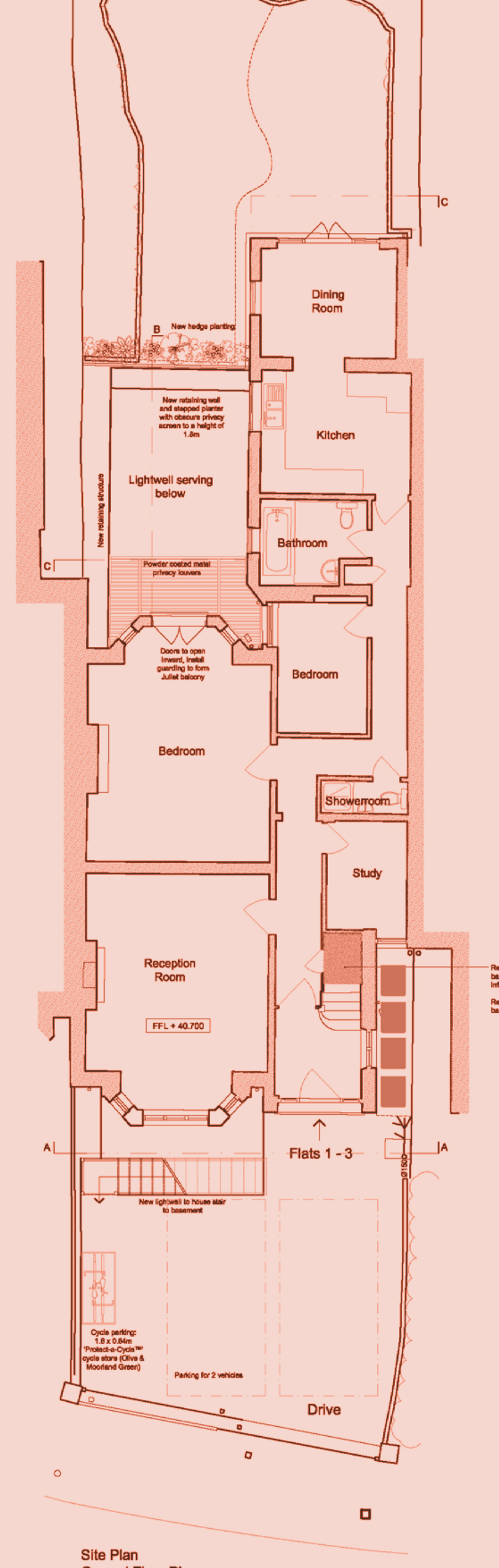


# Proposals

# 04



## 04.1 CLIENTS BRIEF

The objectives of this planning application are to secure consent for an external access to the approved dwelling at basement level.

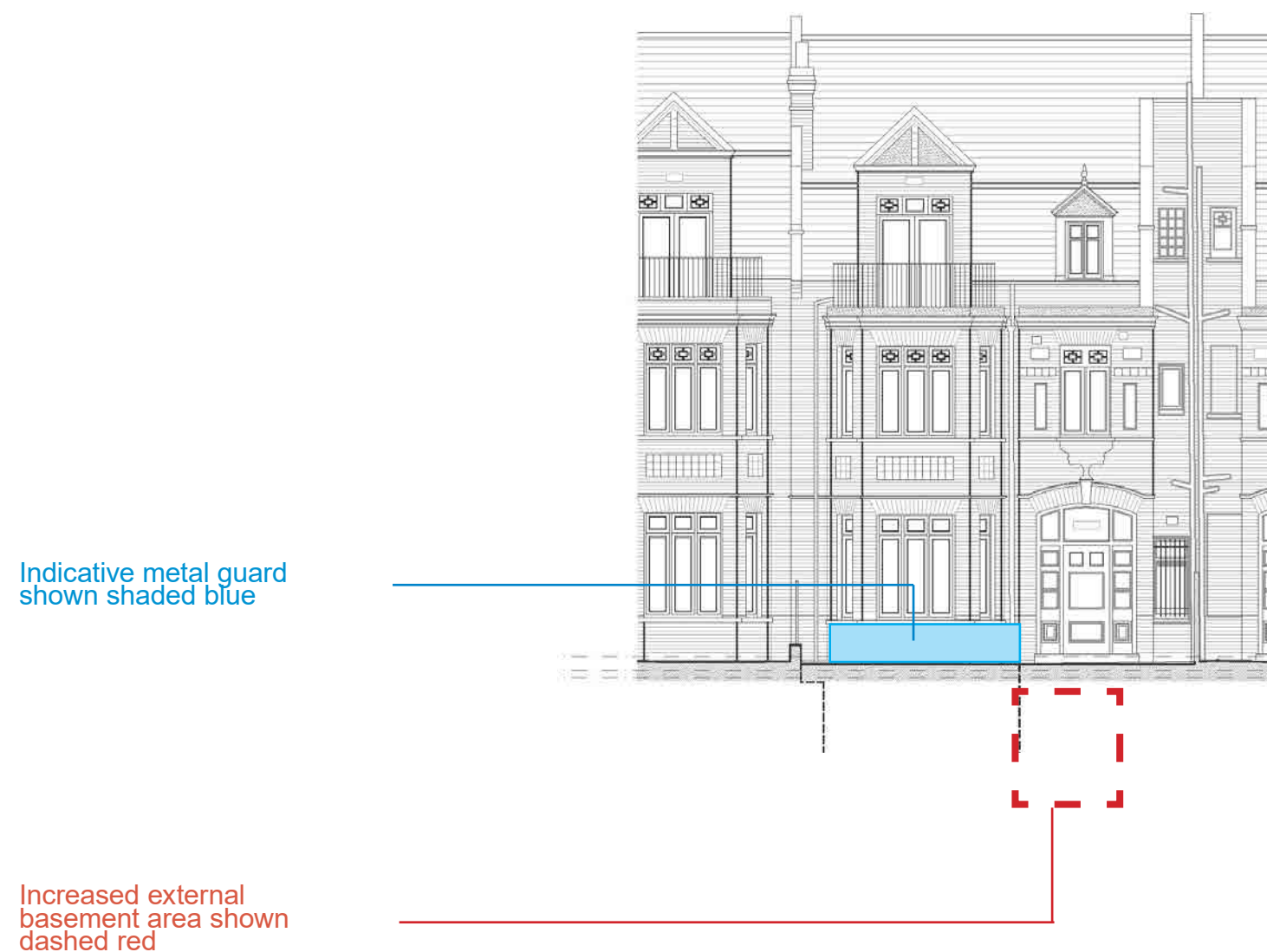
The internal and external layout and of the proposed dwelling including its juxtaposition of rooms remain as per the planning consent reference 2016/2689/P

Thus there are only minor changes proposed between this application and that previously consented as stated opposite:

- 1 Provision of a slightly larger light well to the front to facilitate external stair access
- 2 Provision of traditional external steel stair from frontage to basement dwelling entrance
- 3 Provision of traditional metal guard to prevent fall from entrance level into light well (detail to match railings at boundary with highway).

## 04.1 CLIENTS BRIEF

The limited objectives are shown diagrammatically opposite: The new metal railings will be the only form physical alteration from that previously consented that will be visible from ground level and it is likely that from the road frontage even the guard will be near invisible.



Diagrammatic alterations sought to front elevation

## 04.2 LAYOUT

### Layout

The layout of the new apartment has been carefully considered to ensure no negative impact is presented upon the existing apartments within the property nor the adjacent residential neighbours - indeed the internal and external layouts are essentially as that consented under recent planning application reference 2016/2689/P

A number of entrance solutions were considered before concluding that a traditional stepped access via a discrete front light well was most appropriate.

The light well descends via a steel stair from the shared frontage to a new apartment entrance beneath the main property entrance which will be bridged above.

The existing bay window at the front facade will be extended to serve the basement apartment and the light well enclosed by a traditional railing guard to be near invisible from the public frontage.

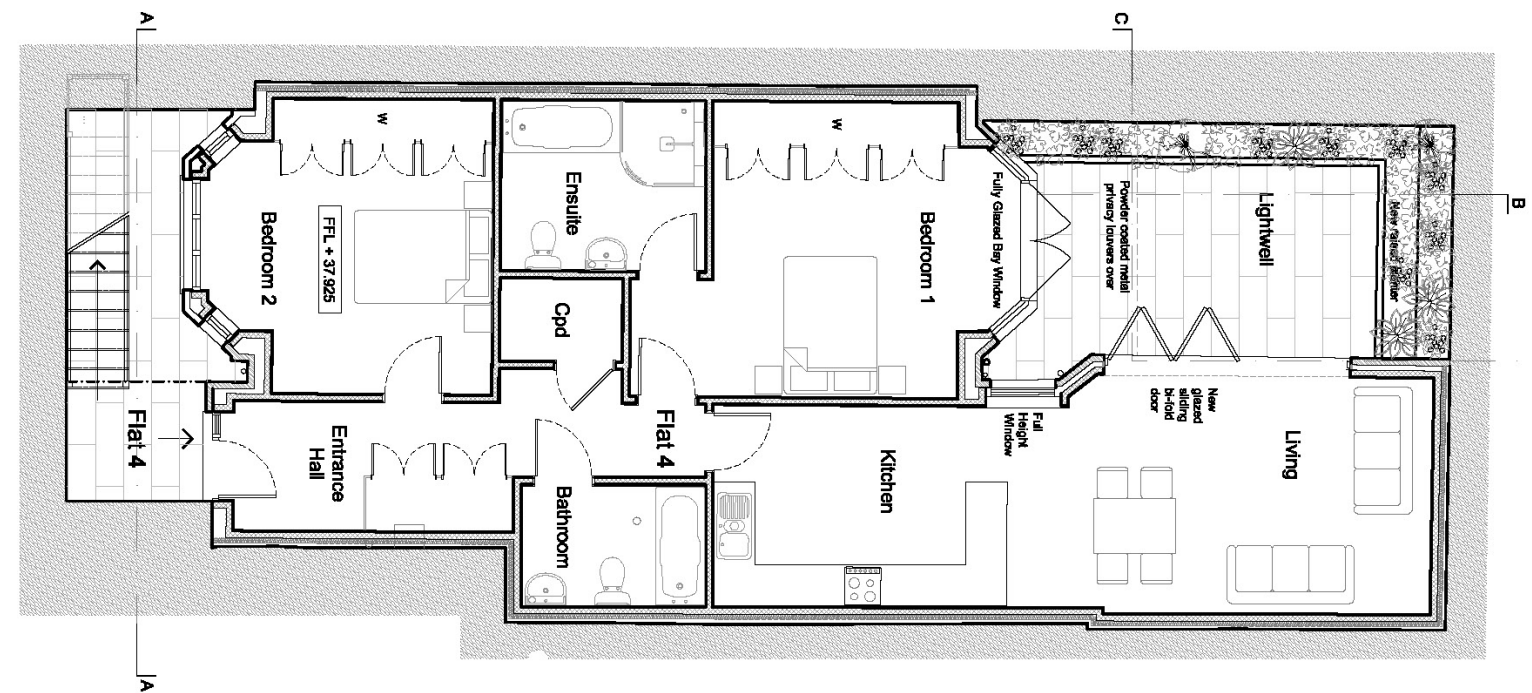
The entrance will lead to an enclosed hall from where all habitable rooms can be accessed.

The primary sleeping and living accommodation is located at the rear taking benefit of the sunken garden area. The two bedrooms take benefit of either the front or rear light wells / sunken garden.

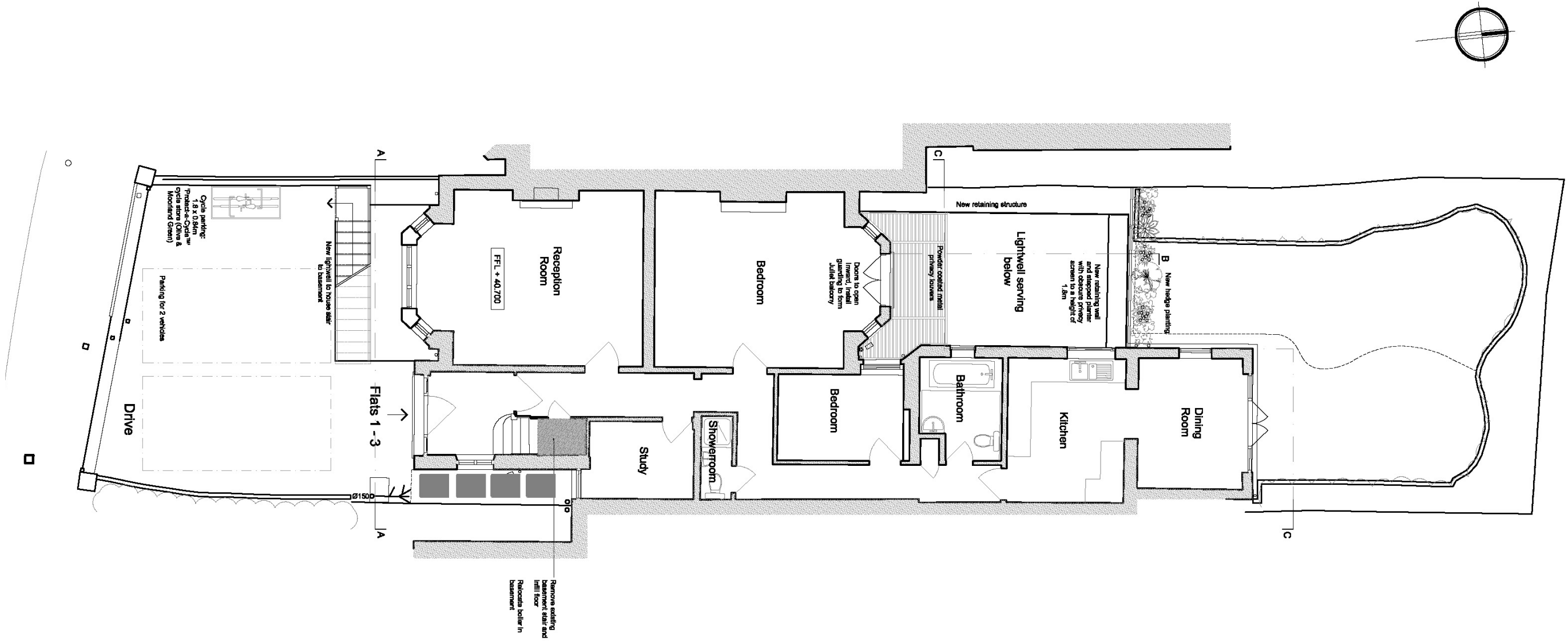
Floor to ceiling height doors are provided to the rooms that address the rear sunken garden whilst the front bedroom has benefit of the substantial bay window.

The proposals have been assessed by a specialist day lighting consultant and found to provide appropriate natural lighting levels.

The proposed ground floor plan / site layout and basement floor plan are shown opposite:



Proposed basement apartment floor plan



Proposed site layout / ground floor layout



## 04.3 ARCHITECTURE & MATERIALS

### Local Character and appearance

Goldhurst Terrace, like the surrounding area is dominated by facing brickwork and detailing, there is some variations such as render (mostly white) to rear facades and additions. Roofs are almost exclusively tile on steeply pitched roof structures.

Materials and detailing will form an important part of the success of the proposed development, thus our approach will be to employ a traditional material palette

### Facing materials

Materials for the external fabric of the new apartment shall match closely that of the existing dwelling with red facing brickwork to the front facade and white render to walling of the sunken garden to the rear - all as per planning consent reference 2016/2689/P

### Windows and doors

Windows, doors and architectural joinery shall painted timber, purpose made to match existing - all as per planning consent reference 2016/2689/P

### Architectural features

Metal railings associated with guarding to the front and rear facades will be black painted.

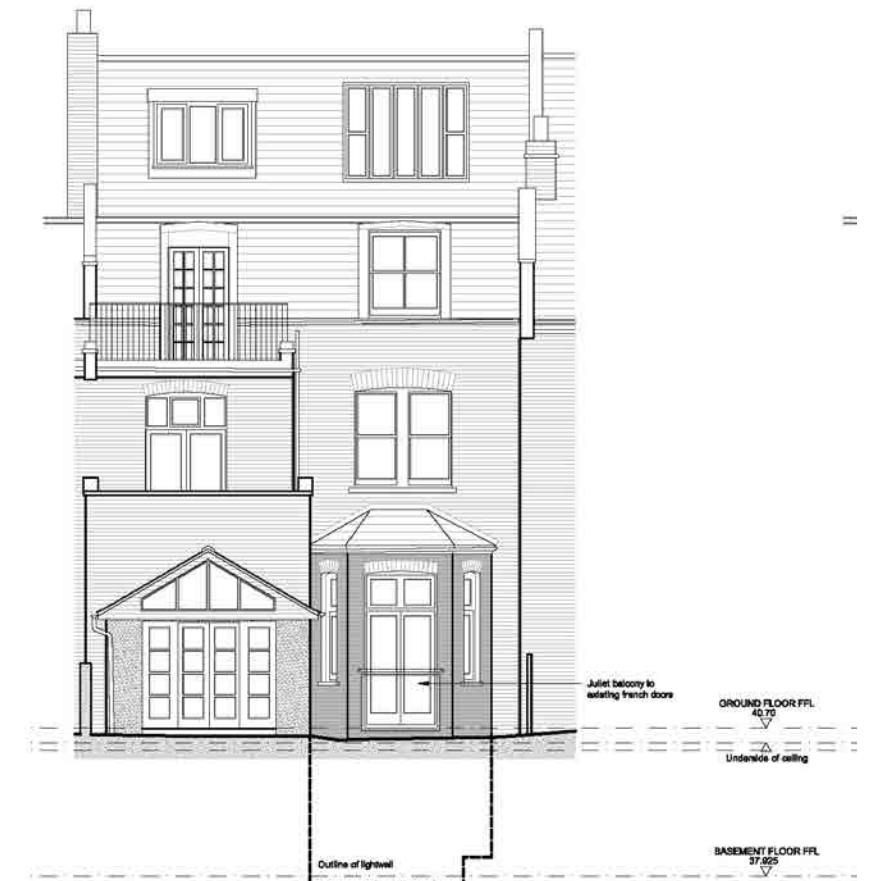
The materials proposed are considered to be in line with local precedent and character and planning guidance relating to such matters.



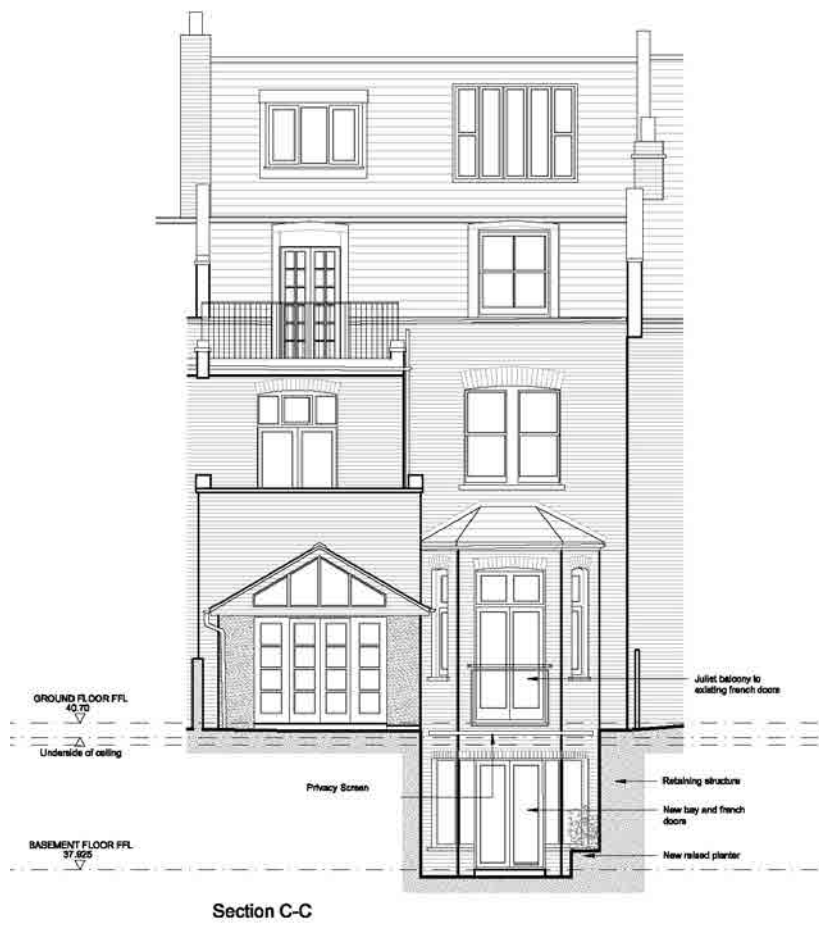
Proposed front elevation



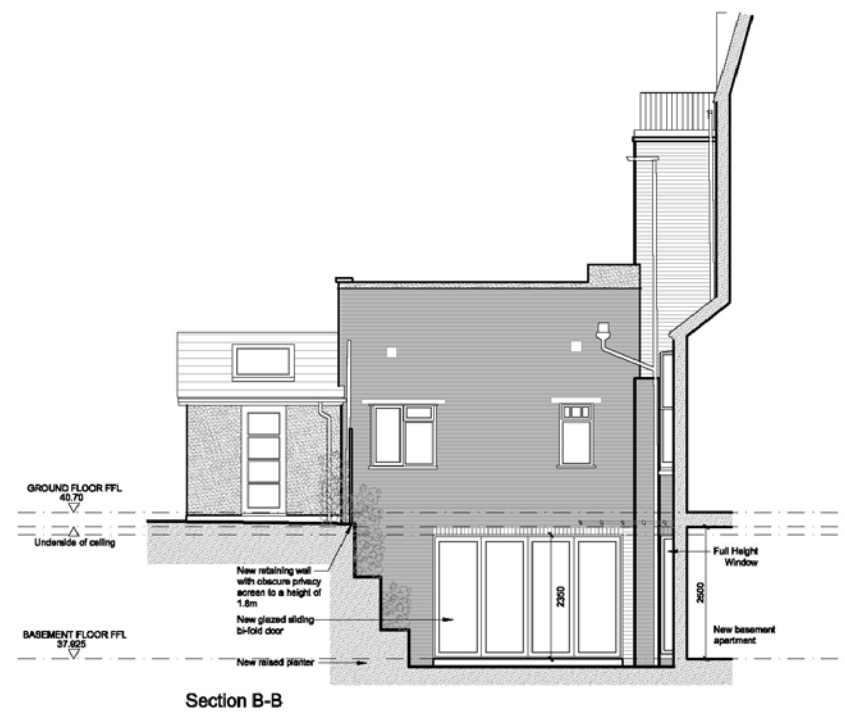
Proposed front elevation showing basement facade



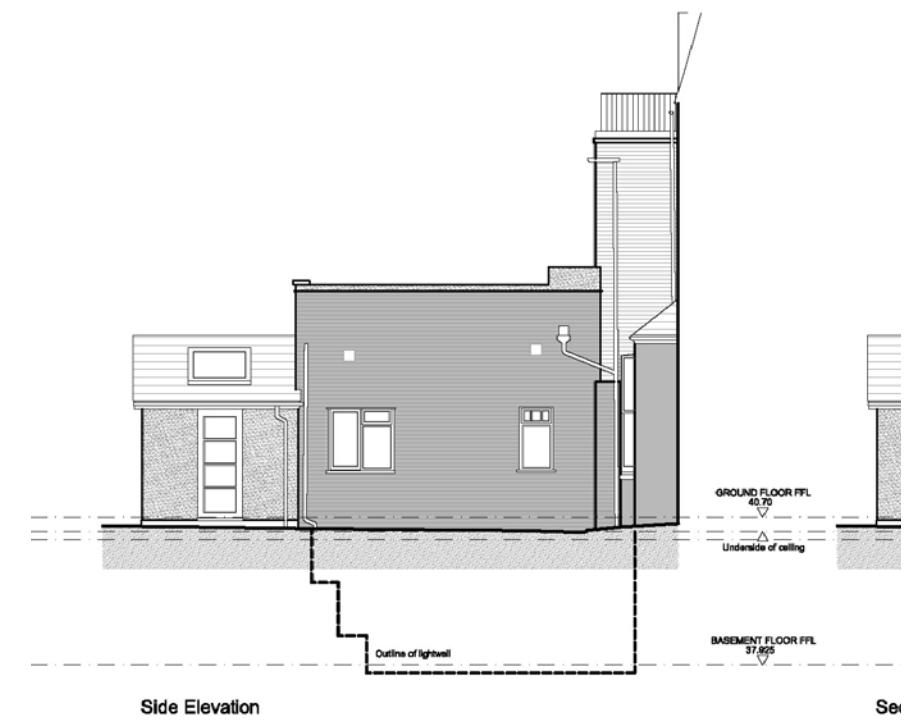
Proposed rear elevation



Proposed rear elevation showing new basement garden facade



Proposed side elevation showing new basement garden facade



Proposed side elevation

## 04.4 AMOUNT

A single new dwelling is proposed.

The gross internal floor area of the dwelling is 98sq.m which sits wholly within the above ground level foot print of the existing building. 98sq.m is in excess of the London Plan and National pace Standards for a 2 bed 4 person apartment and represents spacious high quality accommodation.

No material alterations of the floor or room areas of the existing dwellings at ground, first and second floor are required to implement these proposals.

## 04.5 AMENITY

A sunken garden is proposed as part of these proposals to provide amenity space for the lower ground floor dwelling. The garden area is 26sq.m which falls within the requirements for amenity for a 2 bedroom 4 person apartment.

The garden to the ground floor apartment will be reduced as part of these proposals but at 76sq.m will remain significantly in excess of the minimum requirements of the London Plan.

Privacy guarding and landscape is provided at the ground floor garden and 1.2m deep screen of metal louvres provided over the basement garden to screen views from the two amenity spaces.

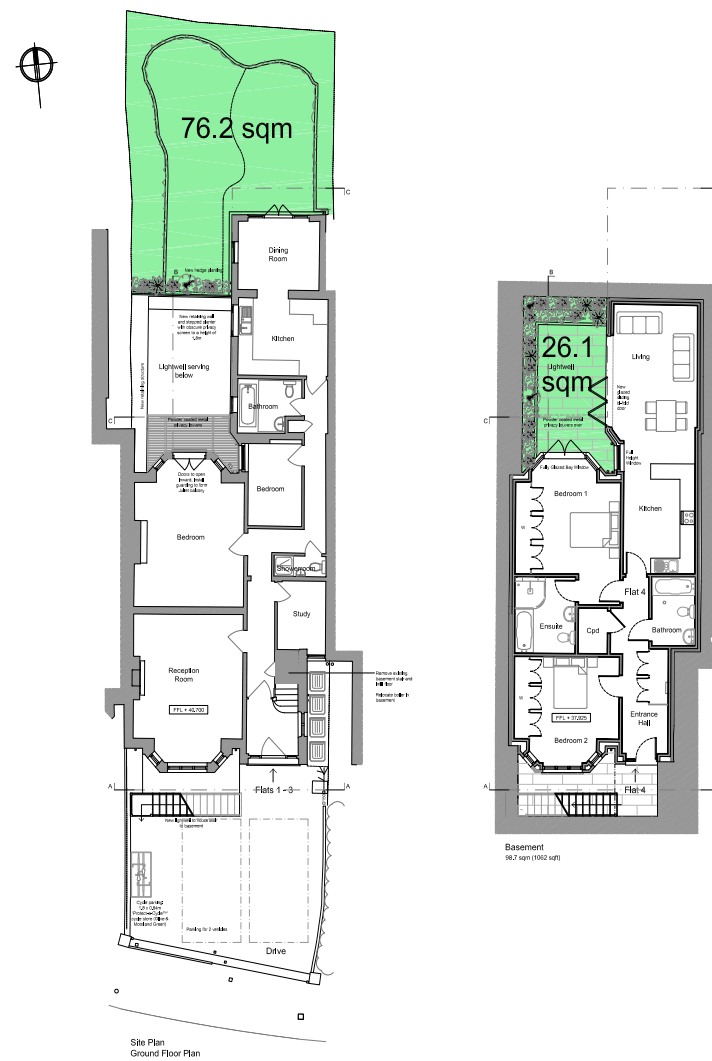
The plan below shows the amenity space for each dwelling as described above.

## 04.6 DAYLIGHTING

A light well is provided at the front of the site along with a large sunken garden at the rear and all habitable rooms will address these areas providing natural day lighting, with the master bedroom and living area focused upon the larger sunken garden.

Tall ceilings and large glazed openings are provided to habitable rooms to maximise light penetration into the property, enhanced by the use of light coloured finishes to floors and walls, both within the property and the external areas.

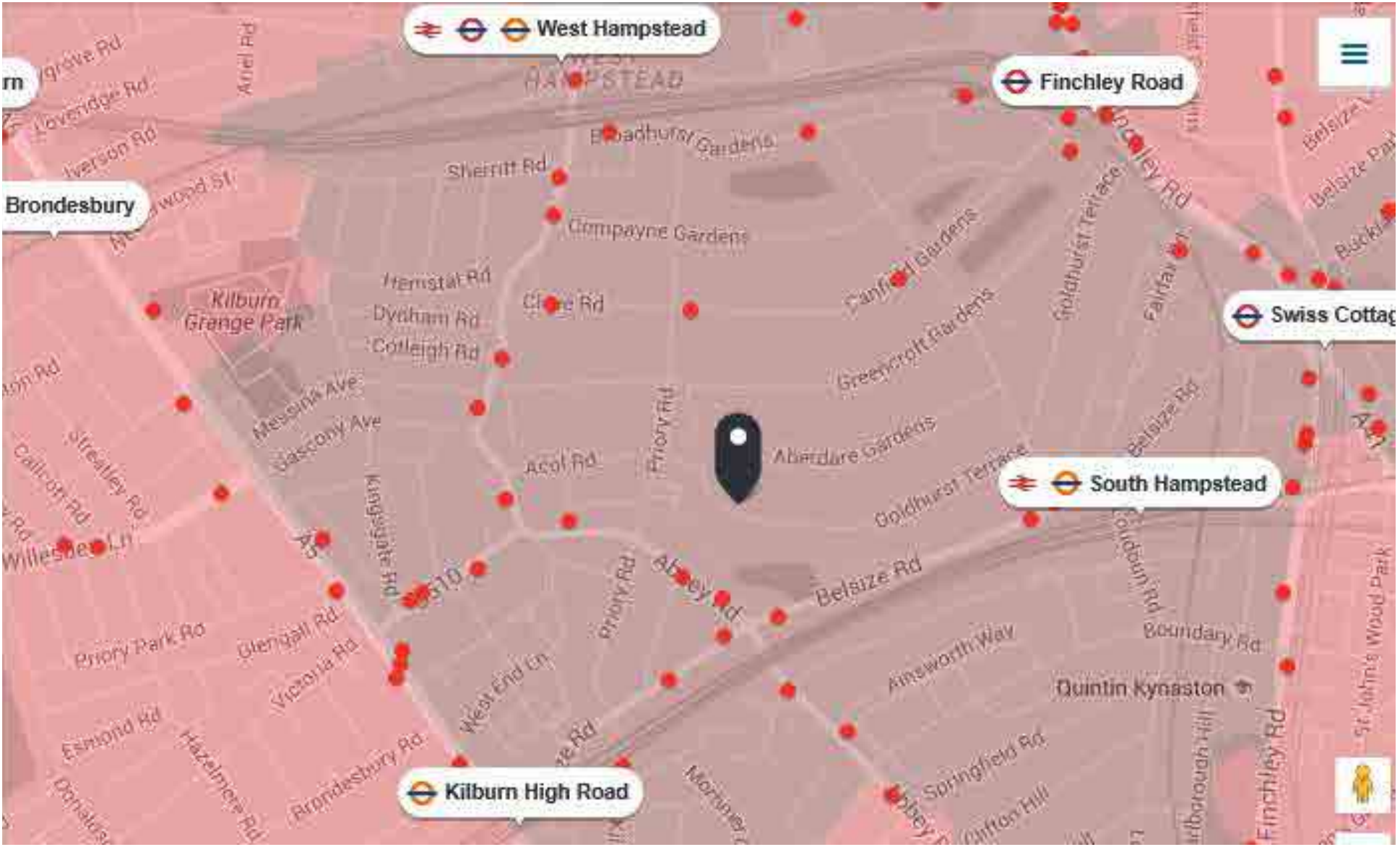
The garden is south facing allowing direct sunlight into both the garden and main habitable rooms.



Amenity space layout



04.7 SUSTAINABILITY



TIM map

**Location**

The site is within the borough of Camden with strong local public transport facilities. The nearest tube station is South Hampstead at 0.4 miles. West Hapstead is marginally further away at .5 miles. The site has a PTAL rating of 4. Shown below is the TIM map indicating bus stops.

**Car parking**

Although there is an existing hardstanding at the front of the site which can be used for car parking it is not considered necessary to provide additional off site car parking for the use of the proposed apartment due to the sustainable location of the site. A suitable car free agreement would be an acceptable condition to any planning consent that might be granted.

**Cycle provision**

The front hard standing is of sufficient size to accommodate storage of two cycles for the use of the new dwelling as an alternative to public transport.

**Fabric**

The basement area forming the new dwelling will be constructed from high performance materials with high levels of insulation to achieve air tightness and thermal performance, thus reducing the energy required to erect and run.

**Environmental**

The dwellings proposed will achieve efficiencies to meet 2015 Pt L building regulations - this equal to the now redundant Code for Sustainable Homes Level 4 through a mix of high performance fabric. The provision of the new dwelling at basement level will improve the thermal performance of the ground floor apartment by virtue of the heated volume that will exist below it post construction. The additional dwelling formed within this previously developed site is considered to be a sustainable and appropriate use of the site and will contribute to assisting the provision of much needed housing in this locality. Further requirements can be delivered through appropriate planning condition should this application be approved.

**Storm and foul water drainage and Flood risk - See separate BIA**

**Site Waste Management**

A minimum of 10% of the total value of materials used within this development are to be derived from recycled and reused sources. This achieved via selective specifying and sourcing of materials. Reference to be taken from 'WRAP Quick Wins' assessments or equivalent. Further requirements can be delivered through appropriate planning condition should this application be approved.



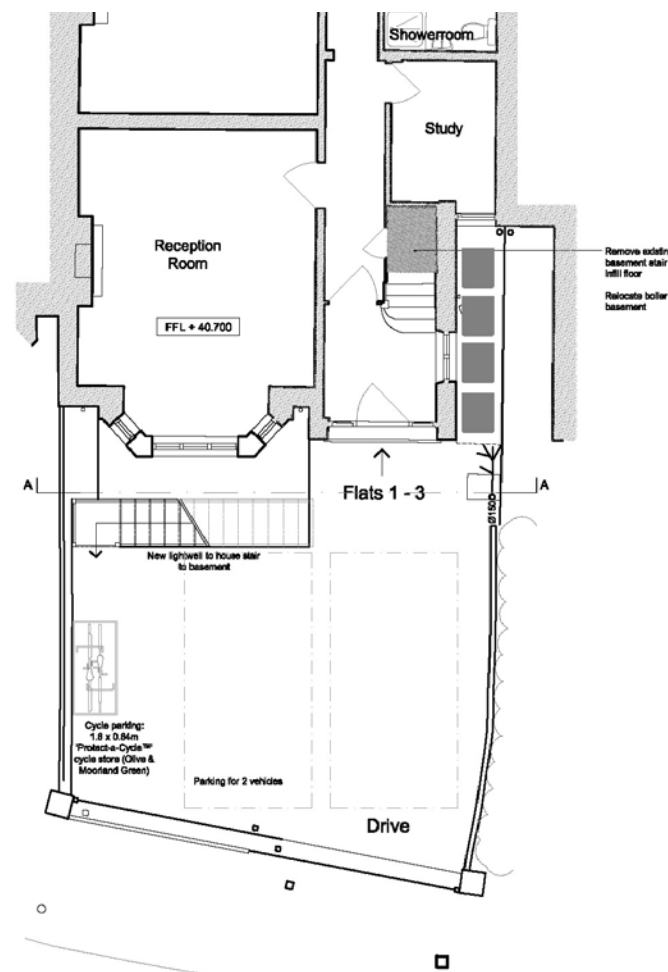


## 04.8 REFUGE

Waste and recycling storage is currently located within the recess to the side of the property well out of view from the public highway (this typical with adjacent properties). Adequate space is present in this location for the storage of additional wheelie bins to accommodate the necessary waster and recycling provision for the new dwelling.

Collection is to be made from the back edge of public footpath via Borough collection services.

The bin storage location is shown below:



Refuse area diagram

## 04.9 ACCESS

The basement apartment shall be accessible by stepped approach via an accessible stair. A level threshold at the entrance door to the apartment is provided and circulation and sanitary facilities provided in accordance with Part M4(1) of the building regulations. Due to the basement nature of the proposed dwelling and the inability to viably include a passenger lift, the access dwelling will not meet the requirements of M4(2), all other aspects of the dwelling will be built to M4(2) standards.

## 04.10 LANDSCAPE

The ground floor apartment benefits from a mature garden with a treed boundary at the rear.

Part of the garden shall be lowered to facilitate amenity space for the new basement apartment.

The boundary between the upper and lower garden shall be marked by a 1.8m high privacy screen and new hedge planting which when mature will provide a natural, landscape buffer between the two dwellings.

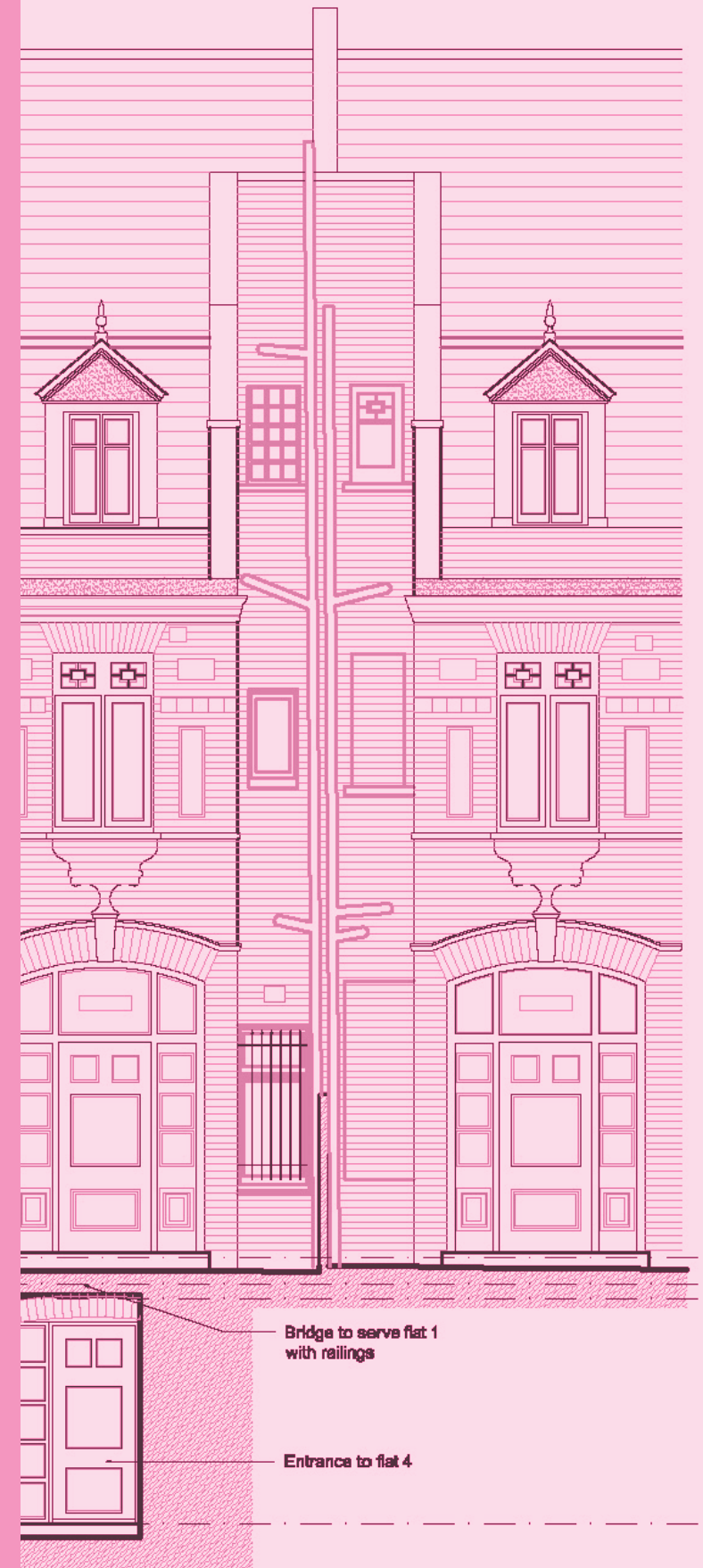
At the lower ground floor level perimeter planting is to be provided with training systems to encourage climbing plants to inhabit some of the perimeter walling to create a quality, tranquil amenity space for the new dwelling.

Examples of sunken gardens with similar landscape proposals are shown below:



Example of sunken landscape garden

# 05 Planning



## 05.0 PLANNING

The suitability of the proposals herein have been tested against all current and relevant planning policies by the planning consent reference 2016/2689/P with due consideration of relevant Camden Planning Guidance including the recently adopted Local Plan. The following extracts form the adopted local plan are particular relevant:

### Protecting amenity - Policy A5 Basements

The following policies in the Local Plan are also relevant to basement development and will be taken into account when assessing basement schemes:

A2 Provision and enhancement of open space;  
A3 Protection, enhancement and management of biodiversity;  
D1 Design;  
D2 Heritage and Conservation; and  
CC3 Water and flooding.

The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- a. neighbouring properties;
- b. the structural, ground, or water conditions of the area;
- c. the character and amenity of the area;
- d. the architectural character of the building; and
- e. the significance of heritage assets.

In determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate, a Basement Construction Plan.

The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

- f. not comprise of more than one storey;
- g. not be built under an existing basement;
- h. not exceed 50% of each garden within the property;
- i. be less than 1.5 times the footprint of the host building in area;
- j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- k. not extend into or underneath the garden further than 50% of the depth of the garden;
- l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- m. avoid the loss of garden space or trees of townscape or amenity value.

The Council will require applicants to demonstrate that proposals for basements:

- n. maintain the structural stability of the building and neighbouring properties;
- o. avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- p. do not harm the structural stability of the host building, neighbouring buildings or the water environment in the local area;
- q. avoid cumulative impacts;
- r. do not harm the amenity of neighbours;
- s. provide satisfactory landscaping, including adequate soil depth;
- t. do not harm the appearance or setting of the property or the established character of the surrounding area;
- u. protect important archaeological remains; and
- v. do not prejudice the ability of the garden to support trees where they are part of the character of the area.

### Lightwells

Where basements and visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the architectural character of the building, the character and appearance of the surrounding area, or the relationship between the building and the street. In situations where lightwells are not part of the established street character, the characteristics of the front garden or forecourt will be used to help determine the suitability of lightwells.

In plots where the front garden is quite shallow, a lightwell is likely to consume much, or all, of the garden area. This will be unacceptable in streets where lightwells are not part of the established character and where the front gardens have an important role in the local townscape.

Lightwells to the side or rear of a property should be set away from the boundary of a neighbouring property. Excessively large lightwells will not be permitted in any garden space.

# 06 Conclusion





## 06.0 CONCLUSION

The proposals herein have been prepared with due consideration to all material requirements identified within local and national planning guidance and are considered to be compliant.

If granted consent it is considered that the development will deliver a high quality, spacious apartment contributing to local and wider London housing need with no adverse harm to the Conservation Area, nor adverse impact upon the amenity of adjoining neighbours.

It is therefore our opinion that the proposals meet the necessary requirements such that planning consent should be granted

## CLAGUE ARCHITECTS

62 Burgate, Canterbury  
Kent CT1 2BH 01227 762 060

1 Kinsbourne Court, Luton Road  
Harpenden, Hertfordshire AL5 3BL 01582 765 102

4th Floor, 99 Charterhouse Street  
London EC1M 6HR 0203 597 6112

CANTERBURY LONDON HARPENDEN