

DESIGN AND ACCESS STATEMENT

PROPOSED EXTENSION TO No. 2B COURTHOPE ROAD NW3 2LB

This statement is submitted in support of planning application to extend the existing single storey dwelling house at No. 2B Courthope Road. The proposals consist of a small side extension over ground and basement levels. The illustrations contained within this statement are not to scale and are included to support the text. Please read in conjunction with the scaled drawings submitted as part of the application.

The proposals seek to convert the existing adjoining single storey brick structure, formally a UKPN utility building. Whilst the proposals are contained within the foot print of the existing single storey building, the proposals will involve the rebuilding of the existing structure.

The property already benefits from a valid planning permission to convert the single storey UKPN structure to residential in the form of a new dining room for the existing dwelling. Refer to PP 2017/0386/P.

The proposals within this application also seek to convert the existing building to residential and in addition to extend the basement in order to create a new bedroom and amenity space.

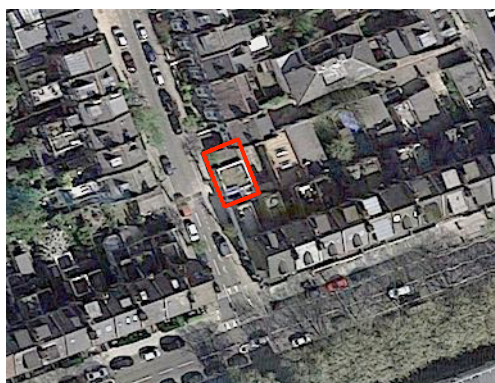
EXISTING BUILDING AND CONTEXT.

The existing building is a one bedroom dwelling over ground and basement levels, which was given planning consent under application No. 2014/2514/P dated 25.05.17 (site known as the rear of 62 Mansfield Road)

The existing property is characterised by having living spaces at ground floor with a bedroom at basement level. The basement spaces are lit and ventilated via a light well. The existing basement extends to the full footprint of the host building and application site.

The application site, which includes the existing dwelling and the adjacent UKPN structure, constitutes the land between the rear of the properties on Mansfield Road and the eastern side of Courthope Road.

The site forms the 'gap' between the perpendicular terraces, which are made up of three storey properties. This gap is typical of the gaps found in the surrounding street patterns and are often occupied by single storey ancillary buildings subservient to the surrounding properties.



Aerial photograph



Existing photograph from Courthope Road

Existing former UKPN substation

Existing Dwelling

No.2B Courthope Road, Hampstead

PROPOSALS

Amount

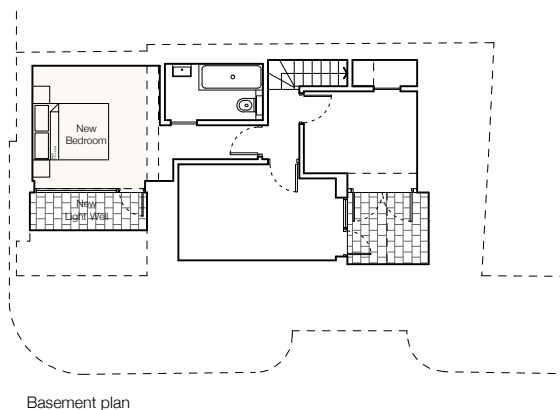
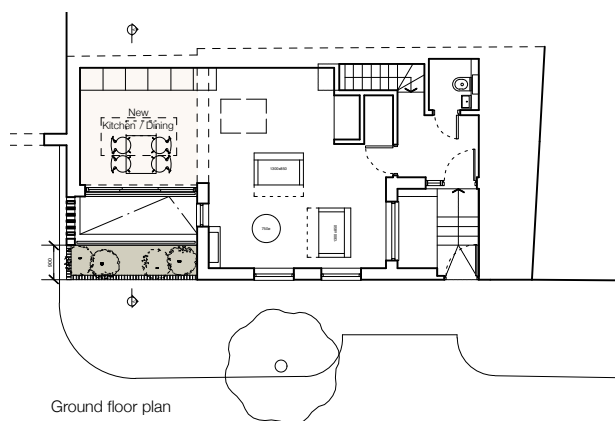
The proposals seek to extend the existing accommodation by a total of 19.24 sqm Gross Internal Area (GIA). This is in the form of 9.46 sqm at ground floor and 9.78 sqm at basement level. The existing UKPN building has a GIA of 13.95 sqm over ground floor only giving a total proposed increase in GIA of only 5.29 sqm.

Layout

The proposals have been developed to remain within the footprint of the existing structure. The proposals also seek to continue the existing layout insofar as the layout constitutes living spaces at ground floor with bedroom at basement level.

The proposals have been set back from Courthope Road. This has been done for two principal reasons. Firstly to ensure that the proposals remain both subservient to the existing dwelling and to the surrounding context. Secondly setting back the proposals allow a light well to be included to provide amenity and daylight to the new bedroom, whilst ensuring that no harm is caused to the nearby street tree T1 shown on the accompanying drawing. This has been developed in conjunction with an Arboriculturist, full details of which are contained within the accompanying report submitting in support of the application.

The proposals, both at ground floor and basement level remain within the footprint of the existing structure. This is consistent with a characteristic of the existing dwelling.



Scale and Massing

The height of the existing UKPN structure will be raised by approximately six brick courses. This will allow an appropriate floor to ceiling height to be achieved in the new kitchen space and to enable existing floor to ceiling heights to be matched.

The overall height of the extension will remain below the parapet level of the existing dwelling so that the structure is read as a secondary element to the main dwelling.

The overall volume of the proposal above ground is 44.4 m³. By comparison the overall volume of the existing UKPN structure is 51.2 m³ effectively resulting in a proposed decrease in volume of 6.8 m³.

No.2B Courthope Road, Hampstead

Appearance

The proposals will be constructed using brickwork to match the existing dwelling. On the northwestern elevation the brickwork will be extended along the short side of the new light well. This will maintain the existing building line in regard to the undercroft at No. 2 Courthope Road. The new brickwork will however be 'perforated' in the form of missing headers. This adds visual interest and allows further daylight into the spaces at the same time as maintaining a sense of privacy.

The light well will be guarded at ground level by painted steel railings, a common characteristic of a typical street scene within the CA. A small area of soft planting is proposed along the front elevation, which is also a typical feature of the street scene.

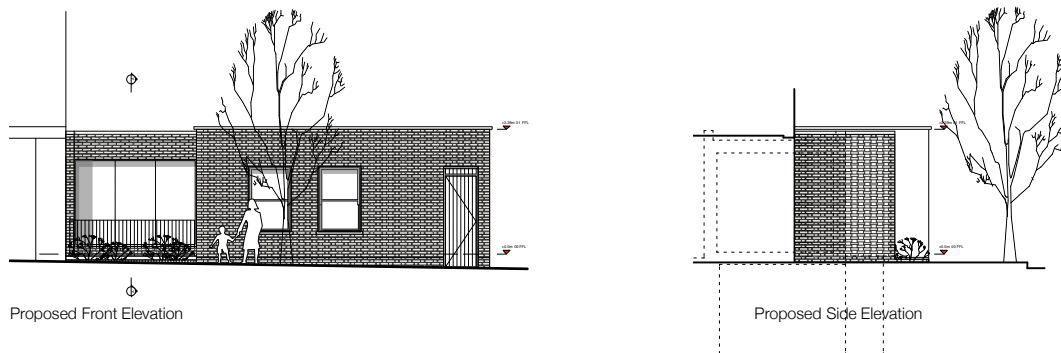


Perforated brick screen

Steel railings

Slim aluminium frames

The proposed new openings to the kitchen and bedroom are purposefully kept as large as possible. This is primarily to ensure that the new spaces achieve BRE guidance for internal daylight and sunlight levels. Please refer to the accompanying report by BLDA Consultancy submitted in support of the application. The large openings are proposed in Powder Coated Aluminium with minimal frame thickness and slight lines. These will complement the 'traditional' sash window openings in the existing dwelling.



Proposed Front Elevation

Proposed Side Elevation

Access

The proposals do not seek any alterations to the existing access arrangements on the site. Pedestrian access is via the existing entrance and accommodation.

The proposed floor levels align with the existing so that internal changes in level are unaltered.

The following measures are included:

- minimum clear door widths.
- Level threshold between the new bedroom and light well.
- glazing to below 800mm above internal FFL.
- All small power and lighting controls etc will be within 450mm and 1200mm above internal FFL.