

Design & Access Statement

The Lodge, North End Avenue, London NW3 7HP

Planning history

The current application is a revision of application 2017/4695/P submitted 8th August 2017. The scheme presented is revised in direct response to comments made by the planning officer (Ms Emily Whittredge) in the email received 27th November 2017 in response to an initial planning application (2017/4695/P). The DAS details how the revised scheme positively responds to the planning officer's comments, for full email please see Appendix.

The principle changes to the previously submitted scheme are the omission of the rear extension building and the revision of the west façade facing the public highway.

Previous granted schemes for the site include 2013/3790/P and 2007/5120/P - permissions granted for erection of a partially submerged rear two-storey extension and replacement of garage door with windows to dwelling house (not implemented.)

Proposal overview

The property is an attractive Arts and Crafts style house within the Hampstead conservation area in the leafy enclave of North End. The original volume of the house dates to c.1870. The house is not listed and has been modified and extended over time. Most recently, two projecting gables were constructed on the west elevation c.1985. Due to the modifications, the layout of the house is confused and compromised, not fit for purpose for contemporary family living.

Our proposal seeks to clarify the external and internal layout and refreshing with respect to original materials and designs a tired building. The proposal aligns with Policies D1 and D2 of the Local Plan, strongly respecting the local context and character in order to preserve what is of value and enhance the historic environment and setting. The changes proposed externally comprise the replacement of windows and doors within the existing openings, and subtle enlargements are proposed for key principal west and south windows to enhance the quality of natural light within. The external envelope will be improved to comply with current building regulations.

No extension buildings are proposed within this application.

Revised proposal

The planning officer's comments are extracted verbatim, followed by the response as follows: -

- Single storey extension: *'The proposed extension does not relate to the architectural style or characteristics of the host building, and as such is considered to be harmful to the building and wider conservation area.'*
The proposal for a south extension building has been omitted.
- West elevation: *'The two projecting gables form an important part of the character of this elevation, which faces the public highway. Moving the wall forward at first floor level and infilling this recess would not be acceptable, although it is unclear from the plans whether this wall would be moving forward.'*
The character of the recess between the two gables is maintained, the upper storey recess will be moved forward by 450mm to align with the lower storey recess, in order to increase the width of the internal circulation area. The terracotta tiles will be carefully removed and retained to clad the new wall, put back in the same bands of patternation as before to match the adjoining facades.
- *'The insertion of a window within the gable is out of keeping with the design and age of the building and should be omitted.'*
This proposal has been revised, the brick infill is to be retained in the gable no window is proposed.
- *'At the ground floor, new windows and doors should replicate the design and materials of the originals on the building, that are appropriate to its age. The installation of contemporary windows and doors would not be acceptable on the elevation facing the public highway.'*
All windows along the west elevation will replicate the design and construction of the existing windows.
- *'Balconies and terraces are normally unacceptable on front elevations, and we would resist these where they are not characteristic of the area. ... The proposed porch with columns does not appear to be in keeping with the age or architecture of the building and will need to be omitted or amended.'*

This proposal has been amended; the portico over the new main entrance is omitted in favour of a lead roofed canopy in keeping with the conservation area.

- *'The replacement of a window with a door at first floor level would also not be appropriate for the front (street side) elevation.'*
This has been retracted and revised to a window opening in keeping with the existing. The composition is to be improved by a slight shift to centre the window in the recessed bay. The tri-part arrangement of the mullions is replicated, its width increased and head raised to meet the eaves line, replicating the configuration of the adjacent windows.
- *'Solar panels would generally not be acceptable on the front elevation.'*
The proposal for solar panels has been removed.
- East Elevation: *'The principle of a roof terrace is acceptable and was previously granted permission in 2013.'*
This proposal is retained.
- *'The replacement of windows with doors is acceptable, but the original design of the windows including glazing bars should be replicated in the new doors.'*
The tri-part arrangement of glazing bars has been faithfully replicated with one fixed leaf and one double door giving onto the terrace.
- *'The installation of new timber doors at ground floor level is acceptable.'*
The proposal has been retained with the garage door to be replaced with two double full-height timber framed French doors opening onto the courtyard. The current front door and adjacent openings are converted into full-height double doors and a fixed leaf, retaining the rhythm of the existing openings.
- *'The cladding of the ground floor should likely be roughcast render, rather than concrete, to match the existing material.'*
This proposal has been incorporated.
- Shutters: *'The installation of external roller shutters is resisted within conservation areas, where they can have an adverse impact on the appearance of a building, both due to the bulkiness of the shutter housing and the appearance of the shutter itself.'*
The external shuttering system is removed from this application.
- Rooflight: *'A circular rooflight would be out of keeping with the character of the building, and would be fairly visible in this location, so should be omitted.'*
The existing rooflight is to be upgraded to conform to the existing opening aperture.
- North elevation formation of off-street parking space: *'The replacement of part of the garden area near the entrance to the site with a paved area for parking would not be supported.'*
The proposal for alternations to the planted area on the driveway approach is retracted, no changes to the front landscape of the property are proposed.
- Back garden landscaping: following the omission of the south extension, the design of the rear landscape works have been revised to a more straightforward rectilinear form with steps connecting the lower to upper garden level. These proposals are not visible from the public highway.

Access

- Main entrance: The current entrance is on the east elevation in the courtyard, there is a level difference of 200mm between the courtyard and hall. A new main entrance location is proposed in the central bay on the west elevation, and accessed through the upgraded timber gate on the north elevation along a gently pitched path. The entrance would be level with the inside finished floor level of the hall. An unobtrusive lead-lined canopy supported off of the existing loadbearing exterior walls is proposed above this entrance providing shelter from the elements.
- Parking: The existing on-site parking allocation of 2No. car parking spaces is retained in the existing locations in the courtyard. There is no proposal to replace the loss of garage space with off-street parking, respecting Camden's Local Plan Policy 10.21.

- Refuse collection: The existing east appendage outdoor storage area is to be used as bin store, located adjacent to the kitchen/dining areas. The bins will be wheeled out to North End Avenue in front of the gate for collection following the current arrangement.



Takeshi Hayatsu

Director

19th January 2018