

Architects and interior designers

Bedford House

Fulham Green

London SW6 3JW

t +44 (0)20 7471 8550

f +44 (0)20 7731 5872

e mail@4d-studio.co.uk

www.4d-studio.co.uk

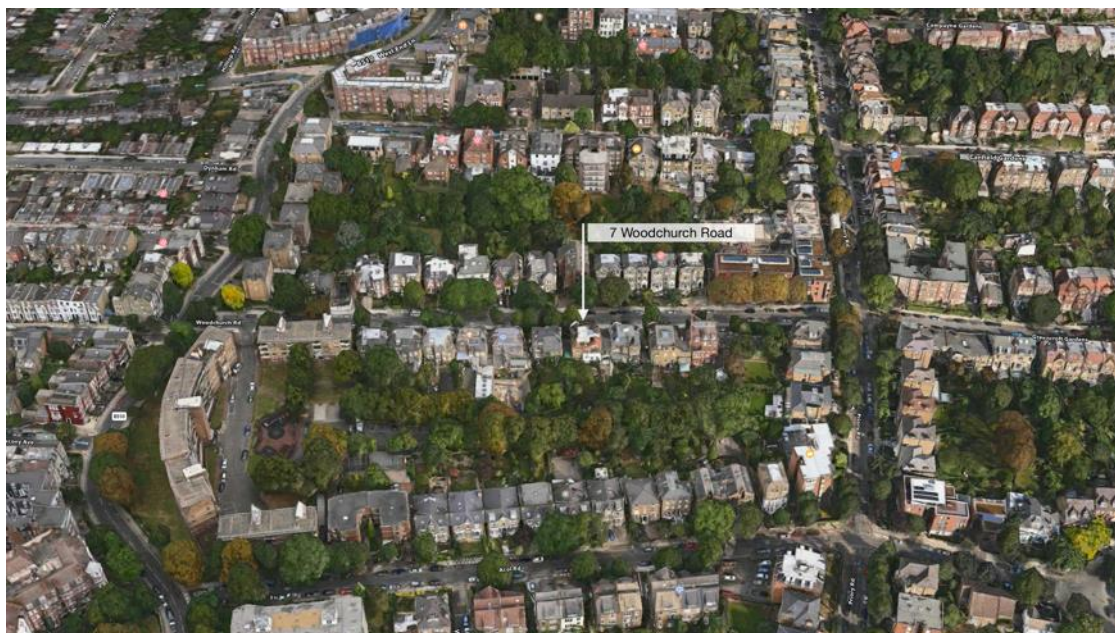
Design and Access Statement

Flat 2, 7 Woodchurch Road, London NW6 3PL

22nd of December 2016

Introduction

4D Studio Ltd. has been instructed by our clients Ms Norris and Mr Sullivan to submit a planning application and supporting drawings & documentation for a rear, full width extension of the lower ground floor and part width extension at ground floor along with associated landscape remodelling of part of the rear garden.



Aerial View

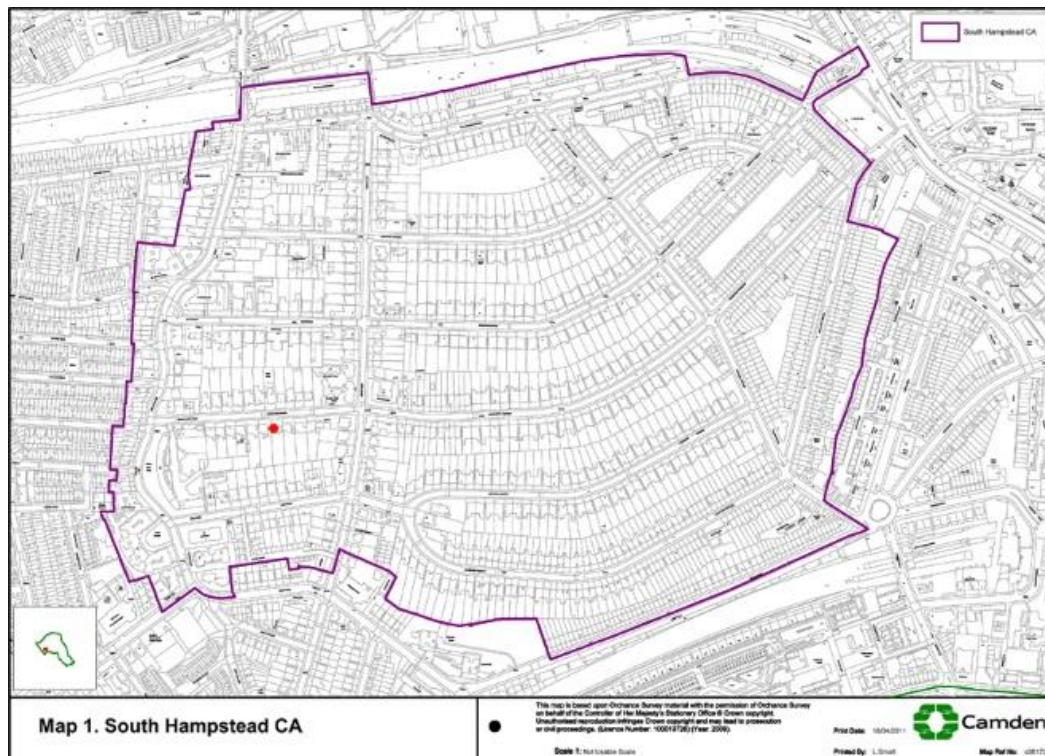
Site location

7 Woodchurch Road contains a number of self-contained flats, located to the south side of Woodchurch Road. Flat 2 is situated on ground and lower ground floor in the west wing of the building.



Site context & planning policy

7 Woodchurch Road is located within the designated South Hampstead Conservation Area. The "Character appraisal and management strategy" document has been taken into consideration when developing the design. The proposed materials for the extension have been selected with the aim of preserving the ethos of the original building. In line with guidance in the aforementioned document, particular care has been taken to ensure that the attractive garden setting of the host building and neighbouring gardens is not compromised by the proposed design, which proposes a modest size extension on the lower ground floor with a smaller element at ground floor level.



The proposal outlined in this document is consistent with the design guidance of the supplementary planning document CPG1 and in particular section 4, which deals with extensions alterations and conservatories. Key statements that are evident in our design approach are:

- Alterations should always take into account the character and design of the property and its surroundings.
- Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas.
- Extensions should be subordinate to the original building in terms of scale and situation.
- Windows, doors and materials should complement the existing building.

The following Local Development Framework Policies were also taken into consideration when developing the design proposals, alongside the London Plan 2016 and the National Policy Framework 2012:

Core Strategy: CS5 (Managing the impact of growth and development), CS14 (promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

Development Policies: DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours)

Site Photos



Existing balcony at ground floor level and steps towards the garden



Existing access to balcony and steps to lower ground floor.



Existing Rear elevation.

Pre-application advice

Initial proposals were submitted for pre-application advice, ref 2016/5967/PRE and feedback was received on the 7th of December 2016.

Initial proposals design strategy:

- Create a full width extension at lower ground floor level projecting 3.5m from the existing external wall.
- Extend the building part of the width at ground floor level with a lightweight grey metal structure and glass infills measuring at 2m from external wall.
- Materials included grey metal framing of the lower ground floor extension and glass frame details of the ground floor extension with glass balustrade as depicted in the 3D visual below.



Feedback

The feedback received stated that the proposed extension respects the proportions of the main property without compromising the light or privacy of the neighbours. The excavation required as part of the alterations to the garden is considered to be minor and therefore a Basement Impact Assessment is not required.

Furthermore, verbal communication with the case officer indicated that a slightly longer extension may also be deemed to be acceptable.

However, in terms of appearance and materials, the written feedback recommended a more traditional approach, utilising brick for the lower ground extension walls and side walls of the upper ground extension together with metal railings to the proposed balcony and stairs.

Revised proposals

In response to the feedback above, the design proposal has been revised as follows:

- The extension at lower ground floor extends 4m from the existing rear wall, whilst the facing material has been revised from grey metal to yellow stock brick to match the existing rear elevation.
- The ground floor extension extends 2.5m beyond the existing rear wall. The proposed material for the sides has been revised to yellow stock brick, up to the height of 1.8m to ensure privacy, with glass above. The metal framing of the glass panels fronting the garden has been changed to black.
- Traditional black metal railing is now proposed for the balcony and stairs leading to the garden, as the 3D visual below illustrate.



Proposed Areas:

The total area of accommodation currently provided by the existing flat is 102.8sqm.

The proposed area of additional accommodation to be created at each level is:

Ground floor accommodation 8m²

Lower Ground floor 15m²

Total additional floor area = 23m²

Flood Risk Assessment

From the Environment Agency online database, 7 Woodchurch Road is located in a low risk area and situated sufficiently far away from any medium or high risk areas. According to this information there is no risk of flooding to the property and therefore a more comprehensive flood risk assessment is not necessary in this instance.