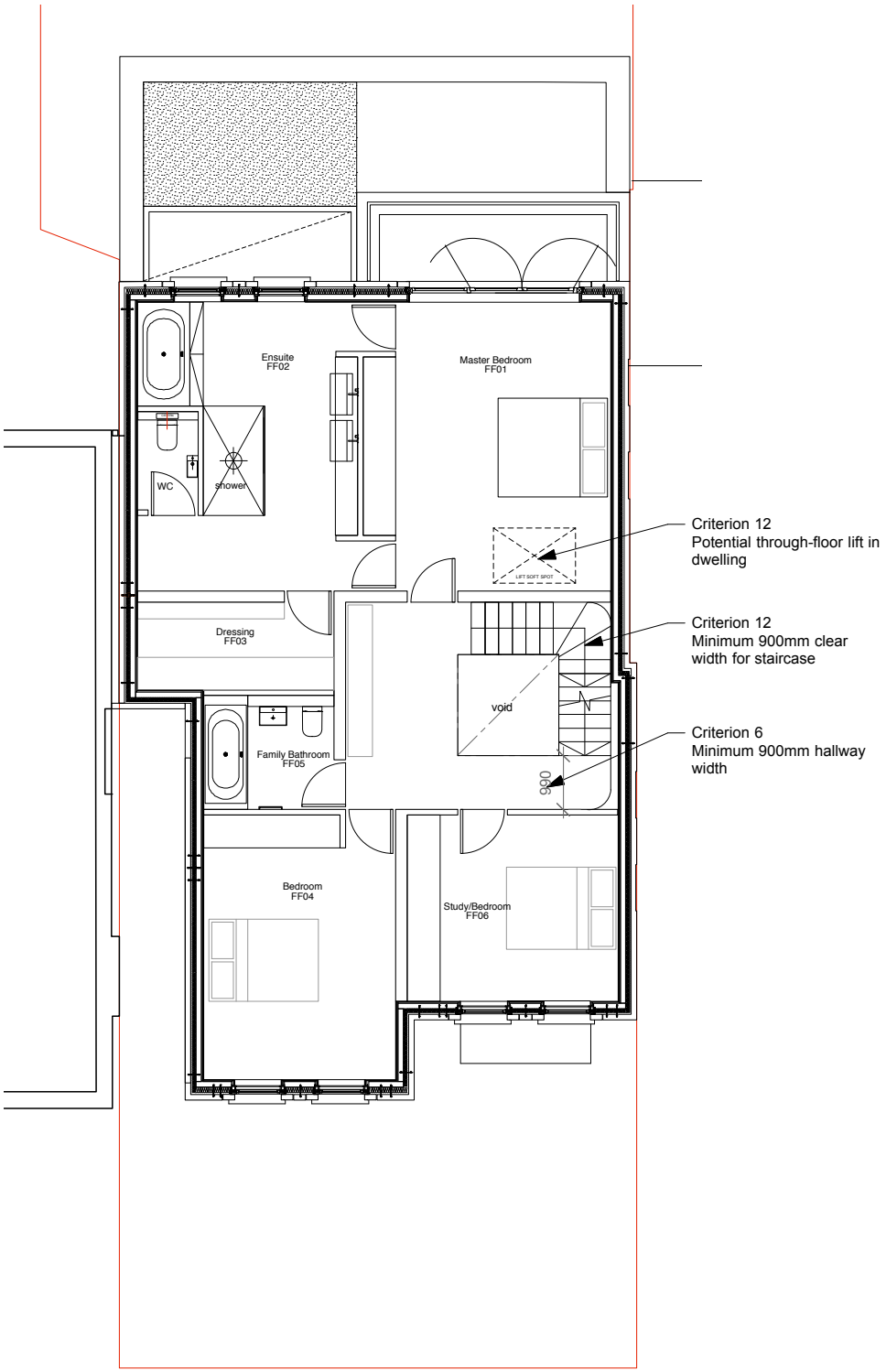
Lifetimes Homes compliance (First Floor)



05. STRUCTURAL ENGINEERING REPORT

- In the previously approved scheme the lower ground floor level was below that proposed in this revision. Consequently there was a both a Structural Statement and a Basement Impact Assessment attached for the works by Knapp Hicks Consulting Engineers. Knapp Hicks have fully reviewed the revised scheme and have the following comment.

- *Following further investigation and consideration regarding these amended proposals it is noted that existing lower ground floor levels will now be maintained throughout this area and it is therefore our view that new foundations levels can match those as existing as well.*

- Thus the Basement Impact Assessment is no longer needed but the Structural Assessment is relevant, retained and updated as attached in the following pages.

- The revised scheme provides for a significant reduction in impact during construction on all neighbouring structures and sites.

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29643/R/001/PGH/med

20th September 2010 [Updated 2013]

STRUCTURAL ENGINEERING REPORT
23A HAMPSTEAD HILL GARDENS
LONDON
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1.0 INTRODUCTION

This site location is ins Hampstead Hill Gardens directly off Rosslyn Hill, Hampstead and currently comprises a late twentieth century small two storey two unit apartment block; the site slopes from front to back creating a third storey at the rear at so called basement level.

The proposals include the full demolition of this unit and the construction of a new two/three storey contemporary residential unit occupying the original footprint of the existing building but taking a further area towards the southern boundary.

As stated before, the site slopes towards the rear showing two storeys on the front elevation and three storeys towards the rear albeit nearly two floors are below ground at the basement levels.

2.0 SITE INVESTIGATION

In August 2007, two boreholes were taken out, one to the front and one at the rear of this site to a depth of 8m. Some testing was implemented and ground conditions were found to be as expected, i.e. made ground over clay subsoils with no ground water encountered.

3.0 RAILWAY TUNNEL

A Network Railway tunnel passes directly under the majority of the building and we have been in touch with Network Rail to establish tunnel levels and approximate positions.

A full site walkover has also taken place to appraise existing conditions and tunnel locations and the results are contained with the Basement Impact Assessment Report, Reference: 29798/R/002A/RJM (Rev. 3) dated October 2011.

We have no concerns regarding loadings being applied to the existing tunnel due to the new development as these new loadings are no more onerous than the existing conditions when the removal of the overburden soil is taken into account.

As reported, a full site walkover has taken place particularly to include adjoining properties and those closest to the Network Rail tunnel.

No structural defects were observed to any adjoining buildings and all such properties were found to be in a condition one would expect bearing in mind their current age and residential use.

4.0 STRUCTURAL SOLUTION

The site is bordered by two properties, one to the north and the other to the southern boundary.

No. 25 Hampstead Hill Gardens is sufficiently far away as not to be affected by these works and the house will not require consideration or temporary needs during the construction period.

Consideration needs to be given to the southern boundary garden wall which is being retained and we note the tree on the boundary line is to be removed and replaced with a new tree in the front garden but set away from this boundary wall.

Careful consideration needs to be given to No. 23 Hampstead Hill Gardens which adjoins the site and our Engineering proposals includes underpinning of the flank wall prior to commencement of works to ensure No. 23's foundations are not undermined during the excavation works.

The underpinning will be designed to ensure that settlement and lateral movements are kept to acceptable levels and founded onto and within the London Clay.

The new build is intended to be founded through the made ground and into the London Clay. Trench fill concrete footings will be used as the buildings foundations to transfer the loadings from the proposed dwelling onto this strata. These footings will support a reinforced concrete lower ground floor construction with monolithic reinforced concrete retaining walls around the dwellings perimeter.

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The footings will also be utilised in the temporary condition and act as thrust blocks for the temporary works propping requirements whilst forming the front lightwell area.

This form of construction should be carried out by a competent contractor with demonstrable experience of successful construction of basements, lightwells and underpinning works in similar ground condition and under similar constraints.

P G HICKS
Knapp Hicks & Partners Limited

October 2011

06. CONSTRUCTION MANAGEMENT APPROACH

- The following approach to the construction process would be adopted, these are guidelines and further detail could be provided as part of a formal construction management detailed approach, via an appropriate condition.

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23A HAMPSTEAD HILL GARDENS
LONDON, NW3
CONSTRUCTION MANAGEMENT STATEMENT

1.00 INTRODUCTION

Suitable access to the site is readily available and Hampstead Hill Gardens is well served from Rosslyn Hill and Pond Street.

Full street cleaning and wheel cleaning and washing facilities will be provided both on and off site to ensure all areas are kept clean and tidy.

Lorry transport for materials away from the site will be parked directly outside the property, there is ample parking available and it is anticipated that a conveyor system will be adopted discharging directly
into the lorries which will speed up the excavation operation.

No excessive lorry use in anticipated and no double parking will be necessary; site staff will be permanently on hand to check and monitor this operation.

Working hours for the site are to be between 8:00am and 5:00pm Monday to Friday and 8:00am and 12:00 mid-day on Saturday morning. No works are to be carried out on Sundays or Bank Holidays.

2.00 LABOUR, PLANT AND MATERIALS, ETC

The Contractor shall provide everything necessary including labour, materials, plant, tools, etc., for the complete execution of all works. This is to include attendance of all trades and making good after the trades. All materials shall comply with current and latest British Standards. Protection and temporary supply of power, etc., shall also be provided.

3.00 RUBBISH / CLEANING

The Contractor shall store rubbish, as it accumulates and clear from site during the course of the contract and clear all rubbish at completion of the contract.

Upon completion, the completed external areas should be handed over, clean and in perfect order and after satisfaction and completion of all snagging items to be agreed with the Contract Administrator.

4.00 PROTECTION

Care should be taken to ensure that no damage occurs to any surrounding properties, nor to the remaining communal areas of both properties, including fences and paved areas.

5.00 HEALTH & SAFETY

The Construction (Design & Management) Regulations 2007 will apply to this project. Care must be taken when carrying out all construction works in particular Working from Heights, and all Health & Safety guidelines must be followed.

6.00 SCAFFOLDING

The Contractor is required to provide access scaffold for the works, and provide a programme of works to give advanced notice to residents when each section of scaffold erection is to take place.

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All ladders to be left at first lift of scaffold at night and weekends, as well as any other times when the ladders and/or scaffold are not in current use.

No scaffold to be left on grass areas or pavings, and spreader boards to be used to standards on hard standing. Bridge scaffold over entrances, and provide protection to adjacent floor/roof surfaces. Scaffolding is to include protective netting and warning signs as required.

7.00 FOREMAN ETC

A competent Foreman is to be kept on site to supervise the whole of the works. All Operatives will be required to display a security identification tag at all times whilst on site.

8.00 TEMPORARY FACILITES

The Contractor is to provide portable toilet facilities, storage and site accommodation, position to be agreed.

9.00 ALARM SYSTEM

The Contractor shall provide and maintain temporary passive infrared (PIR) tall scaffold incorporating light to illuminate signage that is to be installed to signify the existence of the alarm in each area. Power supply location to be provided by the Client.

The signage for the alarm system shall adequately warn of its existence separately in each area, and its wording and locations shall be agreed in advance.

07. CONCLUSION

The new design retains the current subservient relationship to no.23 and uses a similar range of materials. The language preserves and indeed positively enhances the character of the local town streetscape and Conservation Area setting.

The lower ground floor engineering approach has been considered and shown to be practical in both structural and ecological approaches.

Limited and sensitive use of glazing, a local tree has been re-positioned and renewed by a previously agreed legal agreement will be implemented.

There is no impact on light and outlook to the side windows of No. 23 or unnaceptable overlooking of No25 to the south.

The Front/street facades harmonise with the character and appearance of adjoining properties and sit comfortably in the street scene.

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