



DESIGN AND ACCESS STATEMENT

For

25 Ravenshaw Street, NW6 1NP

Gina & Alfred Cutner

Prepared by:

STUDIO BASHEVA

0208 133 7125 | 078 5251 5055
info@studiobasheva.com | www.studiobasheva.com
39 Fairfax Road | London | NW6 4EL

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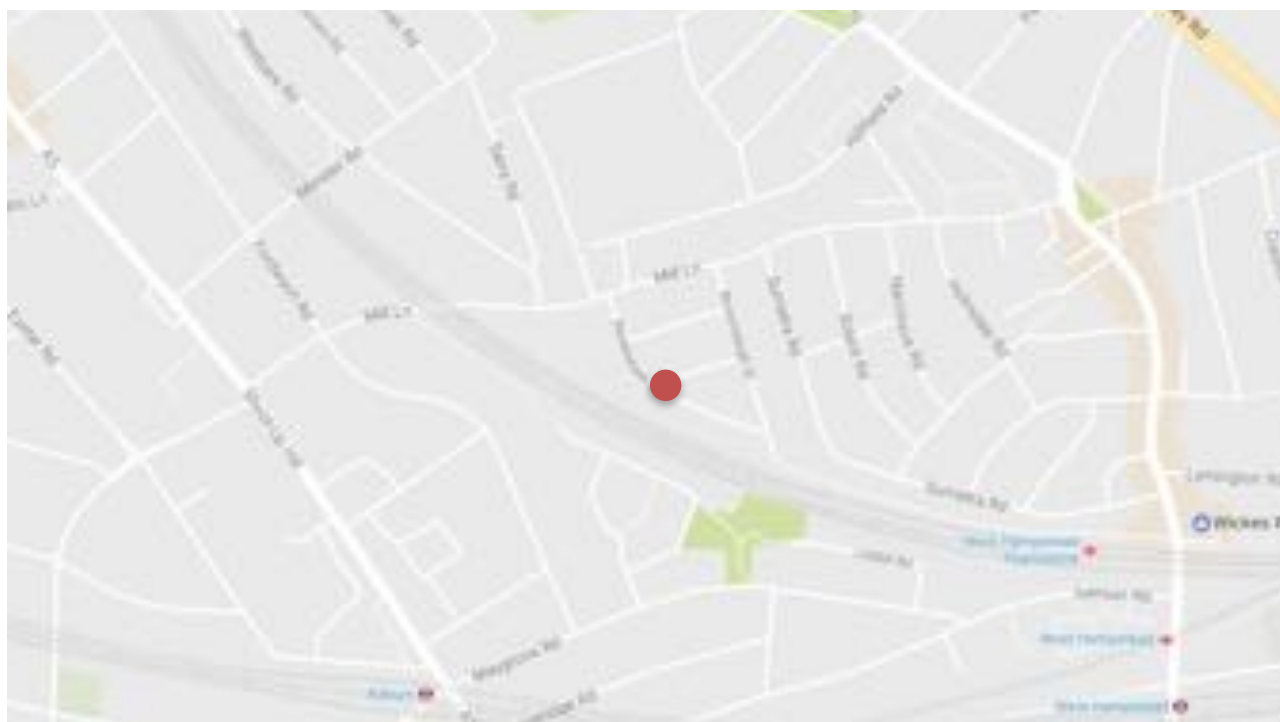
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1. The Application

This application has been prepared on behalf of Gina & Alfred Cutner.

The property has undergone a general improvements to freshen up the flat in the past 5 years and it did not require planning application.

Since this time, the property is now in the new ownership of the Gina and Alfred Cutner The proposed alterations to the flat will provide a house of character and moreover a family home.



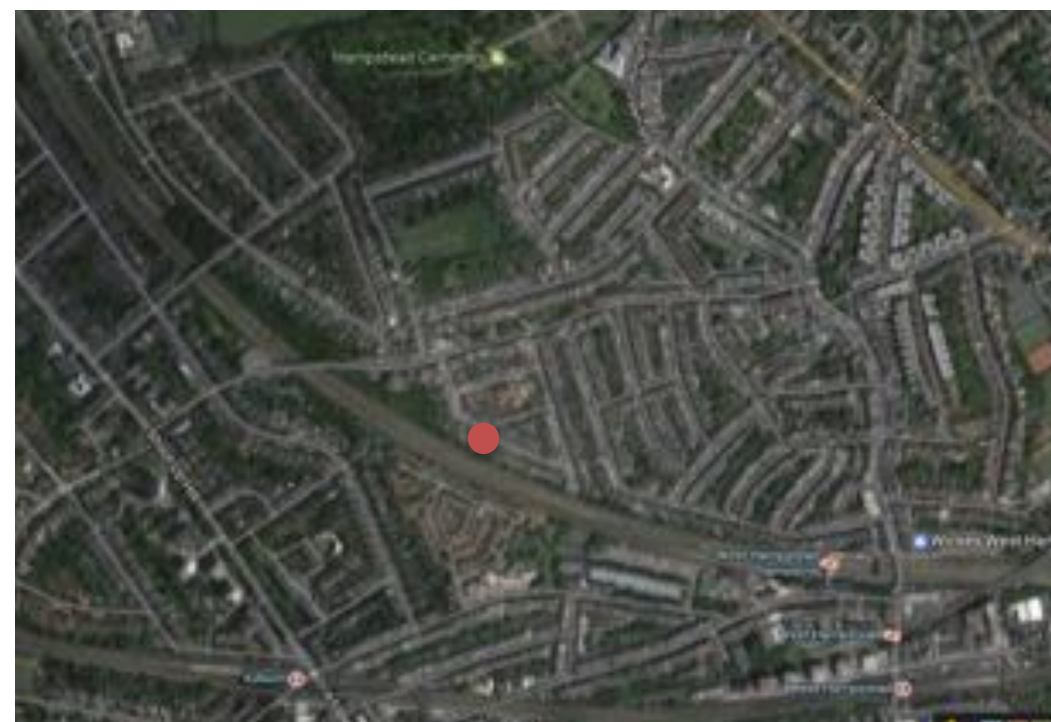
Source: Google Maps

2. Context

The house falls within the borough of Camden.

Nevertheless, the character and style of the properties still present a strong and robust urban frontage. The properties have good sized front gardens which are level with the street. The local properties have usually symmetric orientation with rendered front and red brick typical sides.

Ravenshaw street is parallel and follow the generous curve of the train tracks. The back of the street overlooks the tracks and is not been overlooked



Source: Bing Maps

General View

Bird's eye view to Ravenshaw Street front elevation (South Orientation)



Source: Bing Maps

3. Site location

Ravenshaw Street is a small street off tree lined residential street wedged between West End Lane in West Hampstead with terraced houses facing the road. It is one of a pleasant and mature areas within the Borough of Camden. The council's policies aim at preserving this spacious character. Many of the original houses were built between 1900 and 1940 and exhibit a similar sizes and styles. The plots on the street are densely built and several of the smaller houses have undergone refurbishment and split into flats, predominantly in the classical style. Large amount of the properties have undergone also a substantial refurbishment, extensions and renovation.

Ravenshaw Street is situated between West End and Shoot-up Hill of these roads provide good connections to the Finchley and the North-Circular which is a principle commuter route. They both also provide convenient access to neighbouring commercial centres such as West End Lane and Kilburn High, Finchley.

Ravenshaw Street is a residential street, with parking on the street. A truly exceptional three double bedroom upper maisonette with an outstanding private terrace, set within this beautifully maintained end of terrace period property, positioned on one of West Hampstead's most desirable streets. **The houses** are small scale terraced houses which have in due course been expanded and refurbished.



4. The Proposal

Each of the adjacent properties has undergone change and refurbishment over recent years.

Number 25 Ravenshaw has been split into two flat each with the rear extension split over different level in comparison to the front of the house. The front of the building has not been amended. The property has retained its original features.

This proposal has no effect on density for the area. The net floor area is approximately 96.5sqm (1029.5sqft). The proposal increases this to 112sqm (1192sqft).

This proposal is for adding a bedroom with a family bathroom over the existing rear extension.

DESIGN CRITERIA

The Client's Brief called for a n additional room and family bathroom, built from good quality materials to achieve a highly energy-efficient building, with generous room size and overlooking the courtyard. The accommodation is arranged over the same 2 levels – first and second floor.

Client's Brief

Existing Accommodation

- First floor – formal reception and kitchen in open ; a bedroom with an en-suite to the rear, a Study and a guest WC.
- Second Floor – a bedroom, with bathroom facilities; storage.

Proposed Accommodation

- First floor (remains the same) – formal reception and kitchen in open ; a bedroom with an en-suite to the rear, a Study and a guest WC.
- Second Floor (remains the same) – a bedroom, with bathroom facilities & storage; additional room to the rear over existing room on first floor.

The additional room over the rear extension will be lower than the main ridge line. As the property is the last on the row before it continues North, the additional room does not cast a shadow.

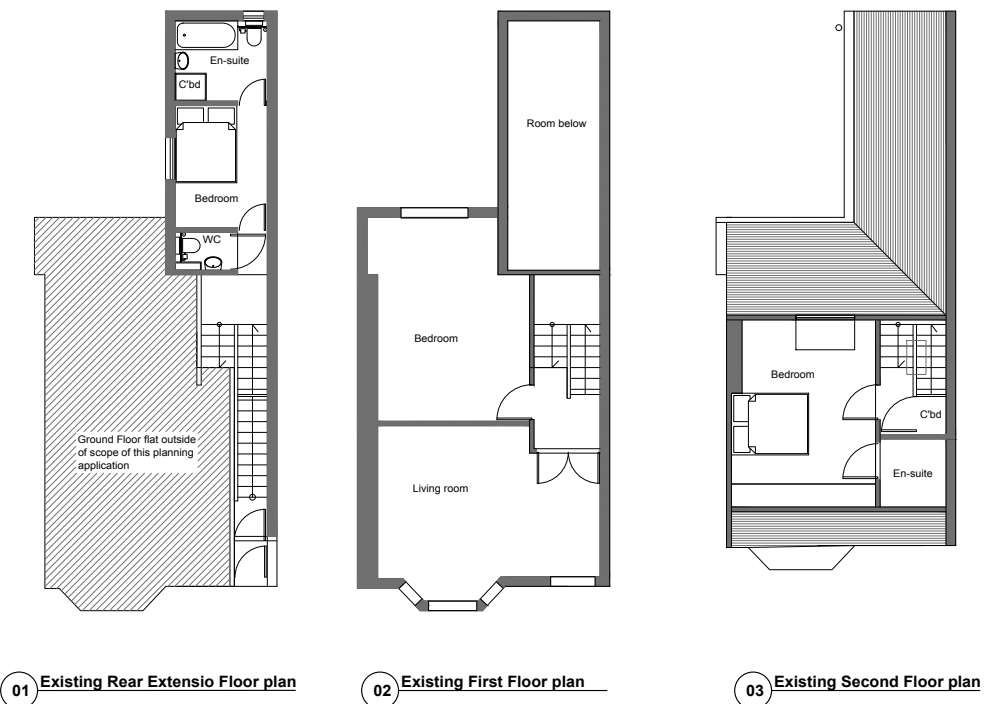
External

- External finishes to match existing brick and existing roof tiles.
- Traditional materials and use of proportion throughout
- Brick external walls to match existing
- New windows to match the original
- Slate Roof finish to match existing. Original roof tiles to be retained where possible.
- Side bathroom window to be in obscure glazing. Section above 1.8m height to be able to tilt to open also in obscure glazing.

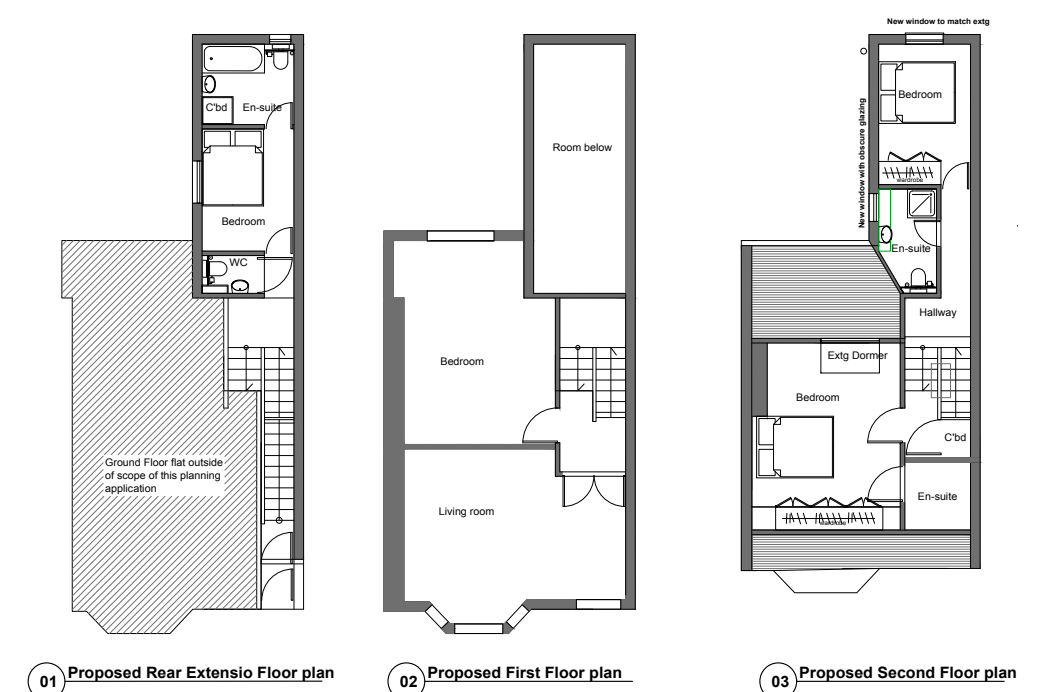
Design Criteria

- The design of the property is to suit the size properties on the street
- Family accommodation in the remaining area accessed from the main entrance hall remains unchanged
- Additional small size family bathroom to allow access from both levels

Existing



Proposed

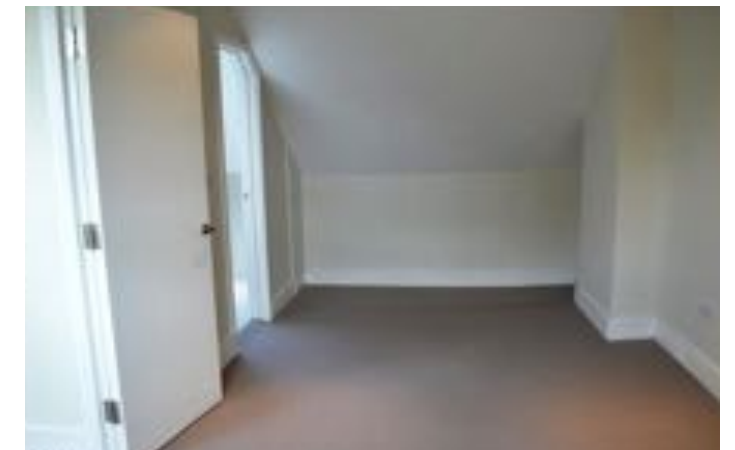


5. Photographic Survey

Street View



Internal views



6. Access and Accessibility

Access to the property is gained by the main street by on Ravenshaw Street. The main entrance allows access to both ground and first floor flats.

The house is completely built with a property back to the party wall to the left. It remains free to the right which is currently accommodated by a parking space for the property

Access route is allowed for fire escape through the main entrance of the property. The house is currently non-compliant with the requirements of Part M of the Building Regulations. Access into the building is through a step.

7. Environmental Issues / Sustainability

The house has been designed to function above the minimum performance standards specified in the Building Regulations and to exceed the requirements of Level 3 of the Code for Sustainable Homes.

In terms of layout, the family accommodation likely to be used on a daily basis is located along the south façade, making the most of natural light and heat from the sun. During the summer, these rooms can be opened up to the patio providing good natural ventilation.

The full specification for the heating system will be developed as part of the Building Control application.

In summary, the following measures are being considered to address environmental concerns.

- Energy efficient condensing boiler
- Polyisocyanurate cavity wall insulation board, thicker than minimum standards and designed to reduce building air permeability and prevent thermal bridging to the first floor extension.
- High building thermal mass to minimise diurnal temperature cycling
- High efficiency windows / doors fully draught sealed
- Dual flush WCs / aerated taps / showers
- Energy efficient appliances and lighting
- The proposal will be designed to attain a sustainability rating better than the minimum standard as determined by using the 'Code for Sustainable Homes: A Step-change in Sustainable Home Building Practice'.
- Materials selection by reference to BRE Green Guide
- Waste Management during construction and adequate waste storage during its use. Minimise construction waste.
- Provision of drying space (to minimise use of dryers)
- Provision of a home office and Study
- Environmentally friendly materials will be favoured.
- Recycling capacity are provided to the front of the house.
- Solar hot water heating is currently being assessed, located either on the south facing roof or concealed on the hidden flat roof.
- Enhanced sound insulation will be provided.

8. Conclusions

The proposal has a potential for successfully integrating a development solution not affecting the street, accepting that certain design criteria which have now manifest in the current proposals, those being

- Consistent alignment of the street facade with the neighbouring property
- Continuous alignment of the eaves to the end of terrace on front and back elevations
- The use of lead cheeks to the sides of the proposed roof extension
- Retention of traditional feature and or improvement of the main facade to comply with the Design Guidelines