

# 10 Sandwell Crescent, London NW6 1PB

## Design and Access Statement



Fig 1 – View of front elevation

### Introduction and Overview

This statement has been produced as part of a planning application for the conversion of a 5 bedroom end of terrace house into 4 units, the creation of a new dormer window to the front and replacement of an existing dormer window at the rear with a new 'L' shaped dormer/Mansard with a small balcony.

The statement is to be read in conjunction with the following drawings:

- Location Plan 1:1250
- 101 Existing Lower Ground and Ground Floor Plan 1:50
- 102 Existing First and Second Floor Plan 1:50
- 121 Proposed Lower Ground and Ground Floor Plan 1:50
- 122 Proposed First and Second Floor Plan 1:50
- 201 Existing Rear and Proposed Rear Elevation 1:100

## Description of Existing Property

10 Sandwell Crescent is located in West Hampstead, Camden. It is just inside the West End Green Conservation Area. Apart from number 11 (1970s built), properties in this street have typical front stepped area and rear gardens. Most of the houses have had basement extensions in their past, with number 8 unfortunately opting to place an incongruous white PVC door in the middle of their bay.

The property, an end of terrace three storey, unlisted Victorian house was converted into five loose flats/bedsits in the 1960s or 70s. It is typical of properties in the area many of which have been similarly converted. The flats/bedsits A, B, C and D occupied the ground, first and second floors respectively, while flat E occupies the 3<sup>rd</sup> floor. Flats A and B were bedsits which shared the downstairs kitchen and bathroom, while the other flats/bedsits shared an upstairs bathroom. In recent years flat A, B and C were converted back into a family home, while flats D and E remained unchanged. Access to the current flats and rooms are off a common staircase.

The original appearance of the property from the street has generally been maintained. However at some stage two skylights have been fitted to the roof and the basement door has been blocked up.

Many of the existing terraced houses along Sandwell Crescent have existing dormer windows at the rear of the properties and some at the front. The dormer windows at the rear of the properties are a mismatch and are of many different shapes and sizes. Unfortunately any rhythm these roofs once had is now spoiled. In addition, over time, most of the properties closet wing roofs have been converted to flat roofs, with number 5 using theirs as roof terrace.



Fig 2 – View rear roofs of Sandwell Crescent

The rear roof on 10 Sandwell has a dormer window, which now needs attention. The closet wing's slate roof is sagging and in bad state of repair. For the most part, the render between the rear parapet and the slate has perished, lending to small leaks into the property. The rear roof would benefit from being replaced at the soonest juncture. It is the intention to reuse as many of the original slates as possible.



Like many other properties along the street, a single storey rear extension has been added when the property was converted into flats. 10 Sandwell's extension's flat roof has weathered badly and will now need to be repaired.

Taller buildings surround the property. The eastern aspect is dominated by 11 Sandwell Crescent, an incongruous 1970s four storey block of flats, its top balcony looks directly into flat A's living room window. Within the block are two business units at ground level, a busy restaurant and a trendy barbershop, these both use the block's courtyard to store materials and commercial waste.



Fig 3 - Style and height differences of number 10 and 11. Note: 11's balcony at rear

To the north of the property stands Hampstead synagogue. Its windows back on to the property, however as these are either stained glassed or frosted they pose no privacy issues with number 10. To the northwest is Claddagh Court, a modern (2008) five-storey block containing 11 flats. The south of the property faces a small park shared with Sandwell and Victoria mansions, which are five and six-storeys respectively. At the rear they all have Mansard roofs, which are in keeping with many of the buildings in the townscape.



Fig 4 - 10 Sandwell's height comparison with the surrounding buildings.

## Proposal

The creation of four self contained flats from existing rooms and previous flats in the property. These will consist of 1 two-bed garden flat (A), 1 studio flat (B) and 2 one bed flats (C & D), the fourth flat (D) with a small balcony. Access to the flats will be via a common staircase. The creation of new dormer at the front will provide extra height in the kitchen area and two extra skylights will add much needed light to the living area of the fourth flat (D). The current rear dormer will be replaced to create an 'L' shape dormer/Mansard to provide a bathroom and bedroom for the fourth flat (D). A part of the rear parapet will need to be raised to create the extra height needed to create the rear dormer/Mansard. A small balcony is proposed at the rear to provide some much-needed outside space, with screening, this will not overlook the flats at number 11. The cubic content of the extension will not exceed 50 cubic meters.

The changes to the rear of the roof, although notable, will not be visible anywhere from street level. The development would provide much needed space; complement the style of the property and other properties within the local townscape. Visible chimney stacks will be retained and where necessary their heights will be increased. Where possible all original materials will be reused, whether that be the doors to roof slates. Also all care will be taken to build using materials that match the host dwelling. Any replacement or extra windows will be made of timber.

The proposals will be built in accordance with the current Building Regulations. The units will be sound proofed to stop unwanted noise traveling between flats. A high degree of insulation will be installed in the roof, which will reduce energy costs for the occupants of the top flat and will indirectly benefit other flats within the property.

It is believed, on balance, the proposal will have an acceptable impact upon the character of the host dwelling and the surrounding townscape. In our proposal every effort has been made to maintain the property's original character and accommodate the increasing need for more space of contemporary living.

## Local Planning History

Attention is drawn to the front dormer windows of number 1 and especially 4 or 7 Sandwell Crescent, whose sizes matches the one being proposed in this application.



Fig 5 - View of front dormers on Sandwell Crescent

**Parking / Transport / Refuse / Recycling**

Parking and transport are to remain as existing.

On refuse, neighbouring properties typically have bins located behind the front walls/fences, within basement areas or within the properties.

470 litres of refuse and recycling is required to cover the four flats. As per local council guidelines, these waste containers would be located on the front of the property for ease of use and access by the council. Two would be dedicated to general waste and the other to recycling. As part of this proposal, adequate provision for some waste and recycling disposal would be included within each unit to facilitate the early process of separating the types of waste. Regarding the visual impact of the bin area, the proposal includes for a timber closed boarded fence to surround the bins to the front without limiting ease of access and use.

**Landscaping**

There is no proposed new landscaping to the front of rear of the property.

**Boundary Treatment**

New boundary treatment to the front facade is proposed in the form of a closed boarded fence to help enclose the proposed bins as described on the above Refuse section.

**Access**

Access is to remain as existing.

We would appreciate continued consultation by the appointed planning officer during the processing of this application to resolve any issues that may arise.