ZAC MONRO ARCHITECTS

Basement and ground floor extension and extended garden building at **10 Elsworthy Road, London NW3 3DJ**

Contents

INTRODUCTION

Client brief

Zac Monro Architects (ZMA) have been appointed to look into proposals for extending the existing ground floor flat and the existing garage/workshop to create a large family accommodation with a garden room.

Having followed a thorough design and development exercise this Design & Access statement presents the final scheme for submission taking into consideration local and national planning policies.

This Design and Access statement will:

- Explain the proposals for the site and their integration within the local context

- Show the progression and development of the design

- Explain the final proposals for the scheme and demonstrate its inclusivity

Key Benefits

The proposed scheme will provide accommodation suitable for a large family responding to the Council's need to increase the number of large dwellings and creating a range of self-contained homes of different sizes.

The proposal will improve the connection between the flat and the rear garden by combining a system of terraces and steps with large areas of glass. Currently the windowless rear extension, used mainly for storage, blocks the view and a narrow stair constitutes the only access point to the back yard.

The renovation works will allow the flat to comply with the requirements set within the Approved Document Part M of the Building Regulations and most of the 16 Lifetime Homes criteria in order to guarantee a good level of accessibility and adaptability.

The proposal will capitalise on sustainable construction methods in order to achieve a high level of sustainability and meet the national and regional targets for carbon dioxide emission reduction. This will reduce the amount of energy needed for the build, the energy used by the occupants, along with limiting the overall impact of the development on the environment. Thanks to the proposed renovation works the flat will guarantee excellent living conditions for the future occupants providing high standards of thermal comfort and daylight. A sustainable Design and Construction Method statement and a Daylight/Sunlight assessment accompany this planning application and explain how the above will be achieved.

Background

PLANNING HISTORY:
10612: Planning permission was granted in 1971 to convert the house into three self-contained flats and to erect a double garage in place of the existing garage in the rear garden.

PLANNING CONSULTANT: Firstplan has been involved in the design process from the early stages. A Planning Statement and a Heritage Statement have been prepared in order to demonstrate compliance with the scheme with relevant local, regional and national policies. The document should be read together with this Design and Access Statement.

Network Rail: An underground railway tunnel crosses the rear garden of the property. The proposed drawings and the ground movement study carried out by the appointed geotechnical engineer have been sent to Network Rail to make sure the development does not harm the integrity of the tunnel. The NR engineers assessed the proposal and approved it.

Design Policy

This planning application has been designed in the context of the Policy and Documents listed below. A Planning and Heritage Statement have been prepared by **Firstplan** in order to demonstrate compliance with the relevant local, regional and national policies.

National Planning Policy

- National Planning Policy Framework (NPPF, 2012)

- National Online Planning Practice Guidance (NPPG, 2014)

The London Plan 2016

Local Planning Policy

- Camden Local Plan (2017)

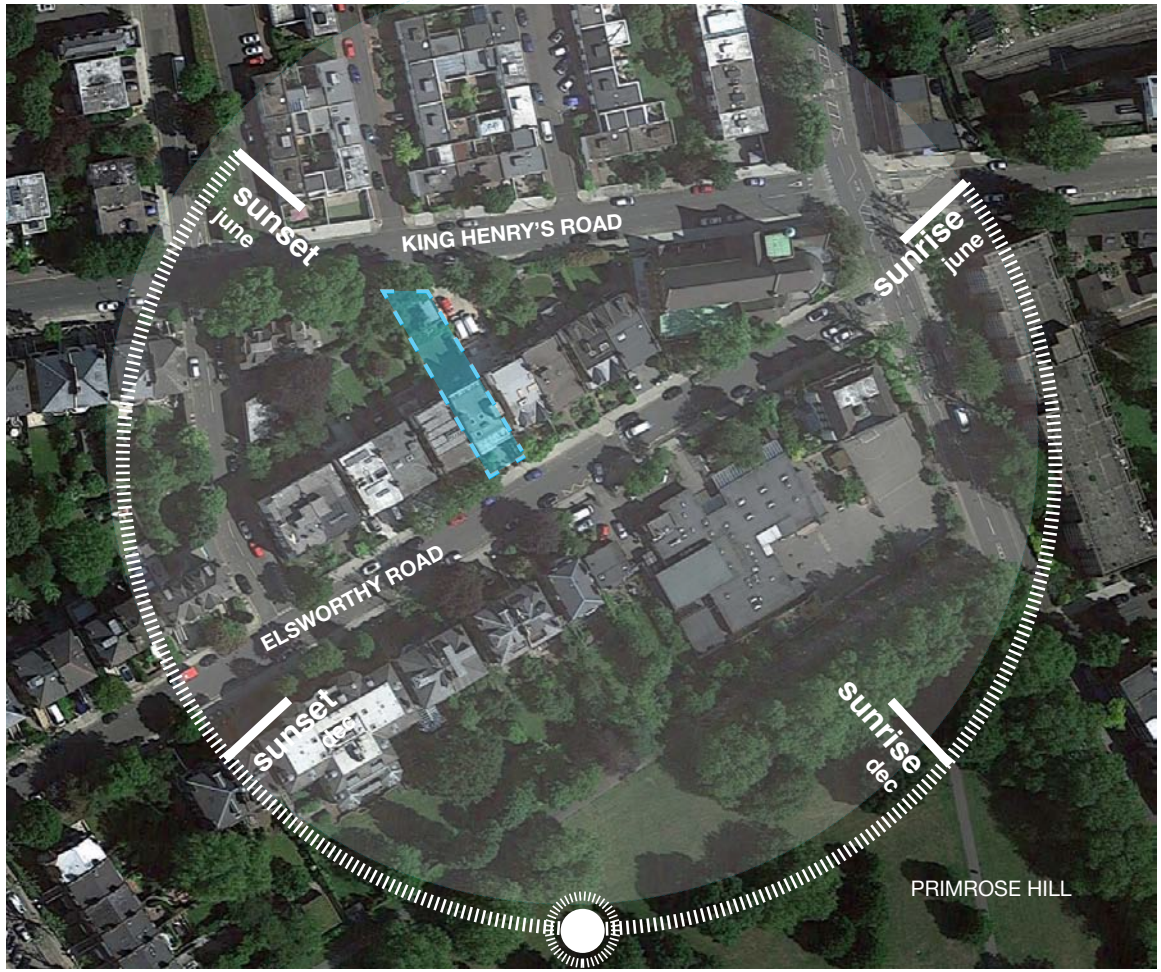
- Camden Policies Map (2017)

- Camden Planning Guidance, including:
  - CPG 1 Design
  - CPG 3 Sustainability
  - CPG 4 Basement and Lightwells

- Elsworthy Road Conservation Area Appraisal and Management Strategy (2009)

CONTEXT

Location



Areal view of the local area. Site highlighted in blue

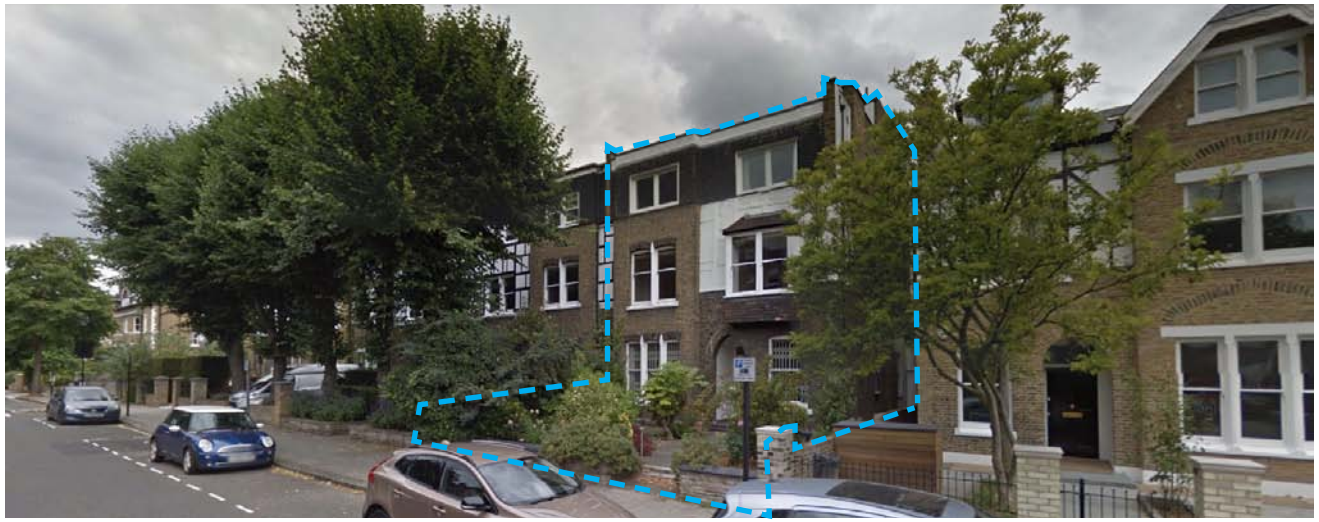
10 Elsworthy Road is a 3 storey semi-detached house subdivided into 3 self-contained flats. The property sits within a terrace made of five similar buildings and benefits of a small front garden and a large back garden. The building is believed to have been built in the 1880s as a part of a bigger development that leads to the construction of the eastern end of Elsworthy Road. The main elevations of the building are a mixture of bricks, mock Tudor and clay tiles.

The site is located within the Elsworthy Conservation Area, a wealthy residential suburb mostly made of large detached and semi-detached villas. A few steps away from the site, in the South direction, there is Primrose Hill, which is the closest public park. In terms of accessibility to public transport, the nearest train stations are Chalk Farm, Swiss Cottage and South Hampstead which are all located within 1km from the site.

The building is not listed.

Context/Site Photos

View of the existing property from the West of Elsworthy Road - No10 marked in blue



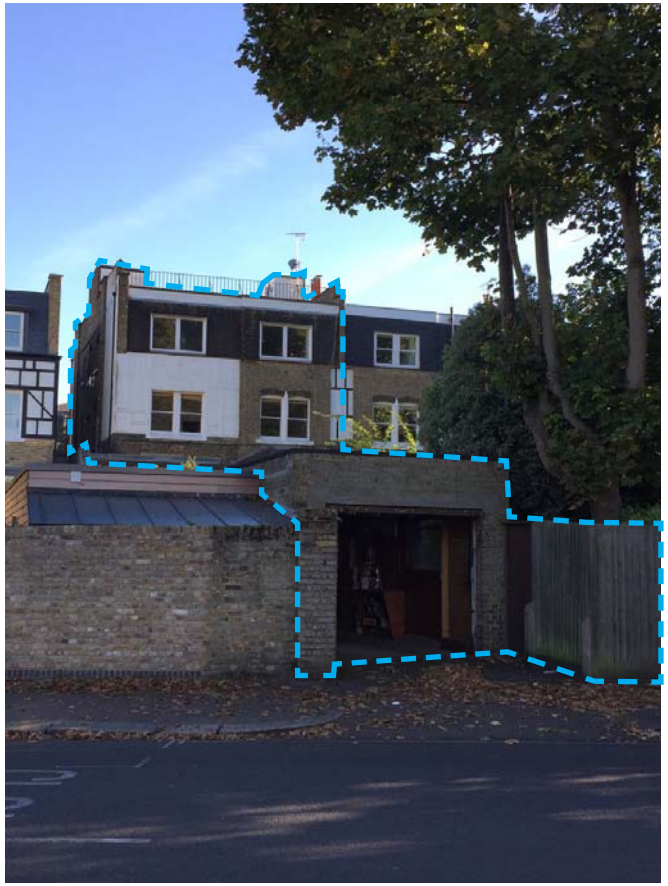
View of the existing property from the East of Elsworthy Road - No10 marked in blue

View of the existing property from the front garden

Context/Site Photos

View of the existing property from the rear garden

View of the rear garden from the 1sr floor flat



View of the existing property from King Henry's Road - No10 marked in blue

Local Precedents

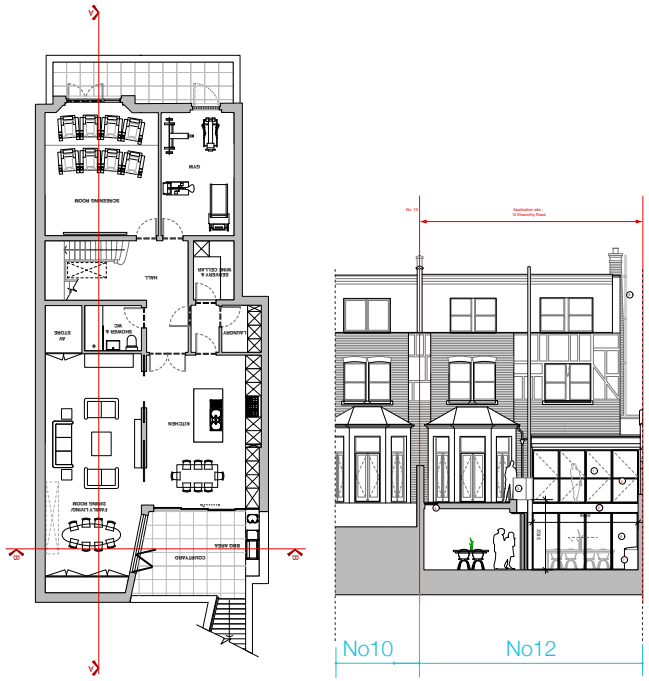
Other properties within Elsworthy Road obtained permission from the Council for basement and ground floor rear extensions. These are:

No8 Elsworthy Road (Ref. No. 2012/5897/P): Erection of building (incorporating part of retained existing building - roof and internal walls) comprising basement, ground and two upper floors for use as a single-family dwellinghouse (Class C3) (following substantial demolition of existing dwellinghouse (Class C3) including all external walls).

No12 Elsworthy Road (Ref. No. 2012/4744/P): Enlargement of existing cellar to create a new basement storey, including creation of a front light well and a sunken courtyard to the rear, extension to existing rear raised terrace and erection of a conservatory at rear ground floor level (following removal of the existing conservatory), all in connection with existing single family dwellinghouse (Class C3).

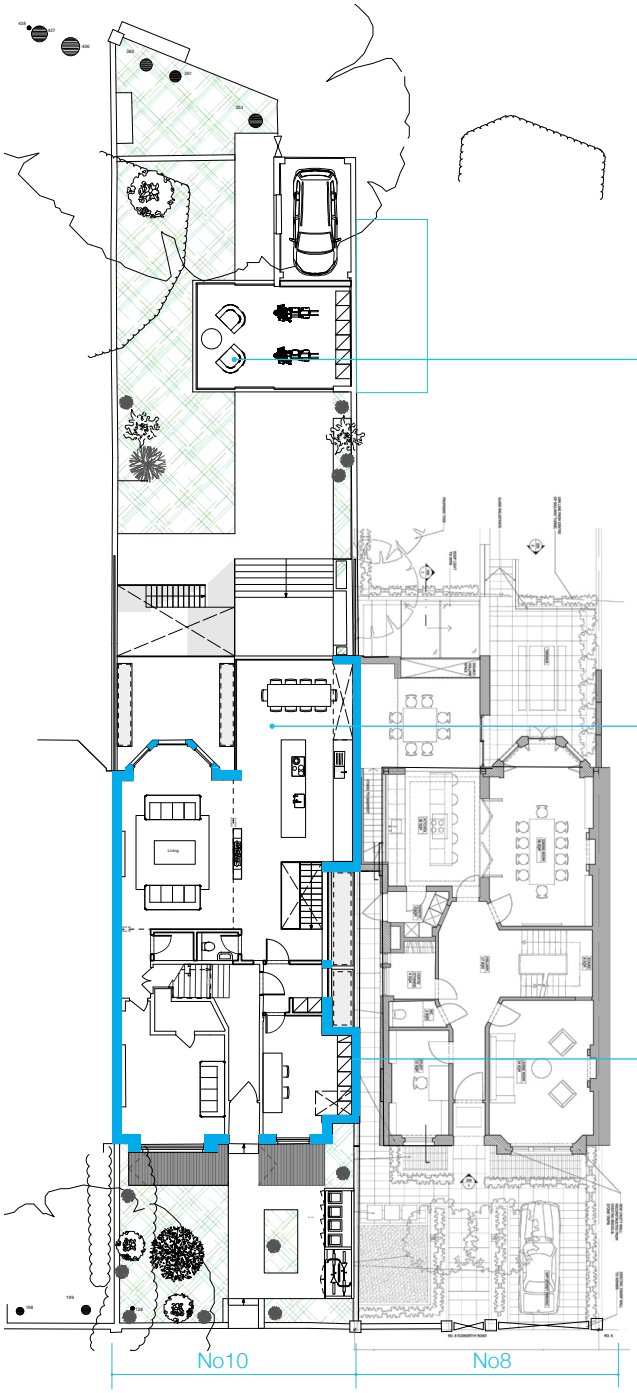
More similar local precedents can be found within Table 1 of the Planning and Heritage Statement submitted with this application.

No8 - Approved basement plan and proposed rear elevation



No12 - Approved basement plan and proposed rear elevation

DESIGN



Scale

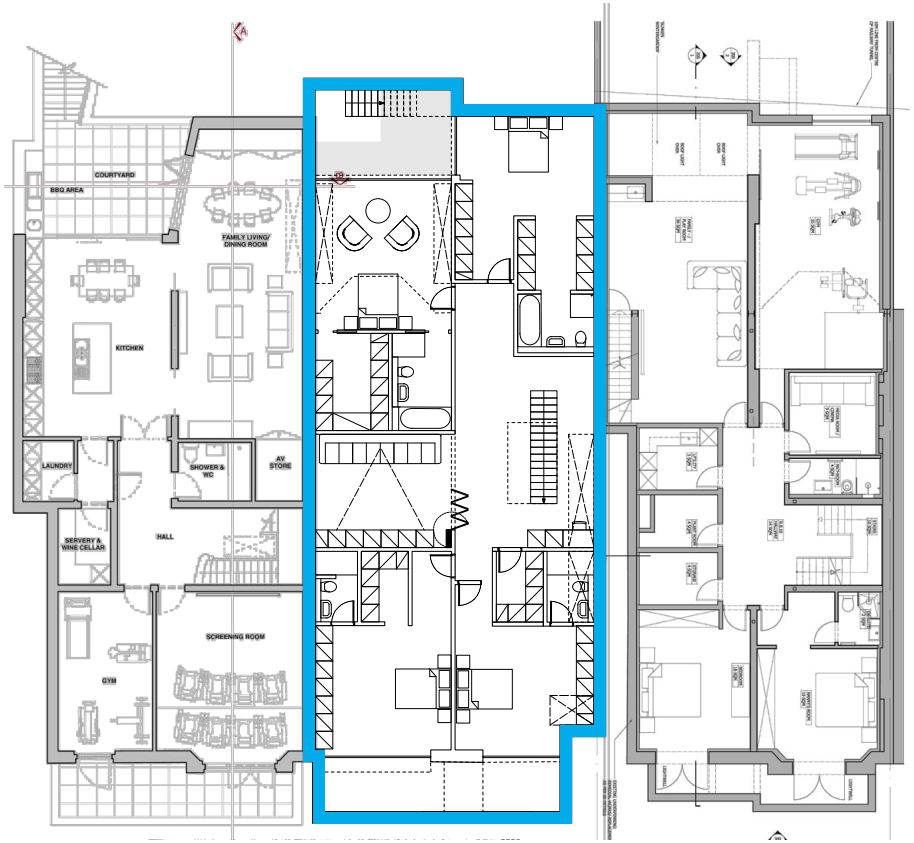
The depth of the proposed rear extension at ground floor will match that built at No8 . The addition is only one storey high and is designed deliberately lower than and sufficiently distant from the existing bay window in order to remain subservient to the main building.

The new basement will extend under the whole building footprint and protrude past the main building rear wall up to a distance of 6.7m. This is in line with the size of the basement extensions granted at No8 and No12 Elsworthy Road. Due to the site topography, the basement will be fully sunk to the front of the property and partially sunk to the rear. However, it will not be visible from King Henry's Road as it will be hidden behind the garage and the dense vegetation.

A small extension is proposed to the side of the property so that the room in the South-East corner will achieve the size of a double bedroom, should it need to be used for this purpose in the future. Given that the proposed addition will remain fully within the outline of the infill extension at the back, which is no higher than the existing, and that it will be reasonably setback from the front wall, we believe it won't affect the existing hierarchies and the character of the local street scene. Permission for a similar front side extension was granted at No34 Elsworthy Road (Ref. No. PE9700571R1).

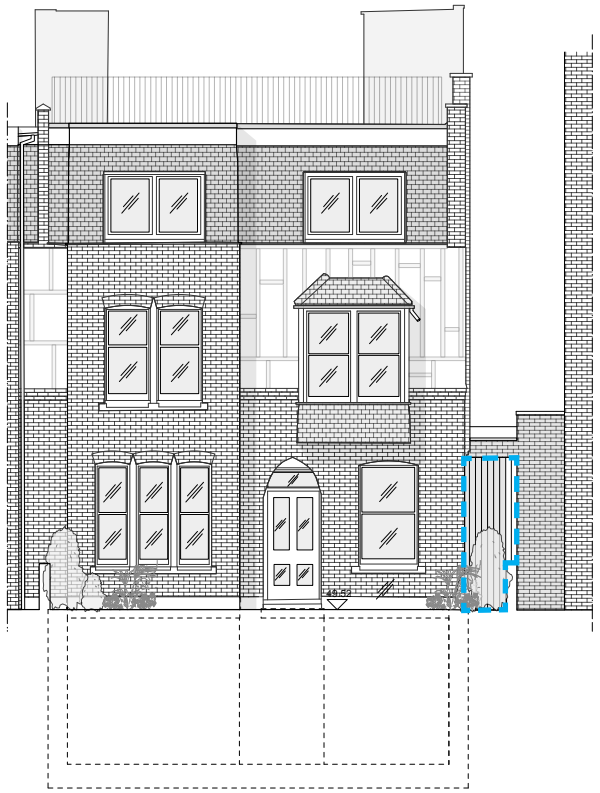
The existing workshop in the rear garden will be extended to form a garden room/gym. The addition will be single storey and well proportioned to the size of the garden. The elevations will be fully glazed in order to soften the impact of the extension on the garden and retain the view onto the bottom part of the site.

Scale



No12 | No10 | No8

Comparison between No10 basement plan and those approved at No8 and No12



Proposed front elevation: the proposed side extension (in blue) remains within the outline of the infill extension at the back

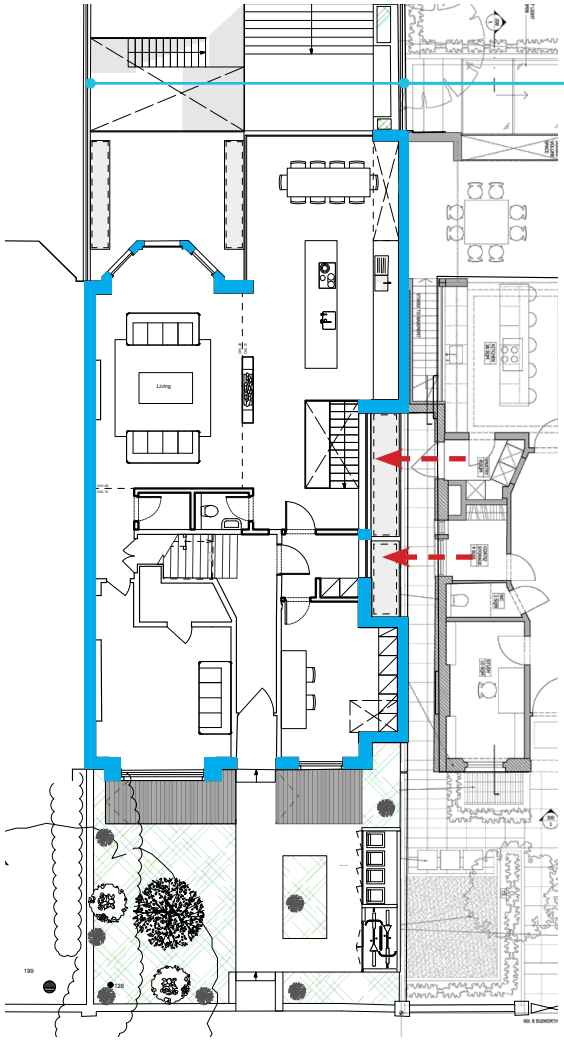
Impact on neighbouring structures

The Basement Impact Assessment submitted with this planning application assesses the impact of the proposed development on the structural stability of the neighbouring structures by studying the potential vertical and horizontal ground movements occurring during the works.

The report states that the risk of damage to the properties at No8 and No10 will be no higher than Burland Scale 1 (very slight) complying therefore with the LPA requirements. A Structural Monitoring Plan and a Contingency Plan will be adopted by the appointed contractor to ensure that ground movements and potential damages to neighbouring structures are kept within acceptable limits and mitigation and remedial works are promptly implemented if necessary.

An underground Network Rail tunnel runs within the rear garden. Since the proposed development slightly infringes within the 5m exclusion zone Network Rail requires that ground movements resulting from basement excavations are assessed to make sure the development does not harm the integrity of the tunnel. The BIA states: *'the proposed basement development is predicted to cause negligible ground movement at the crown of the tunnel, it is envisaged that there will be no significant impact to the Network Rail tunnel'.* The report has been submitted to Network Rail which confirmed that they are satisfied with the result and no further study is required.

Daylight/Sunlight & Overlooking



Proposed GF plan in blue

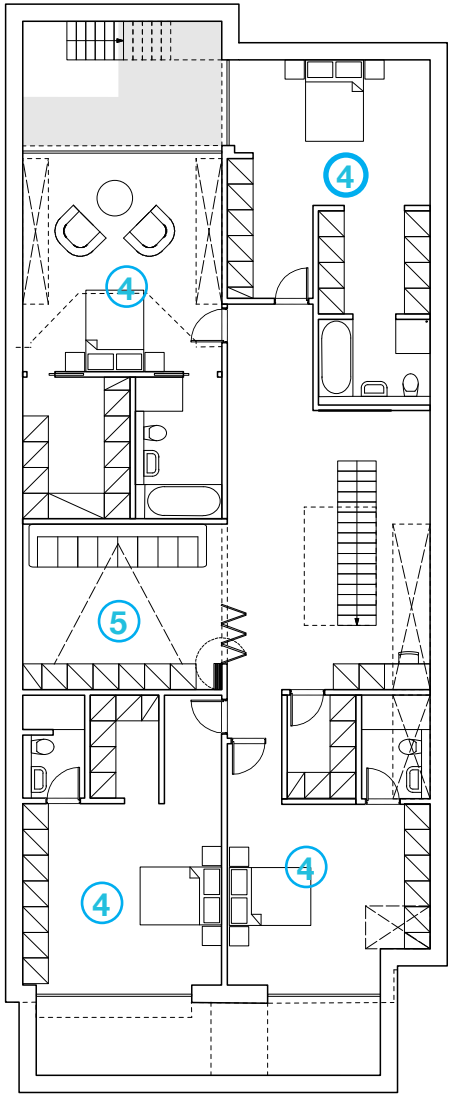
BRE 45 degrees applied to existing bay window at the rear

Because of its size and location, we believe the proposed GF rear extension will not harm the neighbour's daylight/ sunlight nor that of the bay window. The BRE 45 degrees test beside demonstrates this.

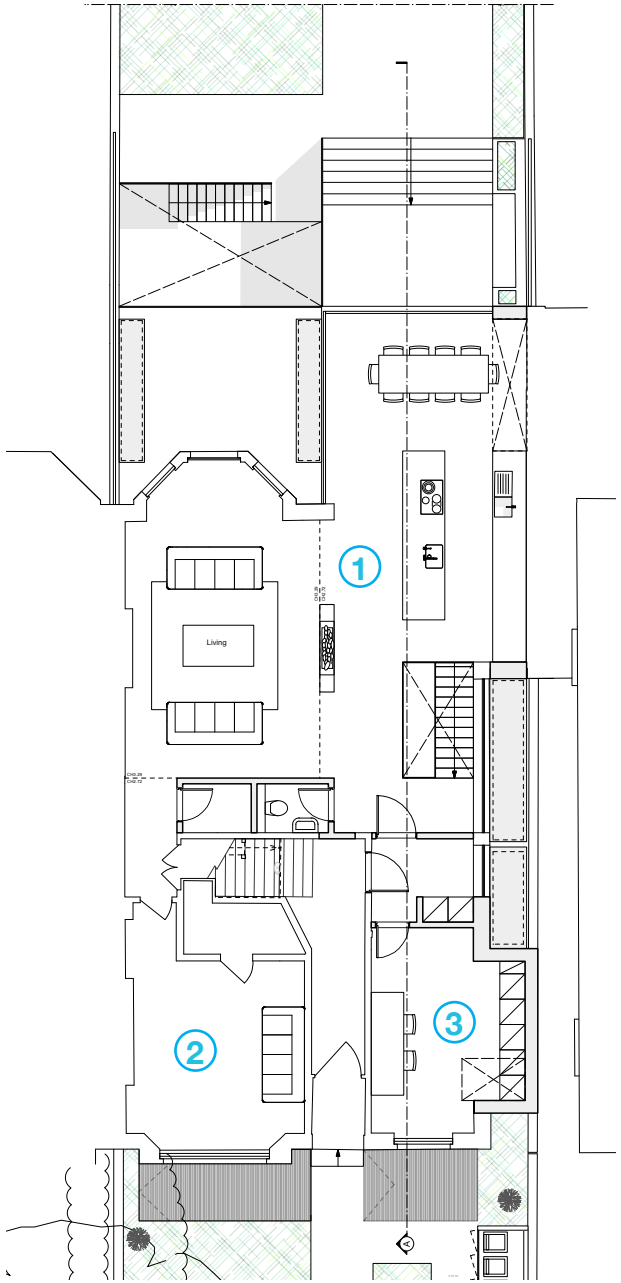
The ground floor side windows of the property at No8 do not belong to habitable rooms, therefore there is no need to run a BRE daylight/sunlight test on them. However, we limited the depth of the proposed side extension so that the neighbour's windows will face the light well instead of the wall of the extension.

A detailed 'within development' BRE test was run to quantify the amount of daylight/sunlight received within the proposed habitable rooms in order to assess the quality of the new accommodations. The report states: 'Right of Light Consulting confirms that the proposed design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

A 1.8m high fence will be installed to both sides of the ground floor terrace at the rear for its full depth in order to mitigate the risk of overlooking between neighbouring properties. Trellis will be fit in front of the proposed light well in the side infill in order to reduce the overlooking into the basement.



Proposed Basement plan



Proposed GF plan

Layout

The existing rear extension will be demolished and two new ground floor extensions to the rear and to the side of the building will be constructed. The existing cellar will be enlarged in order to provide a new basement floor. The existing workshop will be also extended to provide a garden room.

The ground floor to the North side has been opened up to create an open plan kitchen/dining/living area that faces the rear garden. The rooms to the front are used respectively as a snug/guests accommodation and office/study. All the bedrooms have been located in the basement, in which there is also a cinema room. The bedrooms to the rear are connected with the garden thanks to a staircase in the lower terrace.

The open plan configuration makes the proposed dwelling capable of accommodating changes to the internal layouts should this be required in the future due to family needs.

1. Kitchen/dining/living
2. snug/guest accomodation
3. office/study
4. bedroom with ensuite
5. cinema room

Amount

Room	GIA (sqm)
Kitchen/dining/living	85
Snug/Guests (excl ensuite)	19.5
Office/Study	15.8
Master Bedroom (excl ensuite)	32
Bed 1 (excl ensuite)	27.3
Bed 2 (excl ensuite)	21.3
Bed 3 (excl ensuite)	26.7
Cinema	17.9

The proposal will provide a four bedroom flat capable of accommodating at least 8 people. The internal floor areas and the room sizes will all meet and exceed the minimum required by the 'Technical housing standards – nationally described space standard' and the 'Camden Planning Guidance – Housing'.

The property sits within a site of 505square metres. The GIA of the ground floor flat will be 328sqm.

Proposed rear elevation

Proposed front elevation

Metal cladding

Floor to ceiling glazing

Timber cladding to side extension

Appearance/Materials

The main feature of the rear elevation, i.e. the rear bay window, will be retained and a well proportioned rear extension made of a simple palette of materials will comfortably sit next to it.

A thin fascia of metal cladding, mimicking that used for the extension at No8, will frame the proposed extension at both levels and define a clear separation between the original house and the rear addition.

Large areas of glass are proposed in order to increase the level of comfort due to daylight and solar gain, and to create a strong connection with the rear garden. The windows of the rear bay will be replaced with modern double glazed fixtures. This will provide a seamless view onto the garden and improve the energy performances of the envelope.

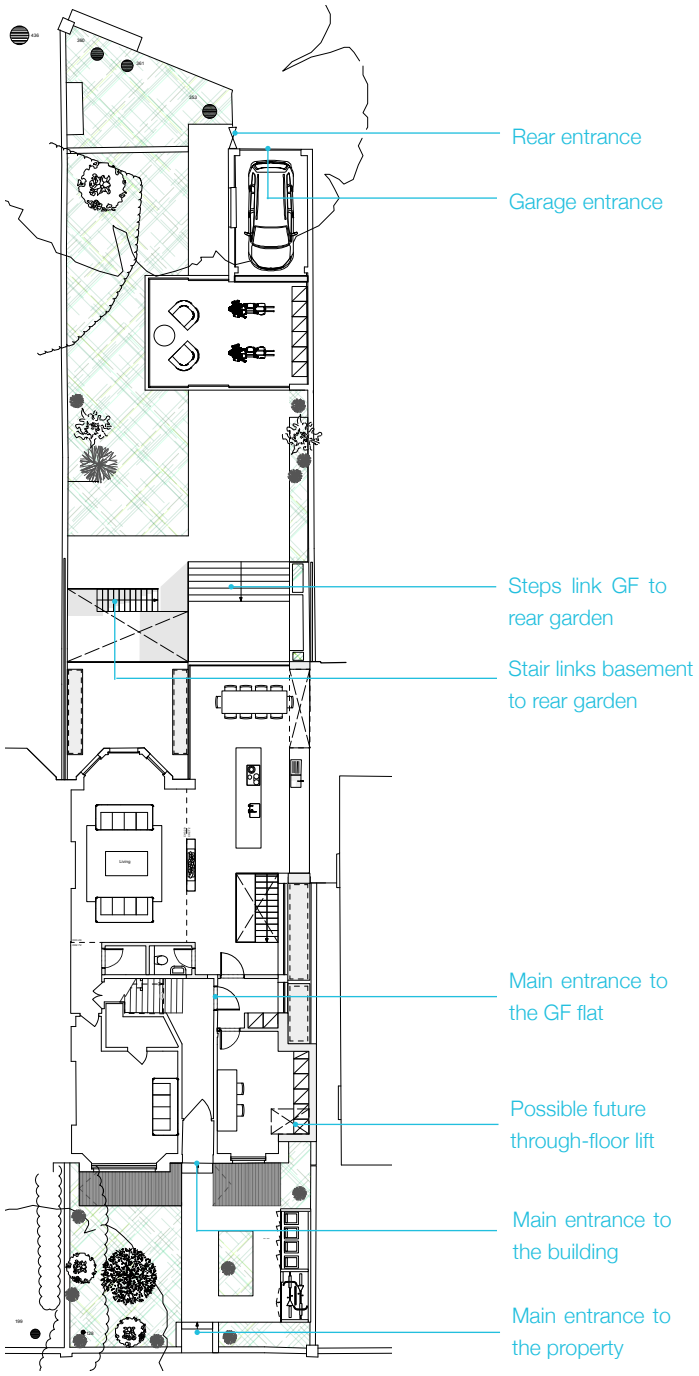
The new side extension to the front of the building will be clad with vertical timber slats. The proposed façade treatment will be deliberately contemporary, despite being made of a traditional material, in order to be subservient to the main building.

Heritage

The property is located within the Elsworthy Conservation Area. Great consideration must therefore be given to the scale of the development, the materials and the relationship between the extensions, the host building and the local context.

The basement will be fully sunk at the front and will not be visible from King Henry's Road. The extensions are well proportionate to the existing building and reflect those of the schemes already permitted at the adjoining properties and other similar developments in Elsworthy Road. The original features of the main building are retained and not affected by the proposal.

The Planning and Heritage Statement prepared by Firstplan reports that the proposed scheme represents a sensitive, well considered addition to the host building due to the discreet location, scale and proportions of the additions and the high quality design approach.



Access

The final scheme has been developed to take into account design and access, with specific regard for inclusivity regardless of age or mobility. The property takes into account the 16 Lifetime Homes criteria and complies with the “Approved Document Part M” of the Building Regulations.

The site plan here demonstrates entry points to the property, which remained unchanged, and entry points to the new accommodations.

Parking is available to the rear of the property within the existing garage/workshop. The existing number of car parking spaces have been retained.

A storage space for cycles is proposed next to the bin storage in the front garden. This will be capable of hosting up to two bikes.

Lifetime Home Compliance

Despite The Lifetime Homes standards have been withdrawn by the Government in 2015 effort has been made to incorporate the criteria in the proposed design in order to provide more accessible and adaptable accommodations. The schedule below shows which standards have been met and explains why others couldn't be met.

1). Parking (width or widening capability)

Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width

As the parking space is provided within the existing garage the widening requirement doesn't apply.

2). Approach to dwelling from parking (distance, gradients and widths)

The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping

The level of the garage and that of the dwelling rear entrance are existing, with a big gap between them, therefore this standard cannot be met.

3). Approach to all entrances

The approach to all entrances should be level or gently sloping

The communal entrance is existing and not level with the external landing, however, level access is provided to the main entrances of the new accommodations.

4). All entrances should: a) be illuminated relevant parts of 1.3.1.2 E b) have level access over the threshold and c) have a covered main entrance. In addition main entrances should also: d) have adequate weather protection, e) have a level external landing

With regard to illumination the standard will be met. Level access is provided to the front doors of the new units as well as the minimum clear opening width and suitable nibs. As the main entrance is set back from the front wall of the building adequate weather protection is provided.

5). Communal stairs and lifts

a) Communal stairs should provide easy access and b) where homes are reached by a lift, it should be fully wheelchair accessible

N/A

6). Internal doorways and hallways

The width of doorways and hallways should conform to the specifications set out in the Lifetime Homes Document.

This standard has been met.

7). Circulation Space

There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere. (Turning circle of 1500mm or 1700x1400 elipse)

This standard has been met.

8). Entrance level living space.

The living room should be at entrance level

This standard has been met.

9). Potential for entrance level bed-space

In houses of two or more storeys there should be space on the entrance level that could be used as a convenient bed space.

This standard has been met. The snug/guest accommodation and the office/study can host a double bed.

10). Entrance level WC and shower drainage

There should be: a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a shower to be fitted in the future

This standard has been met. An accessible WC is proposed within the GF plus there is an existing ensuite bathroom with shower

11). WC and bathroom walls

Walls in bathrooms and toilets should be capable of taking adaptations such as handrails

This standard will be met.

12). Stairs and potential through-floor lift in dwelling

The design should incorporate: a) provision for a future stair lift b) a suitably identified space for a through-the- floor lift from the ground to the first floor, for example to a bedroom next to a bathroom

Suitable areas have been identified on the plans for a through the floor lift. The stair has a clear width of 900mm and is suitable for the installation of a stair lift.

13). Potential for fitting of hoists and bedroom/ bathroom relationship

The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom

This standard will be met.

14). Bathrooms

An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.

This standard has been met

15). Glazing and window handle heights

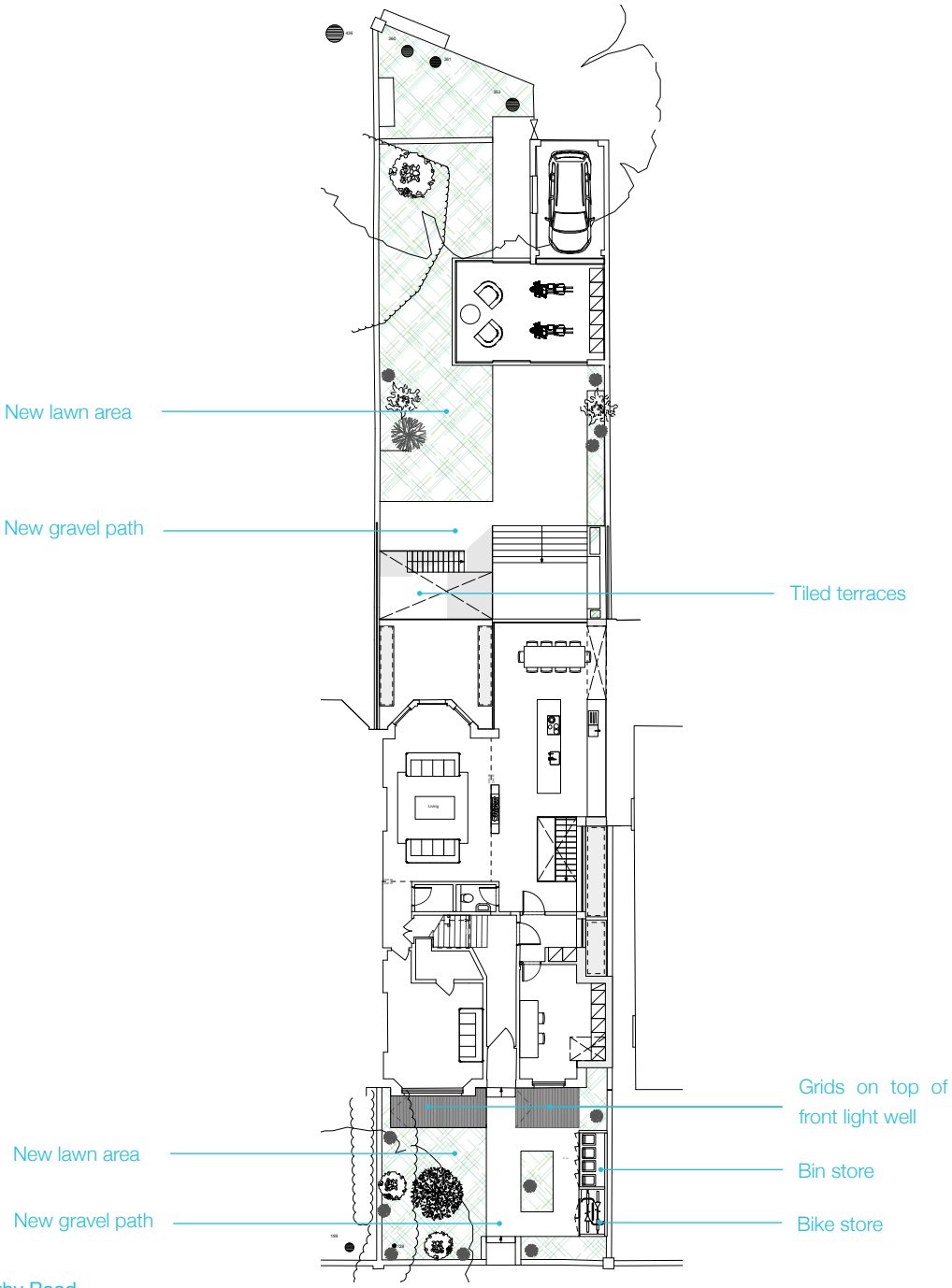
Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate

This standard has been met. The glazing is floor to ceiling in both the proposed living spaces.

16). Location of service controls

Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor)

This standard will be met.



Landscape

The property benefits from a large mature rear garden with trees of various sizes, shrubs and climbers. Most of these features will be retained and the construction works will aim to be carried out without affecting or damaging them.

A Tree Survey and an Arboricultural Impact Assessment have been prepared in accordance with the provisions of British Standard 5837 'Trees in Relation to Design, Demolition and Construction' (2012). The report states that the proposed development will impact minimally on the overall tree population and, provided that tree protection measures detailed in the report are put in place, the trees within and adjoining the site should not be adversely affected. The development will require the removal of three small trees/shrubs which have been identified as belonging to BD Category C (of low quality and value) and of no visual amenity value. Their removal should not represent a constraint, according to BS5837:2012.

The existing concrete slabs in the front garden will be replaced with lawn whilst the path leading to the entrance and to the bins/bikes storage will be covered with gravels. A grid will cover the front light wells.

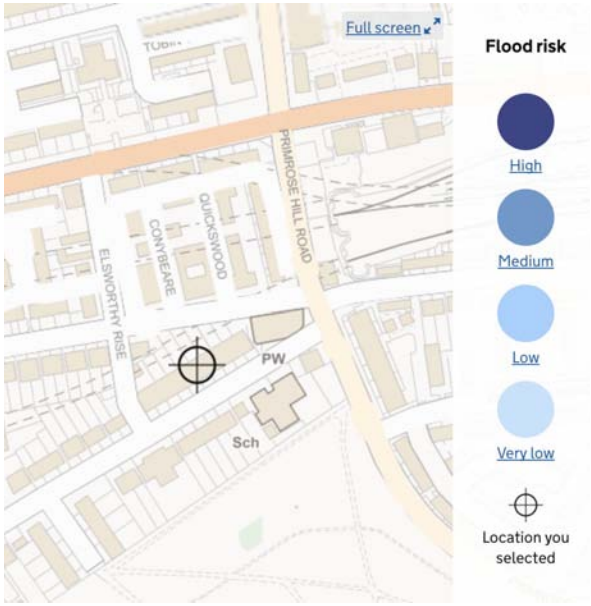
An extensive green roof will be installed on top of the GF rear extension in order to compensate the loss of soft landscaping caused by the development. A tiled surface to match the internal flooring is proposed for the ground floor and the basement terraces.

Sustainability

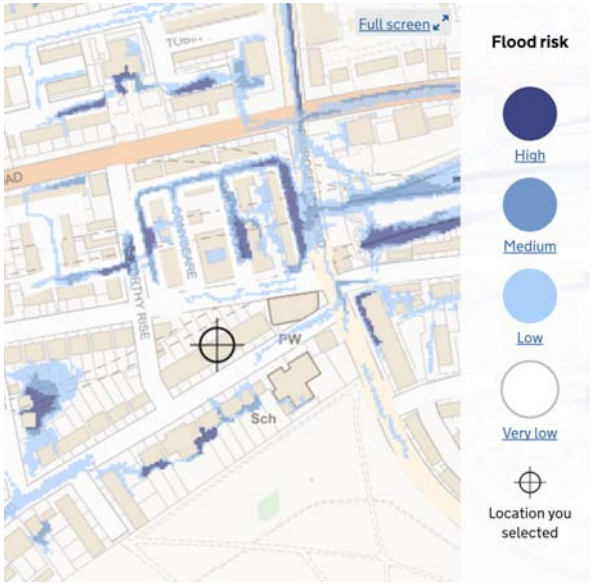
A Sustainable Design and Construction Statement has been prepared by Isambard Environmental to demonstrate how the development complies with the relevant policies.
The Design SAP calculation shows how the proposed works will reduce the CO2 emissions by 28.07% compared to the notional dwelling.

The BREEAM Domestic Refurbishment Pre-Assessment shows that the development could achieve a score of 59.34% with at least 40% of the available credits being achieved in the energy, water and materials categories. This is the equivalent to a 'Very Good' rating.

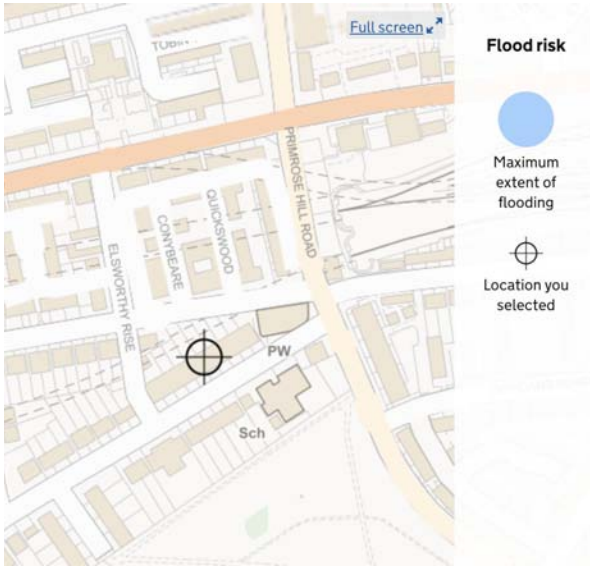
The report includes a list of carbon dioxide reduction measures to be implemented within the development in order to comply with CPG3 Sustainability. The most relevant are: installing a new gas combination boiler with programmer, room thermostat and thermostatic radiator valves; installing low energy lighting throughout; providing A or A+ energy rated white goods; and insulating all exposed pipework.



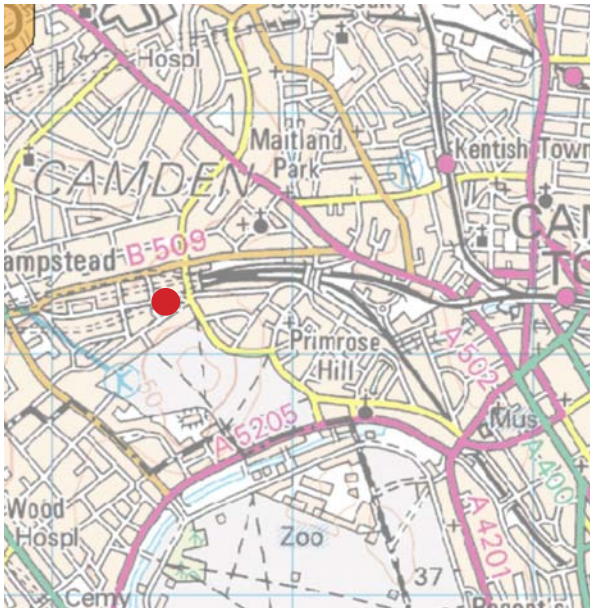
EA Map - Flood risk from rivers and seas



EA Map - Flood risk from surface water



EA Map - Flood risk from reservois



EA Map - Groundwater: location of the property in red

Flood Risk & SUDS

The Environment Agency maps indicate that:

The site is not located within a zone at risk of flooding by rivers, seas or reservois.

The site it is located within an area at very low risk of surface water flooding (Flood Zone 1).

The site is not located within a Groundwater vulnerability zone or a Groundwater protection zone.

With regards to ground water the Basement Impact Assessment states: *No groundwater is present at the site and, given the clay nature of the soils, no significant groundwater flow is envisaged. Therefore, the development is not expected to have any impact upon groundwater flow and there is no scope for any cumulative effect.*

Given that the new development will increase the amount of hard landscaping a SUDS assessment will be undertaken and the results will be incorporated into the below ground drainage strategy.

CONCLUSION

Summary

This design and access statement accompany the formal application seeking planning permission for the extension of the ground floor, the cellar floor and the workshop/ garage of the property located at No10 Elsworthy Road.

The proposed extension will remain subservient to the main building and will be in line with the scale of the developments approved at the adjoining properties. The main features of the host building will be retained and the palette of materials chosen will blend well with the existing building, with the rear extension at No8 and with the character of the conservation area where the property is located.

The scheme responds to the Council need to create homes of different sizes and larger homes, by providing an accommodation capable to host at least 8 people.

As a result of the renovation works the level of accessibility of the ground floor flat will be considerably improved. The scheme complies with the Approved Document Part M of the Building Regulations and most of the relevant Lifetime Homes criteria.

Despite being integrated within an existing shell the proposed scheme will incorporate sustainable construction techniques and achieve a 'Very Good' rating in the BREEAM Domestic Refurbishment Pre-Assessment.

The BRE 45 degrees Test and the Daylight and Sunlight Study prepared by Right of Light Consulting show that the proposal won't affect the daylight and sunlight of the adjacent properties and that the proposed ground and basement floor receive satisfactory levels of daylight and sunlight.

As shown within the BIA and the Structural Planning Report the proposed extension won't affect the hydrology, geology and flood risk of the site and it will not harm the structural stability of the neighbouring properties and the Network Rail Tunnel in the rear garden.

The scheme won't affect the existing trees within the site and on the adjoining properties as reported within the Arboricultural Implication Assessment.

We believe the proposed scheme by reason of its design and composition will be of great benefit to the character of the host building and the Elsworthy Conservation Area, whilst providing additional residential floor space suitable to host a large family.