

DESIGN, ACCESS & WASTE MINIMALISATION STATEMENT

INCORPORATING CONSERVATION AREA PROPOSALS.

FOR:

The Proposed Rear
Basement Level Extension

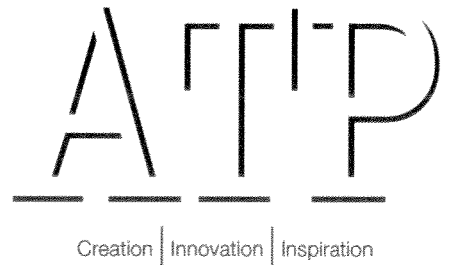
AT;

**57 Willow Road
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PREPARED FOR:

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INTRODUCTION:

MAY 2017

The building forming this property is in a sub-divided row of four/five storey terraced residential properties understood to be of the Victorian/Edwardian era, the location of the proposed being the basement level of no 57 Willow Road.

The proposal extension is in the basement garden area and is classified as being the main entrance to the property, that for the upper floors of other tenancy being via Christchurch Hill.

The general area around the nearby Hampstead Heath, including Willow Road, has been classified as a conservation area consisting predominantly of residential properties of various designs and finishes most built in the past circa 80 + years.

Many have been subsequently extended and refurbished in various ways.

The existing windows to the upper floors all appear to be sashes of 4-pane timber construction of varying types, styles and grades – those to the existing basement and to the majority of the adjoining having 2 panes with horizontal glazing bars.

The existing window (+door) are thermally inefficient compared to modern standards and any replacements or new, although still of timber construction, will meet current energy efficiency standards in near maintenance-free materials or finish of like colour and appearance to the existing wherever possible.

To maintain the required conservation area standards as far as is practicable; the replacement window will be in timber of simple design incorporating a linked roof window to provide the maximum possible natural light and ventilation to the inner habitable areas.

THE GENERAL SITE AREA



THE EXISTING VIEW FROM WILLOW ROAD



EXISTING VIEW FROM REAR GARDEN

DESIGN:

GENERAL –

The rear elevation at basement garden level is basically not on general view from the public highway however; to maintain the required conservation area standards as far as is practicable, the construction and finish of the proposed will still be as near to existing in appearance as is possible.

The proposal is to nominally extend the existing kitchen by 1.5m to create a larger combined kitchen / breakfast room and, although constructed in a manner to meet current standards, will be finished in a smooth render – painted white to maintain as near to existing appearance as possible as existing.

The roof will be monopitch with slate covering – any external pipework such as guttering or soil will be cast iron or similar of like appearance.

To maintain the required conservation area standards as far as is practicable; the replacement window will be in timber of simple design incorporating a linked roof window section to provide the maximum possible natural light to the inner habitable areas.

The window and door shown will be fitted with sealed double glazed units, trickle vents (if permitted), security locks, etc. all to meet both current Building Regulation requirements and Secure by Design standards & will be manufactured and installed by a FENSA approved company.

SCALE – The scale of the proposed works will be in proportion to that of the existing.

LANDSCAPING – Due to the nature of the proposed works, changes in the existing landscaping (except for any works generated reinstatements to decking or similar) is unlikely to be necessary.

APPEARANCE & USE - Little change to the existing overall external appearance or use of the buildings will occur - all necessary elements of new build will aim to retain the appearance as existing as far as possible.

ACCESS:

By its nature, the proposal will have no change to the existing usage or means of access to the property and therefore will have no impact on the existing road, public transport systems and general area infrastructure.

On road parking is available on a resident permit basis.

WASTE MINIMISATION:

- The design of window + door proposed is intended to improve the overall thermal efficiency of the properties and energy consumption of the dwelling.
- The type of works proposed will generate a relatively low level of waste from the removal of part of the rear wall, windows, door & associated works.
- It is unlikely that much of the waste generated from the works will be able to be used as part of the proposal and may also be uneconomical to re-use elsewhere - if so - it will be taken to an appropriate approved centre for re-cycling or disposal.
- Any new timbers, etc used will be from a sustainable source (FSC approved) and will be used in preference to others, proof of source will be mandatory.
- Careful material estimating will be employed to minimise both waste and cost.

By its nature and use, the proposal is considered appropriate for the site and is making economic use of the limited space available and will improve the level of accommodation appropriate for the district and London generally.

It is therefore requested that the necessary approvals be granted

Paul Mills RMaPS MBIFM
for ATP.