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Regarding: 26 West hill park, Highgate, London, N6 6ND

DESIGN AND ACCESS STATEMENT

The proposed works consist of refurbishment and modernisation of the existing house, including construction of lower ground floor extensions at the front and rear of the house with step- free direct access.

Site description

26 West Hill Park, Highgate, London, N6 6ND is an existing three storey (including lower ground floor) detached single family house situated at the South Western edge of West Hill Park Estate. The property features an existing single storey side extension housing a pool at lower ground level and a detached garage.

The Estate was designed by Ted Levy, Benjamin and Partners and was built in 1970s. The whole development can be characterised as an example of modern uniform residential development. Consisting of different types of dwellings, combined in groups, it is skilfully situated on the steep landscape. The internal intricate walking passages connect the groups of dwellings between each other and areas of vegetation. The Estate has two vehicular accesses from Merton lane, which serve separate parts of the Estate.

The application dwelling has a unique and rather detached position within the Estate as it is situated in its lowest part at the South Western boundary. The stepped front access to the house is situated on the lower edge of the Estate's driveway and thus not obviously visible. The side façade of the property, two storey blank brick wall, positioned in close proximity to the South West boundary. The boundary of this part of the Estate is distinct by the significant landscape downgrade and 2.8 m height retaining wall dividing the Estate's land from the adjacent houses.

The dwelling

The proposed development includes refurbishment and modernisation of the house and existing pool with construction of two extensions at a lower ground floor level.

The first smaller extension is proposed at the front of the house. Its entire position underneath the existing landscape will not change the existing gradient of the site. The new entrance door will be built into the existing retaining wall with the intention to retain the existing landscape and vegetation above. The new door will replicate the existing main entrance door. The new front extension will be step-free and will consist of wheelchair accessible entrance space, accessible toilet and will provide a link to the living area at the lower ground floor level.

The second extension proposed at the rear of the house is also largely subterranean. Due to the sloping nature of the site a side wall of the extension will be in full height open to the existing side passage along the South West boundary and retaining wall. It will feature

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windows and sliding doors providing natural light and natural ventilation into the new facilities. The rear extension will partly occupy the space under the existing rear garden and will continue from the existing pool to the rear boundary of the site. The provision of a green roof, following pre-application comments, has been proposed. The roof of the new extension will bear a soil bed 70 cm thick and will be levelled with the existing upper garden. This solution will allow the retention of the existing size of the soft landscape and will visually conceal the new development. The new extension will accommodate a self-contained Swim spa, utility room and gym. The existing side passage will be connected with the upper garden area via a stepped passage along the rear boundary.

The materials for the construction work will be used to match the existing.

A shadow study comparison taken at different times during the year clearly shows no increase in overshadowing by the proposed development.

Following the pre-application advice received from Camden's Planning Solution Team and Planning and Regeneration Culture and Environment Directorate on 23/09/2016 (Ref: 2016/3912/PRE) a number of soil tests were conducted and a team of qualified geotechnical engineers and structural engineers was engaged to develop project documentation and ensure that the works would not cause disruption to stability of the slope, surface water and ground water flow and that the characteristic landscape of the site and nearby protected trees are fully safeguarded. Care has been taken with Construction Management Plan to prevent unnecessary disturbance to the neighbours and Estate's residents during construction works. The position of the site at the edge of the Estate and at the boundary with main road allows delivery of all goods and conducting building works directly of Merton Lane without using Estate's vehicular access.

Swimming pool

After the consultation with the swimming pool suppliers the preference is to be given to the so called Swim Spa configuration. This is a self-contained swimming and spa unit with all of the equipment to be located within the unit's cabinet. The shell with the full foam inside of the cabinet is designed to keep the noise from getting outside. The Swim Spa will be installed on the concrete bed inside of the lower ground extension and is unlikely to create a noise and vibration perceptible from outside. The full details of the installation and mitigation measures included into a Noise Assessment Report can be prepared and presented after the exact configuration of the Swim Spa is selected.

The proposed plans, sections and elevations demonstrate all of the above. The proposed 3D visualisations allow comparison with the contextual massing of surrounding existing properties and other adjacent neighbours.

Due to the level changes as well as the existing boundary walls, both proposed lower ground floor extensions would not be visible from any public views.

The proposed development endeavours to be an appropriate addition to the existing house, without making changes to the unique sensitive architectural context and landscape. It will

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bring a new and much needed (due to the rapidly deteriorating state) modern layer and function to the old house, whilst enhancing its quality as a modern dwelling and complying with standards of housing accessibility and comfort raised in last decades.

The following additional documentation is submitted alongside with this application:

1. BIA
2. Draft CMP including Transport Assessment
3. Arboricultural Report
4. Landscaping & SUDS report
5. Topography survey

Drawings submitted:

001 Location plan and block plan

01-B Existing lower ground floor

02-B Existing ground floor

03- Existing first floor plan. Existing roof plan

04-B Existing elevations

05-B Proposed lower ground floor plan

06-B Proposed sections

07-B Proposed elevations

08-B Existing landscape plan

09-B Proposed landscape plan

10-1-B, 10-2-B, 10-3-B, 10-4-B Visualisations

11-B Shadow study

12-B Proposed materials

Photos of existing condition of the house