



## Design and Access Statement 1 Honeybourne Road

Undertaken on behalf of - Mr Afif Baccouche

30<sup>th</sup> September 2016

## 1. SUMMARY

1.1. This Supporting Design and Access Statement has been prepared by Monument Construction Ltd, on behalf of Mr Baccouche (Owner). It accompanies a planning application for the pushing back and replacement of the existing front door and reinstatement of the original line of the front porch, installation of an electronic sliding and pedestrian front gate, landscaping works to the front drive and staircase, pushing back of an existing garden shrub wall and alterations to the rear fenestration.

## 2. The Site and Surrounding Area

2.1 Honeybourne Road is a detached two-storey plus loft floor single dwelling house. It is located on the west side of Honeybourne Road, near the junction with Fawley Road. The building is not listed but lies within the West End Green Conservation Area and is described as making a positive contribution to the area. The building is not located within an Article 4 Direction area and is in use as a single dwelling house and therefore benefits from permitted development rights.

## 3. Relevant Planning History

3.1 TP/16342/38083 – The conversion of the premises known as No 1, Honeybourne Road, Hampstead, into self-contained flats. Conditional permission granted 12/08/1937

TP2915/1960 – Erection of a private garage at the rear, 1 Honeybourne Road. Granted 04/03/1960

2005/1356/P – Change of use from 3x flats to a single-family dwelling house, including alterations to fenestration and formation of additional hardstanding to the front forecourt to provide off-street parking for 2 cars, including a new front boundary wall with railings and gate. Granted 20/05/2005

2010/3303/P – Approval of details pursuant to condition 3 (Details of hard and soft landscaping of planning permission 2005/1356/P – Change of use from 3x flats to a single family dwelling house, including alterations to fenestration and formation of additional hard standing to the front forecourt to provide off-street parking for 2 cars, including a new front boundary wall with railings and gates, decided 20/05/1005. Granted 04/08/2010

1. 4.1. The proposed scheme has been the subject of a pre-planning application and meeting. The proposal has been amended in accordance with the advice given by planning officer Laura Hazelton on 16<sup>th</sup> September 2016 – 2016/4368/PRE
2. 4.2. The overall principle of redevelopment was welcomed and the reaction to most of the initial proposals was positive. The proposed installation of a sliding and pedestrian sliding gate, landscaping works and alterations to the rear fenestration were all viewed as being acceptable alterations. Planning permission for the installation of sliding and pedestrian gates was previously granted (20/05/2005 – 2005/1356/P
3. 4.3. The initial scheme put forward for discussion did not include the pushing back of an existing shrub wall to the front of house and the insertion of railings to the external staircase. These have now been added to the application.
4. 4.4. Comments were made in respect of the application for the construction of a new front porch. The pre planning advice given was that planning permission for this porch would be refused and the proposed porch would not constitute a permitted development. We were advised that the only way to install a front porch was to recess the exiting front door back and that the original front porch line **be reinstated as per House's 3 & 5** Honeybourne Road. These recommendations have now been implemented into our planning application

## Design Principles & Concepts

### 5.1 Electronic Sliding gate & pedestrian gate.

We have designed the electronic pedestrian and sliding gate to match the existing railings already installed to the front boundary wall at 1 Honeybourne Road. The proposal also ensures that the sliding gate is contained within the driveway area of 1 Honeybourne Road and that the opening and closing mechanism stays internally in this area and does not impede out into the public walkway. This proposal does not deviate from the design concept which received planning permission on 20/05/2005 – 2005/1356/P

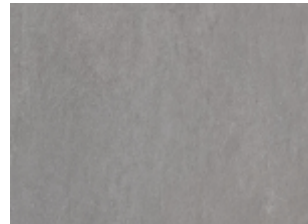
### 5.2 Re-Paving of Front Driveway

With the West End Green CA statement in mind we have proposed to install Portland stone to the driveway and staircase at the front of 1 Honeybourne Road. We believe this would improve on the character of the existing York Stone slabs and improve on the conservation area and streetscape as a whole. The area to be re-paved totals 43m<sup>2</sup> with 6 staircase treads and a landing at the top of the external staircase. The Portland stone we intend to use is impermeable however the existing levels and falls currently present with the York stone driveway will not be altered. The Specification of Portland stone is

<http://www.porcelain-tiles.co.uk/range/portland/>

Portland

Grigio – Grip 600mmX600mm – 20mm thickness



### 5.3 French Door with Bay Window

We propose to replace the existing window sidelights and door currently in the reception room and open up the existing window line to create new French doors and windows that will wrap around the sides of the existing bay. The

development would not be visible from the public realm and would only be subject to limited private views from the rear of neighboring properties. The pre planning advice received was that is considered a minor alteration that would not harm the character and appearance of the host building or wider conservation area. The style and colour of the new bay windows and French doors will match the existing windows on this level of the house and will be constructed from Hardwood with triple glazing. The existing bay line will be maintained.



(Photo for guidance only, full detailed drawing to be issued)

#### 5.4 Front Porch

The original proposal was for the creation of a new front porch 4metres high from ground zero (Front Boundary Line) that would have totalled 3m<sup>2</sup> in area. We intended to maintain the original ornamental arch and as many original features as possible. However, after receiving pre-planning advice from planning officer Laura Hazelton it became apparent that this proposal would alter the consistent building line that **is currently shared with no's 3 & 5 Honeybourne Road** which would be to the detriment of the character and appearance of 1 Honeybourne Road and the wider conservation area. We were advised that to incorporate a porch area we would have to push back the existing front door and reinstate the original porch line as per numbers 3 & 5 Honeybourne Road. We considered this recommendation and believe that this would make a much more positive contribution to the area than our original proposal and also reinstate the original porch features & detail back to 1

Honeybourne Road whilst bringing conformity back with numbers 3 & 5 Honeybourne Road. Therefore, we have followed the advice given and implemented these recommendations into our planning application for the reinstatement of the original front porch at 1 Honeybourne road. The new front door will be pushed back 750mm from the current front external wall line of the house. We also propose to replace the existing front door with a new door. There is no apparent conformity in the style of doors currently present between numbers 1/3/5 as all are different in style and colour. We intend to use a door style similar to the photo below with the possibility of two side lights being added whilst maintaining the black colour already present at 1 Honeybourne road



(Existing Door)



(Proposed New Door Style)

#### 5.5 Staircase Decorative Railings

We propose to insert decorative staircase railings on to the existing staircase for two reasons. 1) the width of the staircase is 1550mm so are it is quite dangerous to walk on unaided especially in bad weather. 2) We believe the insertion of staircase railings will improve on the character of the building and match the detail of the front boundary line. The railings will be of similar design to the existing railings on the front boundary wall. However, for safety reasons they will not incorporate the spiked detail at the top of the railing.

#### 5.6 Pushing back Shrub wall

We wish to apply to push back an existing shrub wall (Seen to the left of existing door picture above). The reason for this is to create more space to allow for 2 cars to sit comfortably in the driveway. Currently the space is only just sufficient and is not easy to navigate. By reducing this wall to 400mm deep it creates

enough space to navigate past safely. The current line of the wall does not line up with any other walls to the other side of staircase so the uniformity will not be disturbed in anyway and we believe it will not harm the character or appearance of 1 Honeybourne Road or the wider conservation area in anyway as from an elevation view this change will not be noticed

### 5.7 Overview

We believe **the planning proposal's** that we wish to incorporate at 1 Honeybourne Road do not harm the overall appearance of the West End Green Conservation area and that there will be no loss of any architectural features or the use of any inappropriate materials that would be to the detriment of the conservation area as a whole. We believe the changes we wish to make also extend on details already at 1 Honeybourne Road whilst also bringing conformity between number numbers 1,3,5 Honeybourne Road. If the works are approved and after the construction of these works 1 Honeybourne Road will continue to be used as a private single-dwelling house

## 10. Access

10. The proposed scheme, changes and alterations at 1 Honeybourne Road will not alter the current access currently in place and are only minor alterations to the overall scheme of the dwelling

10.1. Access to 1 Honeybourne Road is located on the west side of Honeybourne Road, near the junction of Fawley Road. Access to 1 Honeybourne Road is directly through the pedestrian entrance on the front boundary wall and up the stairs to the front door.

10.2. The scheme is proposed to be car free due to the excellent public transport links within the vicinity of the site. With Thameslink, Overground & London underground jubilee lines all within 5-minute walking distance. Deliveries will be managed on **an 'Just in time/as needed basis'** to cause minimum disruption to adjacent buildings, and impacts on the surrounding community and related infrastructure.

10.3. The main entrance walk way will be maintained throughout the project. The only disruption to this access will be when landscaping of the driveway is being carried out. During this time a new access walkway will be implemented from the car driveway entrance and pedestrian traffic will be diverted via this entrance.

## 10. Access – (Continued)

10.4. Access to the rubbish bin is at the of the front of the building boundary wall in the refuse and bin storage area.

10.5. Internal access to the proposed French Door with bay windows will be from the existing reception room via a level threshold.

10.6 There will be no changes to the current layout externally in terms of access to the existing building other than the York stone slabs we propose to replace with Portland Stone on the driveway will provide more grip also the existing smooth concrete on the staircase will be replaced with Portland stone which will also give much higher levels of grip and eliminate any potential slips and falls. The new handrail will enable easier access up and down the steps as currently there are no handrail supports and the steps are 1550mm wide