

ADA ARCHITECTURAL DESIGN LTD.

Unit2, BREASY PLACE, BURROUGHS GARDENS, HENDON, LONDON NW4 4AT

TEL: 020-8202-1766

FAX: 020-8202-7608

E:info@ada-architecture.co.uk

DESIGN AND ACCESS STATEMENT

at

3 INVERFORTH CLOSE
LONDON
NW3 7EX

PLANNING APPLICATION

FOR

***PROPOSED REPLACEMENT OF ROOF TO FACILITATE LOFT
CONVERSION INCLUDING FRONT AND SIDE DORMER WINDOWS AND
CREATION OF RAISED TERRACE; ERECTION OF TWO BAY-WINDOWS
AND PORCH EXTENSION AT THE FRONT AND CONVERSION OF
GARAGES INTO HABITABLE SPACE AT GROUND FLOOR LEVEL***

SUBMITTED ON BEHALF

OF

MR & MRS BULL

November 2016

CONTENTS

1.0 Introduction

2.0 The Process

3.0 Amount

4.0 Layout

5.0 Scale

6.0 Appearance

1.0 Introduction

This design and access is submitted on behalf of Mr. & Mrs. Bull (the applicants) as an explanatory document for the proposed replacement of roof to facilitate loft conversion including front and side dormer windows and creation of raised terrace; erection of two bay-windows and porch extension at the front and conversion of garages into habitable space at ground floor level, at 3 Inverforth Close, London NW3 7EX.

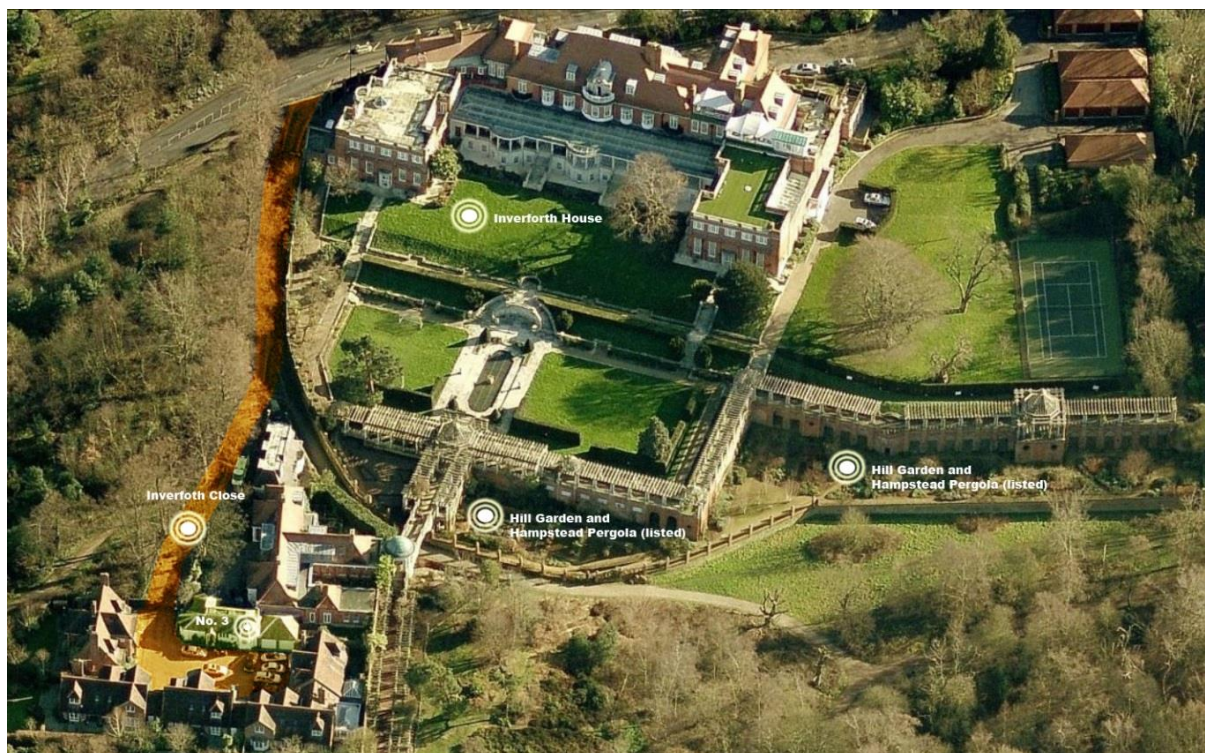
The current property comprises of a single storey building in use as a single dwelling house and two garages which are situated adjacent to the house at the close.

The application site is surrounded by larger properties, both in size and height, all of which are located at Inverforth Close, a site of special interest due to its location in the conservation sub-area of Whitestone Pond.

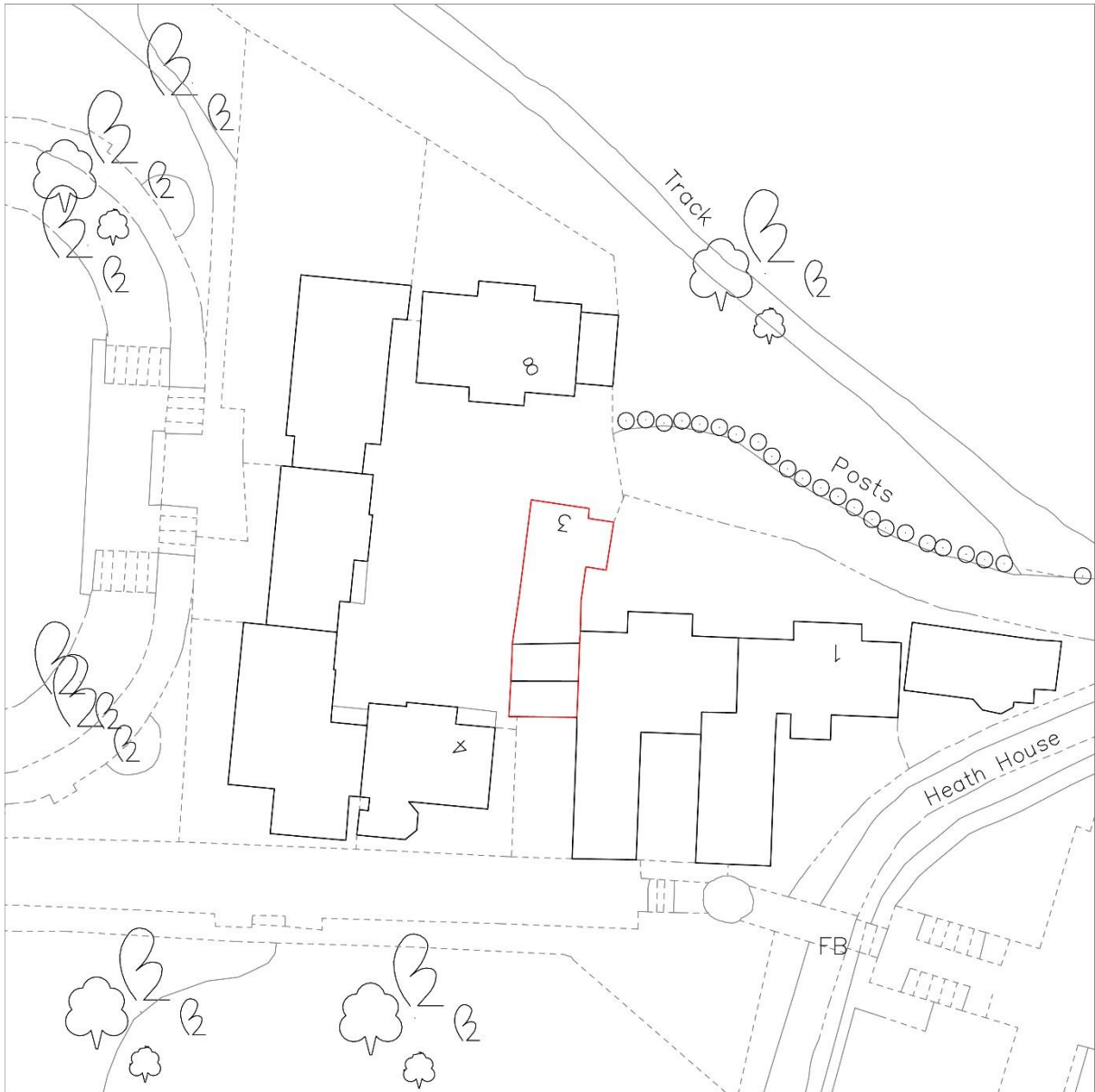
2.0 The Process

2.1 Context

Inverforth Close is adjacent to Inverforth House, a massive listed, red brick, Queen Anne style mansion of 1906. After conversion to a hospital in 1955, it has now been converted into luxury flats and houses with various additional buildings in Inverforth Close. These houses form the backdrop to the Hill Garden and the sensational pergola (listed), which links it to the restored gardens of Inverforth House. Designated as Private Open Space in the UDP and a Garden of Special Historic Interest by English Heritage and as Metropolitan Open Space. Several large houses between Jack Straw's Castle and Inverforth House were destroyed in the Second World War and their sites have been added back to the Heath.



Inverforth Close is a small dead-end road leading to North End Way. It passes on the west side of Inverforth House and after No. 2 there is a gate, where the close forms a 'square'.



Site plan of Inverforth Close.



Heath Lodge



No. 2 front view.



Inverforth close gate.



'Square' view from the gate.



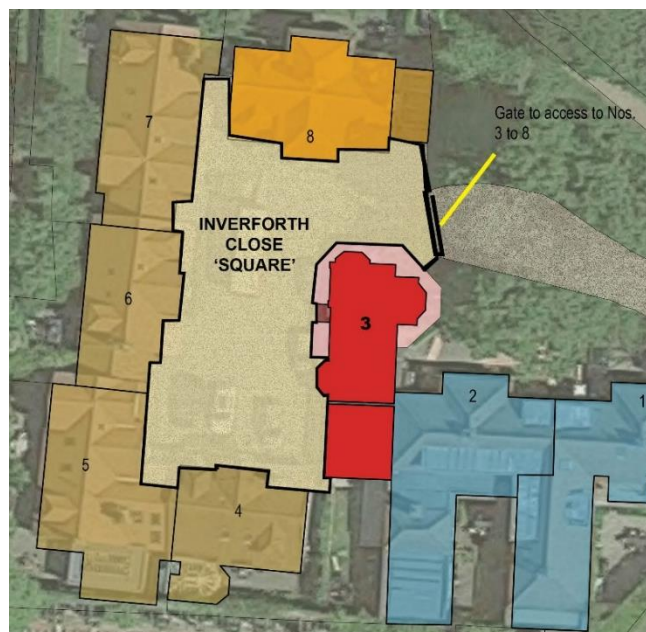
No. 8. front elevation.



No. 4 front elevation.

2.2 Involvement

The addressed house is unique amongst the other houses at Inverforth Close. Whilst the rest of the houses of the place are made by exposed brickwork walls, steep tiled slopes and they are two storey (with the exception of No 1 & 2 and Heath Lodge, which are before the gate) the proposed site is composed by one storey house, with white rendered walls, a soft slope grey tiles and lead roof, and a exposed brickwork garage building, with the same type of roof but with a different slope and eaves height. Due to its position and height, no. 3 is less visable on the approach to the close.



In the diagram above, we have marked the different typologies we can find in the close. As we can see, Nos. 4, 5, 6 & 7 are repeating the same architectural elements on their elevations. No. 8 has similar elements but, being of a greater height as well as a detached building, imposes a more pronounced appearance on the immediate scene.

Due to the important location of the site within the conservation area, it was our aim to enlarge the property and provide some amenity space, as per clients brief, keeping the proposal within its original character.

The aim was to keep its unique look in the complex, but *borrowing* some characteristics of the surrounded buildings in order to integrate with the architectural scene and to provide a balanced closure to the square that Inverforth Close forms on its west edge.



Front view of the house.



Front view of garage.



North side view.



Rear view from No.2 front patio.

2.3 Evaluation

The required brief was to extend and modernise the existing property to accommodate additional bedrooms, a family room, a formal lounge and, very importantly, some amenity space outdoors, due to the lack of garden. The small size of the plot does not allow for the existence of any garden as the rest of the properties in the close have.

Initially, we considered the option of the demolition of both buildings for the erection of a new dwelling, but following the good condition of the existing house and the possibilities that a refurbishment could achieve, we decided to propose an extension and a conversion of the loft and of the garages into living space.

The new proposal looks for the inclusion of the garage building, as it does not match with the surrounding buildings in terms of materials, heights or roof slopes either, as well as it allows us to incorporate some internal habitable spaces as needed for the applicants and a roof patio to provide some private open amenity space.

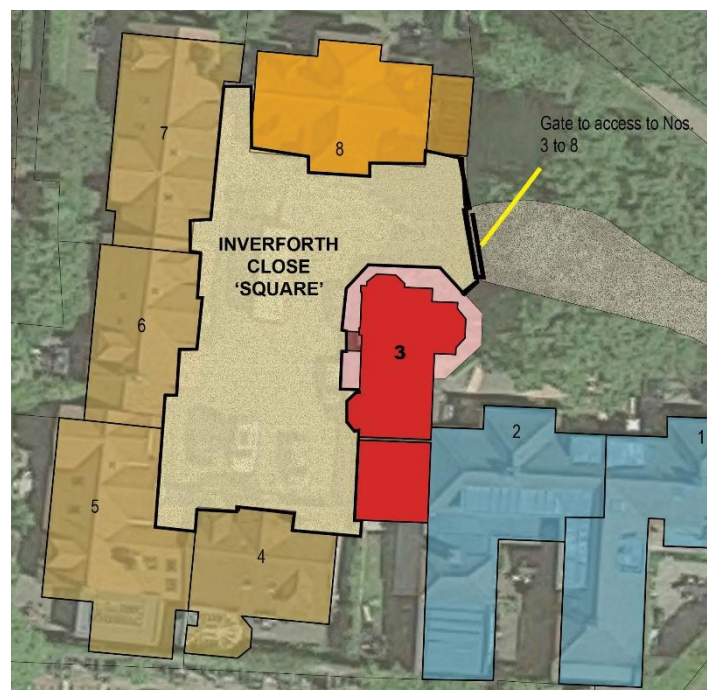
Other implications like the rear and side elevations have been carefully designed in order not to be detrimental to No.2, No.4 or other adjacent properties, by creating a roof patio that is concealed by the height of the roof so that there is no direct overlooking. A roof garden is proposed and requested by the client as there is lack of amenity space on the ground floor.

We have submitted this proposal for pre-application advice, and a report has been issued having been consulted by the relevant members of Camden Planning Office and the Metropolitan Open Land conservation officers.

2.4 Design

In order to keep the architectural scene of the square, we took into consideration the existing external appearance of each building which faces the close when composing the new proposal.

In the diagram below, we have marked the different typologies we can find in the close. As we can see, Nos. 4, 5, 6 & 7 are repeating the same architectural elements on their elevations. No. 8 has similar elements but, being of a greater height as well as a detached building, imposes a more pronounced appearance on the immediate scene.



Due to the location of No.3 and its current different architectural elements, both in materials and shape, we have decided to keep its singularity by keeping some of its existing elements and renovating some others to allow for more internal space whilst they enhance the building appearance.

After all these considerations, the proposal is based on the following elements:

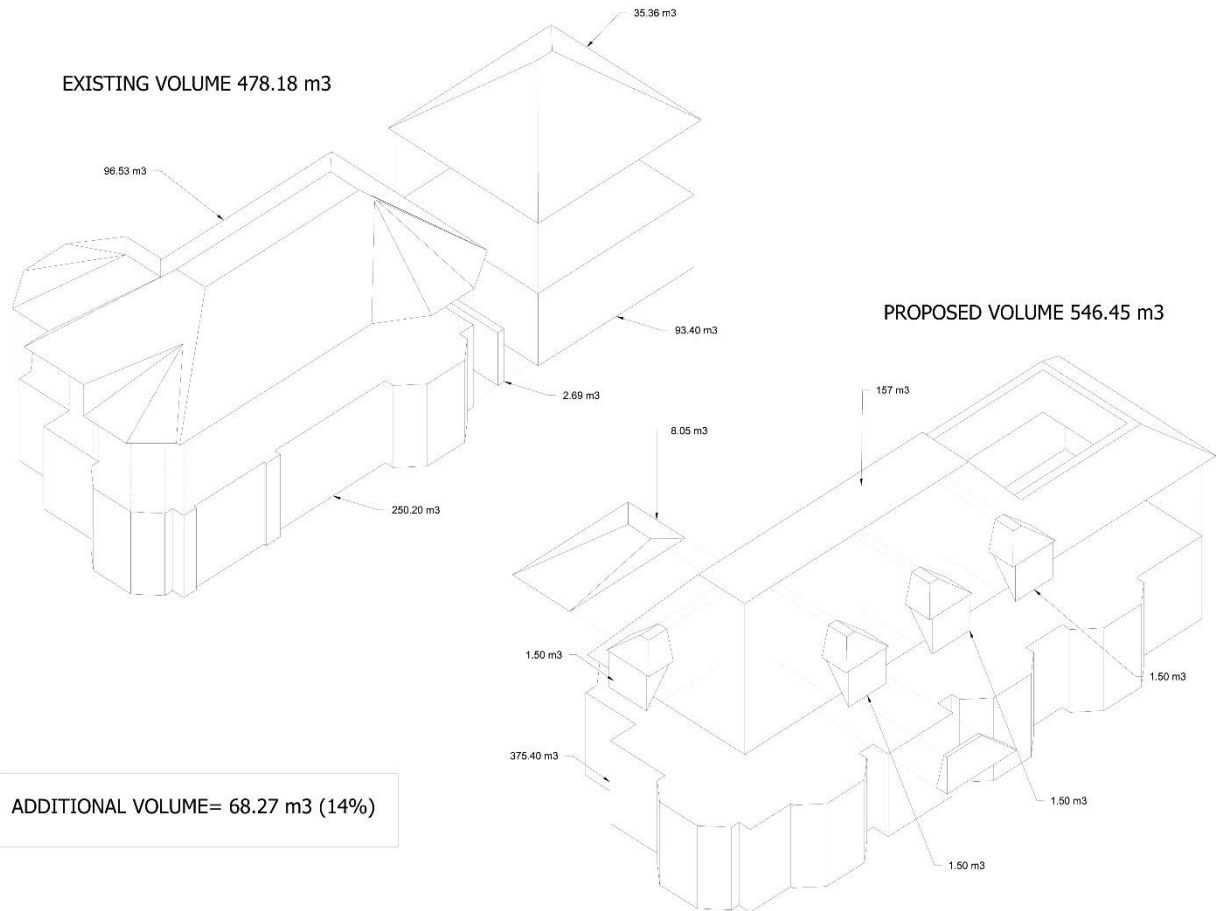
- The existing external walls to be kept in white render.
- The garage to be the continuation of the existing wall with new bays to match existing.
- The new roof to be erected increasing the slope gradient but, keeping it lower than the roofs of other houses in the square, with front and side dormers to facilitate the creation of a loft (being also existing elements in the surrounding houses) and keeping the proposed additional volume under the 20% of the existing.
- A roof patio is carefully created to provide some amenity space while avoiding direct overlooking to other properties.



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



3.0 Amount

The building is keeping its footprint with the existing, with the exception of the small extension and two bay windows added on the front elevation.

However, the replacement of the roof allows conversion of the loft, with an internal area of 54.45 m².

The replacement of the roof increases the volume by a margin of 14% more than the existing.

	EXISTING	PROPOSED
<i>Ground floor</i>	111.24 m ²	118.10 m ²
<i>First Floor</i>	-	44.91 m ²
TOTAL	111.24 m²	162.01 m²

4.0 Layout

The initial brief was to extend and modernise the existing property, to accommodate additional bedrooms, a larger living space where kitchen, dining and lounge would merge into a family room and the addition of a lift for additional access to the proposed converted loft.

The new layout comprises of a family room (kitchen/lounge/dinning) while the two bedrooms and WC are kept on the ground floor. The new staircase with a domestic lift is located close to the entrance providing access to the converted loft floor.

The loft floor comprises of a reading room, a bathroom and a bedroom with access to the roof patio.

5.0 Scale

The scale of the building would be lightly larger than existing, but limited to a maximum height increase of approximately 0.70 m above existing. However, it would not be excessive in conjunction with the greater heights of all the surrounded buildings.

In addition, although the proposal is increasing in height at the roof level directly above the existing house, the proposed roof above the existing garages is actually lower than the existing thus providing no adverse impact on the surrounding properties, on the contrary allowing more direct sunlight through.

With the incorporation of the garages to the main house we are providing a uniform elevational composition to the close and a better integration on the architectural scene.

6.0 Appearance

As it is been already mentioned, the aim of the new proposal is not only to increase the size of the existing house but to respect its integrity, especially to blend with the character of the surrounding buildings.

The existing building is very different in shape, materials and bulk to the rest of the close and with the new design it would maintain and enhance its integrity amongst the close.

The materials of the elevations of the proposed scheme would be built using reclaimed tiles to ensure that they will match with the surroundings.

See below photorealistic images as example of mentioned above.



Existing front elevation



Proposed front elevation



8.0 Access

Invertforth Close is accessed from the main road of North End Way through a private road with secure gates for pedestrian and vehicle access.

At the end of the road there is a secondary gate just before the close where there is the direct access to the main entrances to most of the houses including No3.

The proposal does not include any change on the access to the property.

Conclusion

- It is the applicant's contention that the principle aim of the proposed scheme is acceptable and provides an appropriated form of development and is acceptable in scale and form.
- We believe that the proposed development is not harmful to the character and appearance of the area nor does it have an adverse impact on the amenity of adjoining occupiers or future occupiers.
- In the absence of material considerations indicating otherwise the Council is respectfully requested to support the planning application following the Pre-Application Advice sought regarding the proposed development.
- The Design and Access Statement is supported by existing and proposed drawings, photographs and photorealistic views, Construction Management Plan, Arboricultural Impact Assessment Method Statement and Daylight/Sunlight report which will be submitted in due course (at latest date the first week of January 2017).

Yours sincerely,

Alexandra Lamboura
AA Dipl RIBA