Design and Access Statement

42 Ingham Road
London NW6 1DE

February 2016

STARCHITECTS LTD
8A Belsize Court Garages
Belsize Lane
London NW3 5AJ
T +44 (0) 20 77 94 99 20
M +44 (0) 77 45 87 19 62

W www.starchitects.co.uk
E info@starchitects.co.uk

Contents:

1.0 SUMMARY

This document has been prepared by Starchitects Ltd. on behalf of Mr & Mrs Vanderpuije as Design & Access Statement to accompany an applicationn for Full Planning Permission - House Holder Application for the proposd development. It comprises of:

1.1 Addition to the rear of ground floor.

1.2 Enlargement of existing window to dormer window, development pe2014/2495/P Certificate of Lafilness (Proposed).

2.0 EXISTING SITE & BUILDING

2.1 Site and Surrondings

The site is located in Ingham Road, London NW6 1DE, in Fortune Green ward, Easting 52174, Northing 185599

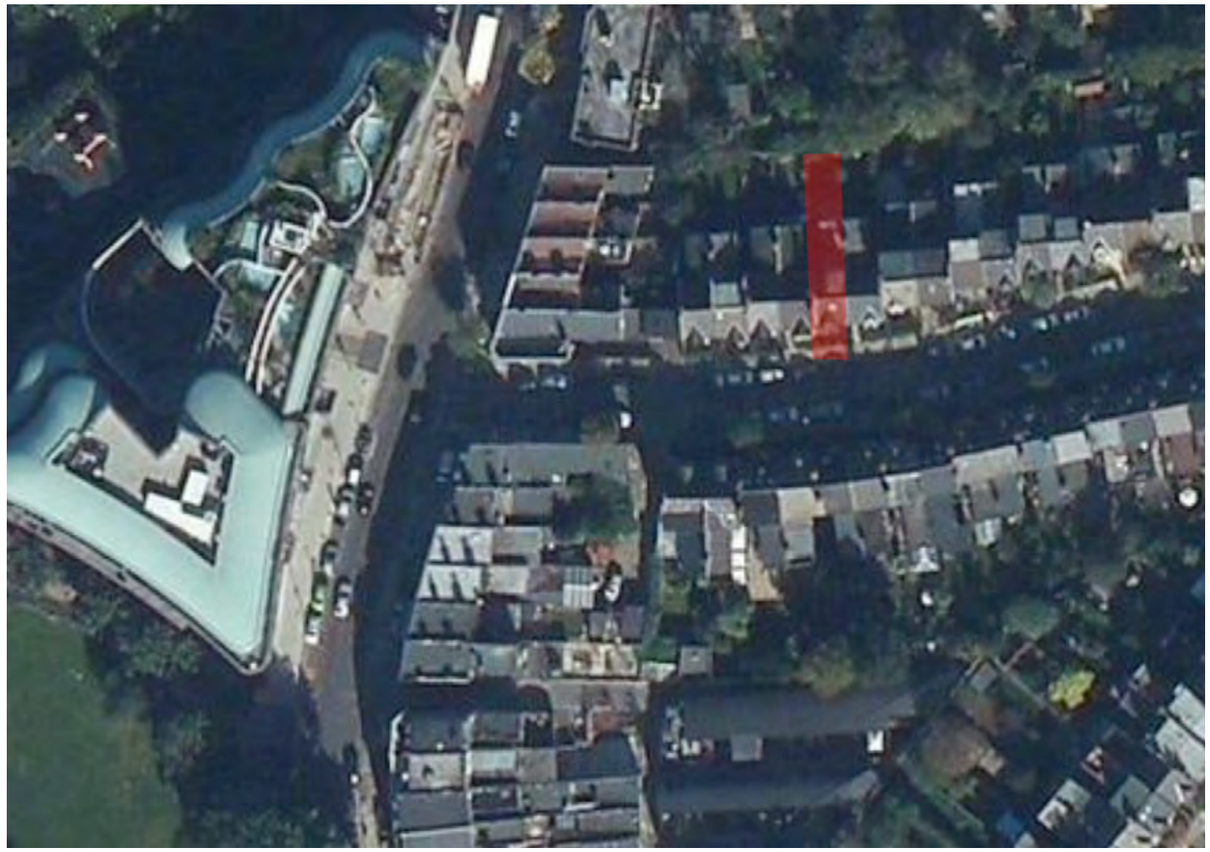
the house is terrace house, immediate surroundings are residential properties.

The site is not in a conservation area.

The site is well served by bus routes, an underground station and neighborhood shopping, all of which are within a convienient walking distance.

2.2 Planning History

2014/2495/P
Application for Certificate of Lawfulness for Proposed Use was granted on 13.06.2014 for the erection of a Ground Floor rear extension, alterations to rear dormer, installationof two side windows and two rooflights.



Areal views of the area

2.0 EXISTING SITE & BUILDING

2.3 Site Plan

The main orientation of the site is North-South with the house having both South and North orientation. The garden has North orientation.

- Total area of the site is 137.2msq.
- Gross external area (GEA) of the house is 168msq.
- Existing Groung Floor GEA is 71msq.
- Proposed Groung Floor GEA is 84msq.

.

Photos of rear garden and existing conservatory

2.0 EXISTING SITE & BUILDING

2.4 Existing Site Photographs

2.5 Existing Building Photographs

Areal views of the area

Policy D1 Design- The Council will require development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area.

7.3 The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design

7.7 The Council expects design to be sustainable in design and construction.

7.8 Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Architectural features on existing buildings should be retained wherever possible, as their loss can harm a building by eroding its detailing. The insensitive replacement of windows and doors can spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group.

7.9 Schemes should incorporate materials of a high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour, tone, and compatibility with existing materials. Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.

7.17 Where appropriate design should be robust and flexible. Robustness refers to the
ability for a building or space to accommodate change over time, being adaptable
for a range of uses, and being designed to last. Robustness is influenced by
factors including the size and shape of rooms, points of access and the depth of
floorplates. The overall quality of a building is also a consideration as buildings
with character and charm are more likely to be retained and adapted.

Policy D2 Heritage- The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens.

7.40 Historic buildings including those in conservation areas can be sensitively adapted to meet the needs of climate change and energy saving – preserving their special interest and ensuring their long-term survival. In assessing applications for retrofitting sustainability measures to historic buildings the Council will take into consideration the public benefits gained from the improved energy efficiency of these buildings, including reduction of fuel poverty. These considerations will be weighed up against the degree to which proposals will change

3.1.2 Camden Core Strategy

13.8 A building's use, design, choice of materials and other measures can minimise its energy needs during both construction and occupation. The Council will encourage all developments to meet the highest feasible environmental standards taking into account the mix of uses, the possibility of re- using buildings and materials and the size and location of the development. In addition to design and materials, a building's internal heating and cooling design, lighting and source of energy can further reduce energy use.

14.3 Camden has many special and unique places and historic and modern buildings of the highest quality. As well as preserving this rich heritage, we should also be contributing to it by making sure that we create buildings of equally high quality that will be appreciated by future generations. The design of the places and buildings that make up our local environment affects us all and our quality of life. High quality design is visually interesting and attractive but it is not just about what things look like. Good design makes places that put people first, are welcoming, feel safe and are enjoyable and easy to use for everyone, whether they are living in, working in or just passing through the borough.

3.2 Design Principles

The proposed design tries to maximise the posibilities of the site, by creating an innovative extension and addition on the following principles:

- **Sustainability**

The proposal allows for a seamless addition but also addresses sustainable development issues and potential of the site by maximising natural light gain.

- **Materials, Townscape and Massing**

The size of the new construction keeps a relationship with the existing environment. By keeping a very limited height and by using materials similar to the existing, the building will merge with its surroundings.

- **Daylight, Privacy and Impact to Adjacent Properties**

The design has no nuisance to adjacent properties and does not have a significant impact on neighbours daylight or sunlight impact as shown on the diagram.
(Red line indicates existing line of shadow. Blue line indicates proposed line of shadow).
This exceeds recommendations set in BRE Guidelines as illustrated on the diagram below, showing the sun shadowing angle of 43 degreees.

Daylight Privacy Study

3.3 Proposed Plans

The proposed Ground Floor extension is in addition to the volume that had been approved under 2014/2495/P Certificate of Lawfulness for Proposed Use.

The choice of size, shape and materials has been infulenced by a combination of appopriateness to context and visual appearence.

The proposal provides a high standards aesthetic design, while being respectful and sympathetic to the particular local character and appearance.

The proposed extension and additions are designed to be complimentary to the existing building, yet preserving the integrity of the original house. They are contemporary creating a sense of unity within the townscape, yet using materials that are in sync with the local character and the building.

Moreover, with the expected significant growth in Camden's population and economy in the next 20 years and the marked increase in the number of children, the proposal offers a enlargemnt of the current terraced house accordance with Camden policy of providing homes for families in sync with the local character and the building.

3.4 Proposed Elevations and Sections

Daylight and Amenity
The proposed roof extension will have main glazed area to the south, providing plenty of sunlight and a gorgeous view towards the garden. The new roof extension will not be visible from the main street and its height will not cause any loss of daylight to the adjacent flats. Moreover, the gable roof will complemnt the existing Arts and Crafts building, whilest providing the flat with additional bedroom and larger living space.

Landscaping
No changes to landscaping are proposed.

Existing Trees
There will be no impact of proposed development on existing trees and lanscaping.

Overshadowing
The proposed development does not increase or cause further overshadowing effect over neighboring gardens or properties.

Natural Ventilation
The use of cross ventilation will create an air circulation that will naturally refrigerate the house during warmer months. Openable windows and rooflights will provide natural ventilation to all the interior spaces.

The proposed roof extension dormer windows and rooflights make the best use of light to create a pleasent eniornment for the building occupiers. Natural daylight is used in all livable spaces, even in those less accessible through the use of roof lights, with integral solar control blinds to regulate excessive lighting dring the day and skyglow pollution during the night.

Photos of boundary treatment of no. 40 and no. 44

Proposed section A-A

Proposed section B-B

Proposed rear Elevation

Proposed side Elevation

4.0 DESIGN AND ACCESS

4.1 Materials
The choice of materials & structure has been influenced by a combination of sustainability, appropriateness to context, relationship to the existing building and visual appearence.

Building Fabric Materials
The rear extension will be made out of bricks to match the existing ones on the building.

Plasterboards: recycled plasterboard will be specified throughout.

Insulation: insulation will be chosen to be zero ODP (ozone depleting potential) and less than 5 GWP (global warning potential)

Windows
Sliding and fixed windows to rear extension by Aluminium slim profile windows. Top and base horizontal elements of the window will be hidden within the fabric of the building.

Dormer windows
Lead is chosen for the cover as a traditional material

Energy performance
The building fabric will be insulated to exceed the requirements of Part L, concentrating on the walls and roof (using zero ODP and less than 5 GWP insulation materials. All glazing and fenestration elements will be double glazed with ‘low E’ glass, argon filled.

4.2 Sustainability
The building makes best use of light and amenity to create a pleasent manageble enviornemnt for the building occupiers. It accounts for overheating and glare by using integral solar control blinds set behind.

The building fabric will be insulated to exceed the requiremenrts of Building RegulatiONS part L. All new glazing will be double glazed, argon filled.

Ventilation will be natural with openable window and rooflights.

The use of insulation in the new roof will also minimise the heat island effect.

4.3 Access
The statement refers only to the parts of the house covered in this Planning Application.

The access to site and flat to remain as existing.

The site is well connected to public transport system. The hearest underground line is within the walking distance from the site, whereas there are bus stations on High Road.

4.4 Existing Provisions

- **Parking**

Existing parking provisions are to be retained

- **Waste Management**

A waste storage area to be retained

4.5 Safety by Design

Increased glazed areas will generally contribute to the safe design.
The proposed balcony and juliette balcony will not be accessible from the ground floor.

Example of minimal windows