

**A DESIGN AND ACCESS
STATEMENT
FOR THE BASEMENT REDEVELOPMENT
AT
207, SUMATRA ROAD,
WEST HAMPSTEAD, LONDON, NW6 1 PF.
FOR
PROFESSOR KERRY HAMILTON.**

Soarbond Limited,
17, Clarendon Road,
Ealing,
London W5 1 AA.
Tel: 020 8997 8663
E Mail: soarbond @ yahoo.co.uk

Project No	Revision	Date	Prepared By	Checked By	Status
1381	-----	11-11-17	K. Zablocki	Initials: <i>KZ</i>	Final

CONTENTS

SHEET

1.0	Part 1 - Design Statement.....	03
2.0	Part 2 - Access Statement.....	07

Part 1

1.0 Design Statement.

1.1 Outline.

The terraced house at 207 Sumatra Road is situated on the south side of an east-west running estate road in West Hampstead. The estate was constructed in the late Victorian era as speculative building by a Master Builder for selling to middle class, moderately wealthy Londoners.

The property is a four storey, nominally single family demise structure within a terrace of houses and was purchased by the present owner as a family home.

The present owner has carried out extensions to the rear of the house but now realises that the existing basement is totally inadequate. The basement, in this house, is a typical part basement needed during Victorian times to allow storage of coal and other flammable materials in a separated but dry zone before usage.

The height in the basement is restricted to 1.85 metres and the basement is only 2.1 metres wide at the moment. This means that there can be little or no effective use except for possible kitchen or toilet facilities. However, the present Owner has made use of an updated area here with reasonable ceiling plaster boards, plastered walls and acceptable floor finishes etc. It is used as a meter storage room, a bathroom, a toilet and has cupboards.

In June 2017, the London Borough of Camden has persuaded the Government that it should be allowed to place an Article 4 Directive on the whole of its borough concerning the formation of basements under houses even those where the developer wishes to extend a part existing basement to the footprint of the existing main house.

Consequently, this application is made as a planning application when, previously, a basement enlargement, within the boundaries of the two party walls and the principal front and rear elevations, was deemed permitted development.

The access to the new basement area will be by the same front side staircase but extended to allow three extra risers and two goings to suit the dropping in level within the basement.

This will be hardly visible from ground level but, to allow light into the basement, two new light wells are planned to the front and back areas as shown on the drawings and these will be partially noticeable and partially visible to an observer standing within the gardens.

The outside front and rear facades of the house will not change above the ground floor level for the two principal elevations i.e. the front and the back.

Below ground floor level, the two light well areas and the continuation of walling, bay windows and a recessed rear window in matching brickwork below a new metal bridge from rear ground floor room to rear garden, will be the main changes to the exterior. The metal bridge will follow the step down in levels from the French windows to the rear garden space.

The house frontage has not been changed since the building was erected in the 1890's. The family members occupy the house. The house roof appears to be an up and over, dual pitched, slated roof with additional pimples over the bays at ground and first etc.

As this house is clearly at the edge of the estate with a railway line to the south, it appears to be still in User Class C3 and we would surmise that the whole area can be considered as User Class C3.

The frontage and rear elevations of the house within this terrace still show attractive architectural styling and are of their period. They are of great merit. The house was built to give affordable housing to prosperous Londoners with suitable accommodation and easy access to good transportation links.

It should be noted that the application now consists of solely a basement extension within this non-conservation area and under solely the footprint of the house. The well areas are not considered part of the basement but are vital to give light, fresh air and a means of escape in case of fire as a third option etc.

1.2 Building Assessment.

The existing property is used as a domestic property by the owner for her family's needs etc. on three floors.

All the utilities and expenses for the house are covered by the owner.

The house has timber flooring joists at ground, first and second floors with roof formed in timber jack rafters. The walling is in brick-work or block-work to the extensions to the rear ground floor. The division walls are in braced studwork, especially, to higher floor levels and in 100 mm or 215mm brick at lower levels.

Most of the structural framing within the demise to support the floors has not altered from brick walling. This has been confirmed by the Client who carried out the updating of the house and rear extension of this house using an in-house builder. The framing of the house probably sits down onto concrete strip footings or spread brick footings that spread the loading to soil below.

Granting permission for this basement extension fits within the normal bounds of such permissions and the Planning Acts Alteration 2012 gives a presumption that a similar basement permission further down the Sumatra Road granted recently will allow such a similar plan to be positively resolved.

This matter cannot therefore, we submit, cause "any discernable harm" to the neighbours when the works will be carried out in the classical style of underpinning, with full and extensive bracing, sufficient temporary works and designed by competent designers who have carried out many such works in the past. All will suit Building Regulations Requirements etc.

1.3 Design Considerations and Alterations.

A/ We have checked the block's planning history and the internet shows no applications were sent for a basement extension.

B/ The latest National Space Standards do not apply in this instance as, here, we are increasing the total house floor area and providing habitable space in the basement as part of the house.

C/ Means of Escape for the basement will be made more accommodating by letting the bay and rear windows be openable (over 0.85 m² in area as sashes) as additional escape routes.

The Client has already supplied more modern, mains operated sensors against fire (i.e. optic sensors in lieu of ionizing sensors) and this will give even more help by sounding an alarm within seconds and not within a half minute; causing delay etc. This allows more time to escape.

1.4 Amenity Considerations.

A/ There will be an additional FULL floor level to the footprint of the demise as an increase to the existing part basement is planned.

From the above, the amenity enjoyed by the neighbours will not be diminished by the acceptance of these proposals.

B/ There is no scope to carry out any landscaping to the front area as this is now generally taken up by a proposed well area, the existing and increased stairs down to the basement and the front entrance. Additionally, there is now provision given for bicycle stands in the under main entrance vault as required by Camden and we confirm that waste storage will be collected as existing within the house and placed in bins to the front the night before collection the next day.

To the rear, the small garden is given over to Italianate garden style with extensive hard standing etc.

C/ There is a Controlled Parking Zone outside the property with parking on the main roads for residents.

A check of the surrounding area shows that there is reasonable space during the day to leave a car where required.

1.5 Consultation.

The Client has consulted with his nearest neighbours and they have not expressed dissatisfaction with the proposals. As mentioned, a similar proposal has been accepted nearby recently. The scheme will have minimal influence on neighbours on the northern side of Sumatra Road so the nearest neighbours at 205 and 209 will be the only ones exposed to any workings etc.

The properties to Iverson Road on the southern side of this terraced block are a great distance away i.e. separated by railway lines and commercial areas to the north side of Iverson Road. It should be safe to say that any likely objections to these proposals will not come from these south side neighbours etc.

1.6 Accessibility.

The basement will be accessed from the front pathway by stairs down from the front garden. Additionally, there will remain a stair from ground floor down to the cellar / basement as secondary

access within the house. Escape in case of fire will be helped by openable sash windows at front and back in the basement.

Part 2

2.0 Access Statement.

2.1 Vehicular and Transport Links.

The estate is located close to West End Lane and between Shoot Up Hill and Finchley Road. It is well served by buses, overground and underground rail services as the main public transport. The nearest underground station is at West Hampstead. This is a ten minute walk from the property. West Hampstead shopping centre is based on West End Lane.

2.2 Disabled access

There will be no provision for the disabled to the upper floors or basement. The zones are also below the five floors that we consider are the break-even level for installing a lift. This will mean the aged or the infirm will also struggle with the provisions and the family members will be the beneficiaries of usage of the house.

Additionally, these zones are not divided into flats and cannot be sold so the space will be for family use only. The block will be held by the Client's family.

2.3 Storage.

The removal of waste will be managed on the day of collection at the front of the house where storage containers will be placed. The different containers will allow the occupiers to segregate waste and recycle goods. Bicycle storage has now been incorporated.

2.4 Congestion.

The entrance areas are well lit and have good visibility with extensive glazing in the main entrance area. The stair provision was maintained as reasonably wide by the original Builder.

2.5 Emergency Services Access.

The emergency services will be able to continue in like fashion to access the building from basement, ground to second floor. The

internal stairs will continue to be the dedicated means of fire escape. The ground floor allows exit at the rear. The dedicated escape from basement is to the front and back.

2.6 Good design principles.

To summarise the above and describe it in understandable, good design principles, we would ask for the following to be considered in a favourable light.

A/ The character of the property with the introduction of a basement does not vary remarkably from the original usage. The footprints remain almost the same on all levels and light wells have to step outside the original footprint of the house but stair wells are an addition to the basement. The ground, first and second floors stay the same. The elevations remain the same above ground, and, not surprisingly, the roof layouts remain the same. Externally there will no change in materials even below the ground floor level. New walling and windows / doors will match the existing.

B/ There will be little change in the public and private circulation for inside or outdoor areas to front or back.

C/ Transport considerations, existing parking provisions, the same storage for waste collection and lack of frontage width reducing sensible bicycle storage (now put into vault under "step over" front entrance) will have no effect on this scheme.