5, BACON'S LANE, HIGHGATE, N6 6BL

DESIGN + ACCESS STATEMENT
April 2017

jpa

Client

Amos + Ruth Manasseh

Site Address

5, Bacon's Lane, London, N6 6BL

Team

John Pardey Architects (jpa)

Right of Light – Daylight Consultants

Arboricultural – Wassells Aborocultural Services

Construction Management Plan - Lyon's O'Neill Structural Engineers

This document is a design access statement to accompany a Householder Application for Planning Permission for the extension to a dwelling and Conservation Area Consent.

Report Prepared by: John Pardey Architects

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1.0 Introduction & Brief

This application concerns to the construction of a two-storey wing to extend a family home at No. 5 Bacon's Lane.

No. 5 Bacon's Lane was partially renovated and remodelled by JPA in 2007 (Camden planning reference: 2007/0960/P).

This planning application is identical to the current extant planning consent 2013/7019/P. Since receiving planning consent on 15 July 2014 work commitments have required the applicants to spent extensive periods of time overseas.

The applicants will be returning to the UK imminently, but will not be able to achieve a meaningful start on site prior to the expiry of the extant consent on 15 July 2017. The reason for this planning application is purely to extend the extant planning consent to allow time for construction to take place.

The proposed extension would require the demolition of an existing single storey annexe which has a GIA of 39sqm and a volume of 113.8 cubic metres. As this volume is less than 115 cubic metres, there is no requirement to make an application for Conservation Area Consent for Demolition in a Conservation Area.

The renovated portion of 5 Bacon's Lane is 6.7m wide by 10.7m deep and comprises 120 sqm over two floors. With the annexe, the total existing GIA of the property is 159 sqm. This renovated portion is of the property is now proving cramped and the family wish to extend to form a five-bedroom house of 258 sqm – an overall net increase in floorspace of 99 sqm.

Existing house from garden

Existing house from Bacon's Lane

2.0 Location & Character of the Local Area

Bacon's Lane is a narrow lane lying on the slope south of South Grove, and benefits from views of the trees in Highgate West Cemetery. The entrance to this private road is marked by a metal barrier and by rough hewn granite bollards and kerbs, and is concealed by the high red brick walls to the corner properties

The name 'Bacon's Lane' was derived from the account in John Aubrey's Brief Lives of how Francis Bacon, First Earl of Verulum, conducted an experiment in stuffing a live goose with snow at the foot of Highgate Hill. Bacon caught a chill and was carried to Lord Arundel's house, on the site of the Old Hall, where he died.

The enclave was first developed in the 1950s when a distinct group of eight houses were built on the site of the Old Hall kitchen garden and orchard and of a 19th century house. Mr Osborne, the then owner of the Old Hall, offered building plots for sale to a number of architects who built their own houses. No.s 6, 7 & 8 were designed by Leonard Manasseh – the applicant's father - and were built on the site of the 19th century house.

There is a sense of openness within Bacon's Lane, boundaries between properties are minimal, reminiscent of the former garden, although some of the houses are deliberately concealed from the rest of the group. The siting and design of each property has its own style but the group is cohesive and a covenant on the site prevented the houses from rising more than two-storeys.

Aerial View from Google Maps of Bacon's Lane and Highgate

Location plan

6 Bacon's Lane (designed by Leonard Manesseh), adjoining No 5

3.0 Site Description

5 Bacon's Lane is a two-storey, three-bedroom single-family dwelling originally designed by Anthony Cox of the Architect's Co-Partnership in 1957.

It lies within the Highgate Conservation Area and is listed as making a positive contribution to the character and appearance of the conservation area. The site is adjacent to 6 Bacon's Lane, which is Grade II listed, and Highgate Cemetery, which is designated as Metropolitan Open Land.

The house was partially renovated and remodelled by JPA in 2007 including replacement roof, windows and doors, over-rendering and the addition of a timber-clad garage.

The renovated portion of 5 Bacon's Lane is 6.7m wide by 10.7m deep and comprises 120 sqm over two floors.

To the west of this renovated element, set at an angle and slightly forward of the main house lies a single storey wing constructed of brick, painted white. It is c. 4.8m deep and 9.7m wide and comprises a gross internal area of 39sqm. The external footprint of the wing covers an area of 42.15sqm and is 2.7m to the parapet coping. The volume of the east wing is therefore 113.8 cubic metres [as this volume is less than the 115 cubic metres prescribed in the guidance notes, there is no requirement for a separate Conservation Area Consent for Demolition application].

Site Plan (not to scale)

The original house built in 1957.

Remodelled house, 2007.

4.0 Design Concept

The existing three-bedroom house of 120 sqm is cramped and the family wish to extend to form a five bedroom house of some 258 sqm for themselves and their two children.

A two-storey extension would replace the existing single storey annexe to the west of the existing renovated two-storey portion of the house. In line with policies DP24 and DP25 of the LDF and Camden Planning Guidance, the proposed extension would be subordinate to the host both physically and by means of its materiality.

The ground floor of the proposed extension is recessed from the line of the existing single-storey annexe, and the upper storey is further set back behind the green roof to the proposed office. The proposed extension further demonstrates its subordination to the existing rendered two-storey house via its materiality. The upper storey of the lane elevation and the garden elevations are clad in hoizontal timber boards, contrasting with the more dominant insulated render that the existing house is clad in.

A timber-clad framed-element extends across the garden elevation of the existing house to unit with the existing garage to form a warm dialogue – an embrace – between old and new.

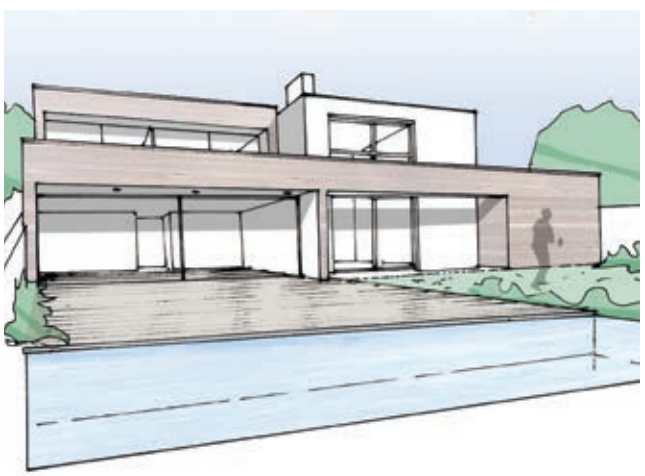
Within, the accommodation at ground level within would be a home office, a large living space (allowing the existing small living area to become a dining space). The ground floor GIA of the proposed extension would amount to 89 sqm,

The first floor of the proposed extension has a GIA of 49 sqm, accommodating two additional bedrooms. A garden terrace would serve the two new bedrooms.

A new main entrance would be created between the two wings.

Existing house and wing (highlighted in red) facing onto bacon's lane

CGI showing old and new onto Bacon's Lane



Concept sketch showing the timber frame uniting old and new

Concept sketch showing new extension onto Bacon's Lane

5.0 Design Proposal

It is proposed that the existing single storey annexe to the west of the two-storey house will be demolished and replaced with a two-storey extension.

The accommodation would comprise, at ground level, a home office, a large living space (allowing the existing small living area to become a dining space). Two additional bedrooms would be located above. A new main entrance would be created between the existing two-storey building and the extension.

The extension forms a new two-storey wing to the west of the existing two-storey element, replacing the single story annexe. In order to expedite the construction phase and thereby minimise disruption to neighbouring properties on Bacon's Lane, the proposed extension would be of timber construction – either structural cross-laminated timber (SCLT) or structural insulated panels (SIPS).

The existing house is over-clad in an insulated 'Sto' render, and this would continue onto the second phase to wrap the existing single-storey element of the extension facing Bacon's Lane. The recessed upper floor facing Bacon's Lane would be clad in timber that continues to the garden elevation.

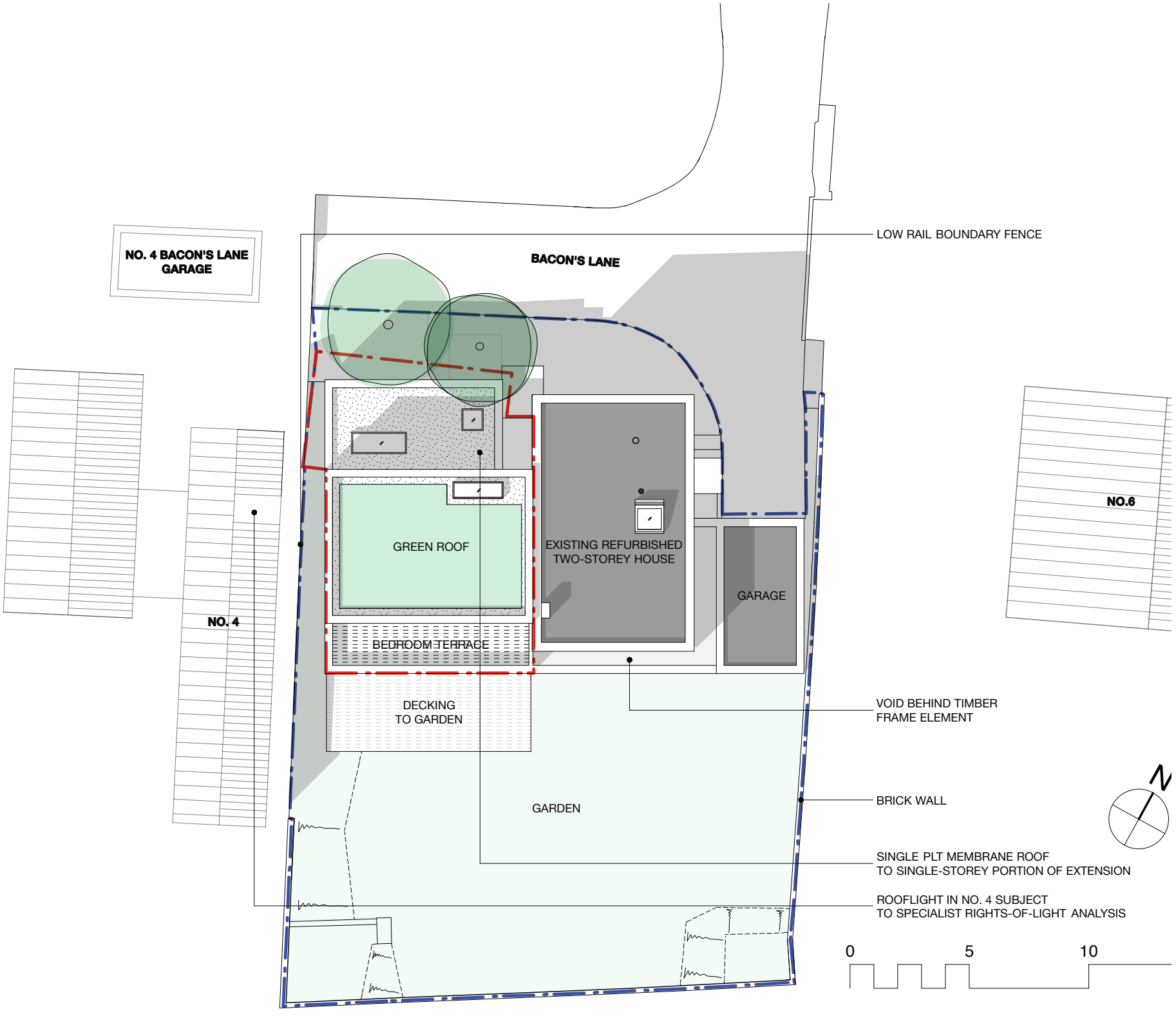
On the garden elevation, the new, timber-clad wing sits back behind a terrace serving the two new bedrooms. To complete the composition, a timber-clad frame extends across the face of the existing house to unit with the existing timber-clad garage to form an warm dialogue – an embrace – between old and new.

Existing view from garden - wing to be demolished highlit in red

CGI view from garden of proposed

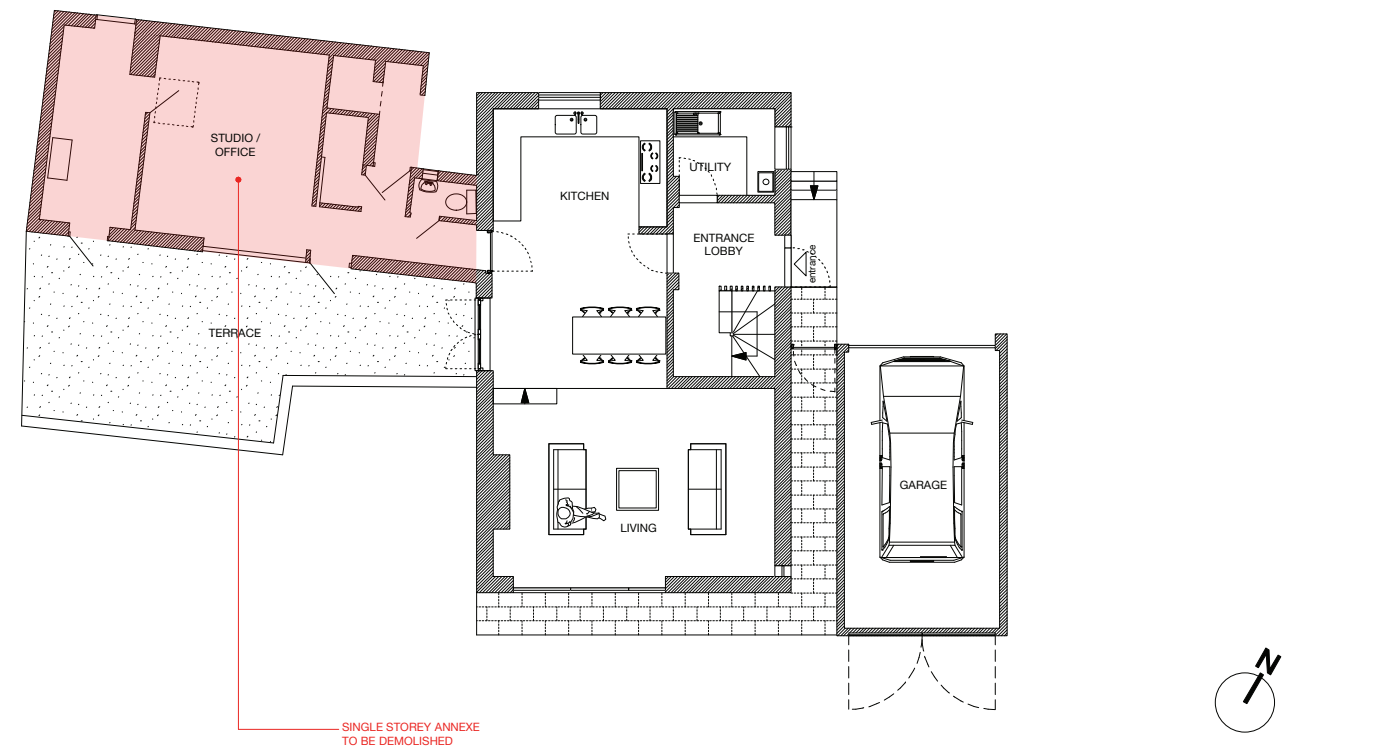
Concept axonometric view

5.0 Design Proposal

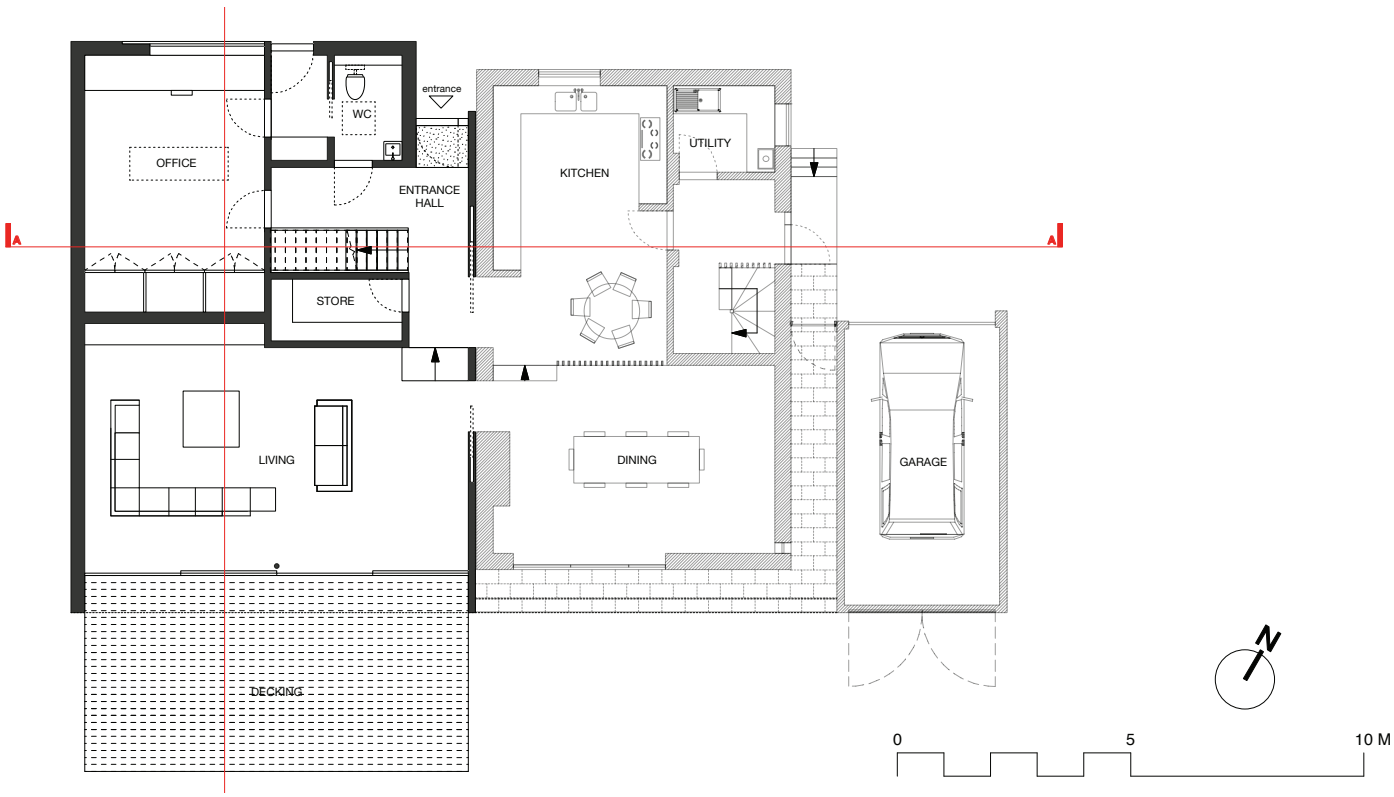


Site plan as proposed

5.0 Design Proposal

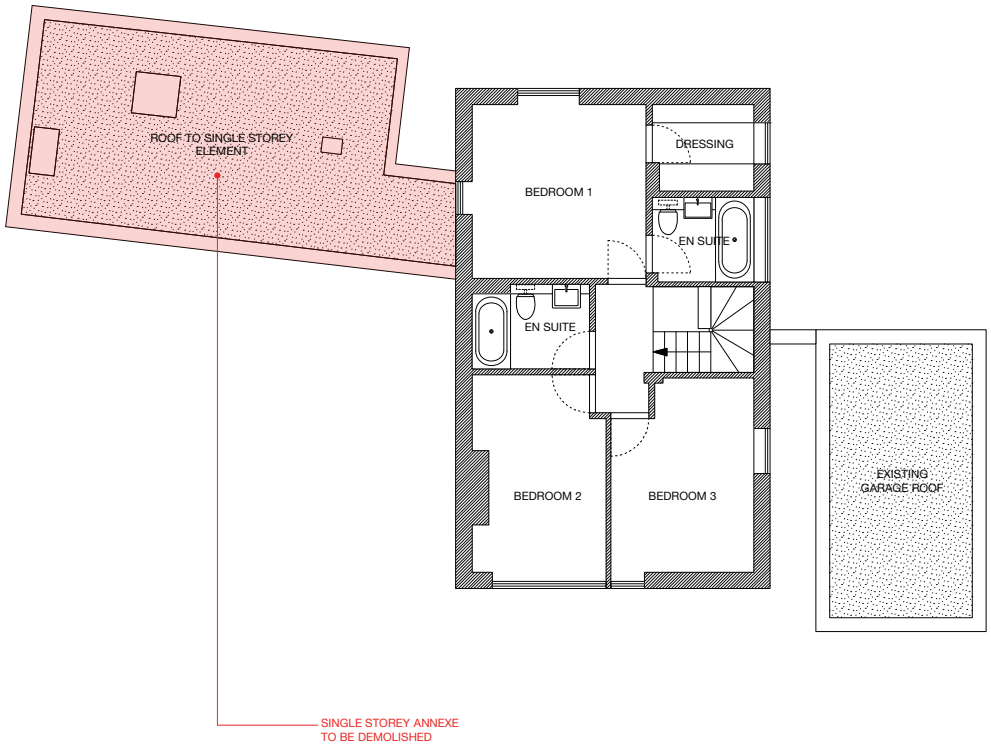


Ground floor plan of existing

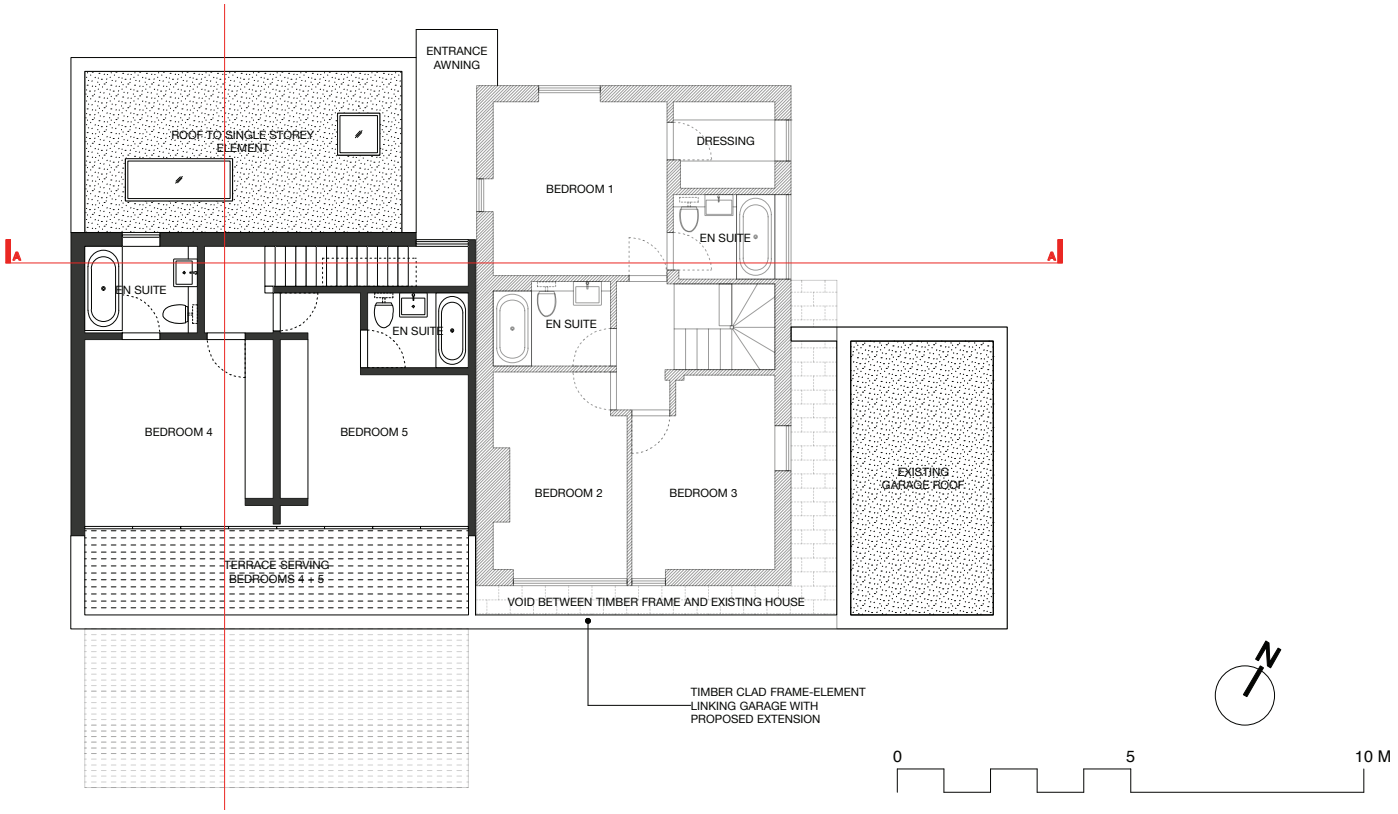


Ground floor plan of proposed

5.0 Design Proposal

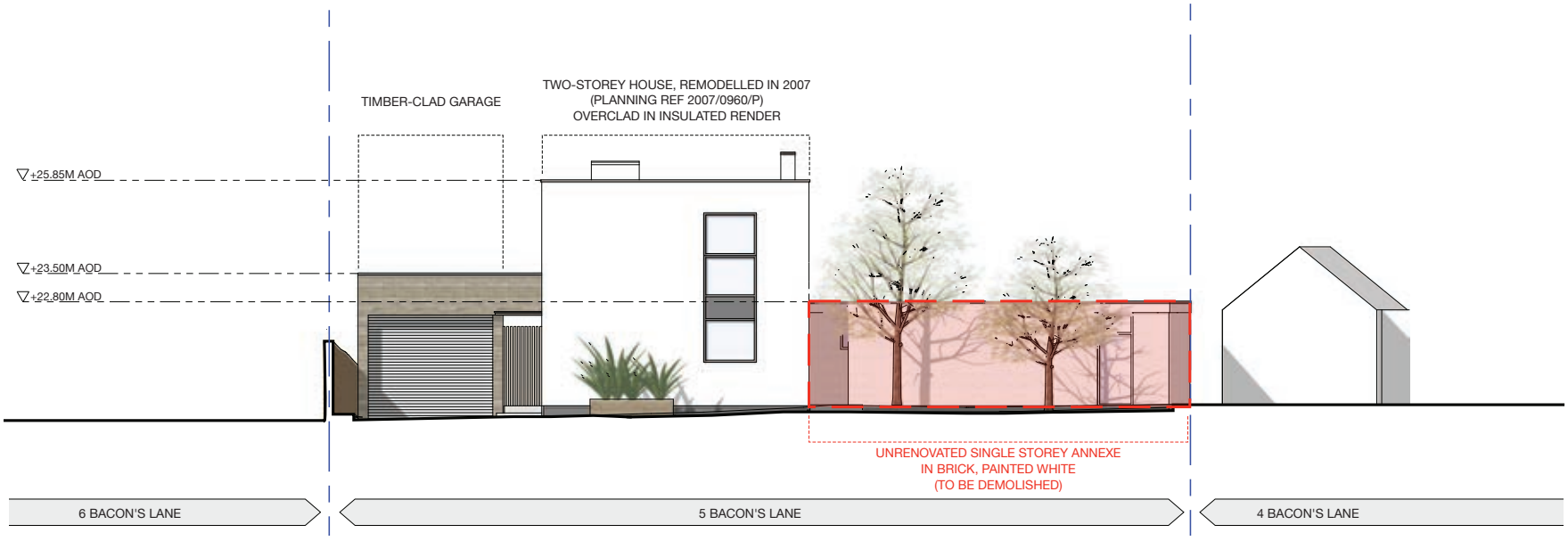


First floor plan of existing

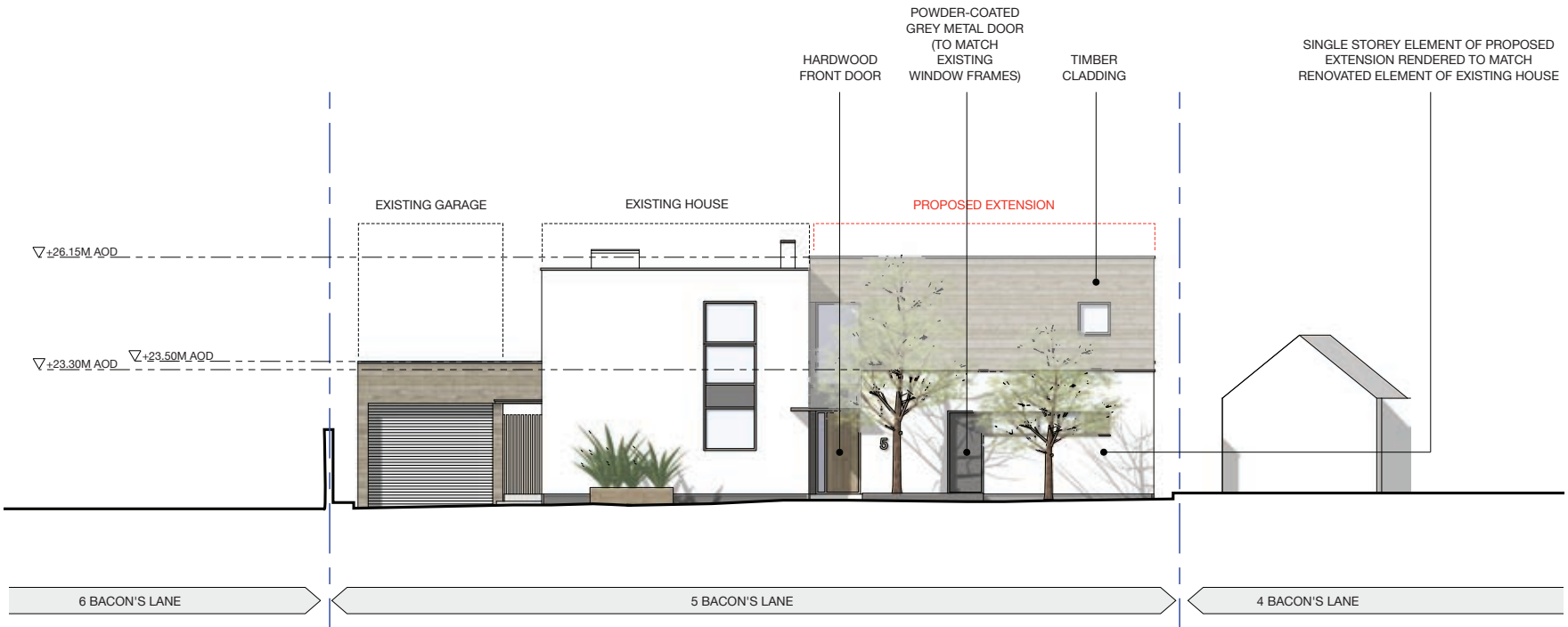


First floor plan of proposed

5.0 Design Proposal

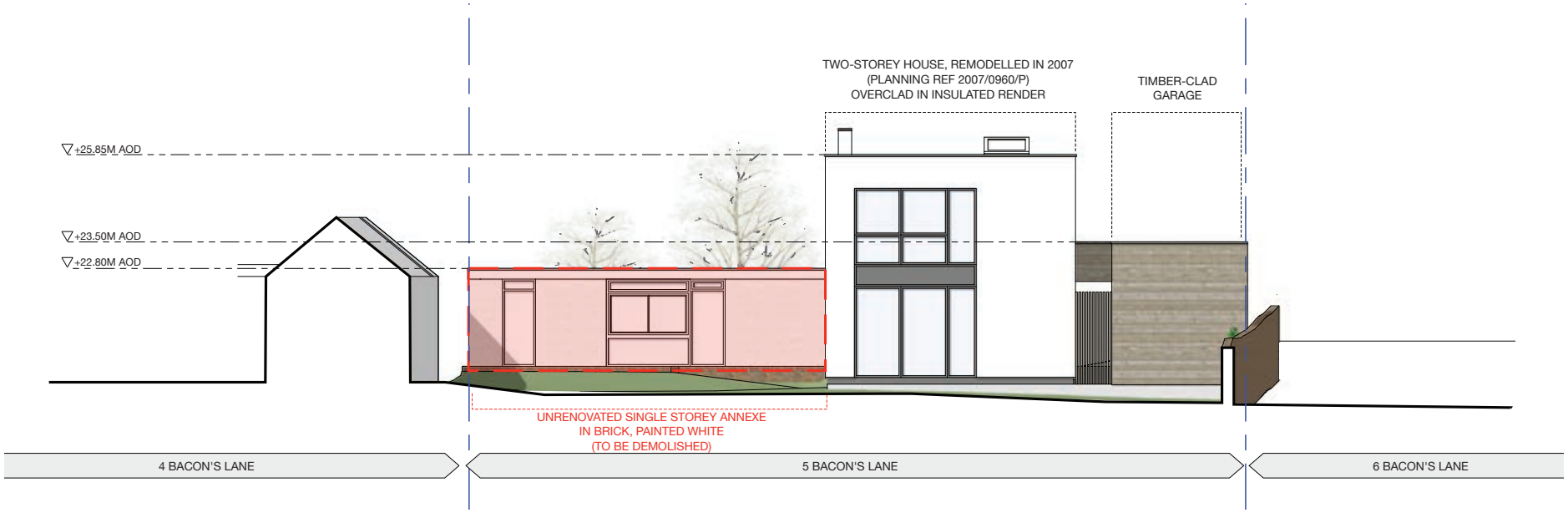


Front elevation of existing

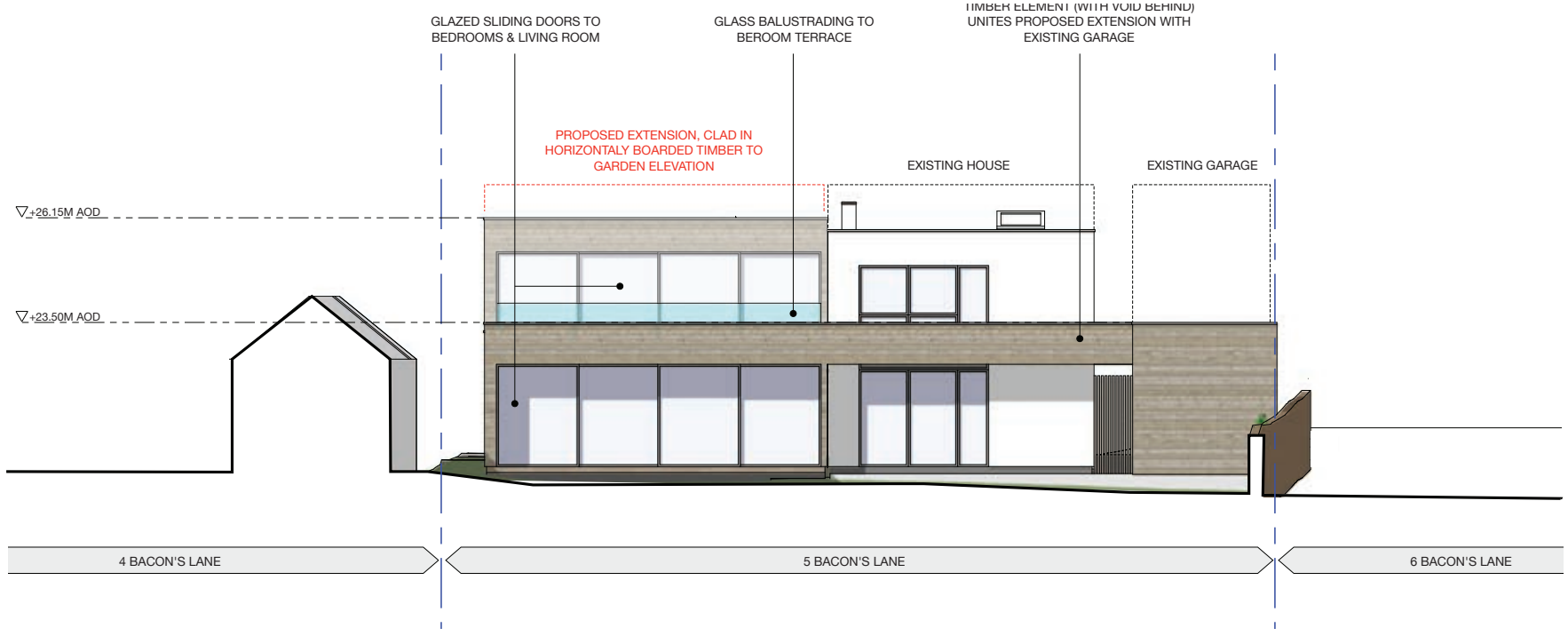


Front elevation, pr

5.0 Design Proposal



Rear elevation of existing, to garden



Rear elevation proposed, to garden

7.0 Construction, Sustainability, Materials & CIL

CONSTRUCTION MANAGEMENT PLAN

Bacon's Lane is a private road within a Conservation Area. Owing to the potential disruption of the proposed works, a Construction Management Plan (CMP) has been commissioned; in line with Camden's recommendations. The report was prepared by structural engineers Lyons O'Neill and neighbours on Bacon's Lane were invited to comment on Lyon's O'Neill's proposals whilst the document was in draft format. Their comments have gone on to form part of the final CMP report, which is part of this planning submission.

ENERGY USE, HEATING, WATER ECONOMY & GREEN ROOF

Due consideration has been given to minimising energy consumption as an integral part of our design proposal.

This begins with the design of the external envelope, with large, highly insulated double-glazed units with low E coatings and argon-filled cavities to ensure high-quality natural daylighting within the proposed extension. The timber-framed structure inherently acts as a carbon store and the whole building fabric will be highly insulated to comply with the requirements of Part L.

The extension will be predominantly clad in horizontal timber boards, with the ground floor front elevation clad in render, to accord with the existing part of the house.

In line with Camden Council's Policy DP22, the higher, larger roof of the proposed extension would be a sedum green roof, simultaneously promoting biodiversity and reducing rainwater run-off.

Internally, the highly insulated external envelope and robust detailing minimise heat and air leakage and thereby reduce the requirement for space heating. Heating is provided by an efficient gas condensing boiler serving low pressure hot water system with under floor heating.

Water use will be kept to a minimum through the use of dual flush 6/4 litre WCs and spray taps to sinks & wash hand basins in accordance with the guidelines set out in 'Water Efficiency Calculator for New Dwellings'.

The proposed extension will see the main entrance to the house relocate from adjacent to the garage (via stepped access) to between the existing two storey house and proposed extension. This will allow for level access, and a Lifetime House compliant WC is provided off the entrance hall to assist any ambulant disabled visitors.

The proposed extension structure would be formed using Structural Cross Laminated Timber (SCLT) or Structural Insulated Panels (SIPS). The advantages of these systems are:

- Being timber-based forms of construction, they are sustainable in the sense that the timber employed acts as a sequester of carbon;
- They are largely fabricated off-site and brought to site by lorry, meaning reduced waste and a faster construction time;
- In this way, disruption to neighbouring properties will be significantly reduced;

While it is clearly difficult to accurately establish the construction programme for this project at the planning stage, we would anticipate a total construction programme of no longer than six months, with the building watertight within three months from the date of starting on site. The size of delivery vehicles will be automatically be limited by the constraints of Bacon's Lane and by prefabricating off-site, the frequency of deliveries would be reduced with the structural timber panels typically arriving on site during a single day.

Further information can be found within the Construction Management Plan report that forms part of this application.

WASTE MANAGEMENT

Refuse waste is by way of road side collection. On collection days the appropriate waste bag and bins will be put on the street for collection. There is a proposed refuse waste storage area in the back garden.

COMMUNITY INFRASTRUCTURE LEVY

All planning applications that result in an increase in net floorspace of over 100 sqm or involving the creation of a new residential unit, will be liable to pay the Mayor's CIL. The Mayoral Community Infrastructure Levy (CIL) takes effect on developments that are granted planning permission on or after 1 April 2012. The Mayor of London is imposing a CIL charge of £50 per sqm in Camden on all uses except for affordable housing, education and healthcare.

The existing Gross Internal Area (GIA) of 5 Bacon's Lane is 159 sqm. The proposed extension will have a GIA of 258 sqm, a net additional floor area of 99 sqm. Consequently, the CIL does not apply to this project.

A completed CIL Information Requirement Form accompanies this planning application.

8.0 Access

ACCESS

The design of this proposal has been prepared with reference to the Approved Documents of the Building Regu

Bacon's Lane slopes down slightly to the site and has a smooth tarmac finish. Inclusive design ensures that any level difference is made up and a level access is provided. The existing house has two entrances; entrance 1 which requires negotiating two steps to reach entrance level and entrance 2 which provides a level access threshold. (see plan adjacent)

Contrast in materiality and colour helps visually impaired people to access the house in a safe manner. The house will be lit in such a way to highlight paths and entrances without contributing to light pollution; this will be achieved by carefully selected fittings such as recessed downlighters.

Internal Planning

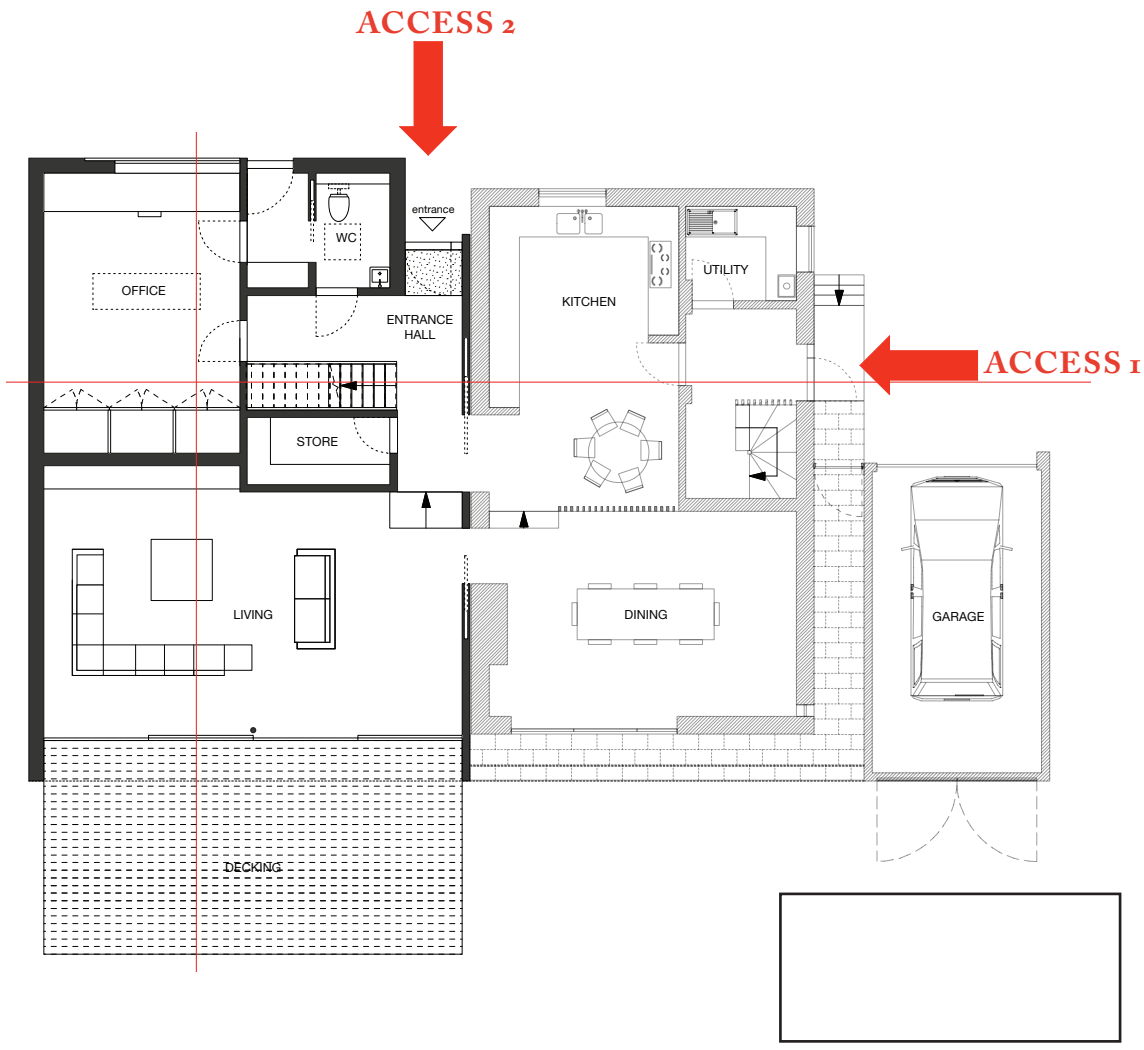
The proposal has been designed in accordance with Part M of the Building Regulations and can be seen on submitted drawings. This may be summarised as follows:

• adequate door widths will be provided for access to the new extension. .

• all external doors have a clear minimum width of 800mm.

• all switches and sockets to be located between 450 and 1200mm from floor level.

• a toilet that conforms to part M is situated on the principal entrance floor of the house.



9.0 Who We Are

• Pooley House, Hayling Island. Shortlisted for the 2011 RIBA Downland Prize.

• Attwood House, Wargrave, Grand Designs Best Remodelled House in Britain Award 2006

• Watson House, Boldre, Hampshire RIBA Award 2011. Finalist for the RIBA Manser Medal 2011.

• Hind House, Wargrave. RIBA Regional Award winner 2009. Finalist for the Stirling Prize Stephen Lawrence Award 2009 and the Grand Design's Best New House in Britain Award.

John Pardey Architects have established themselves as one of Britain's leading practices in housing, with thirty-four national design awards.

The Spence House (2000) won an RIBA Regional Award in 2001.

The Hind House (2008) in Wargrave was shortlisted for the Stephen Lawrence Award for the best new building under £1M in the 2009 Stirling Prize Awards. It won an RIBA regional Award in 2009.

The Pooley House (2010) was shortlisted for the RIBA 'Downland Prize' in 2011.

The Watson House won an RIBA Regional Award in 2011 and was shortlisted for the RIBA 'Manser Medal'.