

DESIGN AND ACCESS STATEMENT

For the Proposed New Dwelling at the REAR of No. 62 Hillfield Road, West Hampstead, London NW6 1QA

STATEMENT SUMMARY

The purpose of this Design and Access statement is to provide details of the proposed new dwelling to the rear of No.62 Hillfield Road and show how this proposal complies with the Pre-application advice provided by CAMDEN's Planning Officer, Kristina Smith. The Pre-application advice is referenced: 2018/5583/PRE and dated 11th Jan 2019

The proposal is for a new two storey, two-bedroom dwelling in the rear garden of No. 62, fronting and accessed from Mill Lane. The precedent of building in the rear gardens of Hillfield Road has been established by numbers 70 through to 76, and more recently by dwellings to the rear gardens of numbers 34 through to 44.

Our clients, the existing owners, purchased No. 62 in 1995 and have since enjoyed raising their children, establishing this house as their family home. After 23 years, due to the size of the property, our clients are finding it hard to maintain this home to their high standard. Therefore, the proposal of the new dwelling may enable our clients to remain in the local area and community.

DRAWING LIST

This document is to be read in conjunction with the following drawings:

918-P-01	Location Plan	Rev A	1:1000 @ A3
918-P-02	Location Plan with photograph locations	Rev A	1:500 @ A3
918-P-03	Existing & Proposed Site Plan	Rev A	1:200 @ A3 1:100 @ A1
918-P-04	Existing & Proposed Site Section	Rev A	1:200 @ A3 1:100 @ A1
918-P-05	Existing & Proposed Street Scene	Rev A	1:200 @ A3 1:100 @ A1
918-P-06	Existing Plans, Sections & Elevations	Rev A	1:100 @ A3 1:50 @ A1
918-P-07	Proposed Ground, 1 st & Roof Plans	Rev A	1:100 @ A3 1:50 @ A1
918-P-08	Proposed Cross Section & Elevations	Rev A	1:100 @ A3 1:50 @ A1
918-P-09	Proposed Long Section & Side Elevat.	Rev A	1:100 @ A3 1:50 @ A1

918-P-10	Ground Floor – M4(2) Compliance	Rev A	1:50 @ A3
918-P-11	1st Floor – M4(2) Compliance	Rev A	1:50 @ A3
918-P-20	3D Image	Rev A	
918-P-21	3D Image	Rev A	
918-P-22	3D Image	Rev A	
918-P-23	3D Image	Rev A	
918-P-24	3D Image	Rev A	
918-P-25	3D Image	Rev A	

The photo section of this Design & Access statement – Appendix, provides a visual description of the existing site. Please refer to drawing 918-P-03 for locations and direction.

SITE DESCRIPTION

‘The application site refers to a plot occupied by a three storey Victorian terrace property on the south side of Hillfield Road with a long private rear garden that extends to meet Mill Lane. The rear of the plot is occupied by a single storey garage building which fronts Mill Lane.

There is piecemeal residential development along this side of Mill Lane which has arisen from rear garden development.’

‘The site is located within the Fortune Green / West Hampstead Neighbourhood Plan area.’

‘The site is not located in a conservation area’

The site has a gentle slope with a southern orientation.

PRINCIPLE OF DEVELOPMENT

‘The application site is located in a part of the Borough that is predominantly residential, making it an appropriate location for additional residential accommodation.’

‘A precedent for the development or re-development of rear gardens has been established along Mill Lane and it seems therefore appropriate to conceive the proposal as infill development’

DESIGN

The pre-application advice has guided the design towards No.33 -39 Mill Lane.

‘These buildings are considered to make a much more positive contribution to the streetscape than the majority of the modern buildings. Immediately to the east is a small terrace of four two storey Victorian buildings with shops at the ground floor. These buildings provide a good indication of what scale and proportions might be appropriate for the application site.’

Therefore, the application has a similar scale, character and proportions to these examples. The main front roof is similar in angle and scale, the windows of similar proportions and similar palette of materials.

The previous scheme was considered ‘too wide’. Therefore, a side passage has been introduced to improve the front elevation proportions. This has the added benefit of providing access to the rear, so that bike and bins could be securely accommodated with access the existing house.

Response to more specific comments:

- The brick base palette is supported. Material information is listed on drawings 918-P-08 & 09. A rich London stock brick with soldier course lintels are used to blend in with the brick work of No.33-39. The white render not only matches the neighbouring buildings, it provides a contemporary feel to the design. A study of red brick highlights showed the elevation as very ‘80s’ and therefore detrimental.

- The full height rear bay looking east and west, to prevent over looking was considered 'incongruous'. It has been replaced with smaller windows facing directly north with obscured glazing, and an oriel window, with no pane facing directly north, but two panes at 45 degrees. This effect prevents over looking yet still provides the desired sunlight.
- The roof has been re-considered with both a narrower form and steeper pitch. It now matches the angle and materials of No.s 33-39 Mill Lane.
- Due to this and other guidance in the 'Pre-App' document, the roof lights have been removed.
- As suggested, a side passage has been introduced, thus enabling secure bike and bin storage to the rear and for the development to extend further forward, thus matching No.33 -39,
- The windows as mentioned are similar proportions to No.33-39. The 1st floor windows are tall (1500mm) with low sill (600mm). Refer to 918-P-09. The ground floor windows are tall, (1350mm) but higher, to provide some privacy from the street. Discussed later.
- The rear amenity space has been retained as supported by the 'Pre-App document.
- The existing boundary to the east of No 62 is brickwork and would be retained. The existing western boundary is timber and would also be retained but made good as required. Due to the proposed house having extended further forward, the front wall now provides the boundary treatment, except for a small gated railing area, for security.

MATERIALS

The proposal is to match No.33 – 39 Mill Lane. The walls are to be a textured golden London stock brick, whilst the front tiles roof to be plain tiles in granular antique red. Similarly, the windows are to be white and the rain water gutters and pipes to be black UPVC. The white rendered ground floor lintel provides a contemporary feature and is also like No.33. The timber finished front door will be reminiscent of the existing garage doors.

The proposed materials and colours have been chosen to ensure the building sits comfortably within its environment and all materials have been chosen for their low maintenance.

RESIDENTIAL ACCOMMODATION

The proposal would provide a two-bed self-contained dwelling house of 73.6m². This complies with the Nationally Described Space Standard in March 2015, which requires a minimum standard for a 2 bedroom/2 storey (3 person) flat to be 70m².

Total Storage Built-in is 3.7m², well above the 2m² requirement.

Bedroom 1 is 14.3m² area, (more than 11.5m²) min. width of 2.9 and minimum length is 3.8
Whilst Bedroom 2 has an area of 10.75m² (more than 7.5m²) and 2.57 wide (more than 2.15m)

Drawings 918-P-10 & 11 illustrate how the design complies with Building Regulations M4(2). **Accessible and adaptable dwellings** – homes suitable for a wide range of occupants with differing needs including some older people and disabled people and allowing for adaptation to meet the changing needs of occupants over time.

This policy may be useful and relevant to the existing owners.

'Two-bedroom accommodation have been identified in policy H3 of the Camden Local Plan 2017 as being of high priority and as such the dwelling size is supported.'

The proposal benefits from dual aspect and with a good amount of south facing windows.

In response to the 'Pre-App' doc, the main bedroom has been moved to the front to improve the outlook. The bathroom at 1st floor level has been located between the bedrooms, accessed by a 'Jack & Jill' arrangement. The client has suggested this, to remove the need for a second bathroom and so the second bedroom can extend across the rear of the 1st floor.

The proposed dwelling benefits 'from a rear private garden which would take up garden from the existing Hillfield Road property but would allow both properties to retain a good amount of private amenity space.'

The rear amenity space provides an area of at least 12m². This exceeds the 6m² required by a 3 person dwelling in the Mayors of London's Housing SPG.

Affordable Housing

Policy H4 requires contributions to affordable housing from all developments that involve a total additional residential floor space of 100m². The total additional floor of the proposal is 73.6m², therefore no contributions to affordable housing are expected.

IMPACT ON NEIGHBOURING AMENITY

Daylight and Sunlight

Many windows in the new dwelling face south ensuring solar gain during winter.

The Site Section on 918-P-04 shows how the 25-degree rule has been applied and therefore the 'New development below this line should not cause harm to levels of daylight and sunlight of existing buildings' and 'existing developments below this line should enable adequate levels of daylight and sunlight into the proposed development'.

The Pre-application document confirms a full daylight/sunlight assessment would not be required.

Privacy

The distance between the existing house's main windows/kitchen and the proposed dwelling is approximately 17/11m. This is less than the 'good practice' distance of 18m referred to in the policy, however, due to the concern of the previous first floor bay, the rear elevation has been re-designed to incorporate small obscure glassed windows and an oriel windows that 'do not directly face those of the existing' buildings.

The aspect of the new house looks towards the vibrant Mill Lane, so as not to interfere or reduce the existing privacy of the houses on Hillfield Road.

The south facing main bedroom & kitchen enables the occupants to view and enjoy the vibrant Mill Lane from a 'safe' distance and benefit from filtered light though the large neighbouring trees.

The client has requested that the ground floor living space is to the rear and near the amenity space so that the kitchen is towards the front elevation. With obscured half panes of glass, this would provide some privacy from the busy Mill Lane at ground level.

TRANSPORT CONSIDERATIONS

Car-Parking

Policy T2 of the Camden Local Plan states that the council will limit the availability of parking and require all new developments to be car-free. The proposal is car free. The proposed dwelling will have pedestrian and cycle access to Mill Lane.

The C11 Solent Road bus stop will be approx. 80m from the proposed front door. The C11 bus route travels between Brent Cross Shopping Centre and Archway Station, including West Hampstead Station and Cricklewood Station.

This regular service runs from 5.45 till 23.50, with intervals of 9-12 minutes between 8am & 8pm.

Due to this access to good public transport, the design is able to comply with Camden's car free policy. The proposal also removes the existing garage, thus reducing the car parking spaces and therefore car usage in Camden.

This decision has the added benefit of removing an existing dangerous situation of reversing from the existing garage, on to the busy Mill Lane

Currently the existing garage is not used for on-site parking. The applicant is currently parking on the street. 'Given this is an existing property with residential parking permit rights, this is acceptable'.

Cycle Parking

As required by Policy T1 of Camden Local Plan and the Pre-application Advice, a two bedroom residential unit will require two bike spaces. This have been provided within the secure rear garden, behind gates and covered by a small long awning.

Construction Management Plans

Please refer to the Construction Management Plans which were submitted with this planning application. Many points are unknown as a contractor has not been approached or appointed at the time of writing. Also, much of the information requested is inappropriate for the size of the development.

This working document will be completed as the information required becomes available and the level of information required, is clarified by Camden

SUSTAINABILITY STATEMENT

Policy CC1 states that the Council will require developments to incorporate sustainable design and construction measures. All developments are expected to reduce their carbon dioxide emissions by the following steps in the energy hierarchy (be lean, be clean and be green) to reduce energy consumption.

All minor residential developments are expected to submit a sustainability statement – the detail of which to be commensurate with the scale of the development showing how the development will implement the sustainable design principles as noted in policy CC1.

1. BE LEAN

Natural Systems

The Design has large south facing windows thus making the most of the orientation and sunlight.

Due to the distances to neighbouring builds there is minimal overshadowing.

The limited overshadowing is caused by deciduous trees, which drop leaves, ensuring heating in winter and shading/cooling in summer.

Natural Ventilation

All rooms have windows or roof lights to reduce the need for artificial light and ventilation.

BR Approved Document F-System 1 – Background ventilators and intermittent extract fans to be used, so ventilation is only used when required and not continuous.

Thermal Performance

The fabric of the building is to achieve U-values, over and above current building regulations Accredited Construction Details to be used, to reduced thermal bridging.

Air Permeability target to be 3.0m³/(h.m²) at 50 PA.

Wall U value to be less than 0.20 W/m²K.

Roof U value to be less than 0.13 W/m²K.

Floor U value to be less than 0.20 W/m²K.

Window U value to be less than 1.5 W/m²K.

Front solid door U value to be less than 1.0 W/m²K.

Rear glazed door U value to be less than 1.5 W/m²K.

Sound Insulation

The development proposes that airborne sound insulation will comply with or exceed current Building Regulations Part E standards, by increasing the required sound insulation required in the 1st floor timber floor construction, from 100 to 200mm acoustic insulation and an additional layer of plasterboard.

2. BE CLEAN

Mains Gas Boiler

Condensing Gas Combi Boiler with EC Directive rating of 92/42/EEC

Underfloor heating for the ground floor and radiator heating at 1st floor, with zone controls.

Space heating and hot water requirements to be met through high efficiency individual gas boilers with inherently low NOx emissions.

Efficient Lighting

All light fittings will be specified as low energy lighting and will accommodate LED, compact fluorescent (CFLs) or fluorescent luminaires only.

External security lighting will include daylight cut-off devices, with a maximum wattage of 150W and PIR.

Energy Labelled White Goods

White good to be installed as integrated fitting to the new kitchen. All white good fitting to be A+ rated by the EU Energy Efficiency Labelling Scheme.

Household Waste

Dedicated external waste storage for the new dwelling will be provided to meet the Local Authority requirements, including General waste, recycled waste and green waste.

Adequate internal storage for recycle waste will be provided as part of the kitchen design.

The Local Authority provides recyclable household waste collection and sorting.

3. BE GREEN

The proposed development is a very 'green' solution to the current client's life style. The two clients propose to build a new small, energy efficient dwelling on the 'brown field' site of their existing garage, to enable them to move from the large three storey Victorian terrace, thus enabling others to live in the larger house. This proposal does this, without effecting any existing green field land or significantly reducing existing amenity space.

WATER USAGE CALCULATOR

Submitted with this application is a 'Water Calculator for New Dwellings' as per Appendix A of the Approved Document G, demonstrating the development is capable of achieving a maximum internal water use of 105 litres per day – plus an additional 5 litres for external water use.

CONCLUSION

In conclusion, our proposal is to provide a simple, low key two-bedroom, two storey dwelling that complies with the relevant Camden planning policies and is similar to infill development already existing on Mill Lane. It also enables the existing owners to continue to be a part of the community that they have enjoyed for the past 23 years.

The proposal has responded to all the Pre-Application report's comments and requirements. We therefore trust that the London Borough of Camden Council will appreciate the scheme and approve this proposal by granting full planning permission as soon as possible.

We hold ourselves ready to discuss these matters at any time convenient to the council.

Leon Waldock

31st January 2019

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* All quotations are from the pre-application advice statement.