

22 ACOL ROAD, LONDON NW6 3AG

DESIGN AND ACCESS STATEMENT

OCTOBER 2018



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Introduction

This Design and Access Statement - and the associated drawings and planning application - seek planning consent for a new ground-floor rear single-storey extension, and the remodelling of the existing interior spaces resulting in a reduction in the amount of dwellings from four dwellings, to three. The reduction of one dwelling in association with the creation of the new extension will allow for the introduction of a new four bedroom dual aspect duplex.

Belsize Architects Relevant Experience

Belsize Architects have over twenty years experience of remodelling and extending residential period properties in Camden, and neighbouring London boroughs. Many of these projects have received recognition in national, local, and industry press. We have also received numerous nominations and awards for properties in this category, including the following examples:

- Shortlisted for the Architect's Journal Retrofit Awards 2017 in the category "Listed Building Under £5 million", and shortlisted for two categories in the 2017 RICS Awards in the categories "Building Conservation" and "Residential" for the remodelling and extending of a Grade II* listed Nash terrace house in Kent Terrace, Regents Park, London.
- High Commendation in the 2014 Daily Telegraph Home-Building and Renovating Awards for the renovation and extending of one of the period properties in South Hill Park, Hampstead, London.
- Best Renovation Project 2013 in the Daily Telegraph's Home Building and Renovation Awards for the renovation and extension of a Grade II listed Nash villas in Park Village West, Regents Park, London.
- Shortlisted for the 2013 Camden Design Awards in the "Don't Move Improve" category for the remodelling and extending of this Grade II listed property in Pond Street, Hampstead, London.



Grade II* listed Nash terrace house in Kent Terrace, Regents Park, London



Grade II listed Nash Villa in Park Village West, Regents Park, London



South Hill Park, Hampstead, London



Grade II listed Pond Street, Hampstead, London

Description of the Existing Building

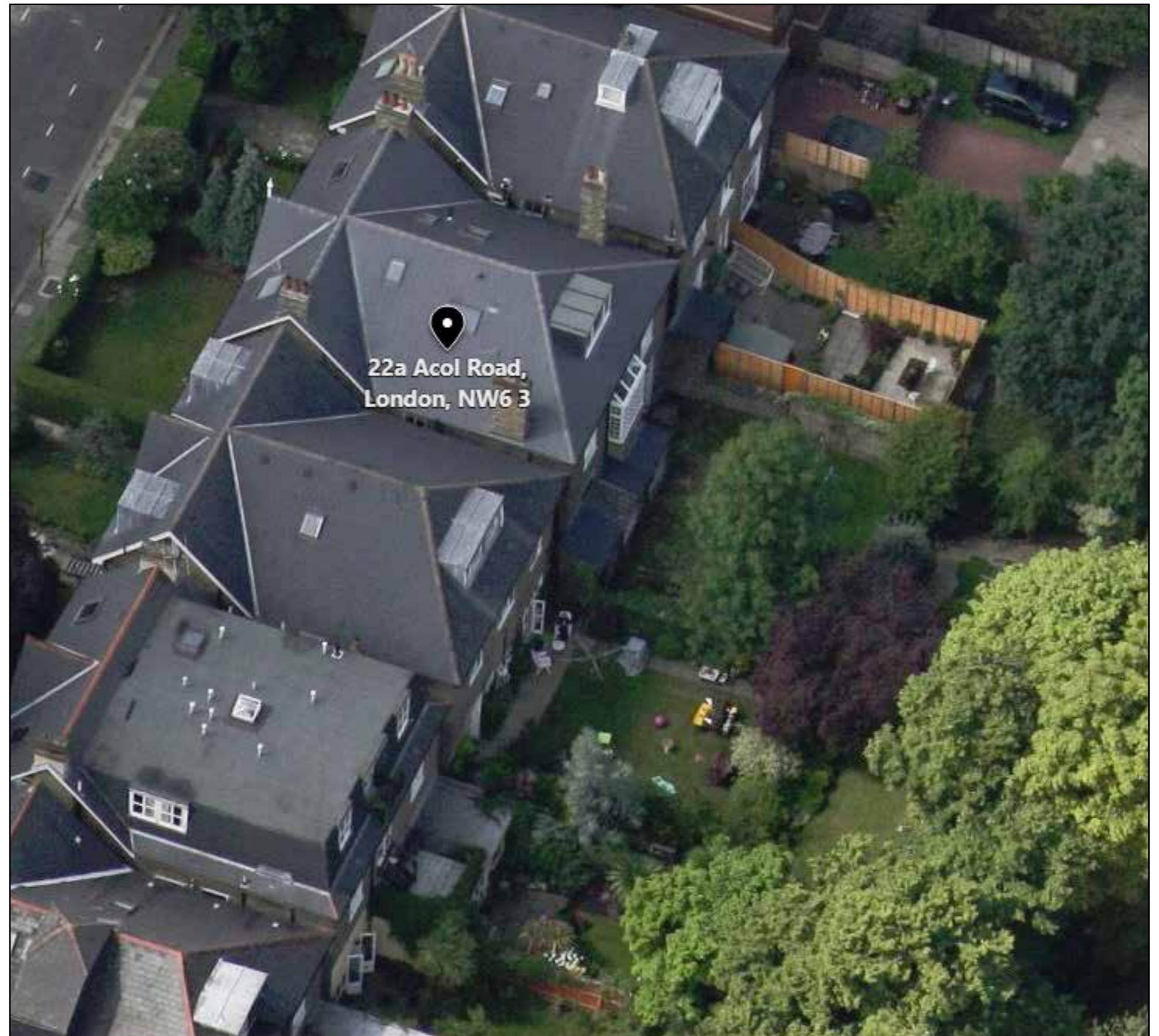
22 Acol Road is located in the South Hampstead Conservation Area in the borough of Camden. The property is not listed. The Conservation Area Appraisal lists 22 Acol Road and its neighbouring properties - from number 2 up to number 24 - as being Positive Contributors to the area. British History Online (<https://www.british-history.ac.uk/vch/middx/vol9/pp47-51>) states that most of the detached and semi-detached houses were built in Acol Road between 1877-9. The 1896 London Ordnance Survey map (see images on following page) shows 22 Acol Road, already established. The site has a footprint area of circa 530sqm, i.e. 0.053 hectares.

Originally built as a single family dwelling, the property is currently arranged as four flats. There are two single aspect flats located at ground floor level, which include a one and a half bed flat located to the front of the building, and a one bed flat located to the rear of the property. There is a three bed dual aspect flat at first floor, and a two bed dual-aspect duplex flat arranged over the first and second floors. There are mature gardens to the front and rear of the property. Access to the flats is via an communal hallway located off the side alleyway, (although the ground floor flat at the front of the building also enjoys access from a second private entrance to the front of the building).

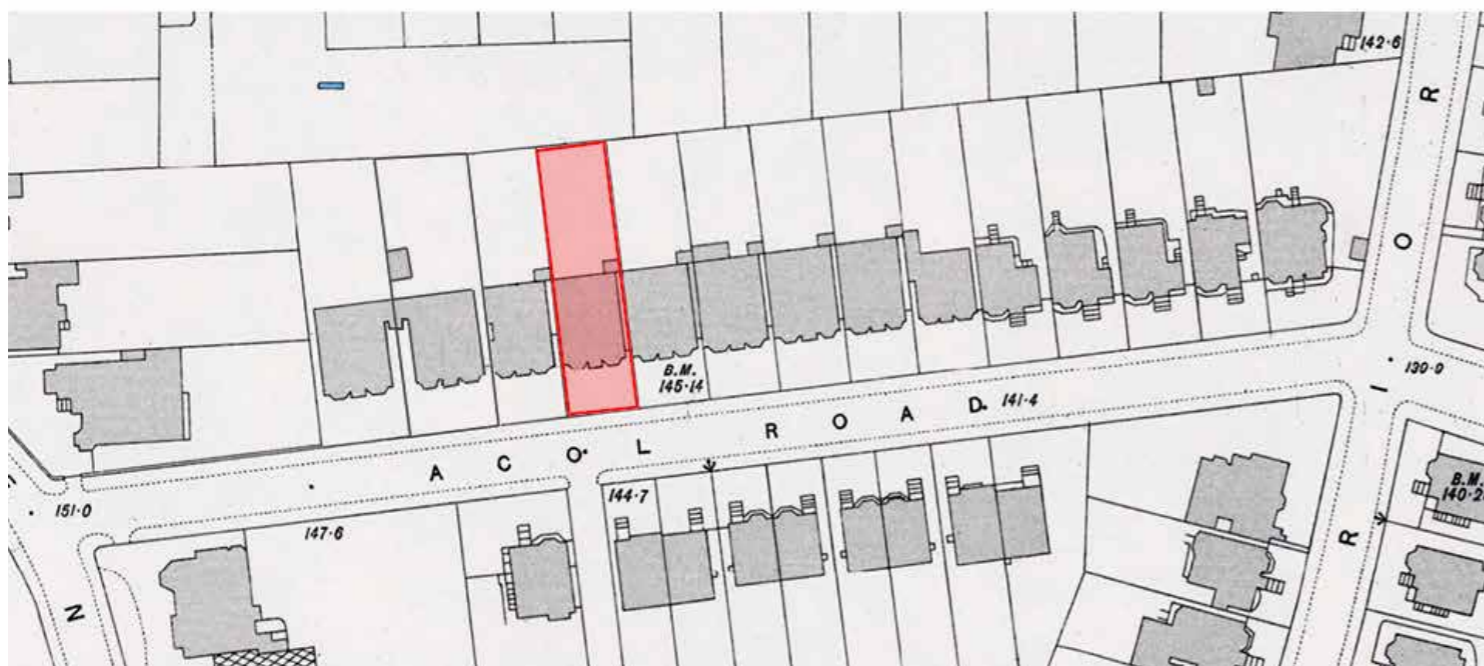
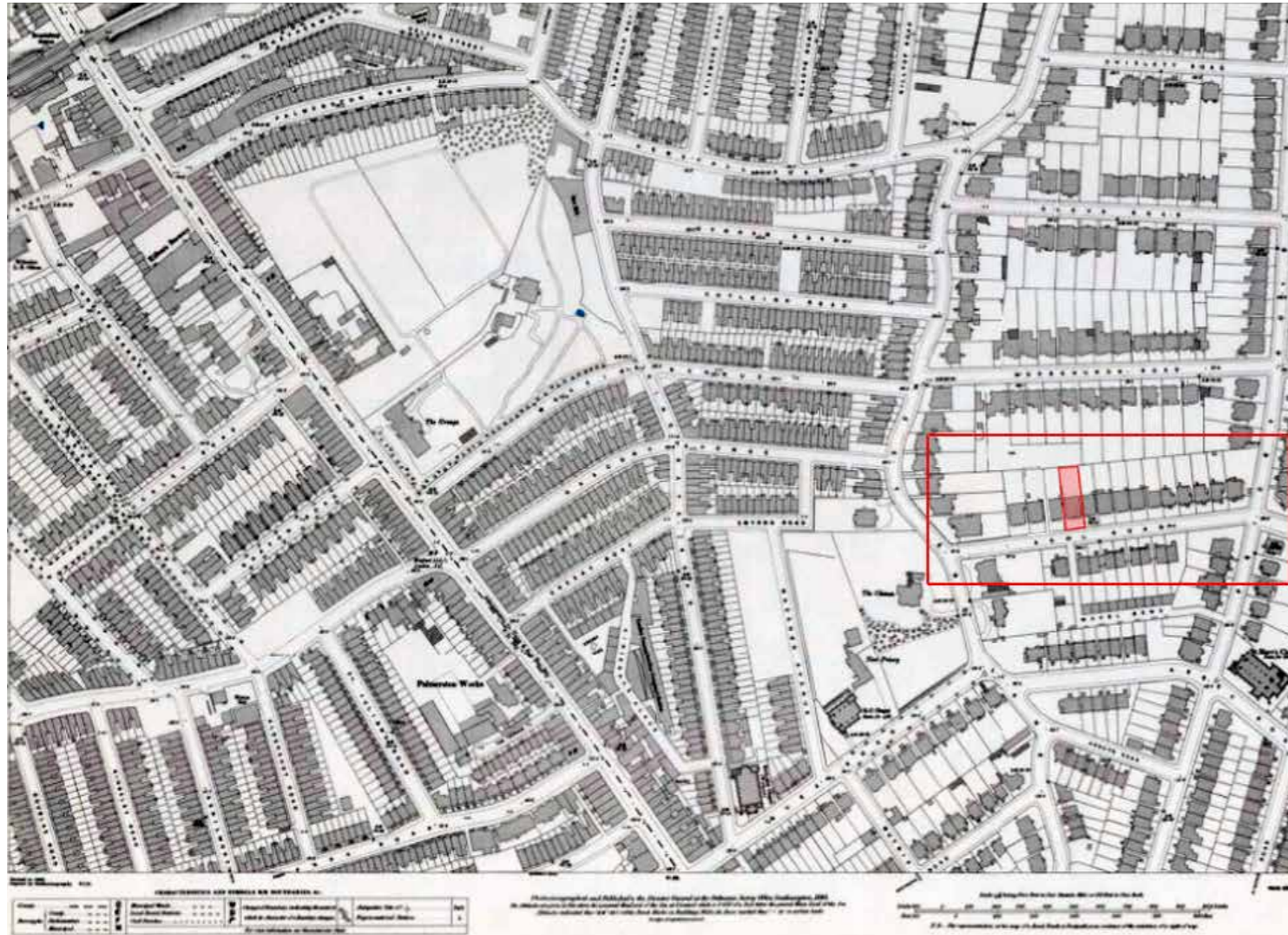
There are aspects of the surrounding context of Acol Road that fit the Suburban character definition referred to in The London Plan. These include the low rise design of the houses, for which number 22 Acol Road is included. Given that the existing dwellings are all one or two bed units, they fall under the category definition of smaller dwellings within the Target Density Guidance found in Table 3.2 of the London Plan, (i.e. the 2.7-3.0 habitable rooms per unit category).

The current arrangement of four dwellings satisfies The London Plan's target density of units, as per that described under Suburban locations with a PTAL of 4 to 6, (the property is listed as having a PTAL level of 5) of 70-130 units per hectare, which translates for this size site (of 0.05 hectares), as a target density of 3.5 to 6.5 units.

The four existing dwellings collectively provide 12 habitable rooms, which satisfies The London Plan's target density of habitable rooms for Suburban locations with a PTAL of 4 to 6, of 200-350 habitable rooms per hectare, which translates for this size site of 0.05 hectares, as a target density of 10 to 17.5 habitable rooms.



Aerial view of rear elevation of 22 Acol Road



Historic map published in 1896 with 22 Acol Road high-lighted in red

Images of the Existing Property



Existing front elevation of 22 Acol Road



Existing side alleyway between 20 and 22 Acol Road



Existing rear garden of 22 Acol Road



Existing rear elevation of 22 Acol Road



View of rear of neighbouring property - 20 Acol Road from back garden of 22 Acol Road



View of rear of neighbouring property - 24 Acol Road from back garden of 22 Acol Road



Existing rear first floor bay window at 22 Acol Road



View of side alleyway between 22 Acol Road and the neighbouring property - 24 Acol Road (taken from rear of properties looking towards the front)



View of existing high portion of garden party wall between 22 Acol Road and the neighbouring property - 24 Acol Road (taken from rear of 22 Acol Road)



View of existing rear ground floor extension at 22 Acol Road - butting up to party garden fence of 20 Acol Road (taken from rear of 22 Acol Road)



View of existing east facing side alleyway between 22 Acol Road and 20 Acol Road (taken from front of 22 Acol Road looking to rear)



View of existing west facing side alleyway between 22 Acol Road and 24 Acol Road (taken from front of 24 Acol Road looking to rear)

Design Principles and Concepts

The design concept and layout was led by the client's need for more space. The client - who is also the building owner - currently occupies the existing three-bedroom first floor flat. They have a family and find their existing accommodation cramped and lacking space. This is both in terms of bedrooms and reception space. The existing layout also discourages family interaction.

The brief was to create four bedrooms, and an open plan living dining kitchen space, and for this open place space to be located at ground floor level, so that the family can enjoy direct access to the rear garden. This access would ideally feature an entire elevation that could be opened up so as to blur the lines of inside and outside spaces, and encourage the family to make more use of the rear garden.

The ground floor flat at the rear of the property has not been occupied for a number of years and is in dire need of repair and modernisation, so it would make sense to use this space as part of the expansion of the existing flat.

There are two other flats in the building and the owners would like to continue renting these out, and ideally for the works to have as little impact to those dwellings as possible.

All of the above led to the conclusion that the four bedrooms would best be suited to be located at first floor level and the open plan living space to be located at ground floor.

The only changes to the other dwellings was the reallocation of one of the rooms from the top floor duplex to be part of the owner's new duplex, and some minor amendments to internal common parts / circulation spaces to accommodate the changes in internal staircase arrangements.

Intended use of Proposed Development

The proposed development will not change the existing use class of C3 (Dwelling Houses).

The proposed changes will reduce the number of dwellings from four to three.

Layout of Proposed Development

The owner of the building currently occupies the first floor three bed flat. They have no direct access to the rear garden. The one bed ground floor flat at the rear of the property does have direct access to the rear garden, but it has been vacant for a number of years and is in a poor state requiring significant refurbishment to bring it up to acceptable standards for modern living.

The owner would like to combine their current first floor flat with the existing ground floor flat at the rear of the property, and to extend out to the rear at ground floor level, to create a four bedroom family dwelling that has direct access to the rear garden.

They would like to keep the amount of disruption to the existing ground floor flat at the front of the property, and the top floor flat, to as little as possible.

The top floor flat and the ground floor flat would have use of the front garden, (which feels more like a rear garden because of the size, and also the mature hedgerows providing privacy), while the owners would then enjoy sole use of the rear garden.

Scale of Proposed Development

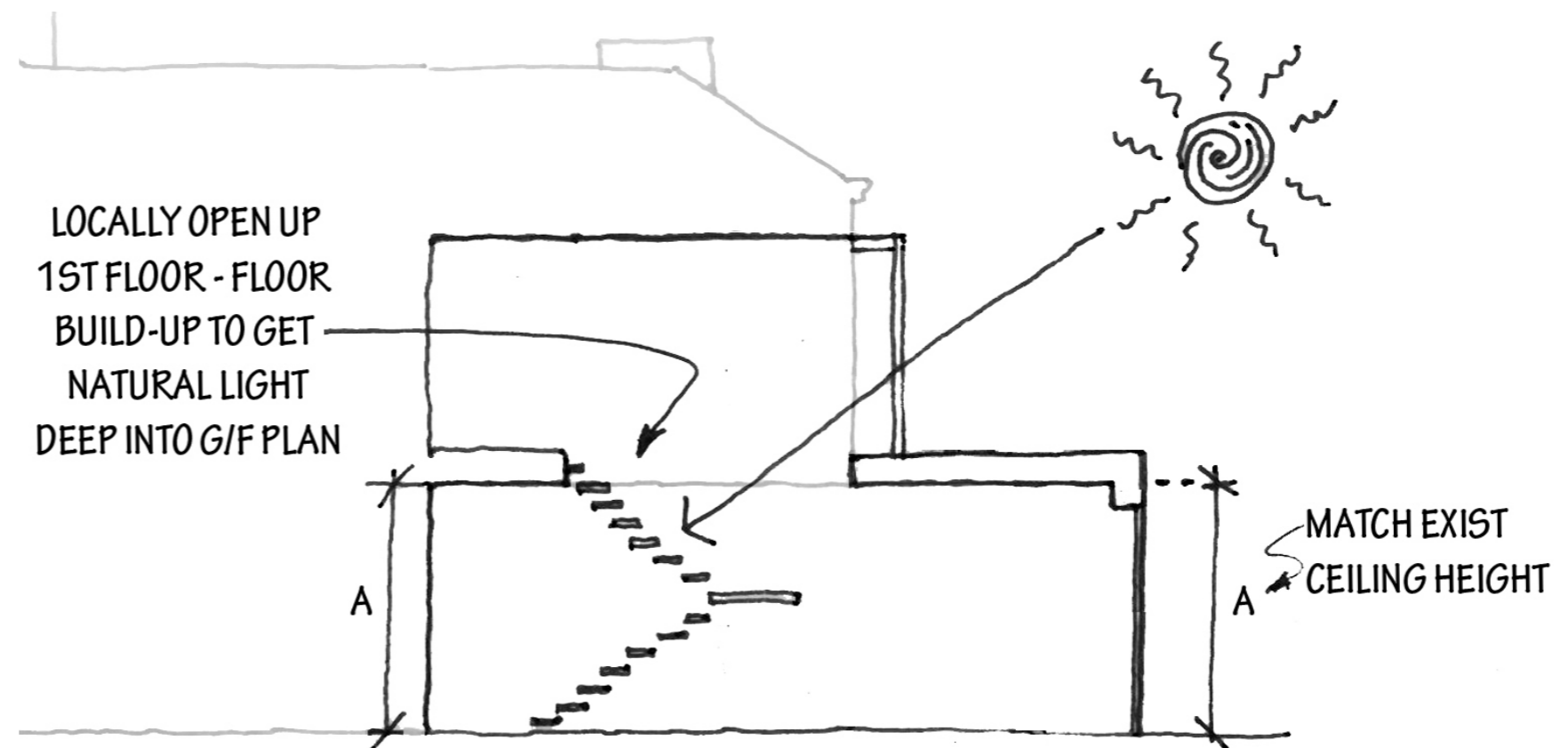
The scale of the external changes is limited to the addition of the proposed rear ground floor single storey extension.

The new extension will span the width of the existing property, and its **height would allow for a continuous ceiling height between the existing ground floor ceilings and the new extension's ceilings.**

The roof of the new extension would be flat, and the surrounding parapet would extend only up high enough so as to accommodate the roof build up concealed behind.

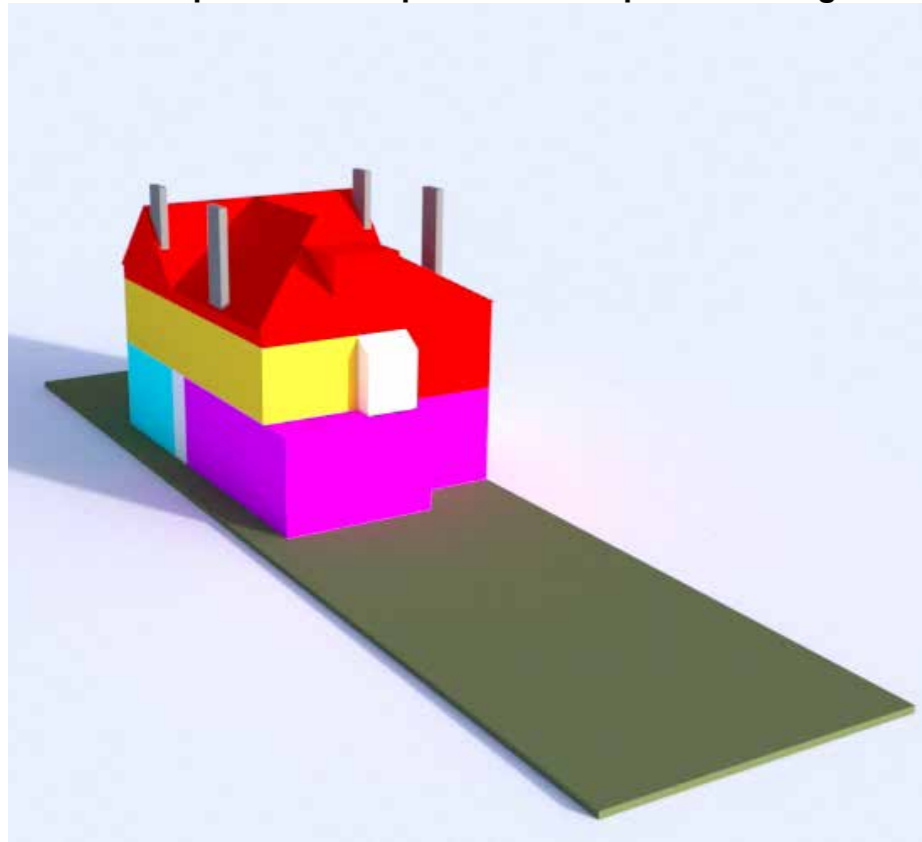
The density of the property will be reduced from 4 dwellings to 3. The current dwelling mix is predominantly made up of smaller units, thus the proposed conditions will make provision for a much needed larger family dwelling.

The combination of the existing first floor space with the space at the rear ground floor of the property, along with the introduction of the new rear ground floor single storey extension will create a much needed larger four bed family dwelling.

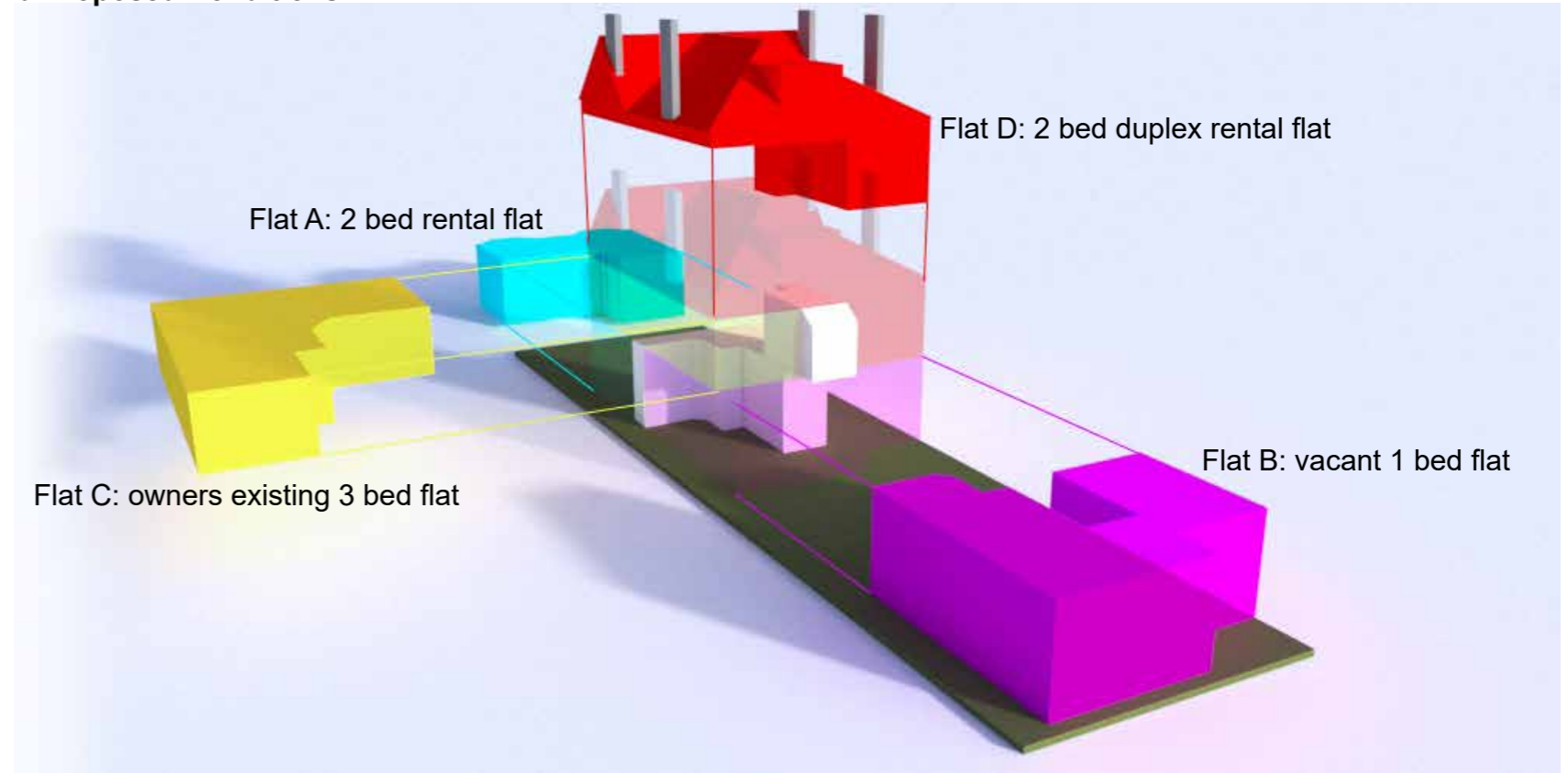


Long axis sketch section through building - showing concept for new extension massing and concept for locally opening up first floor - floor build up

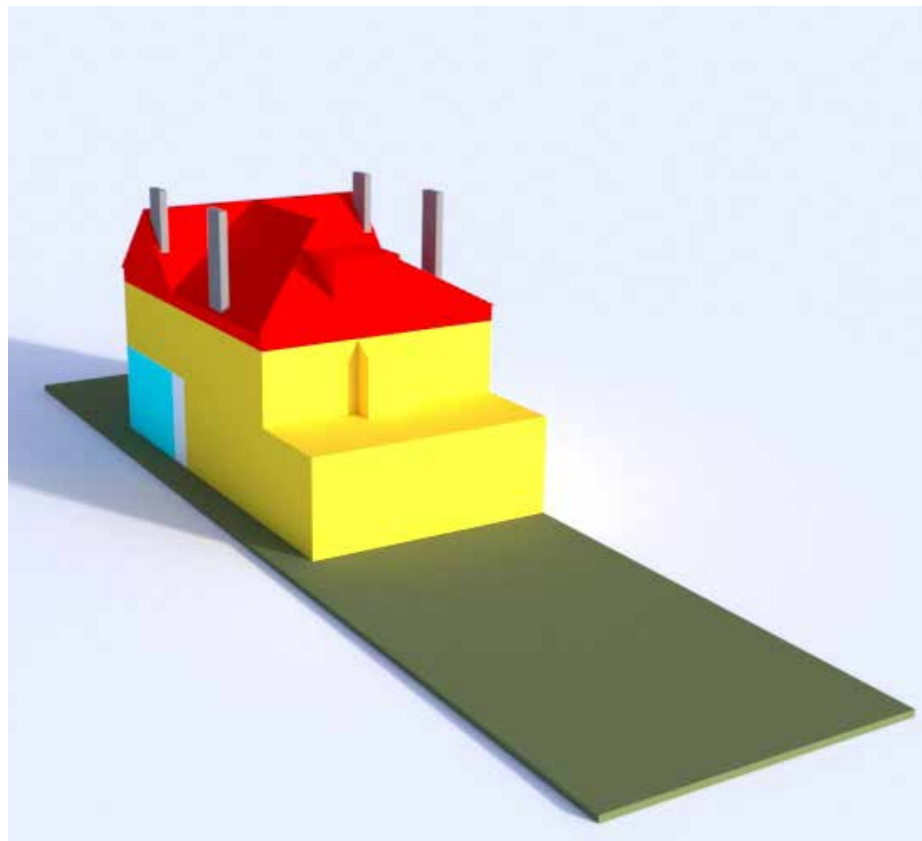
Scale of Proposed Development - Conceptual Massing Models of Existing and Proposed Conditions



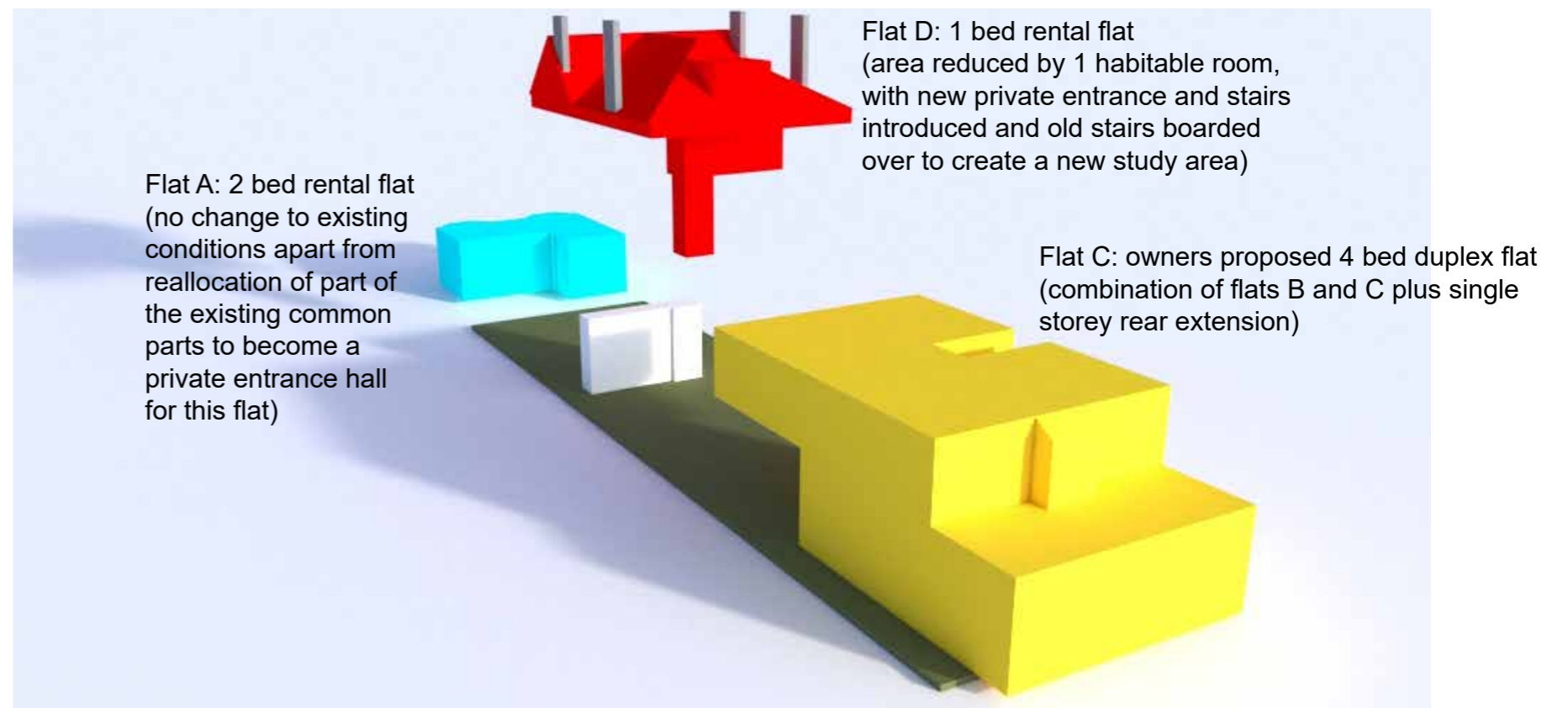
Massing model showing existing rear axo view of 22 Acol Road



Exploded massing model of existing flat layouts (and common parts) for 22 Acol Road



Massing model showing proposed rear axo view of 22 Acol Road



Exploded massing model of proposed flat layouts (and common parts) for 22 Acol Road

Appearance of Proposed Development

The proposed changes to the external appearance would be limited to: the addition of the new rear ground floor extension, a new ground floor window to the west / side elevation, two new additional entrance doors to the east / side elevation, (providing a private entrance for all the flats), and a new roof light at main roof level (to provide natural light above the new private stairs serving the top floor flat - flat D), and the replacement of the existing first floor rear bay window. There would not be any external changes to the front elevation whatsoever.

The appearance of the new extension has been largely led by the owners' ambition to be able to open the extension up as much as possible to the rear garden, using glazed sliding doors across almost the entire width of the new extension (these would be high insulation performance double glazed units set into powder coated aluminum frames). The new extension would feature a flat roof with decorative pebbles and roof lights (providing natural light deep into the ground floor plan).

The additional window that is to be added to the ground floor west / side elevation will not create any privacy or overlooking issues as it will be facing the neighbouring properties' brick wall where there are no windows or doors located immediately opposite. This window will be made to match the finish and dimensions of the existing timber framed window that is located immediately next to the new window.

The additional roof lights will not cause any privacy or overlooking issues as none of them will be overlooking other properties.

The additional entrance doors to the ground floor east / side elevation will not create any additional privacy or overlooking issues as they are all to be located in the position where existing doors and / or windows are currently located.

We are also proposing the replacement of the first floor central bay window, which combined with an internal opening in the first floor - floor build up, will flood the ground floor plan with natural light. The new window will be built to the same overall external dimensions as the current window, albeit the new window will be constructed out of high insulation performance double glazed units set into powder coated aluminum frames - to match the finish of the new sliding doors in the new extension).

We have proposed to match the existing bricks for the primary facing material / elevational treatment of the new extension.



Example of sliding doors (from a recent project in Hampstead)



Example of top light (from our Kent Terrace project in Regents Park, London)



Sketch rendering of proposed rear elevation

Local Context / Planning History

The row of properties for which 22 Acol Road is one of, have a fairly unspoilt and consistent appearance for the front elevations. These proposals have deliberately tried to avoid making any changes to the front elevation for this reason.

The rear elevations have however been modified extensively over the years and feature a series of single and double storey extensions varying in width, depth, and materials.

The upper floor windows at the rear of several of the properties have also been changed and in some cases bricked up.

As the rear gardens of these properties butt up against the rear gardens of the neighbouring properties immediately behind, there is no opportunity for anyone but the building occupants to view the rear elevations, and they are not visible from any public highway.

The following list and annotated aerial photograph set out some of the extensions and changes that have been made over the years to the rear elevations of this run of neighbouring properties on Acol Road.

Although there are an abundance of extensions and alterations to the rear elevations of this run of neighbouring properties, the extension at 12 Acol Road (i.e. just five properties away) is one of the most relevant in terms of the scale and massing of the new extension, (for which we have high-lighted the text in yellow for convenience).



Marked up aerial image showing relevant planning applications that impact the rear elevations of neighbouring and similar Acol Road properties

24 Acol Road: REF: 9005056: Permission granted for: **single storey rear extension** and internal alterations: dated 13th Nov 1990

20 Acol Road: REF: H5/7/11/19144: Permission granted for: The change of use to four self contained units, including works of conversions, and **the installation of new dormer windows at the front and rear:** dated 4th Mar 1975

18 Acol Road: REF: H5/7/13/35308(R1): Permission granted for: conversion into 6 flats including the **erection of roof extension:** There is also **a ground floor rear extension with balcony above** and although the existing and proposed plans clearly show this, it is not referred to in the application or consent description: dated 2nd Feb 1983

16 Acol Road: REF: P9600256: Permission granted for: **Erection of a single storey rear extension** to nursery school: dated 8th Mar 1996

14 Acol Road: REF: 12937: Permission granted for: The conversion of No 14 Acol Road N.W.6. into eight self contained flats. There is also **ground, first, and second floor extensions** and although the existing and proposed plans clearly show this, it is not referred to in the application or consent description: dated 12th May 1972

12 Acol Road: REF: 009/1232/P: Permission granted for: **Erection of a single storey rear extension** to residential dwelling C3) following demolition of existing single storey rear extension: dated 2nd June 2009

10 Acol Road: REF: 009/1232/P: Permission granted for: **The erection of a single storey rear basement extension with a terrace above and light well with steps to the garden and the raising of the side boundary wall:** dated 10th Dec 2002

Access

The approach and entry into the property will remain as per the existing conditions.

The internal layouts will be revised to accommodate the creation of the new duplex, and the revised internal stair arrangement to access the top floor flat. All new stairs will be designed to comply with the latest legislation and building regulations.

In terms of accessibility in the wider surrounding context, the PTAL rating for the property is recorded as being level 5, meaning the property enjoys a high level of public transport accessibility.

Car Parking, Cycle Storage, and Waste Storage / Collection

All car parking, cycle storage, waste storage and collection activities will remain as per the existing conditions.

Sustainability

The proposals will feature the following sustainable features:

- High thermal performance insulated flat roof
- High thermal performance double glazed doors, windows, and roof lights
- High thermal performance wall insulation
- Rooflights providing natural light deep into ground floor plan, thus reducing the need for artificial light during daylight hours
- Energy efficient lighting
- Materials to be salvaged from the works and re-used wherever possible
- New materials to be selected from sustainable sources wherever possible

Conclusion

Given all of the information presented in this document, and the associated drawings and planning application, we believe that consent should be granted for this application.