



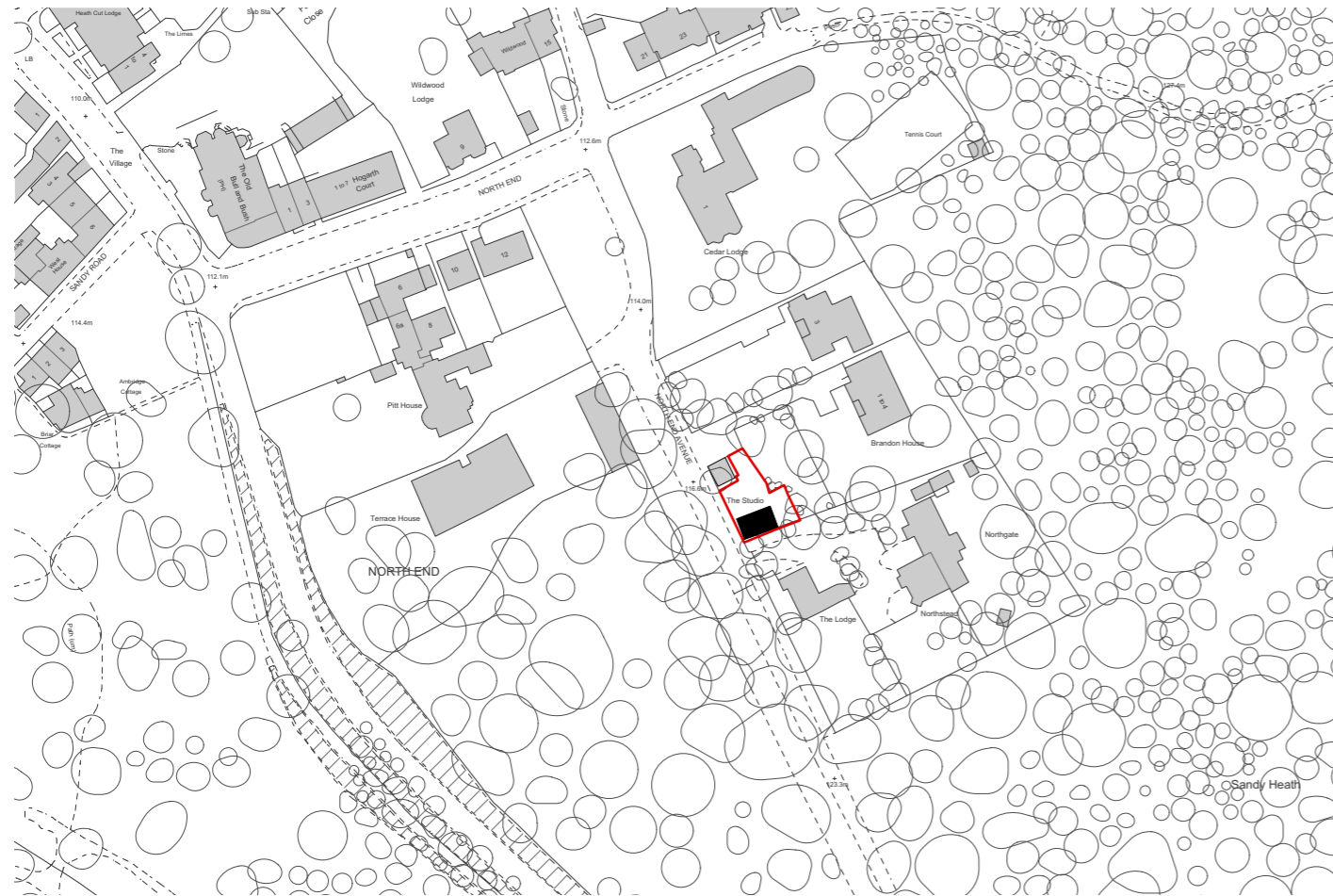
# Contents

INTRODUCTION	1.0	SITE APPRAISAL
This Design and Access Statement has been prepared by AOC Architecture in support of the planning application to provide a replacement dwelling on a residential site located in North End Avenue. The proposal seeks to replace an existing modern dwelling that currently provides sub-standard accommodation with a new sustainable family home. The proposal aims to improve the relationship between the site and its surroundings by re-arranging the massing on the site, the new dwelling will meet all current spatial and energy standards.	1.1	Location
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The Statement demonstrates how the proposals have emerged through a thorough understanding of the physical, social and policy context, deriving clear design principles and developing high quality design proposals in response. This document describes the detail design proposal, and includes the input from a range of consultants, including planning consultant, arboriculturalist, biodiversity specialist, sustainability consultant, archaeologist, structural engineers, and a below ground drainage (SUDS) consultant.	2.0	DESIGN PROPOSAL
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Site	The Studio
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Client	Mr & Mrs Burgess
Address	The Studio North End Avenue NW3 7HP
Agent	AOC Architecture Ltd
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North End, 2017



North End, 2017

## 1.1 LOCATION

The Studio is situated towards the south of North End, a loose group of residential properties that sit on the edge of the Heath Extension, to the north of Hampstead. North End Avenue is a narrow road with grass verges and large mature Horse chestnut trees to the West of the site, the road terminates in a pedestrian path leading towards Sandy Heath. The overall impression of the site is defined by the proximity to the heath and the dominance of the surrounding woodland. Properties on North End Avenue are bound by brick boundary walls, set in gardens that merge into the surrounding heath.

## 1.2 SITE DESCRIPTION

The site is rectangular in shape, with a total area of approx 250sqm comprising a modern two storey residential dwelling and garden. The site is accessible via a short flight of steps leading from North End Avenue. The entrance is situated within the brick boundary wall that forms the western site boundary with the street. The singular entrance to the site is through the brick boundary wall, defined by a tiled porch and timber gate, this is accessed via a short flight of steps set within the grass verge. A mixture of brick retaining walls and timber fences form the remainder of the perimeter. The existing modern dwelling sits directly behind the brick wall.

The site is bound to the north by a modern garage and brick wall forming a boundary to a private access that leads to Brandon House, a timber fence and access road to adjacent properties Northstead, Northgate and The Lodge on the south, and the large gardens of Brandon House to the East. There is an area of 11sqm of shared ownership as identified on ground floor plan immediately adjacent to the building.

Please also refer to the following additional documents that capture further detailed description and analysis of the site: *Planning & Heritage Statement & Photographic Survey*



Street view of boundary wall and entrance to the site



Modern garage brick wall and driveway to the northern boundary



Terrace House & Pitt House to the Northwest of the site



Private driveway to southern boundary



North End, 1885



North End Avenue, c.1900



North End, 1896



Pitt House, c.1928



North End, 1938

### 1.3 SITE HISTORY

North End originated as an estate, formed in the 1760's on the fringes of Hampstead Heath, positioned along the road leading from Hampstead to Hendon. The house known originally North End House was developed as a mansion at that time, this property is identified at Wildwoods in the 1890's map, and Pitt House from around 1910 (the property was occupied by former prime minister William Pitt in the latter part of the 18C). At this time the Avenue was lined with trees on both sides, with a keepers cottage located at the end of the avenue right on the edge of the heath. Pitt house was demolished in 1952, shortly after the garden was purchased by the LCC, only segments of the garden wall remain.

A cluster of additional country houses were constructed on the periphery of the heath towards the end of the 19C, adjacent properties Northgate, Northstead & The lodge all appear on the map of North End Avenue by 1896.

Further development of the immediate surrounding area is evident on the 1938 map, at which point building footprints for the neighbouring property Brandon House, along with the original garage (now demolished and replaced) are shown.

The site boundary is indicated with a red line in the history maps, these maps demonstrate that there was no development on the site prior to 1938. At some point between 1938 and 1995, it is understood that a pottery studio was constructed on the site. In 1995 permission was granted for the following: 'The continuation of the use of the building as a self-contained residential dwelling on the site'. Once the original studio building was established as a dwelling, further permission was granted in 2000 to demolish the original single storey house and construct the two storey dwelling now present on the site.

Please refer to the detailed planning history in our 'Planning & Heritage Statement' which provides a full planning history for the site.

The site contributes to part of an Archaeological Priority Area. The proposed development is considered unlikely to have either a significant or widespread archaeological impact, please refer to the Archaeological Desk Based Assessment prepared by CgMS Ltd for further detail.



North End, 2017



Historic England, map of locally listed buildings



Archway to former Pitt House garden



Wall to the south east of Terrace House



Lesser Wildwood, North End



North End inc view of Wildwood Cottage



Cedar Lodge



Boundary to Fenton House, Admirals walk, Hampstead Village

#### 1.4 LOCAL CONTEXT

The site is located within the Hampstead Conservation area, namely sub area Eight: Outlying Areas - North End. The conservation area report provides the following description of North End:

*'North End is a loose cluster of quite modest houses centered on the Olde Bull and Bush pub with the Hampstead Heath Extension banked up steeply all around. It has the distinct quality of a small enclave detached from urban life. The roads peter out into paths through the surrounding woodland. Greenery dominates and the relationship between the houses, their gardens and the Heath is particularly intimate.'*

The conservation area report goes on to describe North End Avenue:

*'North End Avenue has larger houses set in large gardens that merge into the surrounding Heath. Cedar Lodge (No. 1) is particularly fine and has a prominent brick boundary wall. The boldly modeled roofs of Northgate and Northstead are prominent in views from the Heath.'*

The map of locally listed buildings indicates two local listings in the context of the site, the wall to the south east of Terrace House bounding with North End Avenue, and the archway to former Pitt House garden which is set back from the street within woodland. Both structures are brick, with a brown appearance, they merge well into their surroundings. To the North of the site there are additional listings, including Wildwood / Lesser Wildwood a former 17C farm house, and Wildwood Cottage a modest 19C gothic cottage.

North end is a more formal road with a mixture of building forms from terraced to cottages, a wide range of materials are also evident including brick, painted render, hung tiles, glass, timber and metal cladding. Taking on board the wider locality of Hampstead village, we can see further evidence of houses being set back from the street, often bordered with tall brick garden up to two storey height.

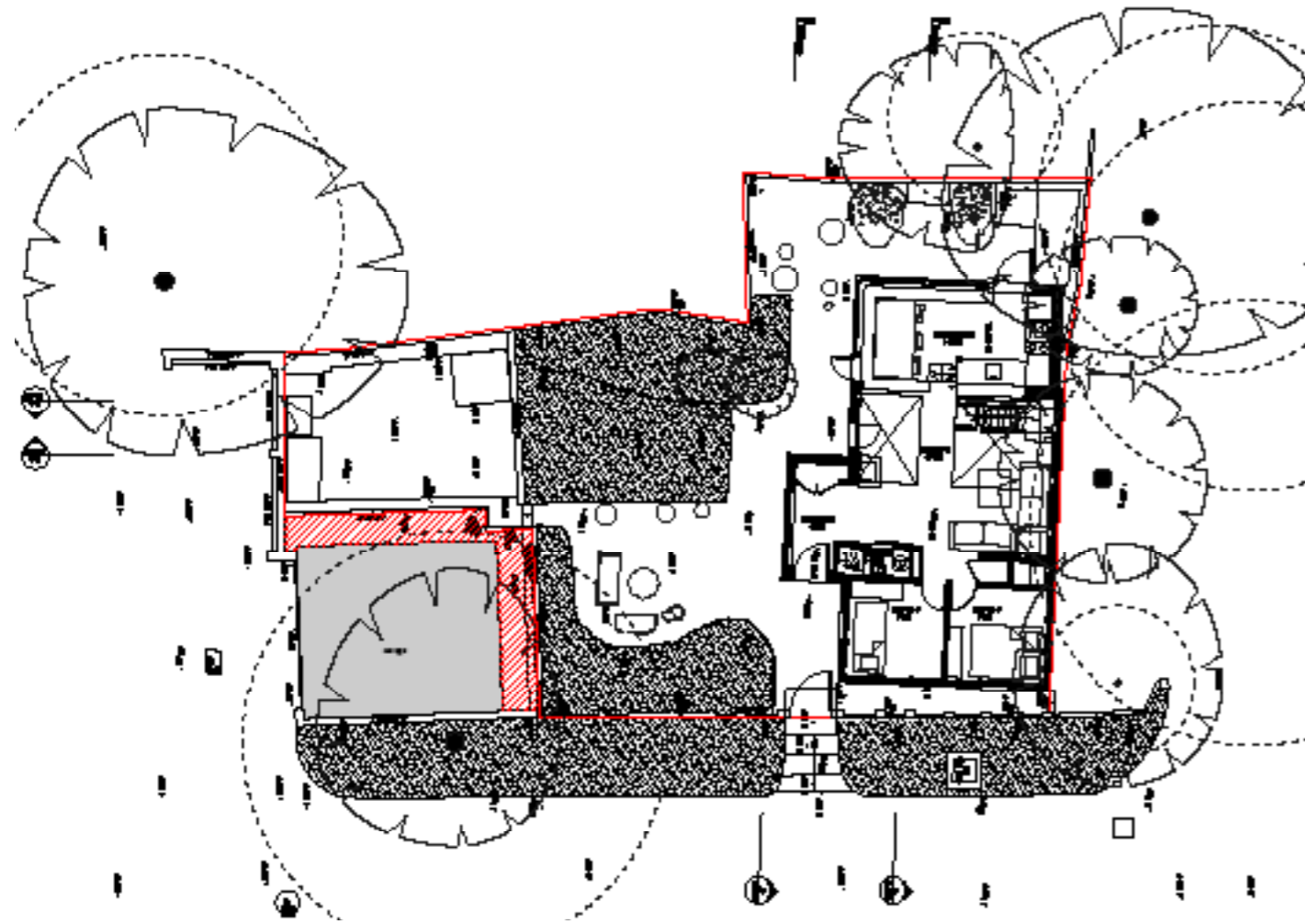
In terms of the principle of replacement dwellings there are a wide range of examples in the locality, we draw particular attention to No.10 North End & Terrace House on North End Avenue, opposite the site. These are both examples of contemporary additions within the immediate conservation area. Further detail on the applications made for these properties can be found in the Planning and Heritage Statement.



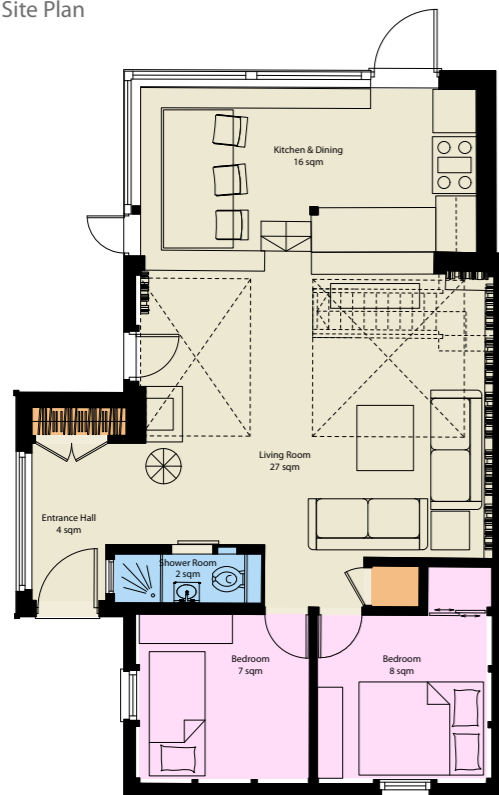
Terrace House, North End Avenue



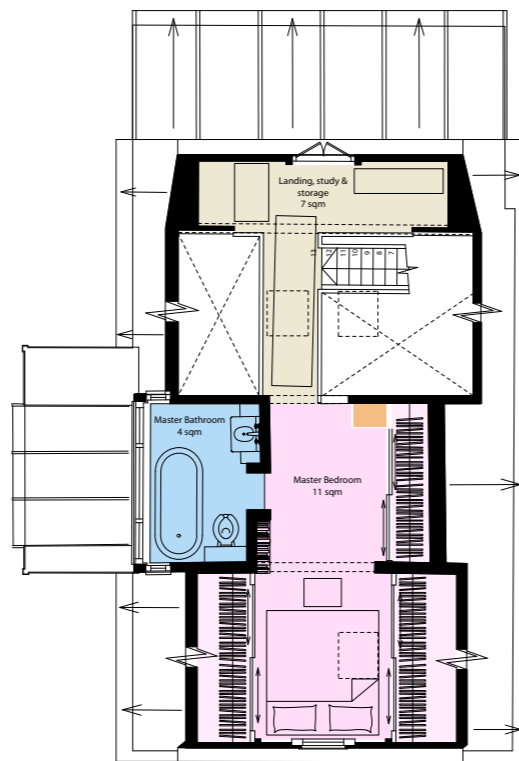
No.10 North End



Existing Site Plan



Existing Ground Floor Plan



Existing First Floor Plan

### 1.5 EXISTING DWELLING

The existing building is a 3 bedroom dwelling, constructed in c.2000. The building is not listed, nor identified as making a positive contribution to the character and appearance of the Hampstead Conservation Area. The building is constructed of brick, with tiled roof, areas of timber cladding with a large lead clad dormer, large areas of timber and glass, including a fully glazed single storey extension to the rear.

The existing dwelling has a poor relationship with both the street and the garden with a gable end that does not formally address the street. The external wall of the building sits less than 1m back from the current brick boundary wall, creating an unusable space, limiting the daylight provision to the bedroom window facing onto the boundary wall.

The house has a fragmented relationship with the garden, the current massing means that shadows are cast across the existing amenity restricting the potential for inhabitation and growing in the garden. Changes of level across the site further emphasise awkward spatial relationships between living areas and the garden. There are currently no accessible thresholds between the house and garden.

The first floor has limited head height throughout, at 11 sqm the master bedroom is both narrower and smaller than the current national standards for a double bedroom. An additional two smaller bedrooms are provided at ground floor level, one of which fails to meet the national space standards at 7 sqm, with windows directly facing onto the blank brick wall at ground floor level, significantly limiting the amount of natural sunlight and daylight from entering. In addition to failing to meet current space standards, the arrangement of the existing dwelling falls short in terms of providing good quality spaces for a contemporary family.



Existing house



Stepped garden and existing boundary wall to north



Unusable amenity

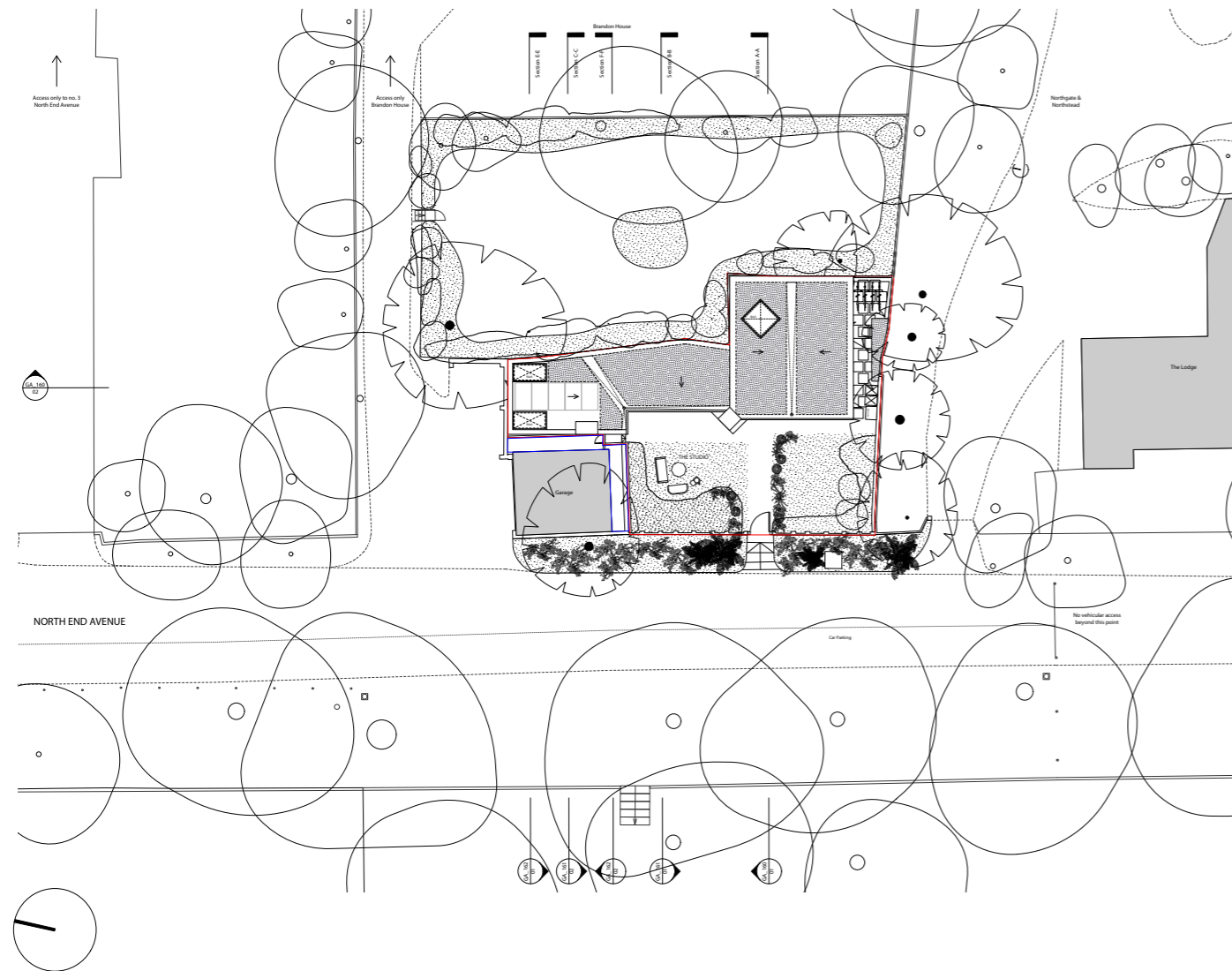


Master bedroom



Ground floor bedroom

# 2 Design Proposal



Proposed Site Plan



Precedent: Peter Aldington's Hose & Garden - Turn End, build 1960's the garden is a natural extension of the house

## 2.1 DESIGN PRINCIPLES

The proposed development seeks to meet extremely high quality design standards through its massing, arrangement and material detailing. The proposals make more efficient use of the site area through better space planning, meeting space standards, allowing for lifetime occupation of the residents, and creating spaces conducive to the needs of a contemporary family. The scheme improves aspect and orientation, improving the relationship between inside and out, and maximising the potential of the garden and the potential for biodiversity, further supporting its woodland environment. Perhaps most importantly by repositioning the massing of the building away from the site boundary, reducing its perceived scale, improving the relationship with the local context.

## 2.2 USE & ARRANGEMENT

The proposed replacement dwelling will provide a much improved family home and garden with better quality rooms, spaces and relationship between the house, its' garden and the Heath. Detailed study and conversations with the client about the way in which they use the existing house and its relationship to the garden has identified a much needed improvement to the provision of family living space, as well as a critical need for better quality bedrooms.

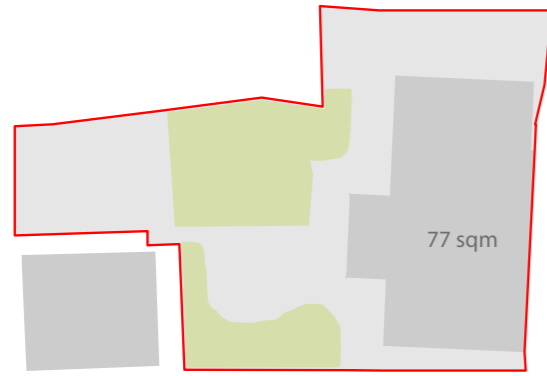
The proposal seeks to make accessible, secure and generous connections between the home and garden with better spatial definition and enclosure to the site. A more efficient use of the site not only promotes a strong and positive relationship between the house and garden, but also enables a much improved relationship to Hampstead Heath and the established surrounding landscape.

The proposed arrangement of the dwelling on the site takes best advantage of the openness to the south west, allowing maximum daylight into the habitable rooms whilst providing a well proportioned garden with plenty of opportunity for growing. This also promotes a reduced impact upon Hampstead Heath in terms of openness.

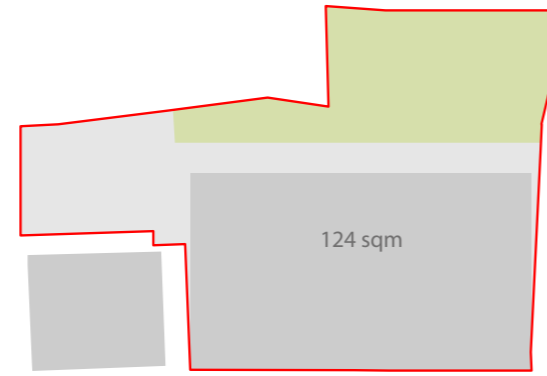
The re-positioning of the house on the site offers a more generous and pleasurable experience of arrival via the garden, with an improved aspect of the surrounding heath. The ground floor provides a flow of open plan living spaces with strong, distinct and accessible connections to the garden wherever possible. The linear form of the building allows for a well proportioned series of single and/or dual aspect living spaces with sufficient separation to enable a greater range of activities to take place. Roof lights are carefully positioned in the space to bring additional daylight from above where desired. The open plan layout at ground floor also enables greater flexibility and more opportunity for re-modelling in order to accommodate changing lifestyles and family needs.

The proposal provides the family with three generously sized equal bedrooms at first floor level. An accessible guest bedroom & WC is provided at ground floor level. Each room has a distinctly different character and relationship to the rest of the house and garden. This enables the design of high quality rooms which successfully respond to both the needs of the family and the constraints and opportunities of the site. Each of the bedrooms on the first floor benefit from a prominent view towards the mature Chestnut trees on North End Avenue and the Heath.

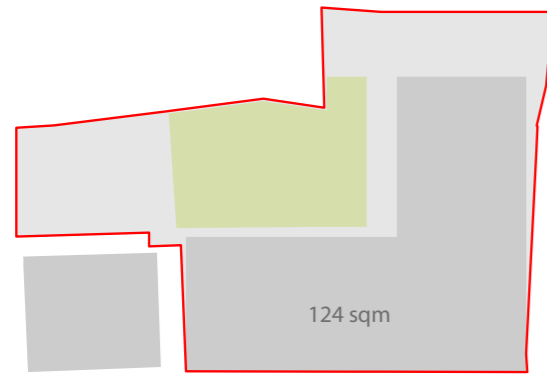
Exploring the distribution of house and amenity on the site



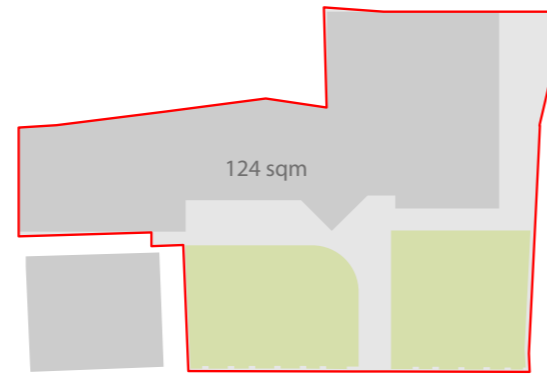
Existing figure ground



Option 1: a new street frontage



Option 2: interlocking house and garden



Option 3: proposed figure ground

- Key
- building
  - hardstanding
  - soft landscaping



### 2.3 DESIGN PROCESS & DEVELOPMENT

Through the development of the brief and the assessment of the site, the proposed development seeks to meet extremely high quality design standards through its massing. Brief development outlined the need for more space of a higher quality than what is currently on site.

The figure ground of the existing house on the site demonstrates a poor relationship between house, garden and the Heath. It sits closely to the boundary with North End Avenue and is perceived to have a poor connection to the street.

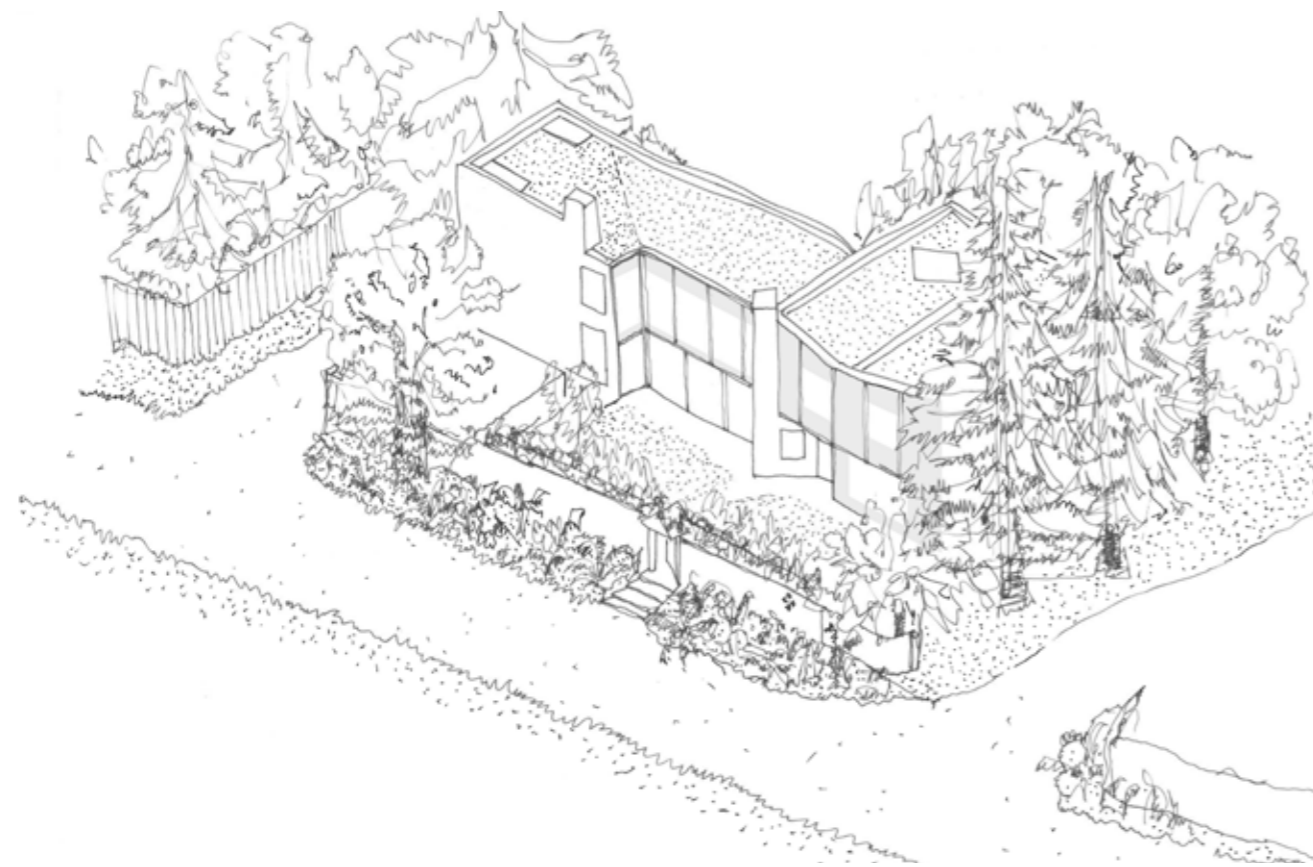
Opportunities and constraints of the site have been tested and assessed thoroughly as part of the design process in relation to scale, massing and the distribution of house and amenity on the site.

Option 1 aims to meet the spatial requirements of the brief for a new family home whilst presenting a new street frontage with a secluded garden to the rear. Re-positioning the house along the boundary to North End Avenue exaggerates the poor existing relationship between home, garden and context whilst having a perceived impact on the openness of the site and its surroundings.

Option 2 also aims to meet the spatial requirements of the brief for a new family home whilst presenting a new street frontage with an interlocking house and garden. This figure ground presents an improved relationship between home and garden, however the garden has a poor aspect and would largely be cast in shadow by the positioning of the dwelling. The distribution of house and amenity fails to have a positive impact on the openness of the site and its surroundings.

Option 3, the resulting proposal promotes the best possible arrangement in terms of a much improved relationship between house and garden with a sensitivity to all surrounding context. The proposal has a reduced perceived impact on its surroundings, with a much improved relationship to the openness of North End Avenue and Hampstead Heath.





An improved relationship between house, garden and the Heath

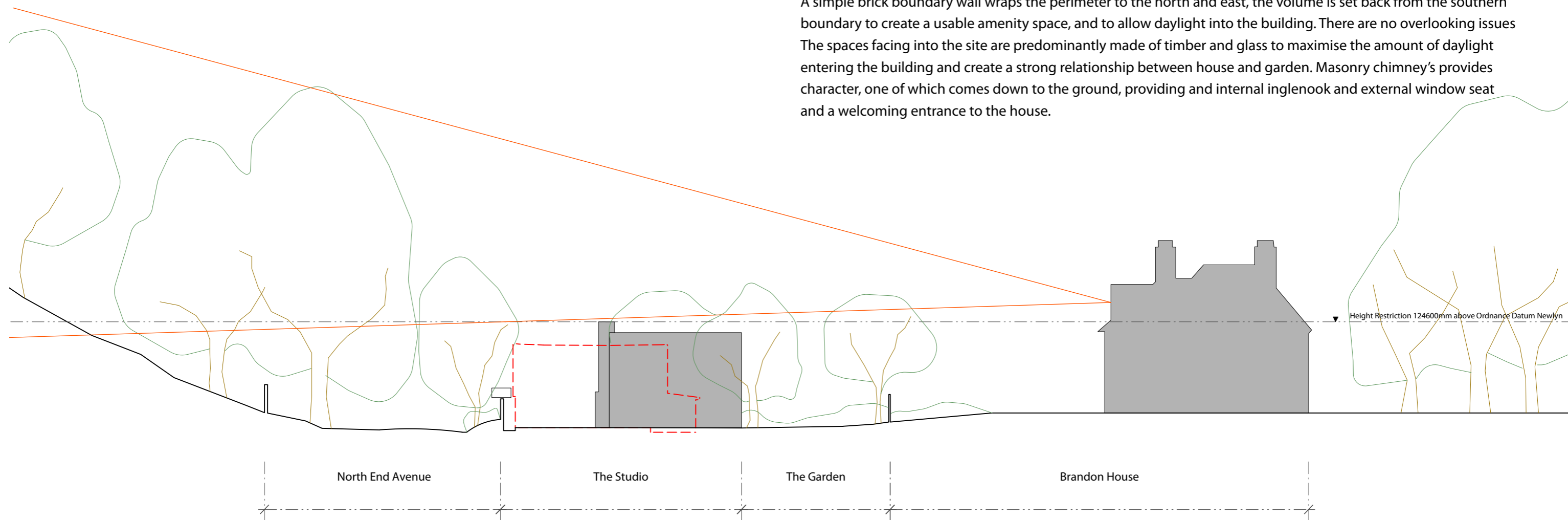
## 2.4 MASSING

The proposed massing seeks to improve the relationship with the street by repositioning the building to along the eastern boundary. The existing boundary wall is to be maintained in order to preserve the appearance and setting of North End Avenue. This new arrangement behind the boundary wall reduces the perceived scale and massing of the house, it will be less visible to the public and enhance the distinctiveness of the Conservation Area. The set back arrangement will allow the garden to merge into the surrounding Heath, with a significantly improved relationship to the openness of North End Avenue.

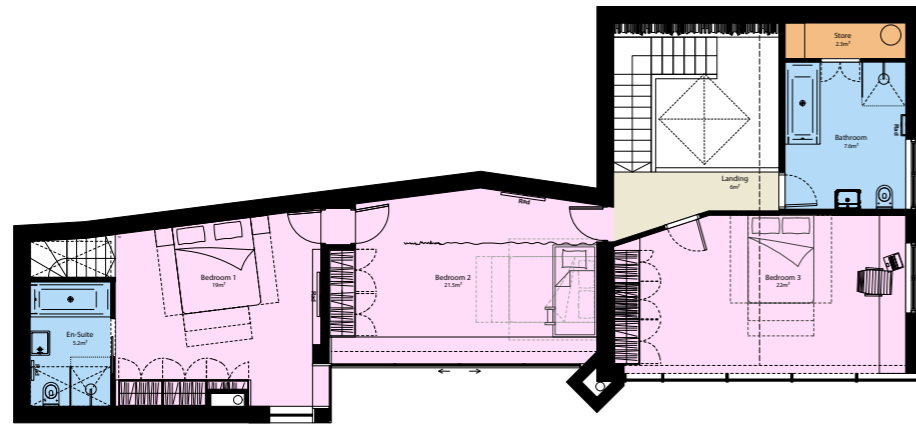
The proposal presents the most efficient and best possible use of the site and amenity and is appropriate in scale. The height of the development is in many areas the same as the existing ridge height, the remainder working well within the legal height restrictions that have been agreed within the terms of the freehold for the site, ensuring the protection of amenity to neighbouring properties. The visual privacy and outlook of all neighbouring properties remains uninterrupted with the much appreciated views of the Heath from Brandon House unaffected. Furthermore, the proposal seeks to maximise opportunities for views of the wider landscape for the site itself and all other surrounding properties.

The form and massing of the house have been carefully considered whilst offering a delightful new architectural addition to North End. The gently sloping forms allow for the rainwater to be managed within the site, rather than relying on gutters to the perimeter wall that would require regular access for clearing. The green roof provides visual interest, and supports biodiversity, whilst reducing the overall perception of scale and mass.

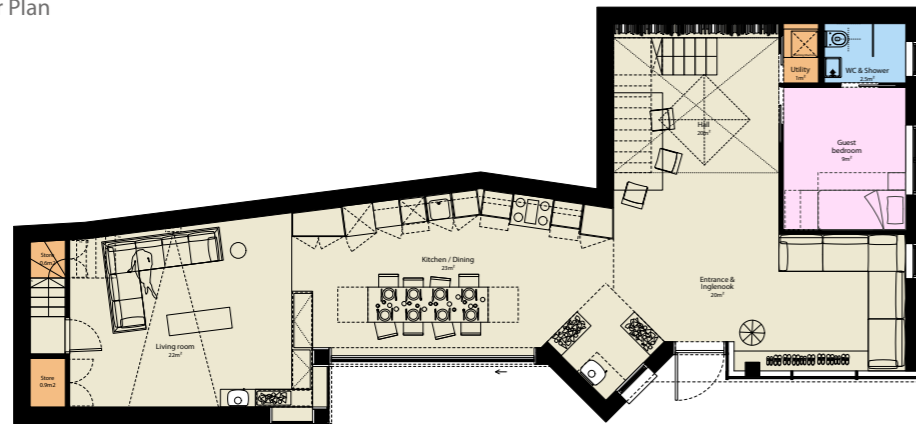
A simple brick boundary wall wraps the perimeter to the north and east, the volume is set back from the southern boundary to create a usable amenity space, and to allow daylight into the building. There are no overlooking issues. The spaces facing into the site are predominantly made of timber and glass to maximise the amount of daylight entering the building and create a strong relationship between house and garden. Masonry chimney's provides character, one of which comes down to the ground, providing an internal inglenook and external window seat and a welcoming entrance to the house.



Proposed section through site



Proposed First Floor Plan



Proposed Ground Floor Plan



Archway to former Pitt House garden



Wall to the south east of Terrace House



Terrace House

## 2.5 AMOUNT

The proposed two-storey, four-bedroom dwelling provides:

**GIA (Gross Internal Area)**

**Ground Floor 103 sqm**

**First Floor 92 sqm**

**Total GIA 195 sqm**

The total GIA of the proposed dwelling is 195 sqm, providing an additional 93 sqm on the site.

The site is 249sqm, and the footprint of the new dwelling is 124sqm. There is an area of 11sqm of shared ownership as identified on the site plan immediately adjacent to the building. The proposals make much more efficient use of the site, and despite the increase in floor area the new arrangement forms an improved relationship with the garden.

## 2.6 APPEARANCE

In developing a visual language for the design of the new family home, we aim to reflect the character and identity of the conservation area, drawing upon the wealth of surrounding context in terms of materiality and overall appearance. The site and surrounding landscape is predominantly rich in green and brown tones which are drawn from the landscape. The existing brick boundary wall to North End Avenue combines a family of brown tones with a few subtle hints of red. The two listed brick wall structures have a varied surface but overall brown-ish tone that merges into the surroundings.

The new house will employ a family of subtle tones, we propose a brown-ish brick that will allow the house to merge into the trees. The brown-ish brick is handmade, supplied by Coleford Brick & Tile the brick is called 'Vauxhall Grey' and has a solid appearance with only slight shades differences giving a consistent tone, the brick texture is a rough sand finish with creases and the desirable irregularities from the hand-throwing process.

This is the same brick specification as the adjacent Terrace house, also know as 'Brick leaf house', an RIBA Award winning house designed by Jonathan Woolfe in 2002. This immediately adjacent precedent not only uses a subtle complimentary brick to its context, through its careful detailing and use of high quality building materials throughout, it demonstrates that contemporary design with can make a positive contribution to the Conservation Area.

The perimeter of the building is predominantly brick built along boundary walls, the surface is high quality and low maintenance and is in keeping with the context of North End and 'houses set in brick bound gardens'. Within the privacy of the walled garden, the design aims to open the interior up as much as possible to create visual and physical connections between the house and garden whilst also ensuring for the provision of adequate daylight into the house.

Glazed surfaces will be highly reflective with a mirror interlayer applied to some areas, further dissolving the buildings appearance by reflecting the surrounding heath in the facade. We intend for the house to somewhat 'disappear' into the surrounding Heath. Timber supporting structure will be used to support the larger fixed glazing units, with powder coated aluminium framed windows that open to provide necessary ventilation.

Overall the proposal aims to make a positive contribution to the character, appearance and setting of the



Proposed West Elevation



Photograph of Existing West Elevation

## 2.7 BOUNDARY TREATMENT

Boundary treatment to North End Avenue to remain as existing.

Boundary treatment to The Lodge, Northgate and Northstead will remain largely as existing with a significant change in level and buffered zone of established trees. The southern brick boundary wall of the existing dwelling will be left here and made good as necessary to form a new brick boundary wall to the garden of The Studio, whilst minimising any visual impact from the neighbouring properties to the South of the site. The demolition of the existing dwelling will improve the perceived openness from The Lodge in particular.

The boundary which runs along the east of the site is currently served by a timber fence which provides separation between the site and the neighbouring enclosed secondary garden to Brandon House. The neighbouring garden feels somewhat enclosed and is supported by a large number of small to medium plants, bushes and shrubs. The fence currently provides a backdrop to this. The proposal seeks to improve the quality of this boundary to create a high quality brick wall as an improved backdrop to the garden.

The proposal acts as a continuation of the existing condition to retain and promote the boundary features of the conservation area and North End. In general the proposal preserves and enhances existing qualities of the site and surrounding area. By contributing to qualities of continuity and enclosure, the proposed boundary treatment ensures site security and privacy are maintained.

## 2.8 ACCESSIBILITY & PARKING

Site access & parking arrangements are to remain as existing.

Existing access to the house and garden is provided through a small opening in the brick boundary wall to North End Avenue. Four shallow steps made from reclaimed railway sleepers rise up from North End Avenue to the level of the garden where a generous timber door provides secure access to the site, with a small porch to provide shelter. The entrance to the site is modest and sympathetic to the surrounding character and appearance. The proposal retains the current access to the house and garden, providing a more central point of arrival within the proposed arrangement. A paved pathway takes you through the walled garden to provide safe and level access to the proposed dwelling.

No on site parking is provided, as existing. Permitted vehicle parking is currently provided adjacent on North End Avenue.

## 2.9 BIN & BIKE STORAGE

A storage area will be located between the southern boundary wall of the site and the new external wall of the dwelling to provide space for:

- At least 4 bicycles
- A free standing 240l wheelie bin for the storage of recycling
- A free standing receptacle for the storage of refuse
- A 335l garden waste composter

Paving stones from the existing garden will be re-used to provide a hard standing in this area with a pathway to provide access to the site entrance and North End Avenue - where all rubbish and recycling is collected from. Consolidation of all outdoor and 'garden' storage to this area reduces the impact on usable amenity.



Solar PV and integrated green roof



Sedum blanket roof covering



Water butts connected to RWP & SUDS

## 2.10 SUSTAINABILITY

The proposal will surpass Building Regulations requirements in terms of building fabric efficiency and materials used for construction to ensure sustainable design and construction methods are achieved. The arrangement of the proposal in relation to the site and its orientation has been designed to increase the amount of sunlight and daylight whilst ensuring reasonable methods are in place to prevent overheating. The thermal performance of the external walls will help to regulate heat loss and gains to improve the overall energy efficiency of the house. A reduction in energy demand will provide the greatest opportunity to minimise the proposals potential CO2 emissions.

The improved fabric performance of the dwelling will ensure a reduction in space heating and loss of heat through the building envelope. To further minimise heat loss through the building envelope, airtightness will be made a priority to increase the comfort and warmth whilst reducing energy consumption. Draft SAP calculations have been carried out and can be found in the appendices of the Sustainability & Energy Statement.

Solar photovoltaics are proposed as a low carbon and renewable energy resource to enhance the proposals energy reduction. The proposal has also been designed to be water efficient by minimising water use and maximising the re-use of water.

Wherever possible, construction materials will be locally sourced to reduce embodied energy levels. The proposal will also seek to re-use and recycle materials currently on site. There is a substantial amount of timber within the construction of the existing dwelling which will be used to create both internal and external furniture. Much of the garden material will remain on site where possible, and existing paving stones will be re-used.

A sustainable drainage system has been incorporated into the design to reduce the potential impact of the proposal with respect to surface water drainage discharges. Rainwater will also be collected on site to store for use in the house and garden. A designed system will connect internal rainwater downpipes to a sustainable drainage system and a water butt. A soil infiltration test has been carried out as part of the site investigation works to validate an infiltration approach.

The gently sloping and predominantly south facing roofs will be covered with a sedum blanket. The 5 no. solar PV panels will also be installed to an area of south facing roof, please refer to drawing 207\_GA\_121\_Proposed Floor Plans\_A for further detail. The lightweight green roof system contains eleven species of sedum to ensure plant diversity, promoting biodiversity on the site.

Please also refer to the following additional documents:  
*Sustainability & Energy Report*  
*Ecological Assessment*



Existing seating area and planting along the boundary to North End Avenue



Existing planting along the boundary to North End Avenue

## 2.11 TREES & PLANTING

The site is immediately surrounded by a number of trees, within the wider context of the fringes of Hampstead Heath. There are no Tree Preservation Orders on the site and a tree survey has been carried out to inform the design response. In summary, the trees surrounding the site are in good condition and vary in terms of amenity value provided to the wider landscape. There are a number of medium sized, middle aged trees growing off site but adjacent to the boundaries which contribute to the verdant character of the local area. There are also some smaller trees of garden scale growing across the site and beyond the site boundary which are of limited amenity value to the surroundings due to their small size.

The proposal aims to promote an attractive, safe, accessible, sustainable and ecologically diverse environment, whilst aesthetically contributing to the existing character of the place.

The client, who has commissioned the redesign of their family home and garden are keen gardeners and wish to enhance their current situation and experience of the outdoors and the surrounding Heath from within their home. The proposal aims to promote a better relationship between house and garden whilst increasing the biodiversity value of the site

Much of the planting within the site will be reinstated or left as existing, with particular attention to the established planting along the brick boundary wall to North End Avenue, which contributes most to the overall surrounding character. The client aims to pot and re-plant all of the existing species within the garden where possible. The two young cherry trees which are currently planted toward the centre of the site will also be potted and replanted after the construction of the dwelling. A number of species will be introduced to the site to encourage bats, birds and a range of other species in order to enhance the ecological value of the site.

Please also refer to the following additional documents:

*Tree Survey Report*

*Ecological Appraisal & Biodiversity Report*



Vegetated boundary to North End Avenue