

*Aerial: 29/33 Arkwright Road combined land (red) Application site (Yellow) and surrounding area.*



## **Garages at Rear of 29/33 Arkwright Road**

**London NW3 6BJ**

**Design and Access Statement**

September 2015

**Updated 10.2.16**



**SQUARE FEET ARCHITECTS**

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# Introduction

Square Feet Architects have been appointed by our client to look at the possibilities of converting garages into a dwelling unit on the land belonging 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.

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

## 1.0 Context

### 1.1 Existing site

The proposed site is 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 rear access to the garages via a private driveway, 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 faced with white render, timber and extensive glazing. These provide good precedent for this type of proposal.

There are a run of seven garages also accessed from this private driveway. Two of which are proposed to be developed and converted into a dwelling. It should be noted that 25b built above a garage which was part of its demise.

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** New build house and garages.



**02** Line of garages with 202 Finchley Road visible behind.



**03** Adjacent (25 e) bungalow and garages.



**04** Rear view of garages from 202 Finchley Road.



**05** Side view of garages and New build house.



View showing photograph locations.

## 1.2 Neighbouring Development

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



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



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



No. 32/34 Frogal 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 its exterior is predominately white render and there is a section which is built above an incorporates an existing garage.



An example of development:

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

This building sits behind the existing brick wall and the tiled roof sits just proud of the fence 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...'*

*RF20: 'Buildings which detract from the character of the conservation area may be considered as opportunity sites...'*

### 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 aspects of the site and its surroundings.

## 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 unsightly 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 proposal for this application is for the alteration/extension to two of the existing garages at the end of the private drive way. The proposed infill is to sit next to and match the height of the existing modern building 25 B Frognal. The proposal is not visible from the street scape of either Arkwright Rd or Frognal.



Proposed location as dotted in red.



## 3.0 Amount/Scale

There would be one building as an extension to the existing garages. The building would be at a similar scale and material choice as the 25 B Frognal, and the roof line would match.

As previously discussed there are examples of recent 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 with subtle modern architecture that will add to and enhance the character of the Conservation Area.

## 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 on site parking.

### 2. Approach to Dwelling

Not applicable as above.

### 3. Approach to all entrances

The approach from the private driveway to the building entrance is level.

### 4. Entrances

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 Home requirement and there is no proposal to include a lift within these works but there is also potential to include stair lifts.

### 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 space of the Unit is on the lower ground level and is 6 steps down from entrance level.

### **9. Potential for a bed space**

In the living area on the lower ground floor could accommodate a bed. However there is a great space on the upper ground floor which is 8 steps from entrance level.

### **10. W.C at entrance level**

This unit has 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 this unit there is a potential for fitting a hoist between at least one bedroom and bathroom/En suite.

### **14. Bathroom layouts**

This unit will have bathrooms that will fully comply with the requirements set out.

### **15. Windows**

The windows to this unit will conform to this criteria.

### **16. Sockets and Controls**

All 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 building to blend into its surroundings, and would match the neighbouring property in scale.



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.

There will be minimal impact on the existing environmental and ecological networks, See Arboriculturalist report for more details.



*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.

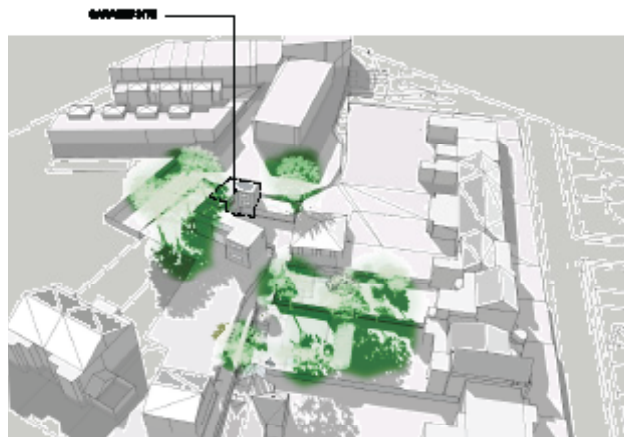
## 8.0 Conclusion

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 building will follow an established precedent for development in this area and has been carefully designed to have no negative effect on 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. The building will provide much needed additional family housing to the area.

There will be minimal affect on neighboring properties, the appearance of the surrounding area, and 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*

Garages 29/33 Arkwright Road Space Schedule

Updated 10.2.16

	LDG Standards	29/33 Arkwright Project
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**Garages Conversion (3 Bed 5ppl)**

Total Floor Area	(5 ppl three floors) 102m2	<b>119m2</b>
Ground Floor		47m2
First Floor		27m2
Second Floor		45m2
Liv/Kit/Din	29m2	26 (LGF) + 11 (UGF)m2 = 37m2
Bed 1: Double	Double min 12m2	15m2
Bed 2: Single	Single min 8m2	11m2
Bed 3: Double	Double min 12m2	21m2
Amenity	(1-2 ppl=5m2 + 1m2 per extra person)=8m2	31m2

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