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13A CROSSFIELD ROAD, LONDON, NW3 4NS DESIGN AND ACCESS STATEMENT



Front Elevation Photograph 1



Front Elevation Photograph 2

This design and access statement accompanies the drawings, BIA and associated documents being prepared by Stephen Buss for the proposed new basement, rear conservatory and general refurbishment of No 13a Crossfield Road, Hampstead, NW3 4NS, London.

Extensive site investigations have been carried out in conjunction with the preparation of the BIA along with extensive consultation with the project Structural Engineer Roger Lankester CEng, MStructE, MCIWEM.

Careful consideration has been given to the planning history of the property and immediate vicinity. Recently approved similar applications have been granted at 15 a Crossfield Road (2014/0498/P), 55 Lancaster Grove London NW3 4HD (2015/1037/P) and 15 Eton Avenue London NW3 3EL (2015/5901/P)

Site.

The site lies within the Belsize Conservation Area and The Environment Agency Flood Map for Planning (Rivers and Sea) indicates the site is not in flood risk zones 2 or 3. The London Borough of Camden Strategic Flood Risk Assessment Figure 3v indicates that the site is in an area of 'very low risk'. It is considered that the proposed development can be satisfactorily accommodated without leading to sewage flooding or worsening the flood risk for the area, and without placing the development itself at risk of flooding as per national guidance provided within the National Planning Policy Framework (NPPF).

Existing Building.

The existing building appears to be of late Victorian construction.

The property is currently divided into 4 self contained flats over 5 floors (including accommodation in the roof space.)



Structural Appraisal & Condition of Existing Building.

The 4 storey structure + dormer roof accommodation is constructed in solid wall construction with cream facing bricks with decorative red banding to the front elevation and London stock facing bricks to the side and rear elevations.

The roof pitches are clad in natural slates and the dormers are clad in lead.

The windows throughout are timber sash glazed units.

The floors are timber joists with timber floor boards.

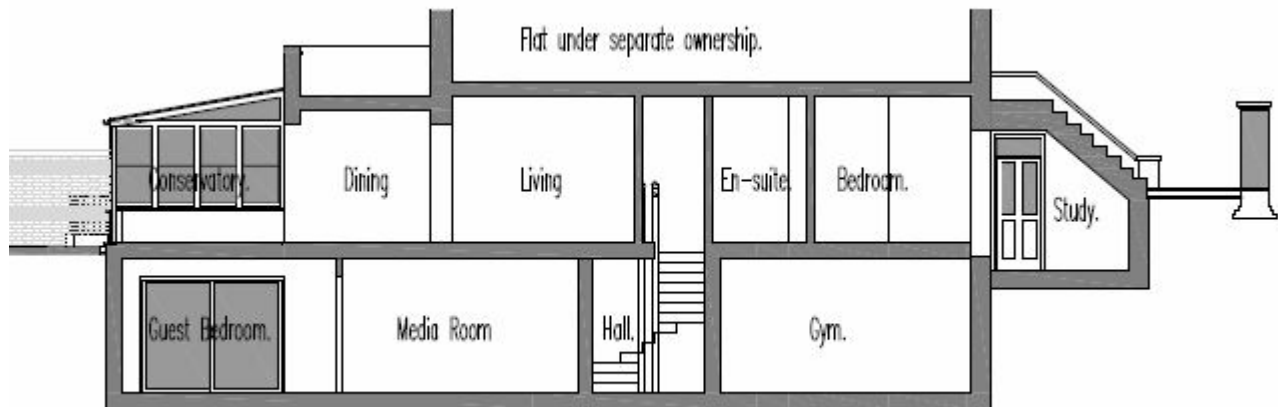
Inspection of the building indicates that it is in above average condition for its age.

Proposed New Works

It is proposed to create a new basement by way of sequential underpinning to the existing lower ground floor flat and CFA piling to the garden. The newly formed structure will be tanked with a Delta High Performance Membrane system.

The proposed new conservatory will be triple glazed with Low E Glass to the windows and roof.

Generally all areas of the proposed works including a new heating and hot water system which will be upgraded to a specification exceeding the current requirements of Approved Document E (airborne & impact sound) and Approved Document L (conservation of fuel & power) of the Building Regulations.



PROPOSED SECTION

Brief Proposal Description –

13a Crossfield Road is located on the lower ground floor (garden flat) and is the end property in a terrace of 8.

The overall area of the site is 311 Sq.m. with the existing 3 bedroom lower ground floor flat comprising a total GIA of 78 Sq.m.

The proposed new basement and conservatory add a further 97 Sq.m of floor space to the property.

The new conservatory is to be cavity masonry construction to approx. 575mm height with white painted timber windows and doors with glazed roof.

There is a small basement light well to the rear of the property with sliding glazed doors and wrought iron spiral staircase to provide a secondary means of escape.

There is a large tree in the adjacent garden that has the potential to cause future heave / subsidence which will be mitigated considerably by the construction of the proposed basement.

It is also proposed to introduce a rainwater harvesting surface water attenuation system to the scheme which will provide water for flushing toilets, washing machine and garden watering and also attenuate the demand on the mains sewer system from this property.



Aerial Site Location Photograph

Accessibility - The access to the property is as existing with a gradual series of 5 steps leading down from street level. There is currently no wheelchair access however if at a later date it should be required a 1:12 ramp from the back edge of pavement could be installed.

Public transport links are excellent and within a 400m walking distance to Swiss Cottage tube station (Jubilee Line) and a number of local buses: 13 - 31 - 46 - 82 - 113 - 187 - 268 - 603 - C11 - N13 - N28 - N31 - N113; - The current car parking is by way of Residents parking permit and as no additional units are being created will remain unchanged.

Refuse Storage and Recyclable Waste.

The existing refuse storage cupboard is of sufficient size to comply with current guidelines.

Cycle Provision & Storage.

It is proposed to install 2 no. ABUS WBA 100 Wall/Ground Anchors (Secured by Design Gold standard) to the side elevation of the property underneath the upper ground floor overhanging side extension to the flats above. This will create a covered and secure location for the storage of cycles.

Windows.

All existing single glazed timber sliding sash windows will be replaced with double glazed units in matching timber frames and sashes to provide an enhanced U Value of 1.2W/m²K. All window frames and sashes will be 'Accoya' or similar approved. This timber is stable, requiring minimum maintenance, (re-decoration 10 to 15 years rather than 3 to 5 years) it is from sustainable forests and is 100% recyclable.

All new windows and doors will be in facsimile of those original to the property.

Heating, Lighting and Hot Water Installation.

A condensing boiler, achieving a SEDBUK 'Band A' rating will be fitted. Radiators will be fitted with thermostatic valves.

The bathrooms and kitchen will be fitted with 'Kair' Single Room Heat Recovery Ventilators which recover up to 86% of the exhaust heat.

Low energy lighting will be installed throughout the building.

ROBERT SAVAGE & ASSOCIATES

November 2016