

Design & Access Statement

In support of the

Pre-Planning Application

At

**Northstead,
North End Avenue,
LONDON
NW3 7HP**

As submitted to

London Borough of Camden
Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

June 2018



1.0 Introduction

This Design & Access Statement is in support of the pre-planning application for the site located at Northstead, North End Avenue, LONDON NW3 7HP. The scheme proposes a new single storey outbuilding with attic and basement.

1.1 Location & Context

The application site is a single storey subterranean garage that serves a semi-detached 3 storey dwellinghouse sited beside a collection of detached dwellings along North End Avenue. The application site is also located within the Hampstead Conservation Area. Northstead is identified within the conservation area statement as making a positive contribution to the surrounding conservation area

1.2 Character

The character of the surrounding buildings is of late Victorian/ Edwardian in origin, in an Arts & Crafts style. This is characterised by clay roof and hung tiles, roughcast render, bargeboard timber work and timber windows. The site is bounded by Hampstead heath and as such is very green with trees surrounding on all sides of the property and the adjacent part of the former single detached dwelling.

2.0 Pre-Application & Planning Application.

Pre-Application advice was received on Wednesday, 25 October 2017, reference 2017/3347/PRE from case officer Alyce Keen. Following this, a planning application was submitted on 04/05/2018. The following amendments have been made from the pre-app scheme;

Principle of the Development

The proposed development would lead to the creation of a 3 bed, 6person dwelling.

The revised proposals maintain the building within the current dwelling without creating a new dwelling in it's own right.

Backland/Infill Development

Within the wider Conservation Area back garden development is not common or widely accepted. However a form of backland development could be considered in the form of a single storey replacement for the garage.



Figure i; Aerial View showing Northstead and other part of semi-detached house on right. The Lodge to the left.



Figure ii; Eye-level view showing main house to the left and garage to the right, the roof at rear garden level.

The revised proposals are reduced from two additional storeys in the pre-application, and from an additional storey in the planning application, to maintain the appearance of a single storey building, with a habitable roof space and underground basement. The scheme is now more much more horizontal in appearance.

Scale/Density

The proposed dwelling would represent a significant increase in the bulk and mass of the existing building footprint on-site. The proposed dwelling would not be subservient to the existing dwellings or the host garden...Although subterranean, the existing garage has a single storey height and the proposed dwelling contains two additional storeys above, which would result in a proposed dwelling that would be out of keeping with the scale of the host dwelling and would not be characteristic of the surrounding neighbourhood. In order to make the proposed dwelling more in keeping with the surrounding garden and subservient to the host dwelling, it is recommended that the height of the proposal is limited to a single storey and the footprint is reduced by approximately 50%. The development should be read as an outbuilding to the host dwelling, not a new dwelling which competes with the scale of the main property on the site.

The revised proposals greatly reduce the amount of above ground bulk and mass. The above ground was reduced from two to single storey for the planning application. Further to this, the GIA of the first floor (attic space) has been reduced from 92m² to 55m². The ground floor (below garden level) and basement floors have also been reduced significantly.

3.0 Massing & Siting

Please see Section 2 for details on amendments to the massing.

The siting of the proposed outbuilding is in the same position as existing garage. This maintains the courtyard area in front of the door to the main house. The principal accommodation is on the garage level, which at garden level is below ground. Above ground is principally a roof slope.

There is a principle massing of a pitched roof, with ridge running perpendicular to the front door of main house, to reduce the impact from the approach view. A chimney adds visual interest. A front porch/ verandah element breaks up the front of the outbuilding, helping to create a horizontal emphasis.

Below ground contains additional garage storage as well as a gym, which benefits from natural light from a roof light to the rear.

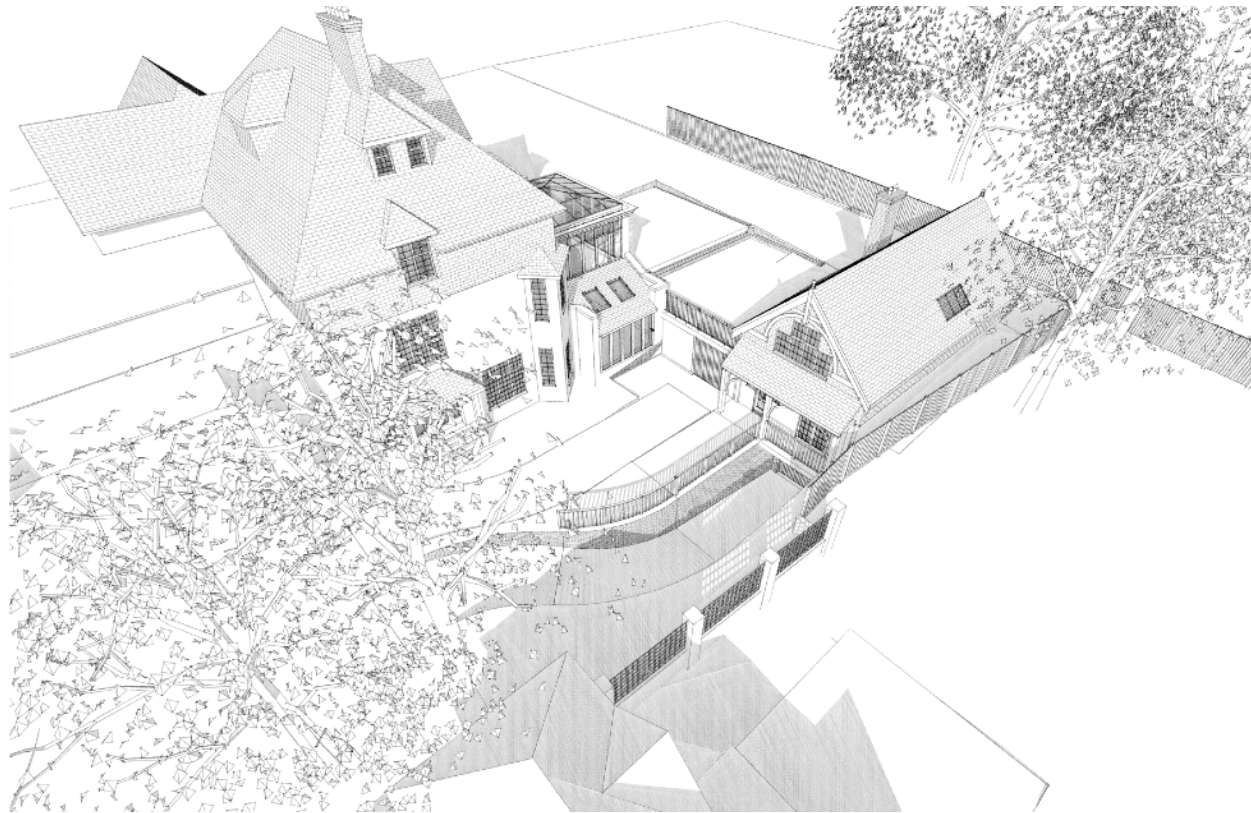


Figure iii; Aerial view showing relation to main house and neighbour



Figure iv; Eye-level view showing revised scheme, main accommodation at garage level with habitable attic space

4.0 Architecture & Design

The proposals are designed to complement but be entirely subordinate to the main house. This is to be a similar scale to the neighbouring building, The Lodge. The design is to match the existing house and the other half of the former main house, with pitched clay tiled roofs, casement windows and timberwork. The main feature bargeboard element is similar to that on the other half of the former Edwardian house. Materials are to be chosen to match the existing house .

4.1 Materials

Materials used will be as follows:

Walls	White roughcast render, red wall hung tiles, red/brown brickwork below ground
Roofs	Red/Brown clay tiles
Windows & Doors	Brown timber windows

5.0 Access

Access into the outbuilding uses the same access arrangements to the existing garage. The entrance door is on the existing garage entrance level, with a ramp down to the new basement garage.