

DESIGN & ACCESS STATEMENT

Planning Application

Radlett House - Revision to Outbuilding

Radlett Place

London

NW8 6BT

BB PARTNERSHIP LTD
CHARTERED ARCHITECTS

1.0 Introduction

This statement is made in support of the planning application for a revision to the existing outbuilding roof, along with a new sash window to replace a door. Both the roof extension and window are proposed for the south (side) elevation.

2.0 The Site & its Surroundings

The site is to the rear of Radlett place off Avenue Road and is bounded by residential units to three boundaries and Primrose Hill bounds the fourth.

3.0 Planning History and context.

The following applications relate to this site: -

Certificate of Lawfulness – 2018/4258/P

Confirmation of commencement of works on site in relation to planning applications **(i) 2011/5102/P** dated 30/03/2012 (basement extension to main house); **(ii) 2010/6316/P** dated 17/01/2011 (basement to pool house); and **(iii) 2012/5607/P** dated 24/12/2012 (erection of two storey outbuilding).

Planning Approval - 2017/0716/P

Creation of a crown tiled roof / attic floor above two storey rear projection of dwelling (Use Class C3) including no.5 dormer windows and linked walkway to existing loft.

Planning Approval – 2016/4374/P

Alterations to rear roof slope of dwelling (C3) including the modification of rear dormers and installation of overrun with chimney stack to facilitate the installation of internal passenger lift. (Class C3).

Planning Approval – 2012/5607/P

Erection of a two storey outbuilding and a single storey front extension to the main house in connection with existing residential dwelling (Class C3) - **Implemented**

Planning Approval – 2011/5102/P

Excavation of a basement beneath the main house with front and rear lightwells and a two-storey basement link under the garden between the house and the previously approved swimming pool outbuilding, and installation of air conditioning unit and enclosure in garden, all in association with the use of the single family dwelling (Class C3) – **Implemented**

Planning Approval - 2010/6316/P

Erection of a two storey plus basement out building and alteration to gate in association with existing residential dwelling (Class C3) - **Implemented**

Current planning application

Planning Application – 2018/5673/P (Submitted Dec 13 2018)

Erection of garden pergola to front garden of property to link main house with garden outbuilding / pool house previously permitted/implemented under previous application ref. 2010/6316/P

4.0 The Proposed Development

The main element of the proposal is the construction of a hipped roof to the south (side) elevation of the outbuilding with all materials to match existing. The proposed, white painted, timber sash windows will replace an existing door on the south elevation and form a new opening on the boundary wall; both to match existing windows.

5.0 Planning Policies & Planning Considerations

B7 – Conservation Areas

B1 – General Design Principles

6.0 Environmental Impact / Sustainability

The materials used will be inert and will not cause pollution of surface run-off water, ground water, watercourses or areas of open water. It is proposed to use good quality materials to reduce energy use and water efficient appliances.

The potential contractor's attitude towards management of waste materials on site will be considered during the tender selection stage.

The construction methods envisaged look to minimise the amount of construction waste. The use of any timber will be from sustainable sources and a general good quality of materials will be specified.

Open land, wildlife and archaeology policies are not relevant for this application.

7.0 Design and Access

To accommodate disabled access to the first floor of the outbuilding, the client requires a lift to be installed. This lift requires an overrun and associated structure, to ensure the design impact of this new lift is considerate to the immediate area and in keeping with the existing buildings, a hip roof portion is proposed. This hip roof will be added to the existing flat roof portion directly above the proposed lift, on one side of

the outbuilding. The hip roof will be subservient to the main roof, with its ridge being lower than that on the main roof, with all materials being used to match existing.

Conclusion

The proposal answers the clients need for disabled access within the outbuilding; facilitating the addition of a lift and its associated structure within a new hipped roof.

We believe the proposed hipped roof and sash windows are in harmony with, and will provide no harm to, the local surrounding environment whilst complementing the existing building.