



## **DESIGN AND ACCESS STATEMENT**

**26 WOODCHURCH ROAD  
HAMPSTEAD  
LONDON - NW6 3PN**

**August 2017**

Prepared by  
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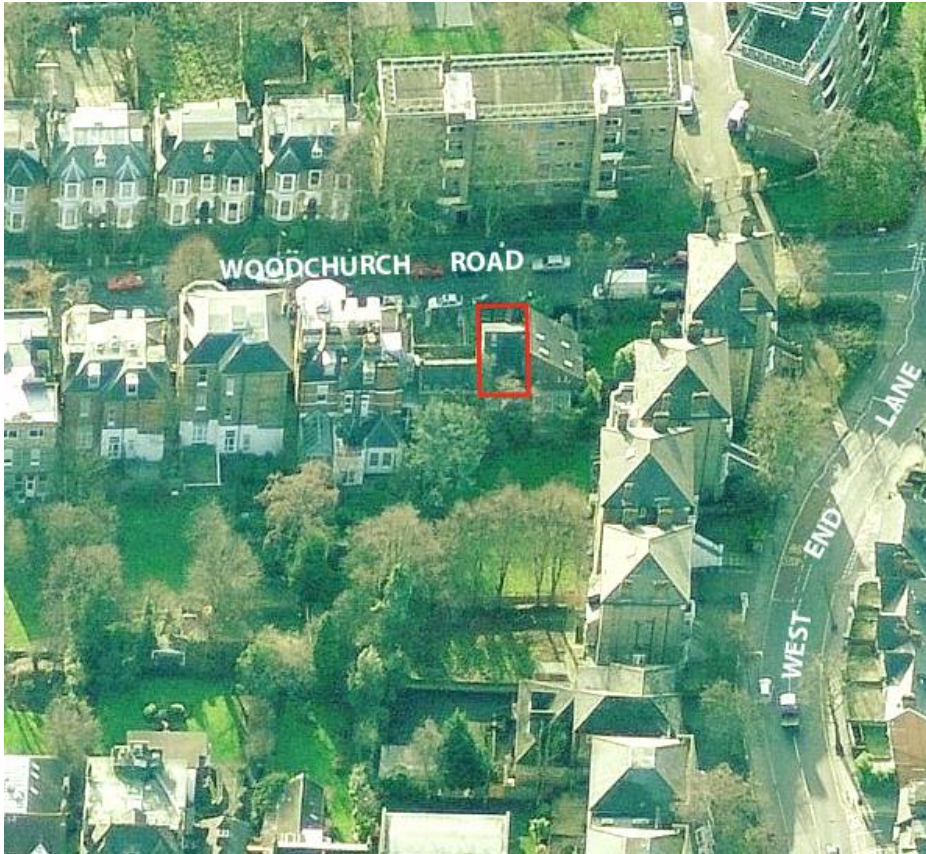
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## 1.0 INTRODUCTION



### 1.1 SUMMARY

This Design and Access Statement has been produced by USL Architects.

The Pre-Application relates to the demolition of the existing rear extension and roof, the construction of a new one storey rear extension (conservatory) and a loft conversion with rear dormer

The site is currently in use for individual residential purposes.

The proposed scheme seeks to enhance the character of the house while retaining the typical character of the building.

The purpose of this document is to provide further information relating to the design and accessibility, design, massing of the proposed scheme.

This statement should be read in conjunction with other material submitted including:

- Planning Application form
- Pre-Application drawings (existing, proposed)

## 1.2 DESIGN TEAM

### **CLIENT**

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## 2.0 PART 1 – ARCHITECTURAL CONTEXT

### 2.1 SITE LOCATION



*The site is surrounded by large detached 3 storey mansion villas and a 4 storey Block flats.*

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## 2.2 CONTEXT

The surrounding area is composed primarily of 3 storey detached mansion houses with narrow and deep rear gardens and 4 storey blocks of flats, which shapes and sizes drastically contrast the existing house of 26 Woodchurch Road.

The current house is semi-detached. It has been constructed with varying geometric shapes and set back from the line of other houses in the street. This site has a very individual style and vernacular, independent of the rest of the street.

The original size of the house is currently too small in terms of space standard requirements and contemporary use. The addition of the proposed new extensions will therefore enhance the space to make it more user friendly.

The original house does not benefit from a deep rear garden compared to the other houses. The current layout of the house makes natural light relatively poor. The proposed demolition of the existing rear extension and the creation of a new one has therefore been designed with a strategic design to enable more natural daylight to come through while offering external views.

### The extension seeks to:

- be high quality and sustainable
- be contemporary design while being in continuity with the character of the building
- respect the rhythm of the existing
- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing
- to create continuity with the surrounding and adding more quality of space and light to the owners.
- be sensitive regarding the neighbourhood and particularly 28 Woodchurch Road.
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure
- be sensitively proportionate to the small existing landscaping.

The new design is carefully made to comply with Building and Fire Regulations, of which the current layout does not comply.

### 3.0 PART 2 – OUTLINE PLANNING APPLICATION

This section of the statement aims to summarise the analysis undertaken in the design policy documents relative to the new design.

The particularity of the size, geometry and position of the house seeks to create adaptable extensions to enhance this quality and the surrounding.

#### 3.1 DESIGN GUIDANCE

##### Relevant policies and guidance :

##### *National Planning Policy Framework 2012*

##### *The London Plan March 2016*

##### *LDF Core Strategy*

CS5- Managing the impact of growth and development  
CS14- Promoting high quality places and conserving our heritage  
CS19- Delivering and monitoring the core strategy

##### *LDF Development Policies*

DP24- Securing high quality design  
DP25- Conserving Camden's heritage  
DP26- Managing the impact of development on occupiers and neighbours

##### *Camden Planning Guidance 2011/2013*

CPG1 (Design): Section 4- Extensions, alterations and conservatories  
Section 5- Roof, terraces and balconies  
CPG6 (Amenity)

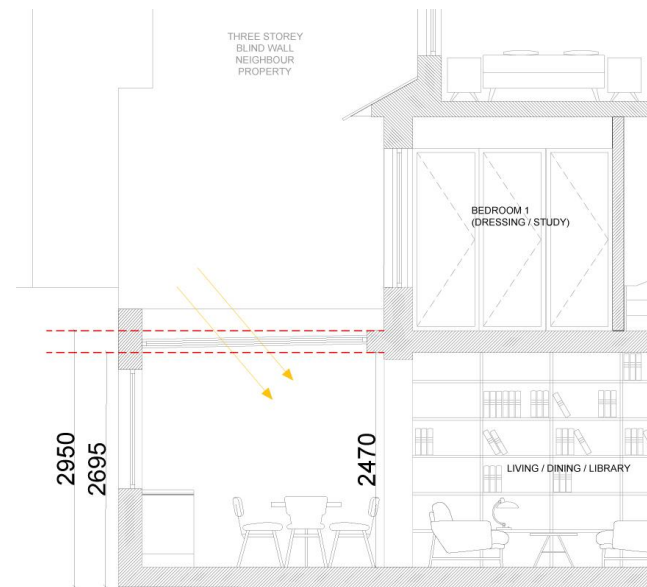
##### *South Hampstead Conservation Area Appraisal and Management Strategy*

- MASSING:

##### Single storey rear extension :

The demolition of the existing conservatory and the new proposal is made to be architecturally distinguished and to form a harmonious composition.  
The rear extension footprint is proposed to be the same length of the original but made full width to offer more windows on the existing rear wall and roof light to have suitable natural daylight in the existing dining room.

The one storey rear extension will not create more massing impact on the neighbouring property at No. 24 as it is based on the original footprint of the existing boundary. Number 24 will also have a tall blind wall in that position.  
In relation to the property at No. 28, the extension will not be more than 3 meters at the eaves to not cause visual mass and bulk.



Single storey rear extension – dimension under eaves

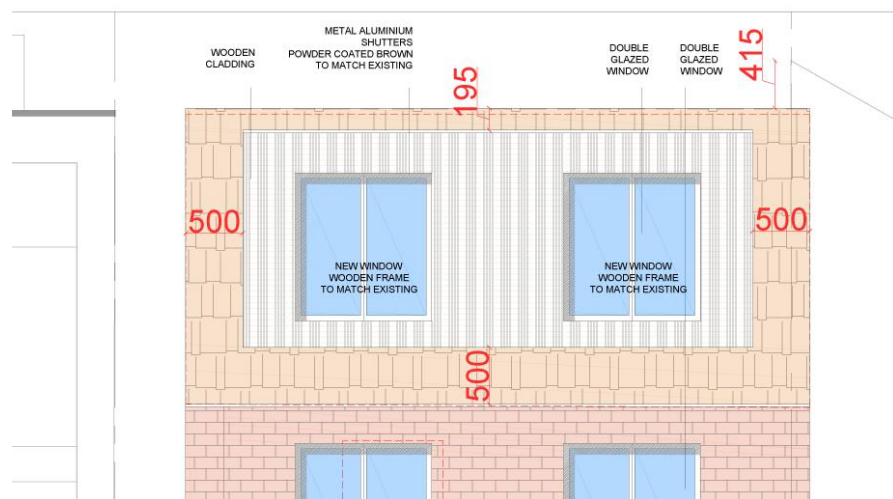
### Rear Dormer :

The rear dormer is sensitively integrated to be harmonious while creating habitable space in the loft.

The dormer is designed to be at 500 mm from each site of the roof except at the top in order to have enough head height in the loft.

The roof modification of number 28 is 415 mm higher than at No. 26. In order to comply with policy, we would have been able to create a new roof at the same level and to create a continuity. However, the proposal seeks to reduce the amount of work and to be more sensible regarding the existing building.

Windows are made in proportion with the existing and will be wooden frame to match existing.



*Proposed rear dormer – dimension from existing roof*

### - PRIVACY AND OVERLOOKING:

All extensions have been carefully designed to retain privacy from the neighbouring properties.

No side opening has been made to preserve privacy and to not create any overlooking.

### - DAYLIGHT – SUNLIGHT – OVERSHADOWING

The proposal is to demolish the original rear extension in order to strategically position the new one to give as much sunlight as possible while offering better use of space.

As the proposal is a single storey extension and mainly on the existing rear extension footprint, the impact on the surrounding will mostly remain as existing.

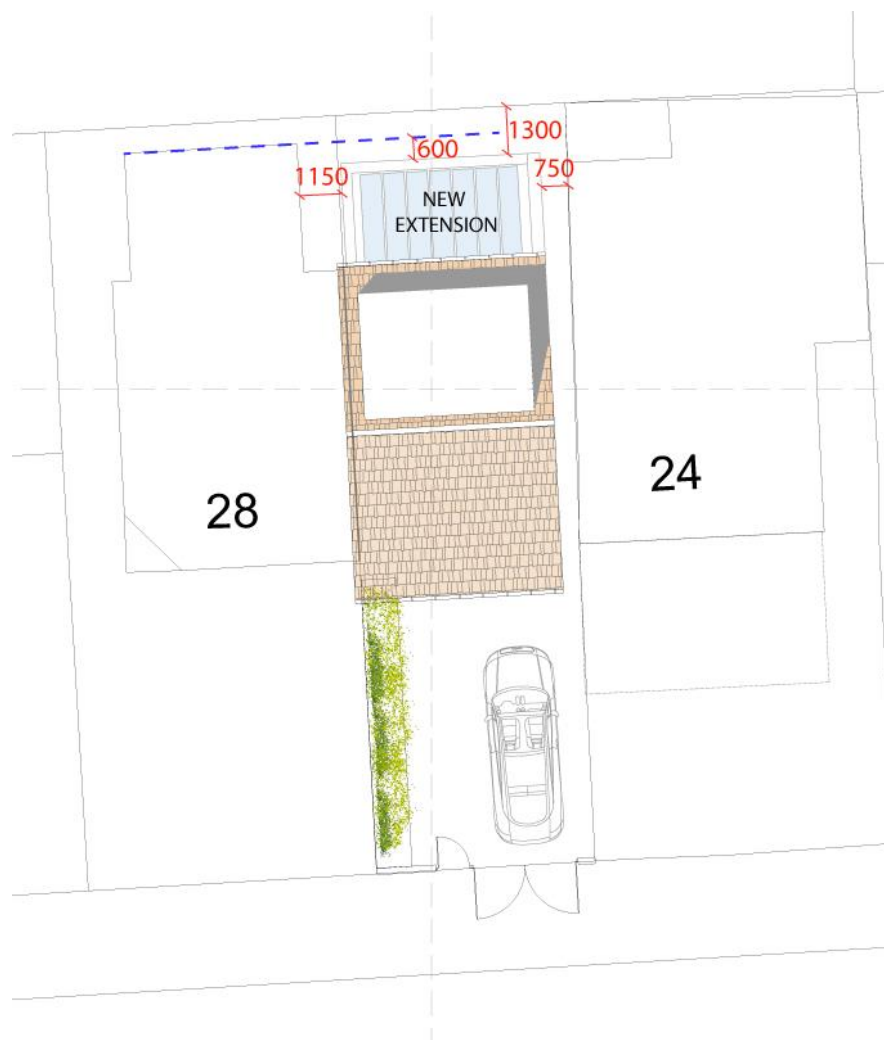
The extension is based next to the boundary to No. 28. It will be no more than 1 meter higher than the existing fence.

The rear extension is under 3 meters high at the eaves and 2.6 meters deep.

The side wall is at 1.15 meters from the conservatory at No. 28 seeks to have a minimal impact regarding sunlight and overshadowing.

The scheme under construction of the property No 24 is composed of a blind wall. The sensitive rear extension of the proposal will naturally not have any daylight and overshadowing impact.





*Roof plan – distances between rear extension and surrounding*

#### - LANDSCAPING – GARDEN SPACE:

The existing landscaping is almost inexistent, with only one window providing views into the side garden.

The new proposal seeks to have large openings to create external views and have a bit of landscaping along the boundary.

The main external use will be at the front house. Oriented south, it will be the part to be enjoyable during sunny days.

### 3.2 PARKING AND PUBLIC TRANSPORT

The new scheme is retaining one external parking space in the curtilage property. This proposal responds to Appendix 2 of the Camden Development Policies 2010-2015, where the Council seeks to have one space per dwelling.

The area benefits of the West Hamsptead Tube Station and Overground Station at an approximately 8 minute walk from the property. The need for a parking space is consequently reduced due to the transport efficiency.

### 3.3 REFUSE AND CYCLE STORAGE

Refuse storage has not been altered in this new proposal. Provision will remain at the front into the curtilage property.

The refuse store has:

- 1 bin of 240 L non-recycle
- 1 bin of 240 L for recycle
- 2 bins for food waste

## 4.0 PART 3 – DESIGN PROPOSAL

### 4.1 DESIGN STRATEGY

#### - SCALE :

Design has been carefully thought through in order to blend into the existing area while being sustainable, being aware of Planning Policy and Building Regulations.

#### - LAYOUT :

The new proposal seeks to transform the 2 bedroom house into a 3 bedroom house with better quality of space.

#### **Ground Floor:**

The living space and circulation has been re-designed to offer better volumes and to comply with Building Regulations.

The re-development of the rear extension is made to give more natural light into the house.

Living room and dining/kitchen are now made as an open space.

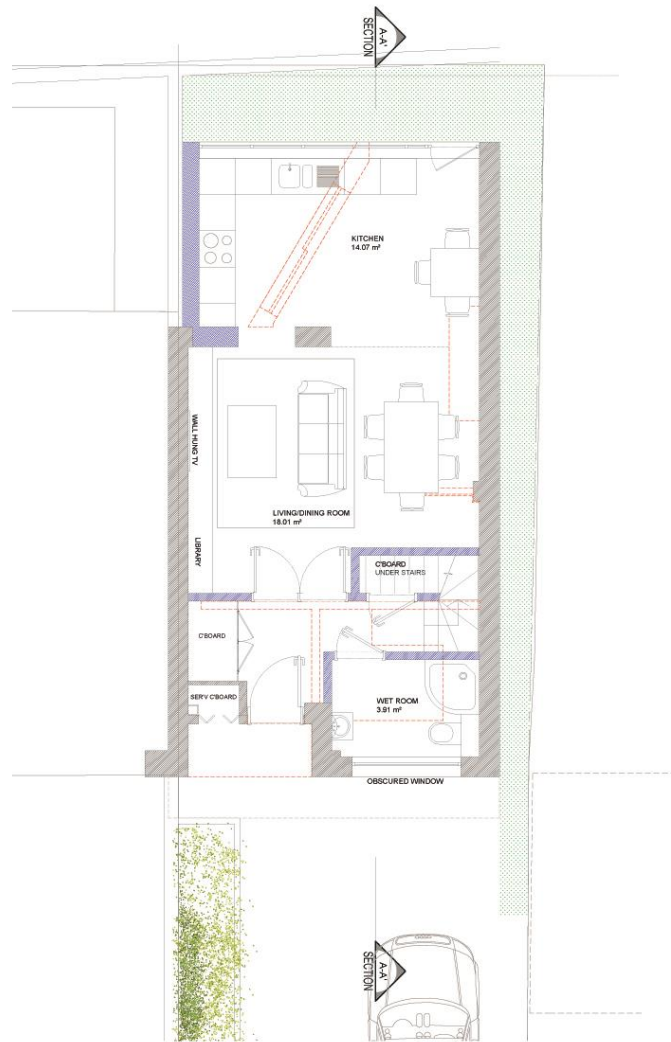
The existing toilet is too small and not practical for the owner, therefore this has been re-designed to have natural ventilation and better use.

#### **First Floor:**

The first floor will remain mostly as existing while integrated a new access to the loft.

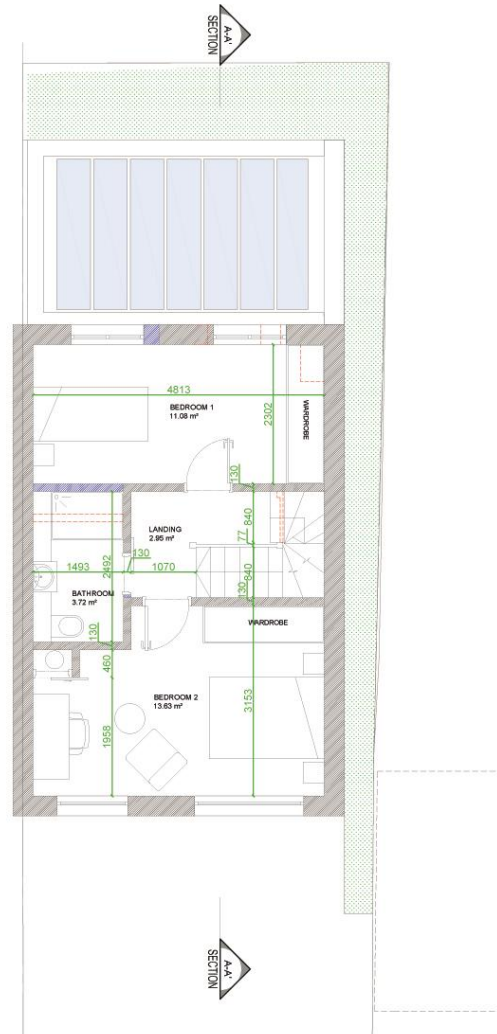
#### **Loft:**

The new loft will create a third bedroom with en-suite, while offering generous and smooth light from the north.

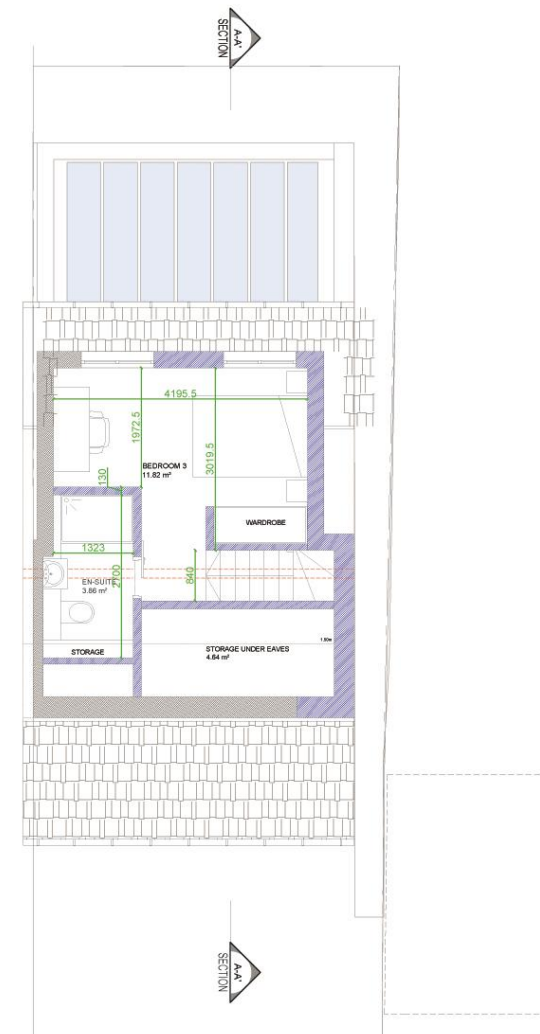


**GROUND FLOOR**

*Proposed plans*



**FIRST FLOOR**



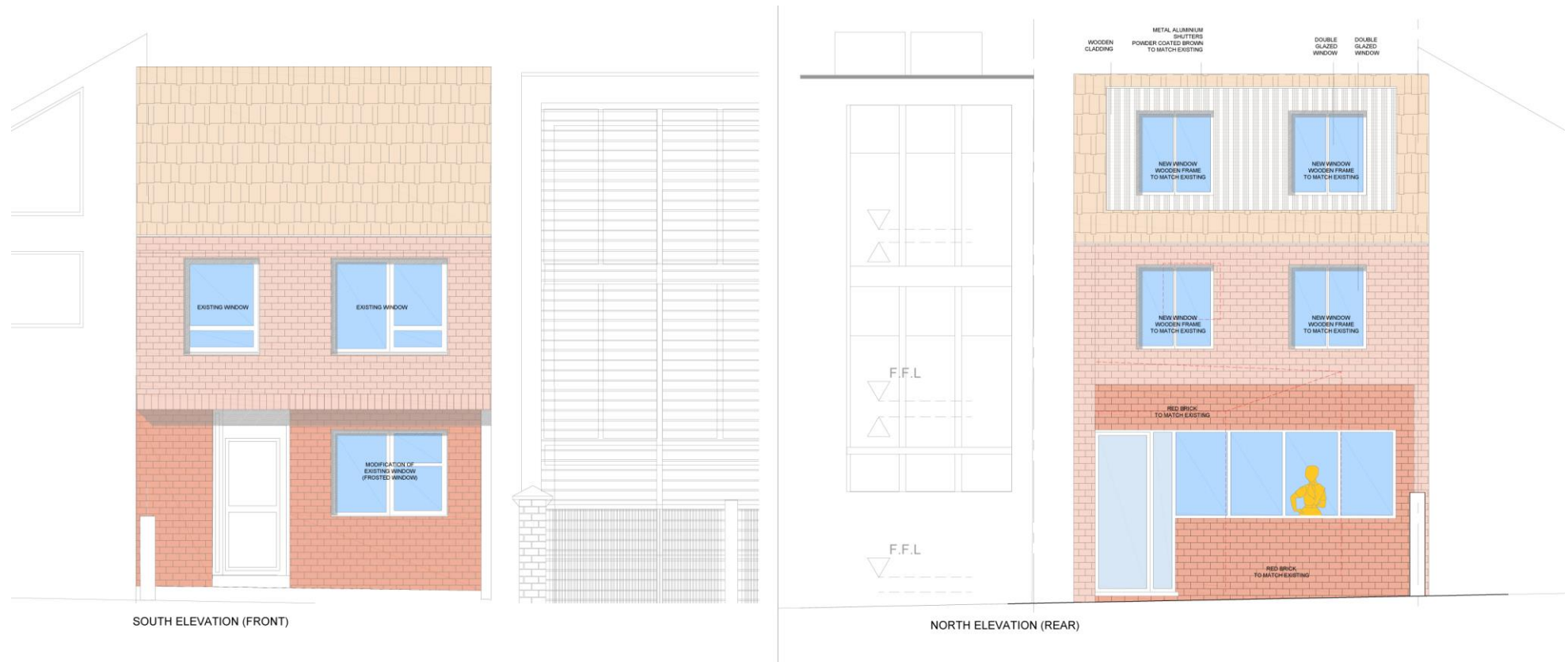
**SECOND FLOOR**

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## Elevations:

The proposed scheme is carefully designed to adapt to the surrounding area. The volumes are made to be in direct continuity with the neighbouring properties and to enhance the overview of the street.



## Proposed front and rear elevations

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## - MATERIALS

All materials are chosen to compliment the character and vernacular of the area.

Walls are dark red brick or slightly lighter to match existing and to show a slight difference between the original character of the building and the new contemporary design.

The roof dormer extension will be treated timber with natural red colour to match existing.

Windows are double glazed dark brown wooden frame rosewood type to match existing.



Window frame - Rosewood effect - Manufacturer example : Marvin family of brands



Brick extension : Millhouse blend type-  
Manufacturer example : IBSTOCK



Dormer wooden cladding : dark red wood to match existing



- REFERENCES  
-



*Warren\_cottage-McGarry-Moon architects – Brick and wood connection*



*wenslauerstraat-63-69-Studio M3H – Wooden cladding*



*NOJI Architects - Dublin house – Brick rear extension*

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## 5.0 PART 4 – PRE-APPLICATION ADVICE RESPONSE.

Following the Pre-application response on the 04 May 2017, the team has made significant changes to the scheme:

### 1-ROOF ALTERATION / EXTENSION

*The building is described within the South Hampstead Conservation Area as a building which makes a neutral contribution to the conservation area along with No. 28 in which it forms a pair. The pair of buildings were developed within an infill site and are read as secondary in relation to the neighbouring buildings within the vicinity it is considered that the design of the pair of buildings have some design merit, in particular its geometrical form and design.*

*The alterations to the roof do not result in an increase in the height of the host building. However, the proposed works are considered to be a bulky and incongruous addition which will impact upon the design and appearance of the host building (and pair) by eroding some of its geometric design by altering the roof form to this extent. It is strongly advised that any roof extension to the building is located upon the rear elevation where it would not affect the principal elevation of the building or the surrounding streetscene.*

The new design seeks to keep the original roof shape and add a rear dormer to create a loft.

### 2- TWO STOREY REAR EXTENSION

*In review of the guidance above, aerial photography and site visit, the proposed two storey extension is not considered to be acceptable and is inappropriate to both the host building and the surrounding conservation area.*

*The proposed two storey extension would not terminate a storey beneath the original eaves of the dwelling house but would slightly surpass them. The rear extension is*

*therefore considered to be overbearing and dominant in relation to the existing dwelling house (emphasised further in conjunction with the roof extension) and will be seen as considerably bulkier when viewed from the rear of the properties on West End Lane.*

The new proposal is a single storey rear extension which will not create any bulk and to keep the character of the existing dwelling house.

### 3- FRONT EXTENSION

*The proposed front extension is not considered to be acceptable in principle as it would impact upon the relationship of the pair of dwellings in respect of the front elevation.*

No front extension is proposed in the new scheme.