



**RADFORD**  
HOMES

**LAND ADJACENT TO 148 FELLOWS ROAD, NW3 3JH**

DESIGN AND ACCESS STATEMENT - REVISION TO APPROVED SCHEME

## Document Control

Revision	Description	Originator	Approved	Date
A00	Draft for comment	Radford Homes	CR	30/03/2017
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## INTRODUCTION

Radford Homes are working with Fellows Cottage Ltd to complete the build out of an exclusive residential dwelling on the land adjacent to 148 Fellows Road, London NW3.

Radford Homes have been appointed to continue the work, whilst also assessing the design and suggesting improvements.

The current proposal is for a significant, luxury development comprising a basement, above ground 'House', rear Pavilion. The scheme is notable for extensive green roof areas

The purpose of this document is to review the current designs to consider the options for improving the layout of the accommodation within the parameters of the partly constructed building and the potential for splitting the dwelling in to two properties.

Two properties may improve the Gross Development Value of and saleability of the development, and therefore improve the commercial viability of the scheme in its current form

Within this document we set out to present our ideas and seek advice on the values of the proposed changes, particularly with respect to the option for two properties.



LOCATION PLAN @ 1:1250

## EXISTING PROPOSALS

### A. The Existing Property/Site

1. Approval for 1no large dwelling house exists and is covered by the following extant planning permissions:
  - 2007/2202/P Full Planning Permission;
  - 2013/8275/P Amendment to [above].
2. The Development as approved above was commenced in 2012. Due to reasons outside the developer/owner's control, the construction work on the project was unable to continue and the site has lain dormant for more than two years. The scheme presented here represents the effort to recommence work on the project.
3. The design as granted in the 2007 permission was described and forms a single storey extension to the Victorian terraced housing [abutting the property's gable end flank elevation] 148 property and created a basement extension to the rear.
4. The current unfinished build, if remaining incomplete, represents a significant risk to:-
5. Long term local amenity for residents and visitors;
6. Health and safety, and;
7. Security.

### B. Site Context

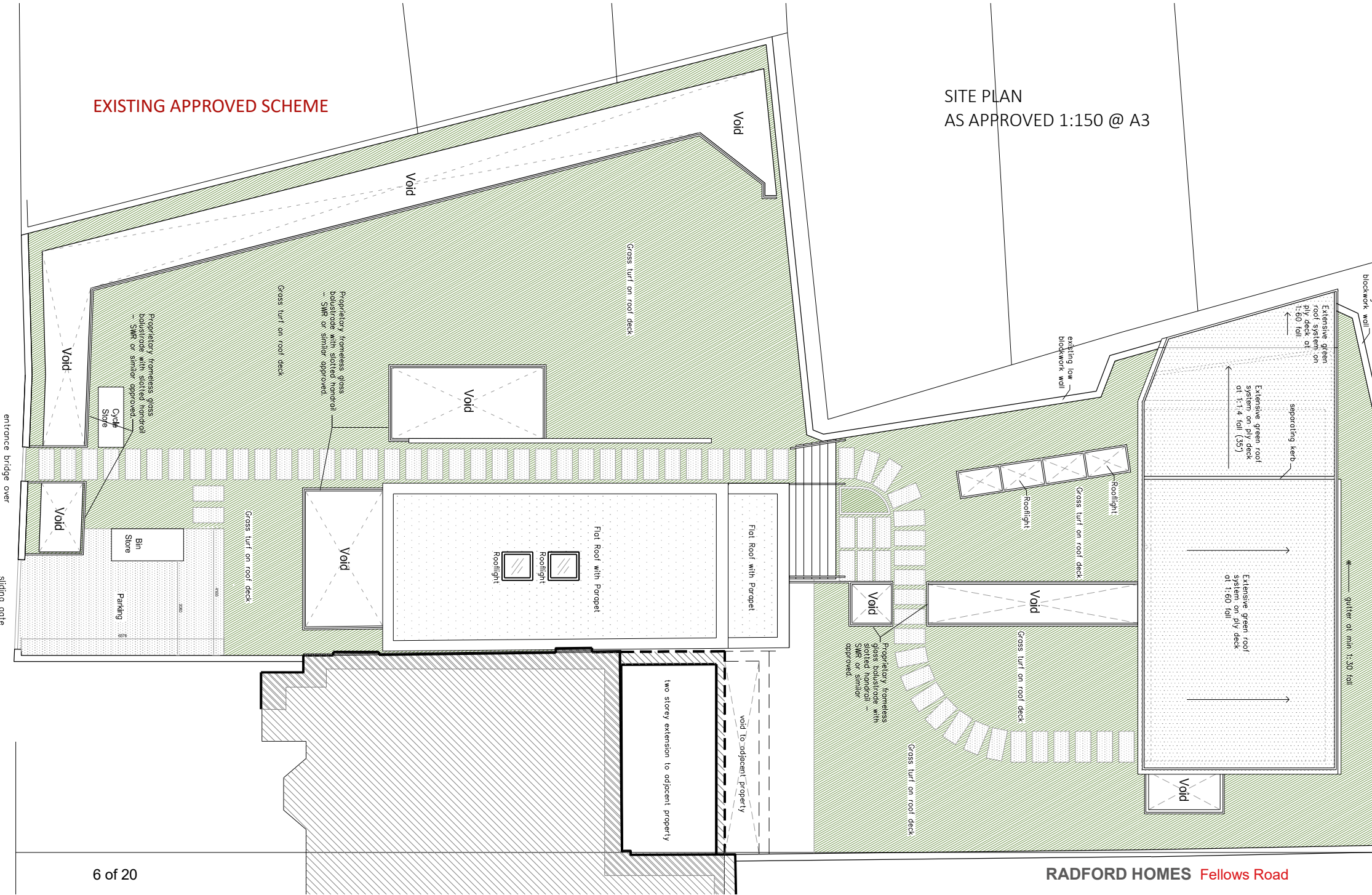
1. Fellows Road is a busy residential street within the Belsize Park Conservation Area, with a mixture of community housing, private dwellings and Victorian brick terraces which are subdivided into apartments. The site location itself lays within close proximity of to the Hampstead Heath Theatre and adjacent to the Swiss Cottage Community Centre in North West London. The area to the north is characterized by prime real estate along streets near or around the Belsize Park area.
2. The site is not necessarily typical of the other residential streets in the NW3 area and thus presents different development requirements.
3. The site itself has been created via land sales of sections of the gardens to the rear of 24-26 Winchester Road and parcels of land previously part of 148 Fellows Road property. The site suffers from being overlooked on three sides.
4. The site has a wide frontage. Currently chargeable parking bays exist immediately in front of the property on the public highway.
5. The site was referred to in earlier planning permissions as providing a 'green gap' within the street scene at the corner Winchester Road/Fellows Road interchange. The original planning officer's report referred to the "important break in development in this corner location."

### C. Comment on Approved Scheme

1. The approved scheme(s) comprise a new two-storey above ground house is combined with a large subterranean volume to the site, approximately 7,000ft<sup>2</sup> in size. A single storey pavilion is included at the rear of the property.
2. The site and scheme has been through multiple iterations, with multiple refusals to other schemes prior to the approved schemes by AS Architects and Cook Associates.
3. The existing design is considered to be contemporary, whilst sympathetic to the existing vernacular, as its architectural language does not seek to compete with the existing adjacent terraces.
4. The lightwell at the western edge of the site whilst providing natural daylight, is a maintainance issue, potential security and health and safety issue [where items may be thrown into the void creating risk of property damage and risk of injury]. It is likely that the walls of the lightwell would be subject to mould growth and would require continual maintenance. Given these residual risks we feel these should be 'designed out'.

EXISTING APPROVED SCHEME

SITE PLAN  
AS APPROVED 1:150 @ A3





## RADFORD HOMES

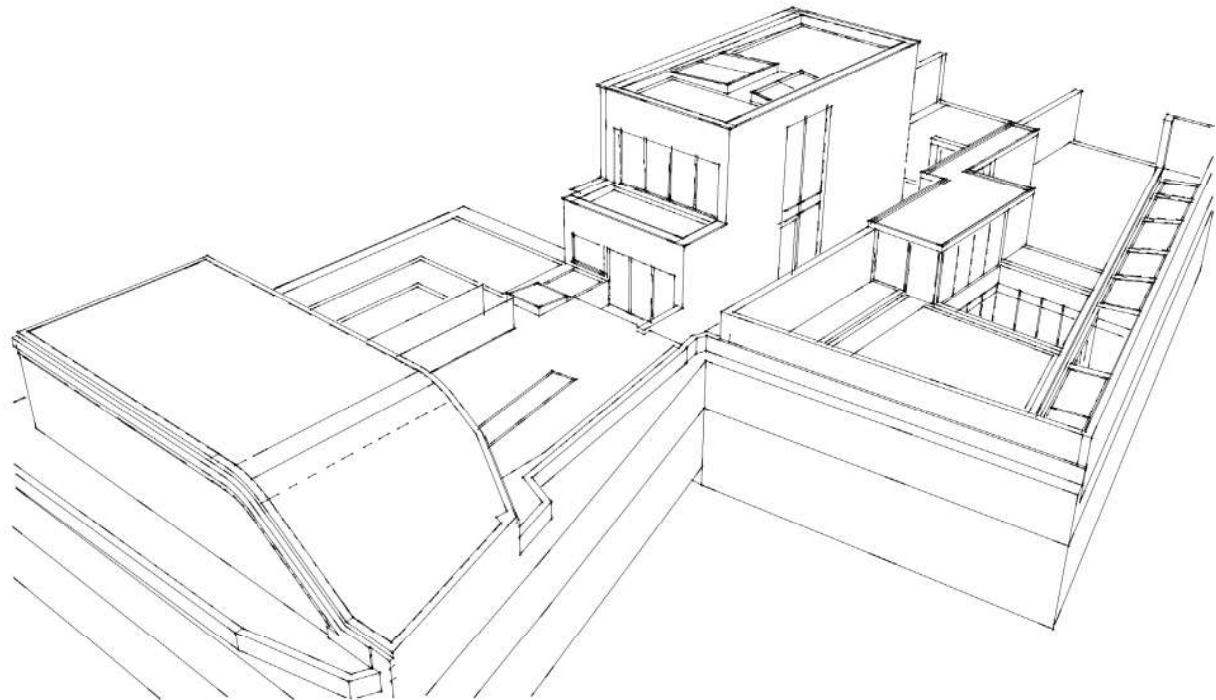
Perspective view  
of Approved Cook  
Associates scheme



## PROPOSED AMENDMENTS TO APPROVED SCHEME

### D. Redesigned Scheme

1. Based on comments and advice received from property agents based in the vicinity (Savills, Knight Frank and Ragland International) Radford homes propose a further overhaul of the design of the interior and exterior layout to divide the property into 2no dwellings.
2. This redesign has served to improve the layout and use of all areas of what, by its nature is an unusual building due to the shape of the site, renders some areas particularly unusual and may be considered to be 'dead space' within the building which has no particular purpose or clear use.
3. The new design seeks to utilise the existing structure and modify this to form a new second entrance via a small pavilion, to an apartment at Lower Ground Floor level. The new pavilion also forms storage for bicycles and waste/recycling for the dwellings. The Pavilion structure is designed to sit low on the site at 2200mm high. Boundary walls are currently relatively low, at around 1650mm, however we anticipate screening these with new higher walls or timber screens, to be agreed as part of the new application.
4. A new adjacent lightwell creates an external courtyard garden, which allows sliding glazed walls to open on three sides. This utilises part of an existing void which has already been constructed.
5. In order to maximise gross internal area and retain natural light within the Lower Ground Floor apartment, the lightwell within the existing scheme, is infilled with a The frontage to the property is rearranged and a second driveway entrance is to be created for the second dwelling. Ideally a new tree would be planted on the pavement outside the development, to reflect the trees further to the East along Fellows Road.
6. The revised scheme seeks to largely retain the existing layout of the scheme, whilst improving the visual appearance of the dwellings from the street and to the adjacent buildings in Winchester Road.
7. The main introduced architectural element within the scheme is moving the staircase to the centre of the House 'extension' to create a new impressive feature entrance with a glazed full height entrance screen. Externally this would be flanked by living green walls.



PERSPECTIVE VIEW LOOKING SOUTH (NTS)



## DESIGN AND LOCAL AUTHORITY POLICY

### E. Planning Policy relating to the Proposed Development

Local Planning Policy Documents relevant to extant planning permissions and this document and revised design proposals:-

#### DP5 Homes of different sizes

The design represents two large dwellings by the criteria of being more than 3no bedrooms.

#### DP6 Lifetime homes and wheelchair homes

- Our design complies with the 16no guidelines as included with Lifetime Homes published guidance.

#### DP16 The transport implications of development

- The development is well-linked but bus and tube services [from Swiss Cottage station nearby].
- There is sufficient space on the public highway externally for taxis/visiting cars to safely stop to allow access/egress to the property.

#### DP17 Walking, cycling and public transport

- The development will provide cycle storage on site for owners/occupiers.
- Given its proximity to local amenities and public transport owner/occupiers within walking distance they would almost certainly not use cars to obtain access to these facilities.

#### DP18 Parking standards and limiting the availability of car parking

- The development shall provide minimum capped parking provision for the dwellings.
- No requirement for permit parking is sought.

#### DP19 Managing the impact of parking

- Refer to Section ?? of this report.

#### DP20 Movement of goods and materials

- An existing Section 106 legal agreement covers movement of vehicles to and from site.

- We would expect that movements to the properties once complete would be within excepted norms for dwellings.

#### DP21 Development connecting to the highway network

- The dwelling would connect to the highway as describe above. An existing dropped kerb serves the development as previously approved, however we would seek to extend this for the proposed additional dwelling.

#### DP22 Promoting sustainable design and construction

- Please refer to section ?? of this report.

#### DP23 Water

- Please refer to section 7.0 of this report.
- The inclusion of green roofs and semi-permeable surfaces

#### DP24 Securing high quality design

- We have attempted to improve upon the existing design as granted permission by introducing further sustainable design measures and improving interior layouts to make the buildings more accessible and to a greater number of potential occupants.
- The buildings must also speak architecturally to their target market and provide amenity and features commensurate with other properties of similar type in the area.
- The technical will be of a high standard, incorporating sustainable technologies and methods.
- The design features a large amount of private amenity space for each dwelling which will be retained.

#### DP25 Conserving Camden's heritage

- The building lays with Camden's conservation area and should be respectful to this. Material choices reflect the vernacular and have been previously approved.

#### DP26 Managing the impact of development on occupiers and neighbours

- Radford Homes will liaise with local residents during the construction phase.

#### DP27 Basements and lightwells

- The scheme makes use of several voids and creates new courtyard gardens.
- The existing scheme includes a linear rooflight at the western edge of the site, however this would be infilled by a new openable glazed rooflight.
- Basement construction as previously approved.

#### DP28 Noise and vibration

- To be kept to a minimum and to comply with previously issued planning requirements.

#### DP29 Improving access

- Please refer to section 10.0 and 11.0 of this report.

## OTHER DESIGN CONSIDERATIONS

### F. Development Economics

1. Radford Homes have carried out extensive discussions with multiple property agents regarding the potential sale value of the single dwelling currently granted permission. The original planning permission appears to have been developed with a single owner-occupier in mind, however in the intervening period the property was sold and the conditions for creating a bespoke dwelling no longer exists. The Property will have to be sold on the open market.
2. Whilst Radford Homes appreciate it is not the role of planners to provide permission for economically-sound developments, the principle of the development as one 6,500ft<sup>2</sup> dwelling for sale on the open market significantly reduces the number of individual buyers who may be likely or financially able to purchase such a property. Therefore consideration must be given to the revised scheme on economic grounds as part of the triple bottom line of sustainability, as described within the National Planning Policy Framework.
3. A basic development appraisal for the site shows illustrates that the development can only be sold for more than the combined costs of constructing the build, however currently this will not be possible due to a combination of sales market conditions and high construction costs related to the approved design.
4. Property Agents consulted have advised, in the absence of the design being developed for an end-user client and having to be sold on the open market, the scheme should be split into a minimum of 2no dwellings. Alteration to the scheme to create a second property created within the curtilage will boost the gross development value and permit the construction of the site to continue.
5. Unless approval can be obtained for a second dwelling on the site, it is highly likely therefore that the site will remain unfinished by the developer, and becomes imperative that material alterations can be made to the scheme to improve saleability and market value.

### G. Improved Sustainability

1. Green roofs are included within the scheme which provide significantly higher thermal performance to the flat roof/lawn areas, and provide rainwater attenuation and additional wildlife habitat. We have also proposed these are included to the 2-storey 'extension' to 148.
2. It is proposed to augment the elevations of the building with additional green living walls to the side elevation of the 2 storey house/extension at the side of 148 and potentially to a portion of the front wall facing onto the public highway.
3. Additional sustainable technologies should be included. This is to include:
  4. Charging Points for Electric Vehicles;
  5. Solar Panels to roof of Extension;
  6. Solar Pre-Start Heating tubes.
  7. With reference to planning policy DP22 Promoting sustainable design and construction the development will also:
    - Benefit from increased sustainable design, which will be designed to comply with the Code for Sustainable Homes considering CO<sub>2</sub>, Energy, Water usage, Material specification, Surface Water runoff, Waste, Pollution, Health and Wellbeing, Building Management systems and Ecology.
    - Level of insulation will be full-fill and of low U-Value.
    - Responsible sourcing, re-use and recycled content where possible
    - Air tightness testing to comply with the CoSH guidance;
    - Low energy air source or efficient gas heating, cooling and heating.
    - Low energy LED lighting systems;
    - A modern, fully controllable building management and modern digital metering;
    - Heat capture technology if possible from plant/equipment;
    - Enhancement of biodiversity through introduction of green walls;
    - Efficient water use through aerated outlets and appliances;
    - Re-use of 'grey' water through rainwater harvesting for irrigation.

## DEVELOPMENT ACCESSIBILITY + LANDSCAPING

### H. General Access and Layout

1. The gateway access from the highway is proposed as having a rising or sliding automatic barrier and pedestrian gate.
2. Lifetime Homes Standards: The following 16 criteria have been or are envisaged to be met by this design where possible:
  - i/ Parking
  - The width of the driveways proposed are a minimum of 4500mm wide at their narrowest points.
  - ii/ and iii/ Approach to Dwelling Entrances from parking
  - The entrances to both dwellings are both level.
  - iv/ Entrances
  - Will be a/ illuminated; b/ have level thresholds; c/ have canopies/porches; d/ have external 'landings'.
  - v/ There are no communal entrances.
  - vi/ and vii/ Internal Circulation
  - The size of the dwelling means circulation and turning, door sizes and positions all comply with dimensional requirements.
  - viii/ xi/ and x/ Entrance Level Accommodation
  - Is provided within the larger dwelling and could be achieved by providing a stairlift via new entrance pavilion to the Lower Ground Floor apartment.
  - xi/ Walls in Bathrooms/WCs
  - Shall be of robust construction sufficient to receive grab/ handrail fixings at a future time.
  - xii/ Future Lift Installation
  - Stairlifts could be fitted to all staircases within the dwelling if required at a future date;
  - The property has capacity to be design for a future passenger lift to be installed within the larger dwelling if required at a future date.
  - xiii/ Future Hoist Installation to Bedrooms and Bathrooms
  - Accommodation is provided which could be adapted for future requirements.

- xiv/ Bathroom adaptation
- The bathroom WC accommodation is envisaged as being designed and detailed to allow for adaptation within its current configuration.
- xv/ Window openings and heights
- Windows are openable where at correct heights however will be automatic opening-venting connected to the building BMS system.
- xvi/ Controls
- Any service control needed to be operated or read on a frequent basis, or in an emergency, should be included within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner.

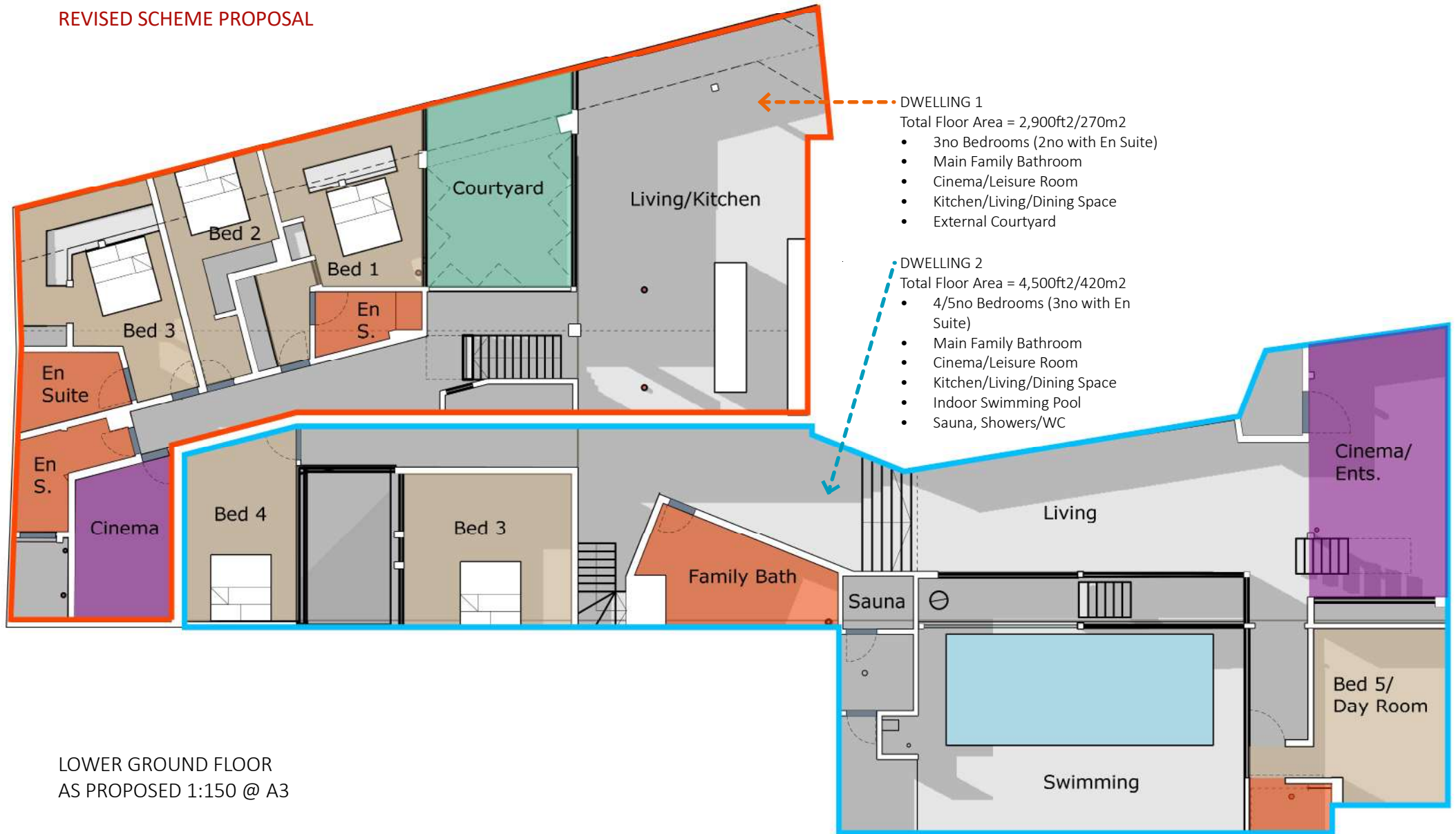
### J. Landscaping

1. The revised scheme will modify the permission by introducing new hardstanding areas [thereby reducing the amount of lightweight turfed areas on the new Ground Floor Concrete Deck Roof.
2. This increase in non-permeable surfaces will be offset by introducing additional sedum roof coverings to the new pavilion structure and onto the roof of the extension block to 148 Fellows Road.
3. It is also proposed to provide a new mature tree, for example a new London Plane, as per the other trees on Fellows Road, to the frontage of the property. This could possibly onto the public highway between the new driveways.

### K. Parking and Vehicle Access

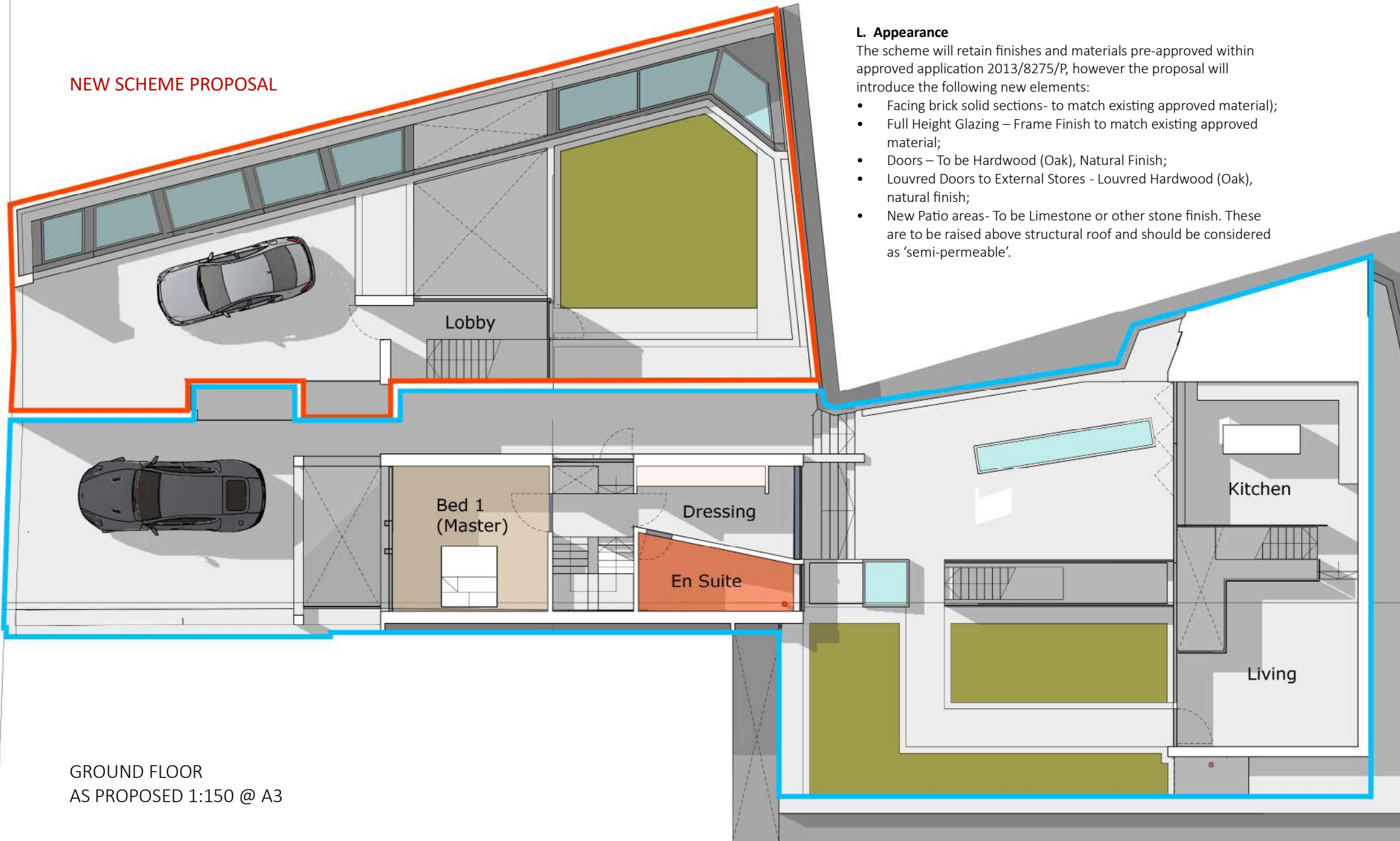
1. Access to the development is covered by an existing Section 106 agreement which stipulates provision of a Construction Phase Plan prior to implementation. This office assumes this has been complied with by the property owner.
2. The existing local parking policy dictates that the scheme only has one parking space, however for the size and type of property. Creation of a second property on the site would reasonably require a second driveway entrance.
3. This office acknowledges the revised scheme proposed within this application would a technically described 'detrimental effect' on on-street parking provision and would result in the likely loss of 2no on-street parking spaces [and creation of 2no private spaces].
4. The Controlled Parking Zone immediately on the public highway outside, which would need to be modified [shortened] to allow for the second entrance to be created. A decision to reduce the Controlled Parking Zone length immediately perpendicular would aid the view of drivers when leaving the new dwellings' driveways.
5. It is noted that additional pressure would be created by the development and suggested design for the new on parking and within the local area due to the decrease in available parking if this parking provision (less 2no spaces) if a section of the CPZ is removed. We would suggest a suitable contribution to the local authority via a revised S106 agreement as a form of compensation.
6. We would propose inclusion of charging points for electric vehicles and possible inclusion of a provision of an electric vehicle with the sale of property.

## REVISED SCHEME PROPOSAL



LOWER GROUND FLOOR  
AS PROPOSED 1:150 @ A3

## NEW SCHEME PROPOSAL



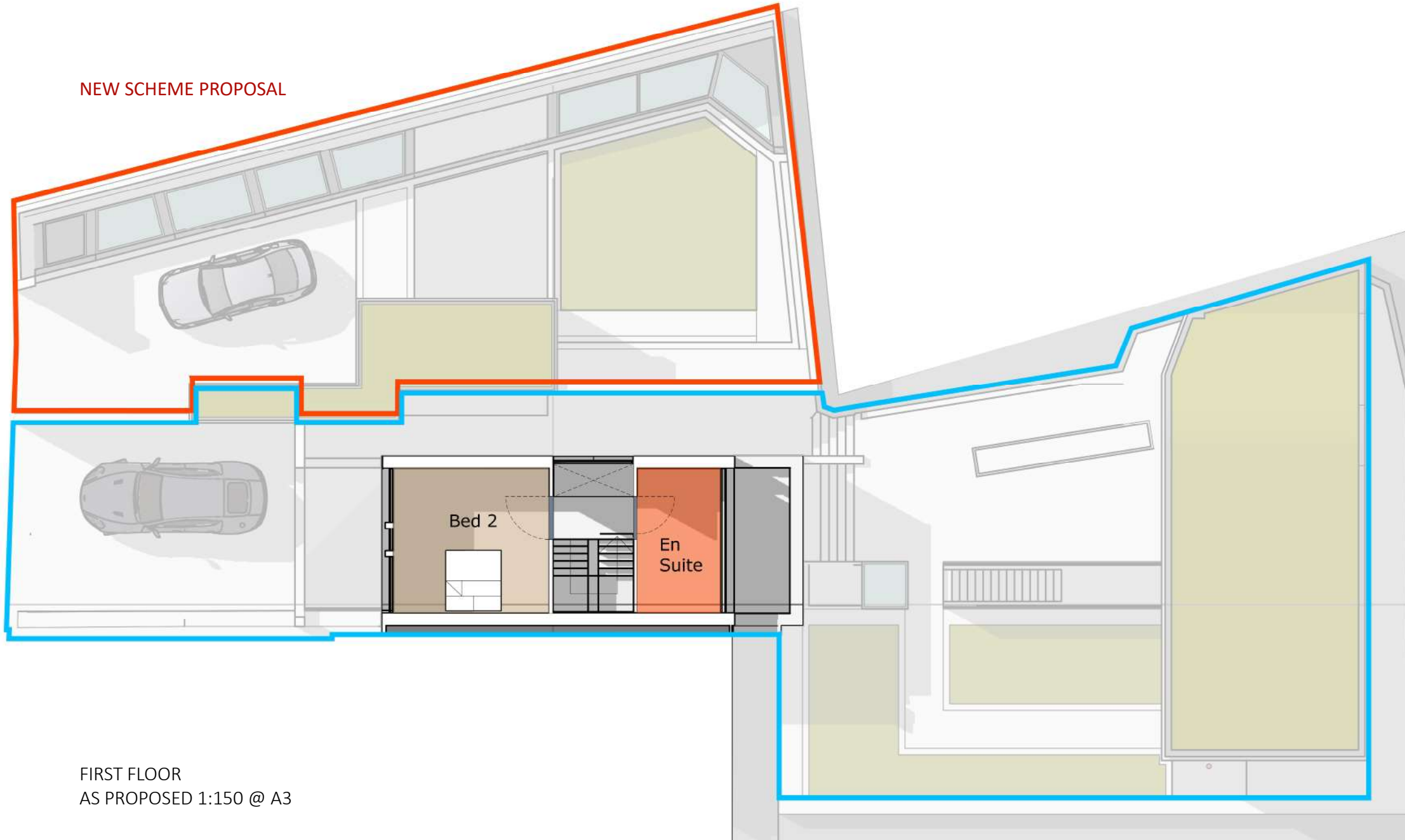
### L. Appearance

The scheme will retain finishes and materials pre-approved within approved application 2013/8275/P, however the proposal will introduce the following new elements:

- Facing brick solid sections- to match existing approved material);
- Full Height Glazing – Frame Finish to match existing approved material;
- Doors – To be Hardwood (Oak), Natural Finish;
- Louvred Doors to External Stores - Louvred Hardwood (Oak), natural finish;
- New Patio areas- To be Limestone or other stone finish. These are to be raised above structural roof and should be considered as 'semi-permeable'.

GROUND FLOOR  
AS PROPOSED 1:150 @ A3

NEW SCHEME PROPOSAL



FIRST FLOOR  
AS PROPOSED 1:150 @ A3



## NEW SCHEME PROPOSAL



Green Sedum Roofs

### DWELLING 1

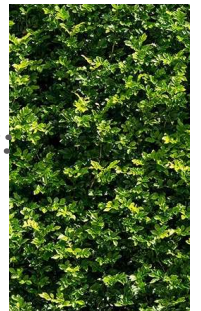
Total Floor Area = 2,900ft<sup>2</sup>/270m<sup>2</sup>

- 3no Bedrooms (2no with En Suite)
- Main Family Bathroom
- Cinema/Leisure Room
- Kitchen/Living/Dining Space
- External Courtyard (at LG Floor)
- Private external space at GF entrance level

### DWELLING 2

Total Floor Area = 4,500ft<sup>2</sup>/420m<sup>2</sup>

- 4/5no Bedrooms (3no with En Suite)
- Main Family Bathroom
- Cinema/Leisure Room
- Kitchen/Living/Dining Space



Green Wall

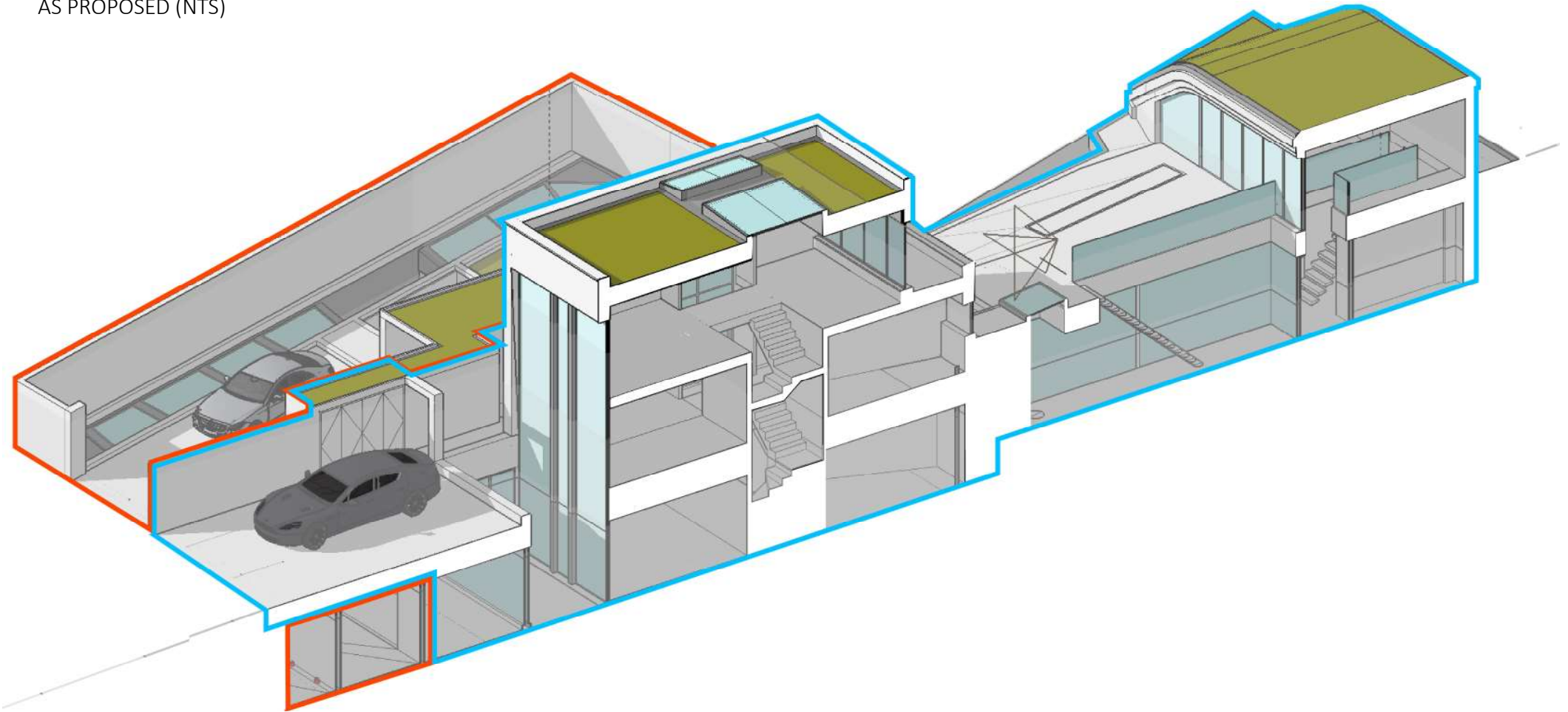
## ISOMETRIC SITE PLAN AS PROPOSED (NTS)

New Entrance Pavilion to  
Dwelling 1  
External bin and cycle storage

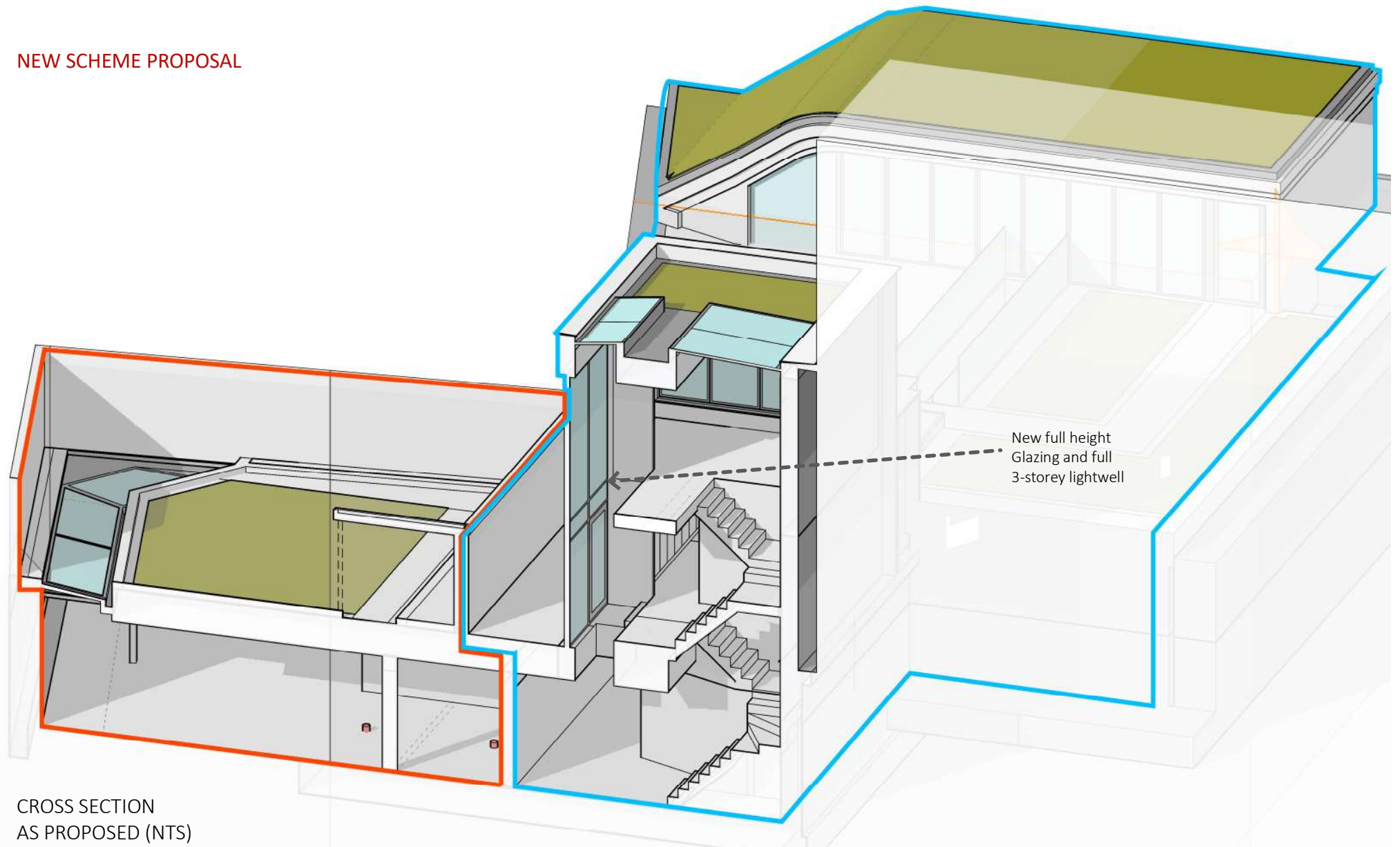
Rising/Sliding  
Entrance Gates

## NEW SCHEME PROPOSAL

LONGITUDINAL SECTION  
AS PROPOSED (NTS)

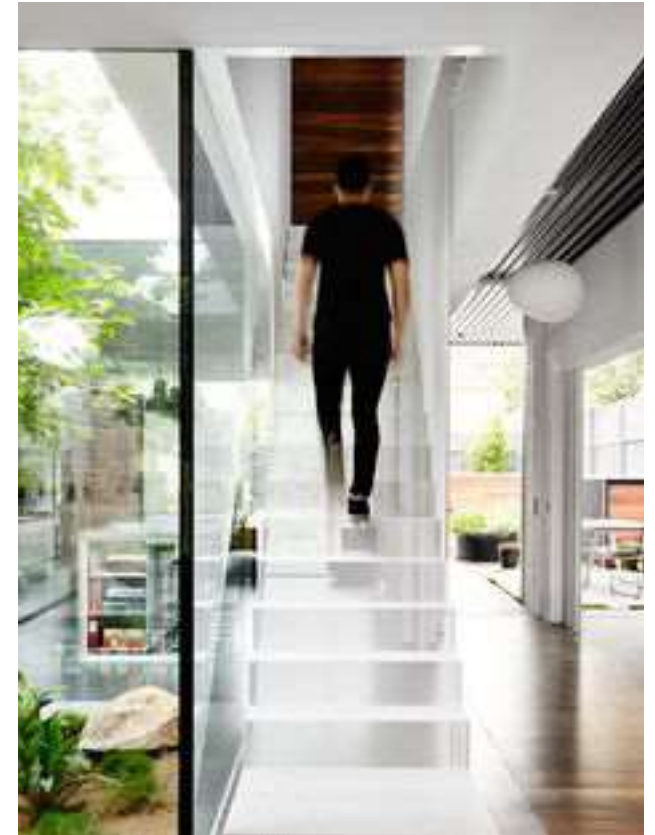


## NEW SCHEME PROPOSAL





## NEW SCHEME PROPOSAL - MOOD IMAGES



NEW SCHEME PROPOSAL - MOOD IMAGES





NEW SCHEME PROPOSAL - MOOD IMAGES

