

# John Stebbing Architects

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## DESIGN AND ACCESS STATEMENT FOR PROPOSALS @

8 Bracknell Gardens, Camden, NW3 7EB

### 1.0 INTRODUCTION

The purpose of this Design and Access Statement is to demonstrate the ideas behind the proposals for redevelopment of 8 Bracknell Gardens. The proposal consists of a attic conversion/extension, providing a 1-bed apartment.

The design has been developed with due regard to National Planning Policy Framework and the following data and documents (where relevant):

- Redington/Frogna Conservation Area Appraisal, 2003.
- London Housing Design Guide, 2010
- Historic England Good Practice Advice Note 1 The Historic Environment in Local Plans. March 2015
- Historic England Good Practice Advice Note 2 Managing Significance in Decision -Taking in the Historic Environment. March 2015
- Historic England Good Practice Advice Note 3 The Setting of Heritage Assets. March 2015
- English Heritage - The Setting of Heritage Assets, 2011

This document should only be read in conjunction with the drawings and documents submitted for planning by JSA to Camden London Borough.

#### 1.1 The site

The site area is approximately 175m<sup>2</sup>, it is a three storey building on a basement plinth. It is on a street of similar house types/styles, and was built as a pair with no.10. The application site lies within the Redington Frogna Conservation Area. There are no statutorily designated heritage assets whose setting will be affected by the proposals, the nearest listed property being the Presbyterian church of St Andrew on the corner of Finchley Road and Frogna Lane. The site does not lie within the flood zone.



## 2.0 THE PROPOSALS

### To be read in conjunction with JSA proposed drawings

#### 2.1 Use

State what the proposed new buildings and spaces will be used for and explain why.

The site presents a suitable opportunity for redevelopment to provide much needed housing, whilst retaining the existing flats below. The intention is to introduce an additional residential flat within the attic space. The building and site have the capacity for expansion and flat will sit within the two ridges so visual impact from the ground and street is very minimal.

#### 2.2 Amount

State how many buildings you are proposing and amount of floor space. Explain and justify the amount of development proposed and how this will be distributed across the site.

One additional 1-bedroom residential unit is proposed in the altered building. The new flat measures 58m<sup>2</sup>.

#### 2.3 Layout

State how the new buildings and spaces will be arranged, what the relationships between new buildings and spaces and existing buildings and spaces will be, both private and public and both within the site and surrounding area. Justify the layout proposed.

The entrance to the flats is to remain as existing. The circulation core continues up an additional floor to service the new flat. The ground, first and second floor flats are to remain as existing.

The flat occupies the whole attic floor and exceeds the minimum area requirements set out in the space standards study of the London Housing Design Guide.

Residential space has been provided with the attic space of no.10, which is an identical building type to the application site. Although a different configuration (ap no. PWX0002950, dated 2000), it is worth noting due to its similarity to the proposals. Several other buildings on the street also have attic conversions, such as the buildings opposite.

#### 2.4 Scale

State how big the new buildings and spaces will be (height, width and length in metres), if outline this can be the upper limits. Justify the proposed scale(s).

The ridge line remains the same height and the building will be no taller than the existing building. The proposed flat occupies the existing attic space and space between the front and rear ridges.

#### 2.5 Appearance

State what the new buildings and spaces will look like. Explain and justify the appearance of the proposed development and how it will relate to its surroundings. Information on materials, sense of place, lighting and design should be included.

The main visual alteration is to the north-west elevation, where the new outside wall of the flat will

be constructed. This will be inset to indicate that this is a new addition. The visual impact of this will be minimal as the neighbor is of the same height and there will be limited sightline due to the narrow alley way.

## 2.6 Landscaping

Describe how the development will be landscaped (hard and soft) for all open spaces, both private and public in your proposal and how the landscaping will be managed.

This section is not applicable as the hard-landscaped areas are to remain as existing.

## 2.7 Access a)

State how the site relates to the surrounding road layout and public transport as well as any footpaths, cycle ways or other transport connections in the area.

The site affords excellent public transport links. Various bus routes run down Finchley Road. West Hampstead station is 20 minutes walk away, and Finchley Road 10 minutes away.

Secure and dry cycle storage will be provided for the flat.

## 2.8 Access b)

State how your proposal has considered all potential users regardless of age, disability, ethnicity or social grouping.

The proposals will not discriminate against any potential users regardless of age, race or disability. Wheelchair access via a lift is not possible due to the physical and economic constraints. The flat has been designed to be Life Time Home compliant.

# 3.0 SUSTAINABILITY

Both the applicant and architect are both committed to delivering a proposal that will have minimal impact on the surrounding environment in both construction and use. The proposal would deliver much needed housing for this location and will satisfy London planning policy on sustainable design and construction. The scheme will make the fullest contribution to the mitigation of, and adaptation to climate change. Key aspects with regards to sustainability are discussed below:

## 3.1 Waste

Sufficient secure, enclosed and ventilated bin stores are provided to the side of the property.

## 3.2 Water pollution and flooding

The site does not lie within the flood zone. The site will not increase surface run off.

## 3.3 Energy performance and materials

High performance insulation will be used to achieve the lowest possible U-values. Heat loss from the dwellings will be reduced by using materials with good thermal performance and by enhancing the air tightness of the buildings through good seals.

### 3.4 Transport

The site is located within walking distance of many shops and is strategically placed for excellent access to public transport and in this regard should be considered to be a highly sustainable location.

### 3.5 Well being

Creating a high quality living environment has been a driving factor in the design. Large areas of glazing are provide, with a central courtyard. The flat exceeds the London housing design guide space standards. The proposed unit is also afforded with double aspect views.