



6 Inverforth Close, London, NW3 7EX
Design & Access Statement

ALEX NACU ARCHITECTS

107 West End Lane

London

NW6 4SY

Email: a.nacu@alexnacuarchitects.co.uk

Mob: 07761030348

Web: <http://www.alexnacuarchitects.co.uk>



Part 1

Introduction

Site Location - London Borough of Camden - *pag. 6*

Site History & Context - Hampstead Conservation Area - *pag. 7*

Site Location - Inverforth Close - *pag. 8*

Site History & Context - Inverforth Close - *pag. 9*

Planning Appraisal - Planning Policy Statement - *pag. 10*

Planning Context - Relevant Planning History - *pag. 10*

Site Photos - *pag. 11*

Existing Drawings:

- Site Context Plan 1:500 @ A3 - *pag. 12*

- Ground Floor Plan 1:75 @ A3 - *pag. 13*

- First Floor Plan 1:75 @ A3 - *pag. 14*

- Roof Plan 1:75 @ A3 - *pag. 15*

- Front Elevation A-A 1:75 @ A3 - *pag. 16*

- Back Elevation B-B 1:75 @ A3 - *pag. 17*

- Section A-A 1:55 @ A3 - *pag. 18*

- Section B-B 1:55 @ A3 - *pag. 19*

Part 2

Design

Proposed Drawings:

- Context Plan 1:500 @ A3 - *pag. 21*

- Ground Floor Plan 1:75 @ A3 - *pag. 22*

- First Floor Plan 1:75 @ A3 - *pag. 23*

- Roof Plan 1:75 @ A3 - *pag. 24*

- Front Elevation A-A 1:75 @ A3 - *pag. 25*

- Back Elevation 1:75 @ A3 - *pag. 26*

- Section A1-A1 1:55 @ A3 - *pag. 27*

- Section B1-B1 1:55 @ A3 - *pag. 28*

Summary - *pag. 29*

Drawing Schedule:

Existing:

- 1 - PP-006-10 - Location Plan
- 2 - PP-006-110 - Ground Floor
- 3 - PP-006-120 - 1st Floor
- 4 - PP-006-130 - Roof Plan
- 5 - PP-006-201 - Front Elevation A-A
- 6 - PP-006-202 - Rear Elevation B-B
- 7 - PP-006-301 - Section A-A
- 8 - PP-006-302 - Section B-B

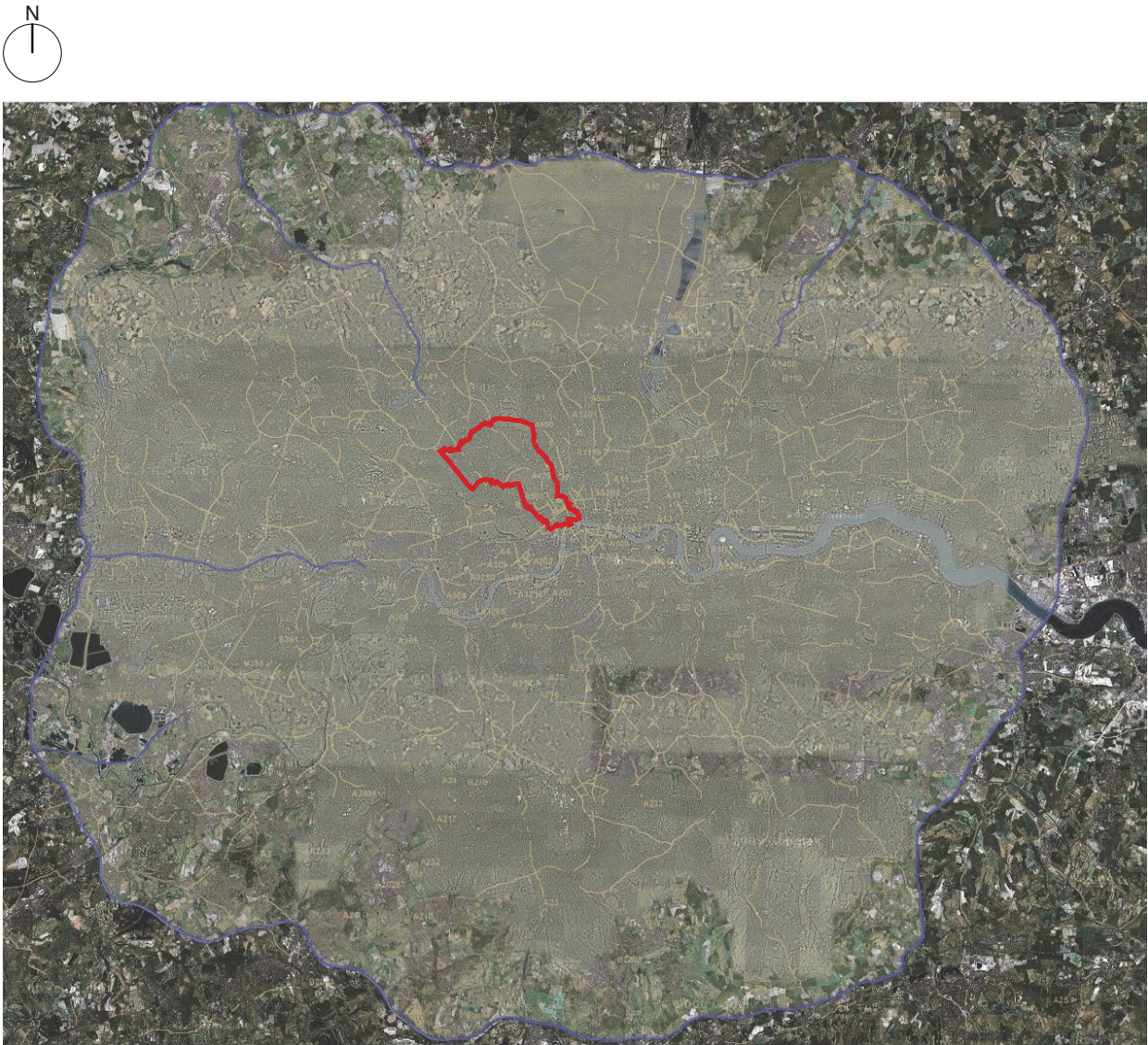
Introduction

Alex Nacu Architects, on behalf of our client, seeks full planning permission for erection of a single storey rear conservatory extension, rear single storey infill extension below the eaves, partial internal refurbishment, conversion of part of garage into a study room, addition of a conservation area skylight to garage attic roof (East facing) to create dressing room adjacent to master bedroom.

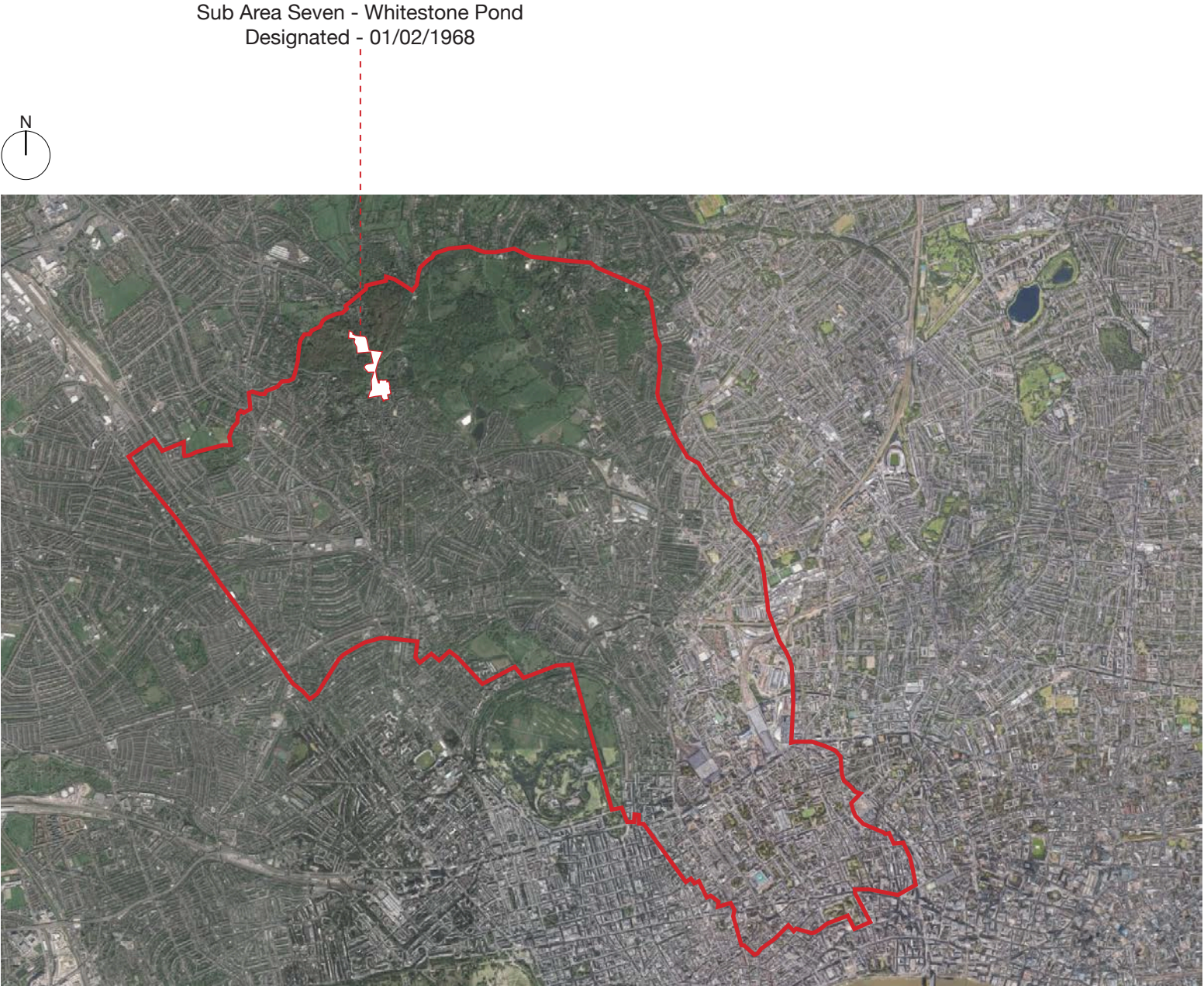
The brief was to bring as much light as possible into the conservatory and the living area. As the time would be spent mostly during the day and evenings in these areas, it was important for the client to maximize the amount of space and light. Therefore, the living room, the new study room, the dining room and the conservatory are facing the garden and tend to connect the inside with the outside.

The proposed intervention to the rear of 6 Inverforth Close is intended to raise the living quality of its current and future occupants while preserving the character of the existing building, respecting the neighbours, the historical and the design quality of Inverforth Close.

Site Location - London Borough of Camden



Map of London



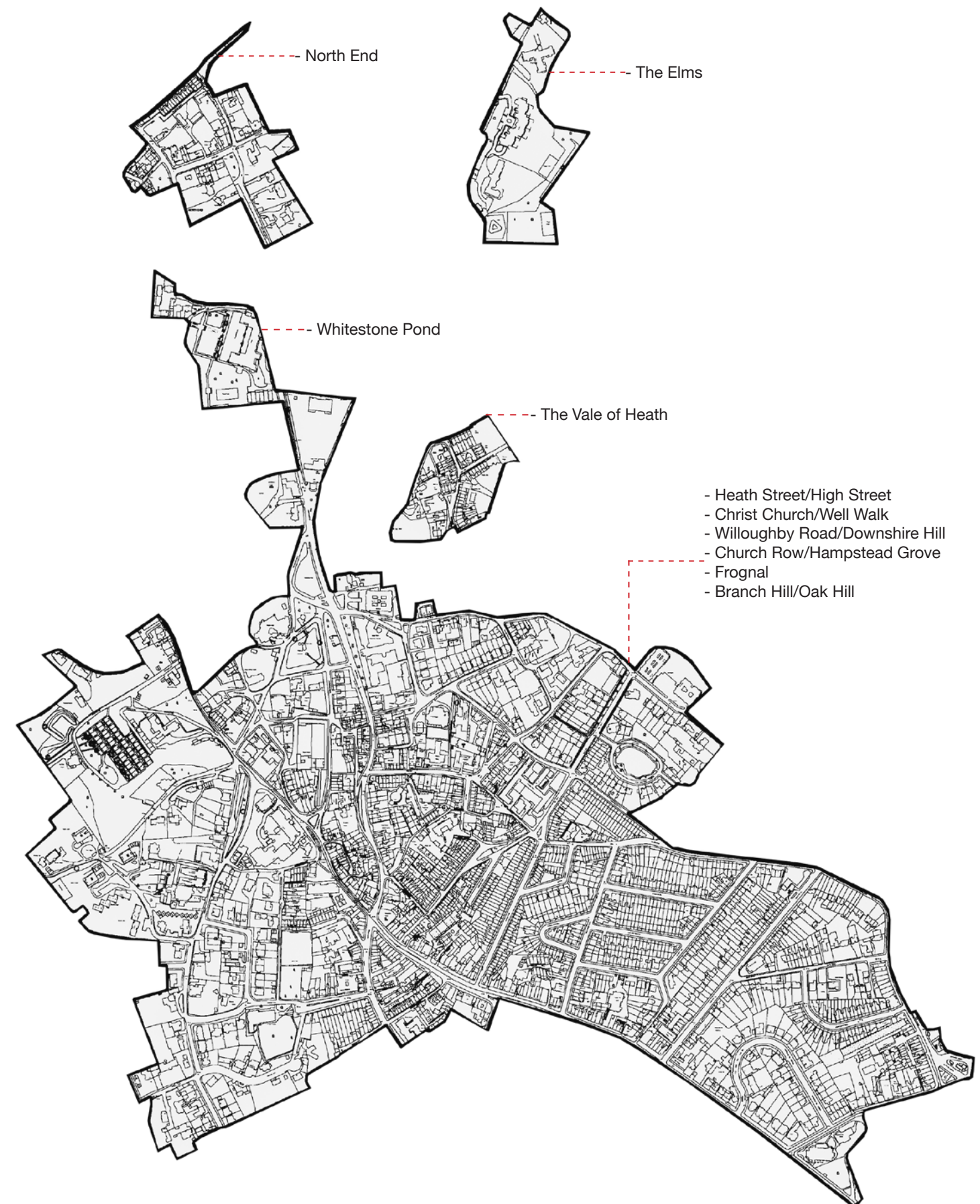
London Borough of Camden

Site History & Context - Hampstead Conservation Area

Hampstead Conservation Area forms part of a larger zone designated as Conservation Area within the London Borough of Camden (40 Conservation Areas covering 11km² which is around 50 per cent of the borough). It is an area of considerable quality and variety. A range of factors and attributes come together to create its special character. These are principally; its topography; the Heath; the range, excellence and mix of buildings; the street pattern and Hampstead's historical association with clean water and fresh air.

"Hampstead retains much of its 18th century village charm, with narrow passageways, steep lanes and small squares at the heart of the conservation area. The surrounding streets were largely developed in the 19th century, and these grand red and yellow brick properties retain many of their attractive Arts & Crafts features such as original windows and doors, decorative details, mature green front gardens, ornate boundary walls and railings. The diversity of architectural style and consistently high quality in design is what makes Hampstead special, while its proximity to Hampstead Heath, lush gardens and street trees all contribute strongly to the leafy village character".¹

Hampstead boasts a variety of quality architecture such as exemplary works of the Arts & Crafts movement and Modern masterpieces by Wells Coates, Erno Goldfinger etc.



Isokon Building by Wells Coates



6 Ellerdale Road by Richard Norman Shaw

Hampstead Conservation Area

¹ https://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2329282

Site Location - Inverforth Close



Site Location



Existing South View



Existing West View



Existing North View



Existing East View

Inverforth Close forms a quite residential community which comfortably sits within minutes walk to the Hill Garden & pergola, Inverforth House and the Heath. The residents benefit from the local historical attractions and the natural surroundings. Inverforth Close itself mostly consists of 2 storey terraced houses which share a central yard for parking and circulation. Each house has similar elements in its ensemble as the other however they are all different. Red brick, terracotta tile, timber fascias are predominant in the material palette for the above houses.

“The Hill & Pergola Gardens is essentially a raised walkway, overgrown with vines and exotic flowers, and is set amidst some wonderfully dramatic gardens. The history of the Pergola goes back to 1904 when Lord Leverhulme, a wealthy philanthropist and lover of landscape gardening, purchased a large town house on the Heath called “The Hill”. Over the following year Lord Leverhulme expanded his estate by acquiring the surrounding land, and with this new found space he decided to build a legacy; his Pergola. He wanted it to be the setting for extravagant Edwardian garden parties, while at the same time being a place where his family and friends could spend long summer evenings enjoying the spectacular gardens.”¹

The Pergola is completed by the magnificent Inverforth House which sits just East of it. Inverforth House is a large detached house at North End Way on the outskirts of Hampstead. *“Owned by William Lever, 1st Viscount Leverhulme from 1904 to 1925, The Hill was bought by Andrew Weir, 1st Baron Inverforth after Leverhulme’s death in 1925, and following was given to Manor House Hospital after Inverforth’s death in 1956. Inverforth House was home to the Orthopaedic Society Hospital from the 1950s to the 1980s, and was converted into two houses and seven apartments in the late 1990s. Rebuilt in the Queen Anne style in 1895 by the architectural firm Grayson and Ould, it is a Grade II listed building. Built from red brick, Inverforth House has a steeply pitched roof. The architectural style of Inverforth House has been described as “Neo-Georgian” with “Queen Anne style wings”. In 2002 English Heritage commemorated Viscount Leverhulme and geneticist and statistician Ronald Fisher, who lived there as a child from 1896 to 1904, with blue plaques.”²*



Hampstead Pergola & Hill Gardens
<https://secretldn.com/hampstead-pergola-beautiful/>



Inverforth House
<https://www.flickr.com/photos/dgjones/13185933315>

¹ <https://www.historic-uk.com/HistoryMagazine/DestinationsUK/Hampstead-Pergola-Hill-Gardens/>

² https://en.wikipedia.org/wiki/Inverforth_House

Planning Appraisal Planning Policy Statement

1.1 - Planning Constraints

Inverforth Close sits on the border of the London Borough of Camden and the border of the Whitestone Pond Conservation Area.

1.2 - The Mayor's London Plan 2016

- The relevant planning policies are: Policies 3.4; 5.2; 5.3; 5.16; 6.9; 6.13; 7.4; 7.6.

1.3 - National Planning Policy Framework and National Planning Practice Guidance

- The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

1.4 - Camden local Plan 2017

- The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010).

- The relevant planning policies are: Policies A1; D1; D2.

1.5 - Supplementary Planning Documents

- Residential Design Guidance (2016)
- Sustainable Design and Construction (2016)
- Conservation Area Statement -Hampstead
- Article 4(1) Direction
- Hampstead Conservation Area Design Guide
- London Housing Design Guide
- Camden Planning Guidance

Planning Context Relevant Planning History

No records found on the planning portal.



Rear Elevation view



Front of House/ Entrance view



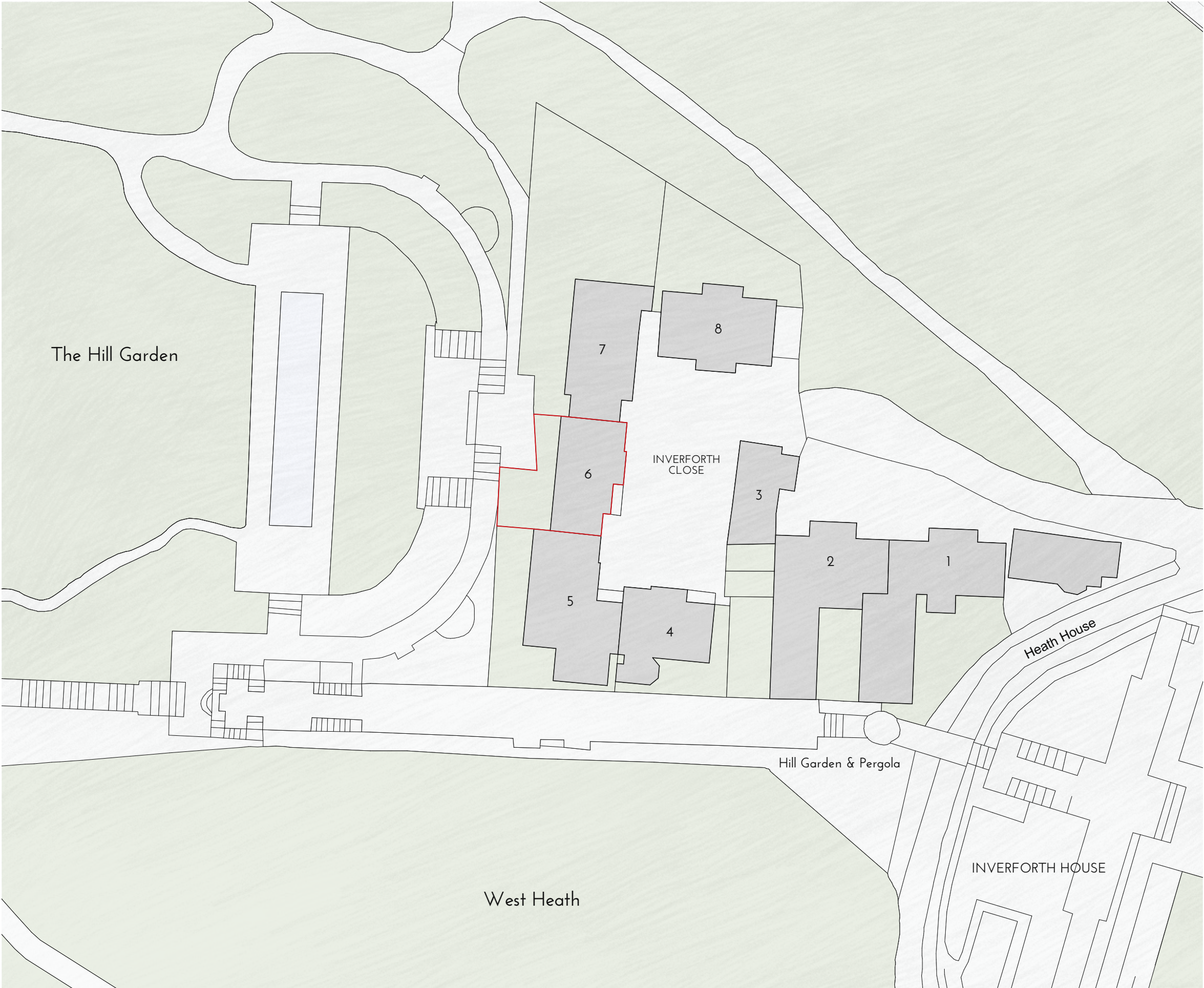
Front of House/ Side view

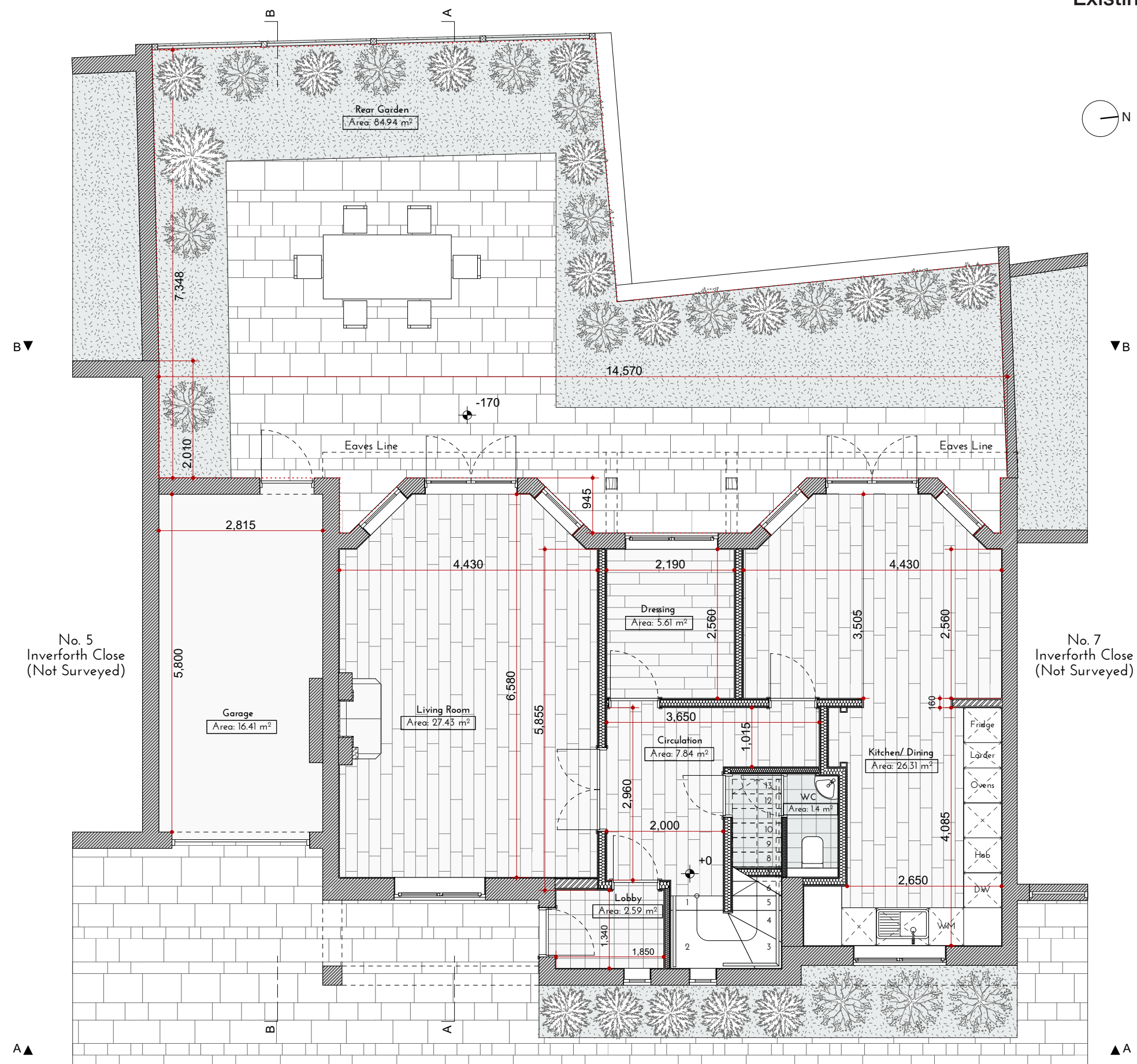


Boundary wall with No. 5 Inverforth Close



Garage access from the garden

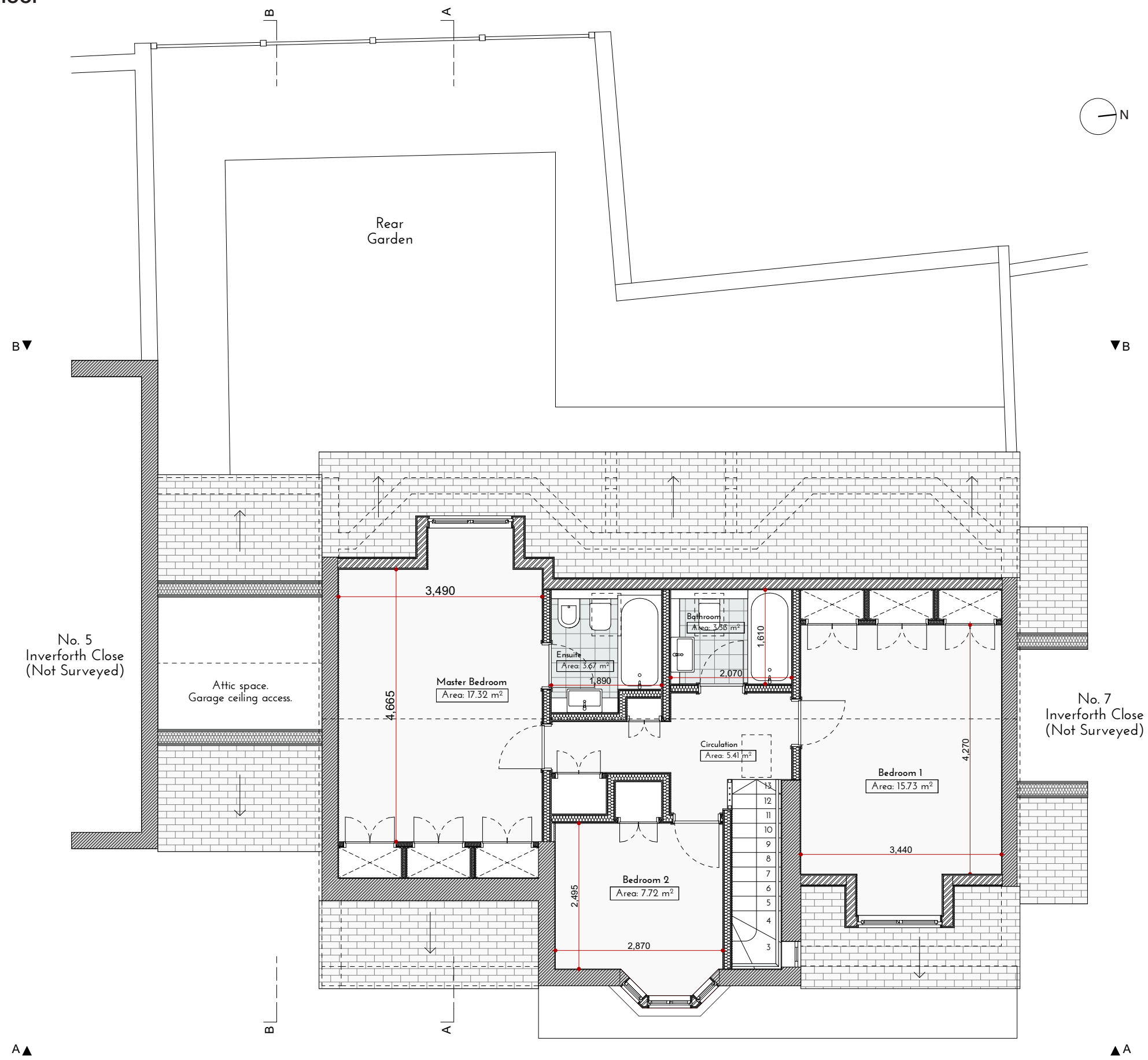




Ground Floor. Dwg no: PP-006-110. Scale 1:75@A3

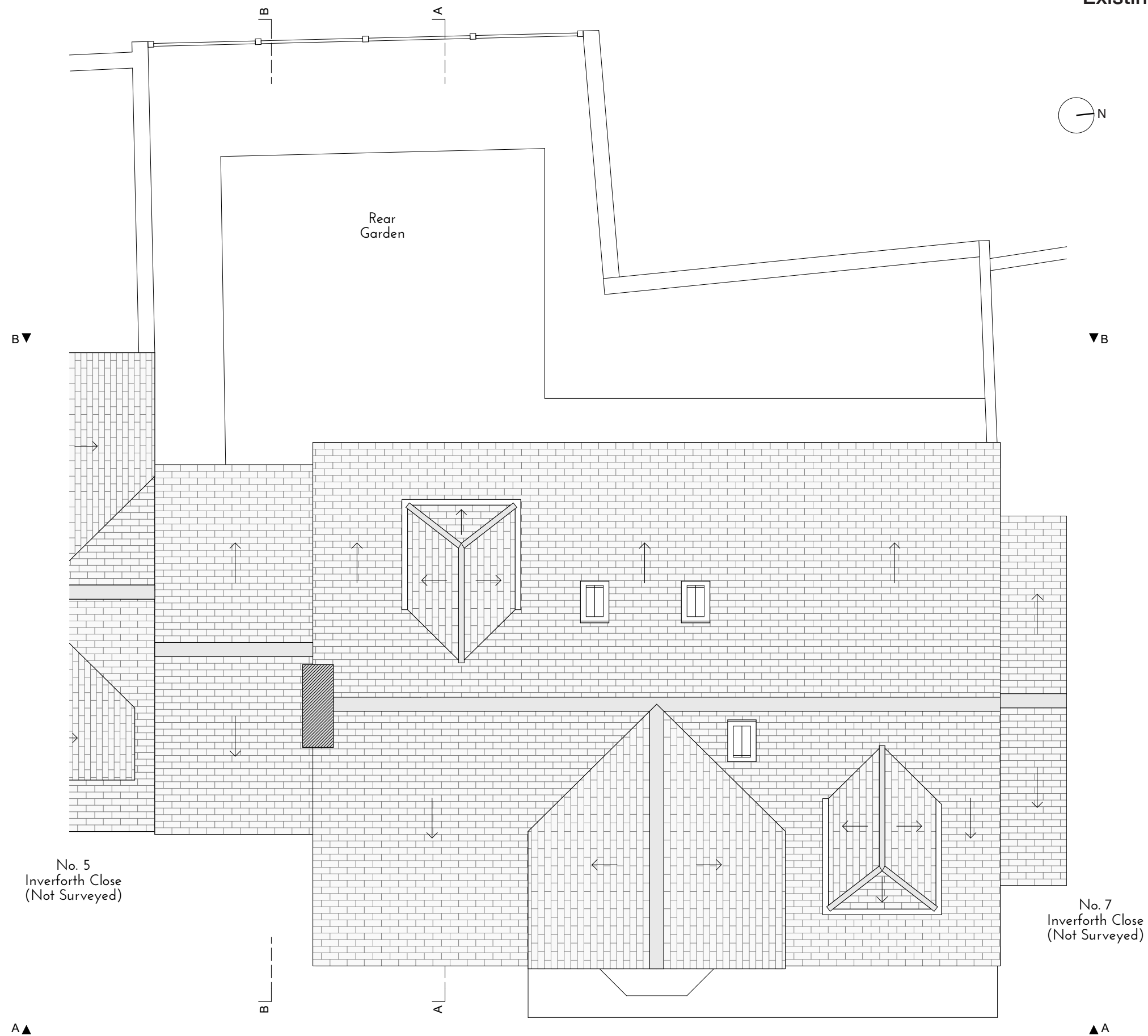


Existing Drawings - First Floor

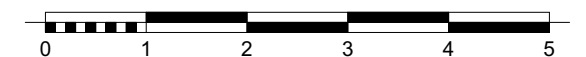


First Floor. Dwg no: PP-006-120. Scale 1:75@A3

Existing Drawings - Roof Plan

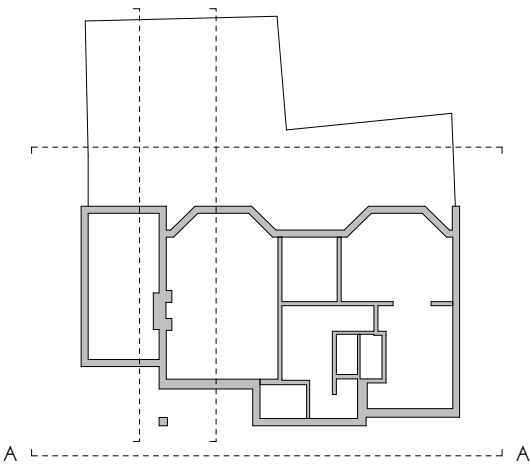
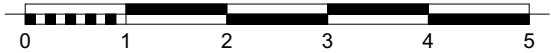


First Floor. Dwg no: PP-006-120. Scale 1:75@A3

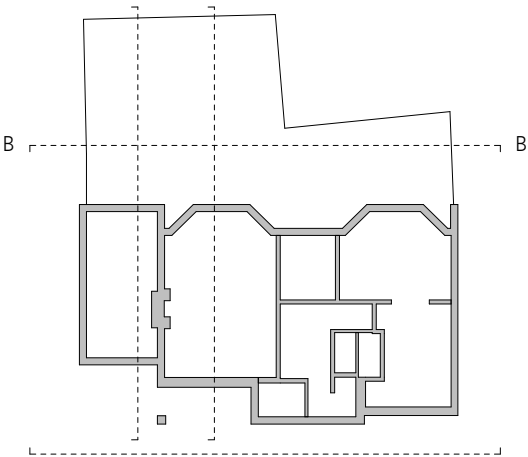


Existing Drawings - Front Elevation

Front Elevation A-A. Dwg no: PP-006-201. Scale 1:75@A3

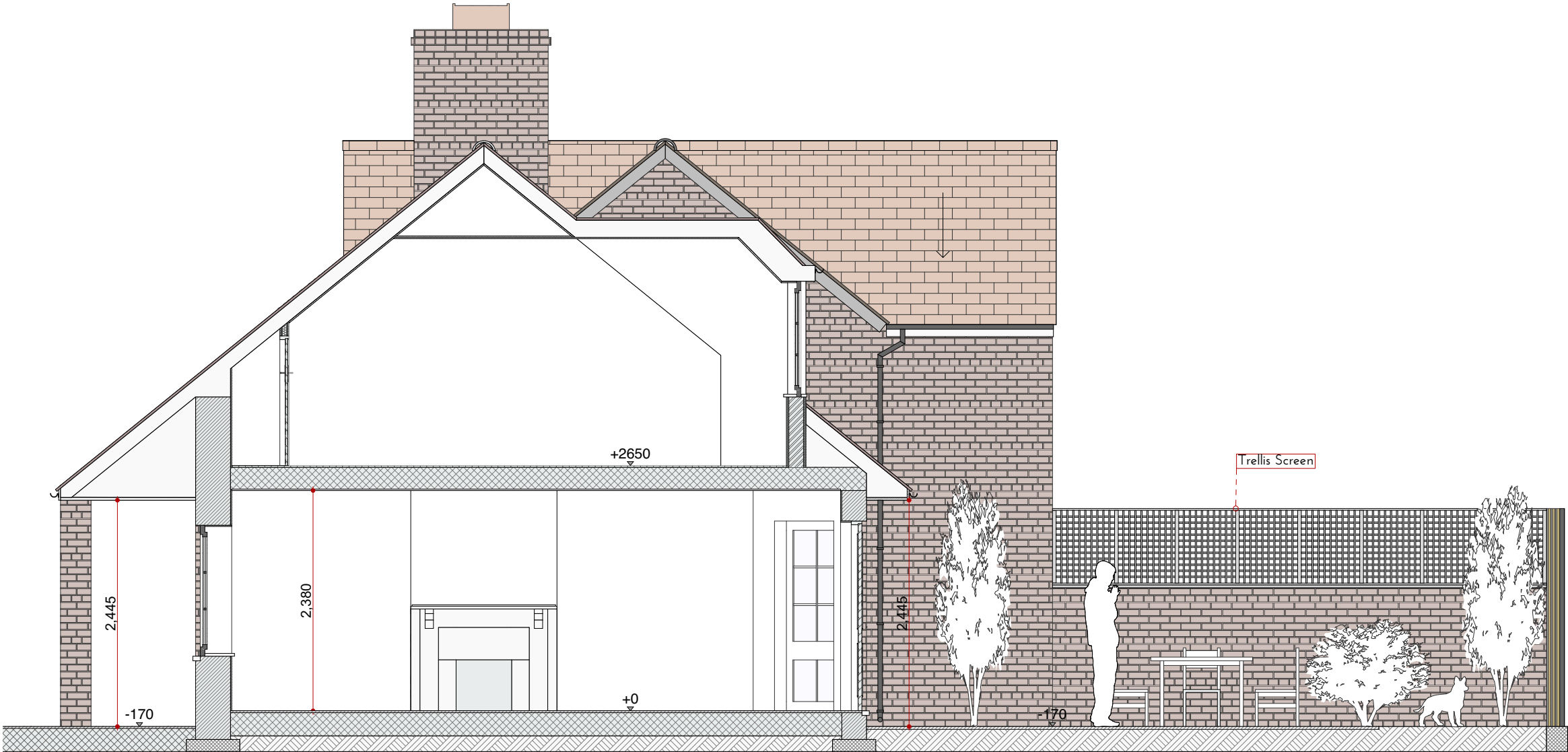
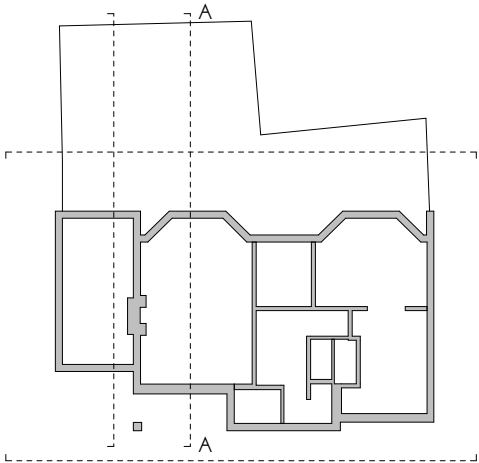
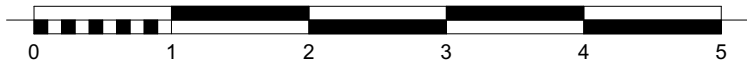


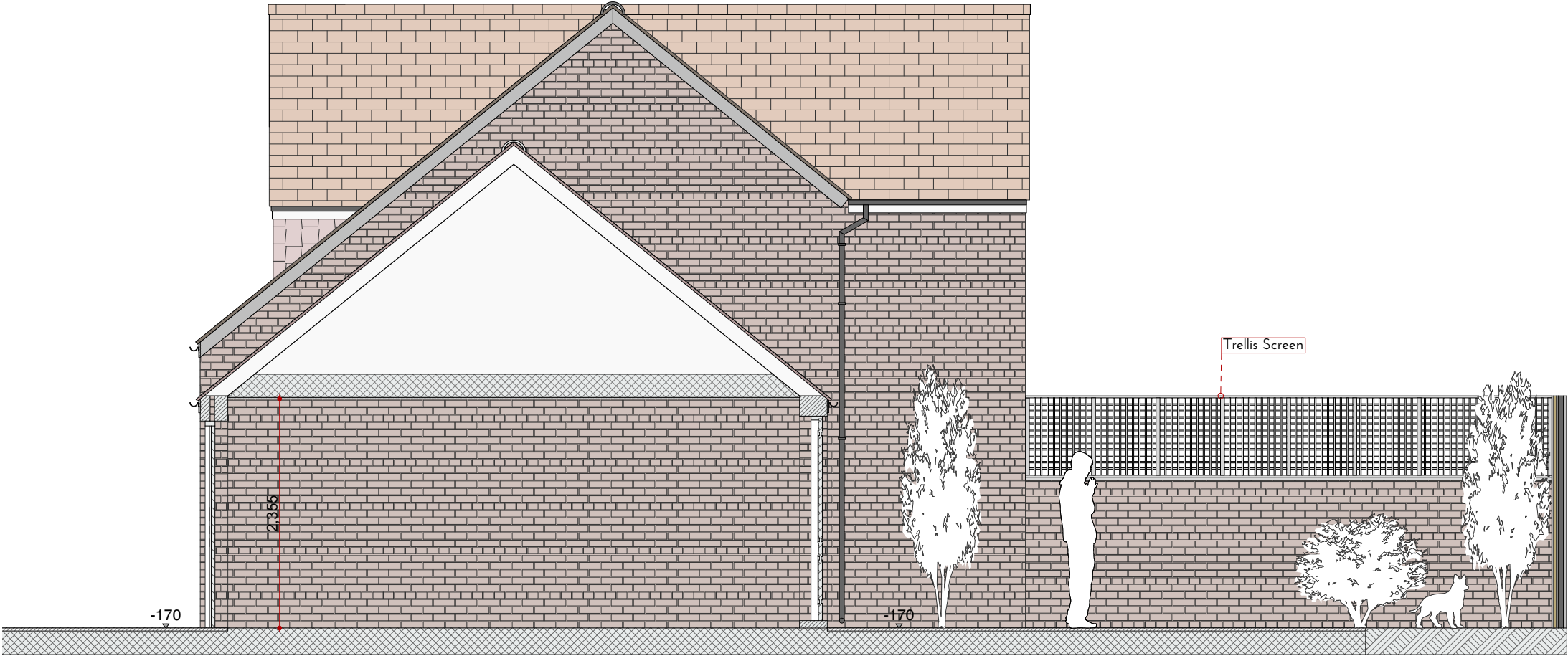
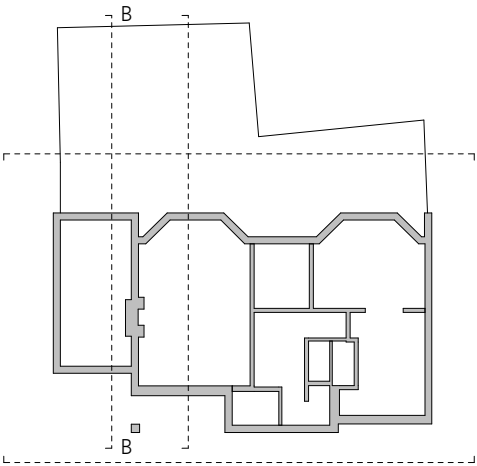
Rear Elevation B-B. Dwg no: PP-006-202. Scale 1:75@A3



Existing Drawings - Section A - A

Section A-A. Dwg no: PP-006-301. Scale 1:55@A3





Part 2

Design

At the outset of the design process, a rigorous study was conducted looking at the planning history and applications for rear extensions, rear elevations and conservatory extensions within and around Inverforth Close. Even closer attention was paid to the extensions at no. 4 & 5 Inverforth Close.

The idea for materiality of the proposed conservatory extension comes from the surroundings, we want the conservatory to feel as it was part of the house and not a folly added later on. Therefore, red brick to match the existing would form part of the dwarf wall, white painted timber french windows would form most of the conservatory walls to allow the natural light inside, white painted timber panels would be dressed upon the pillars of the conservatory to keep the same design language as the neighbouring extensions and to give it a rhythm and plasticity.

The infills below eaves would rationalise the plan internally. The proposed alterations to the rear elevation are considering the location of the existing windows and doors which would be kept and reused and most of them would keep their current position. The infill of the front porch would also keep the current window position and bring the flank wall in line with the recessed wall to its right making it symmetrical in elevation. The entrance door would only be moved to the central wall, however the access would be to the same entrance lobby.

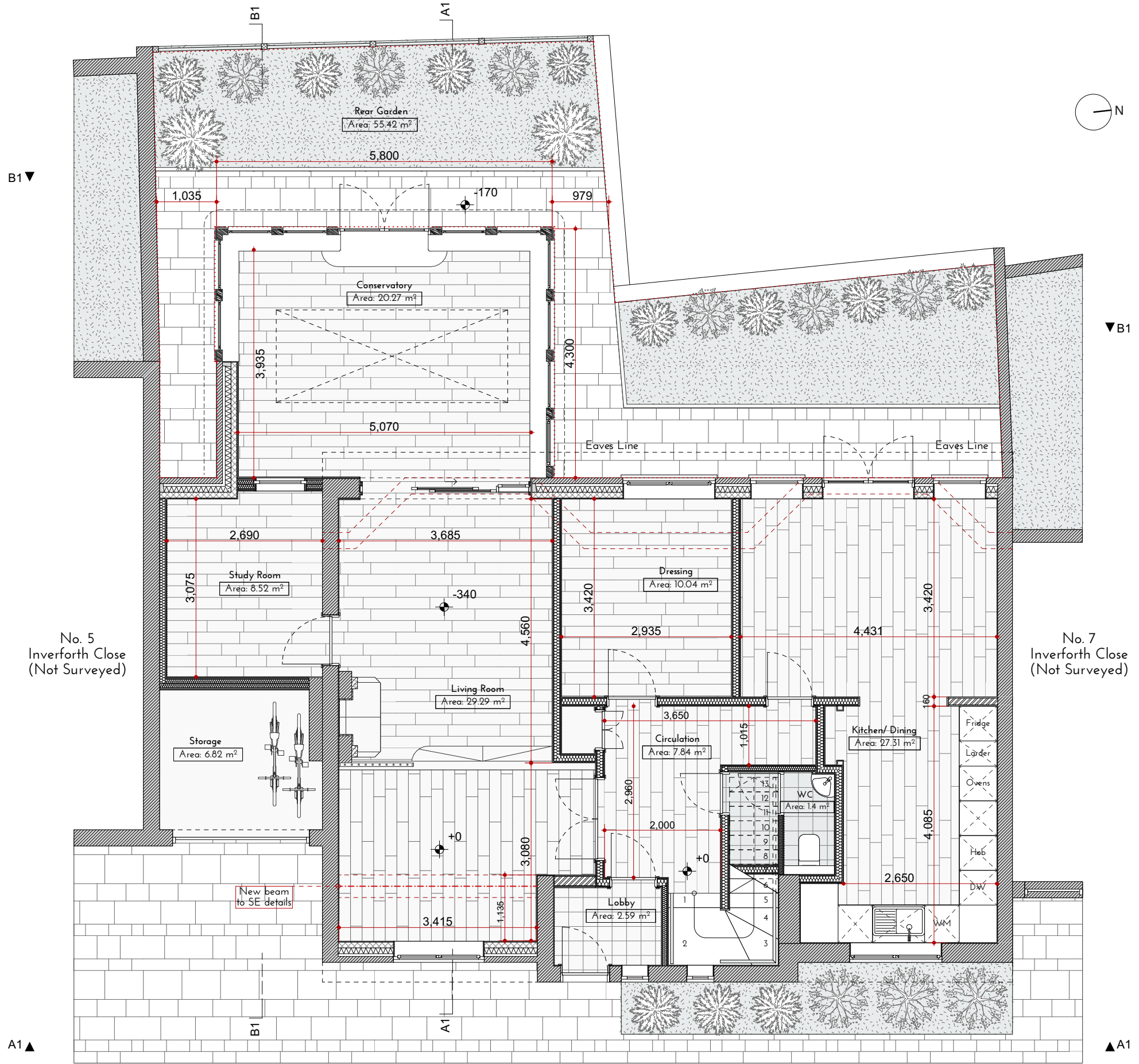
Drawing Schedule:

Proposed:

- 9 - PP-006-11 - Context Plan
- 10 - PP-006-101 - Ground Floor
- 11 - PP-006-111 - 1st Floor
- 12 - PP-006-112 - Roof Plan
- 13 - PP-006-211 - Front Elevation A1-A1
- 14 - PP-006-212 - Rear Elevation B1-B1
- 15 - PP-006-311 - Section A1 - A1
- 16 - PP-006-312 Section B1 - B1

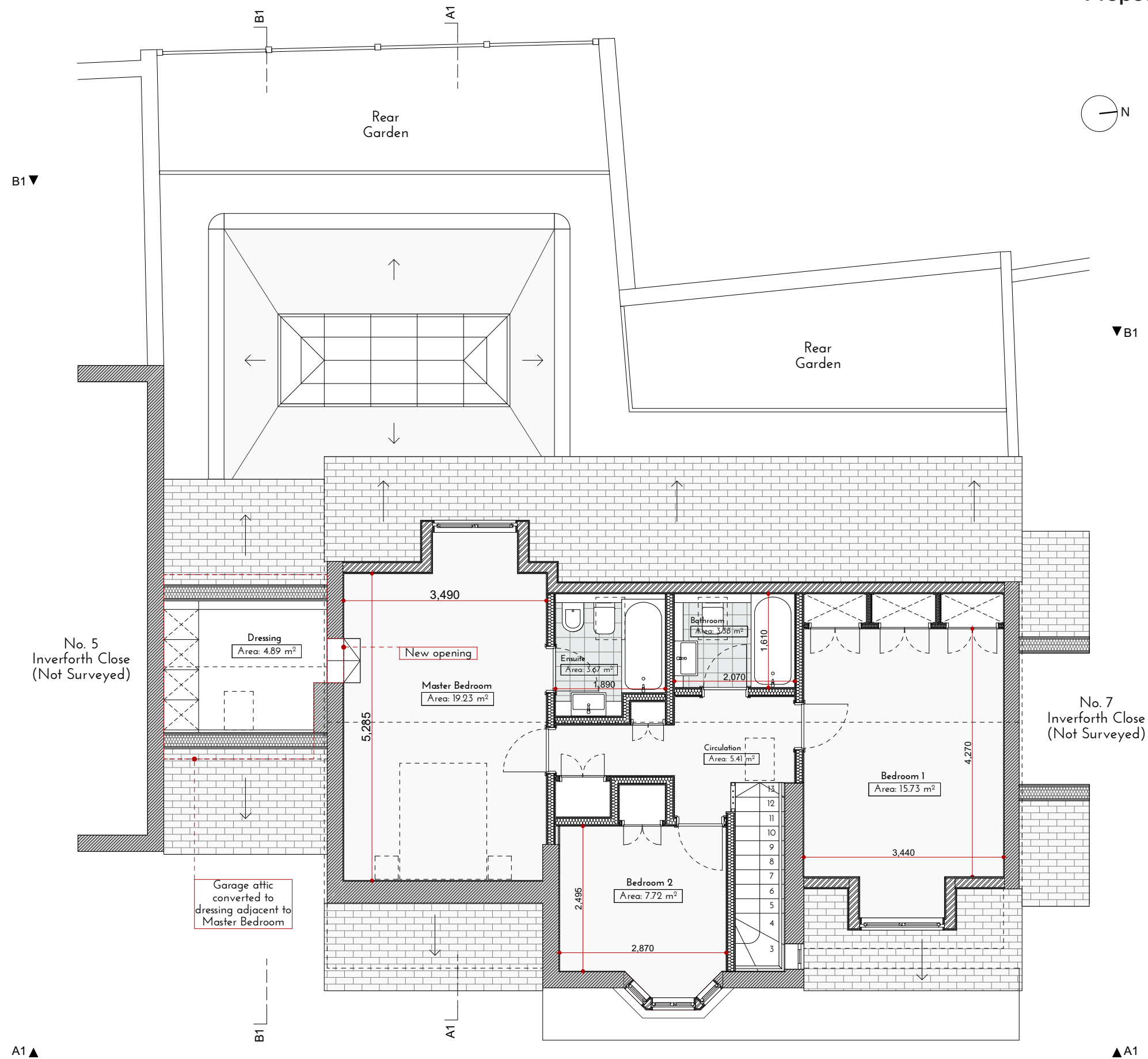


Proposed Drawings - Ground Floor

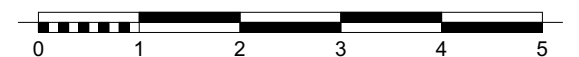


Ground Floor. Dwg no: PP-006-101. Scale 1:75@A3

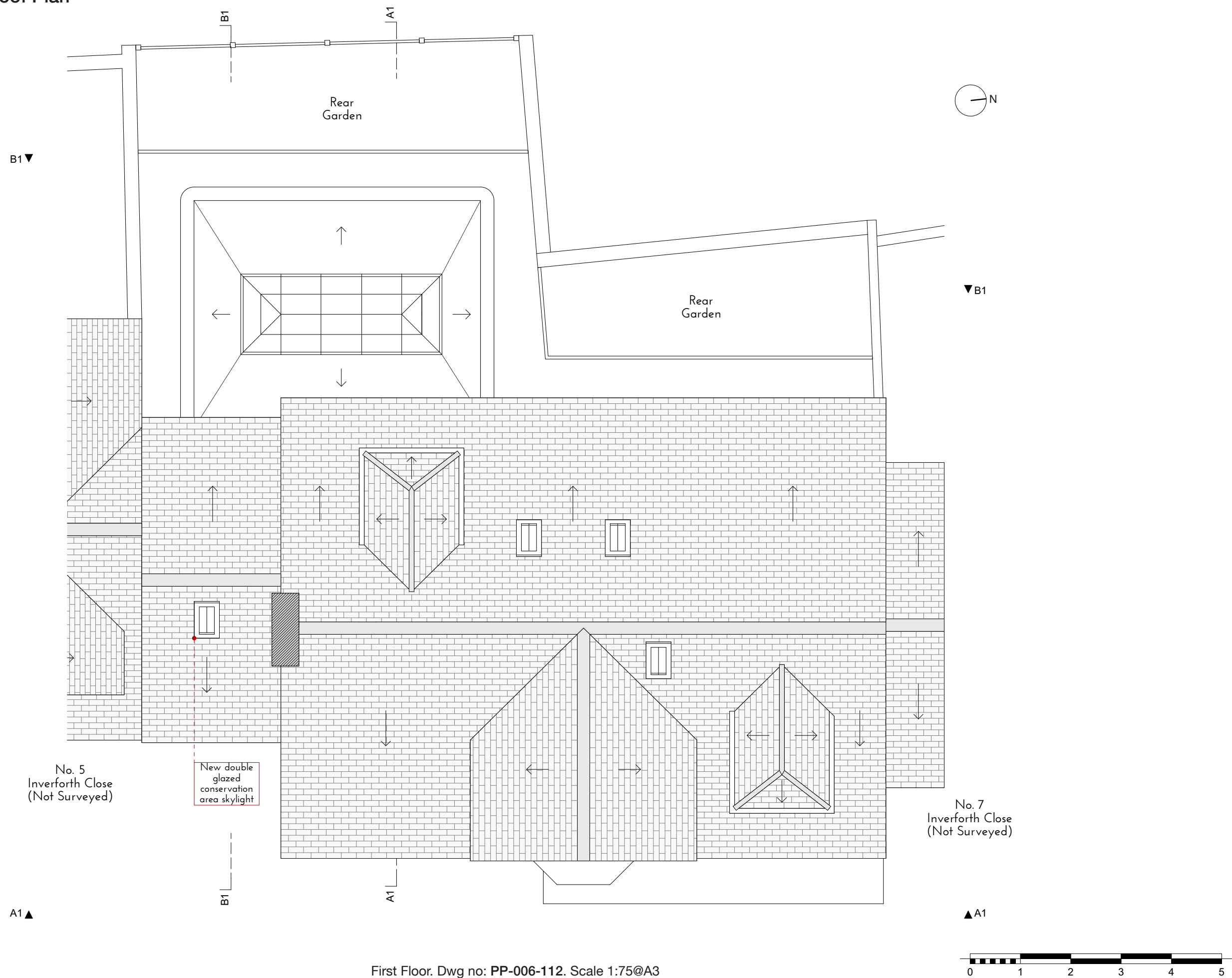




First Floor. Dwg no: PP-006-111. Scale 1:75@A3

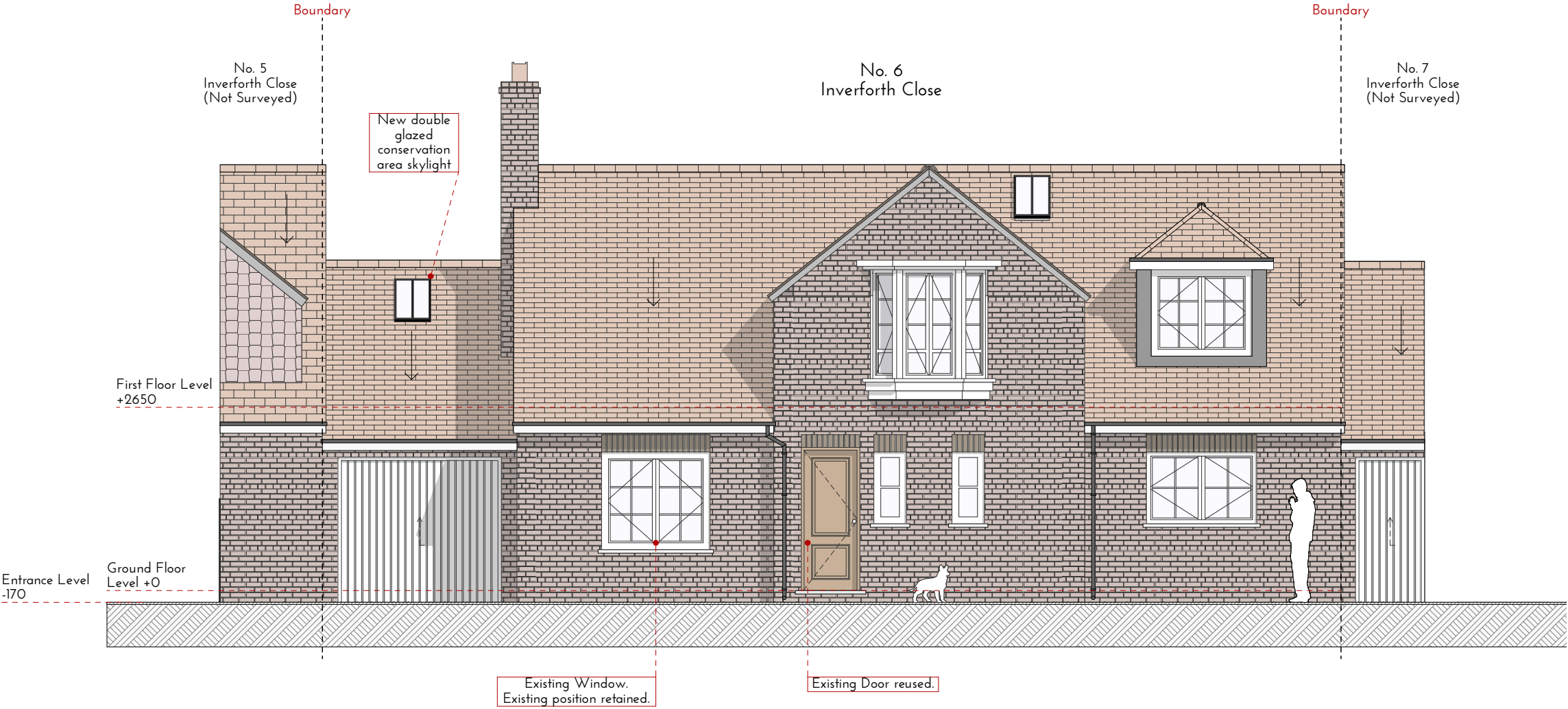
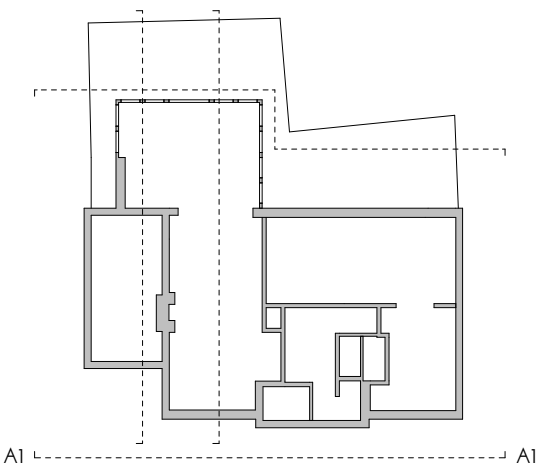


Proposed Drawings - Roof Plan



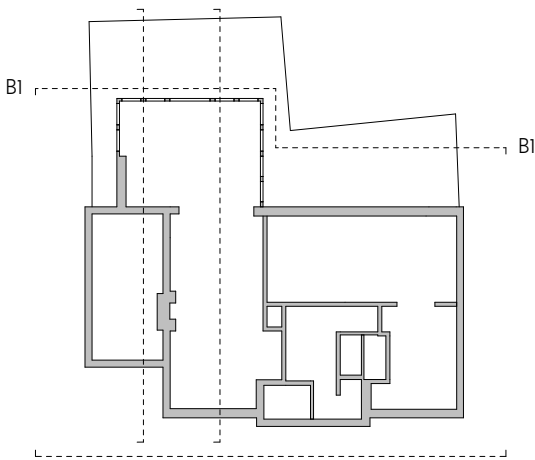
First Floor. Dwg no: PP-006-112. Scale 1:75@A3

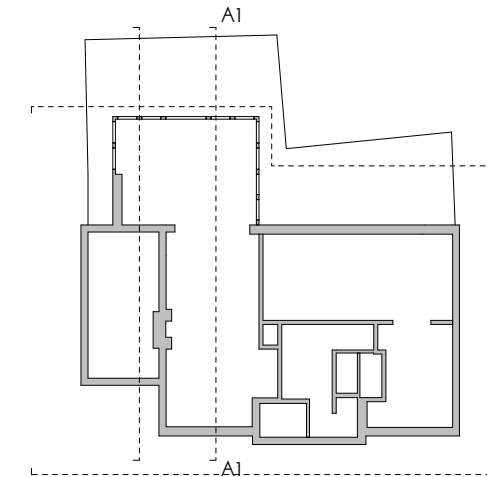
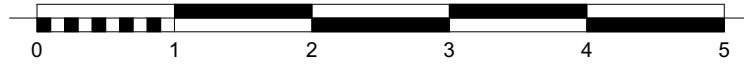
Front Elevation A1-A1. Dwg no: PP-006-211. Scale 1:75@A3



Proposed Drawings - Rear Elevation

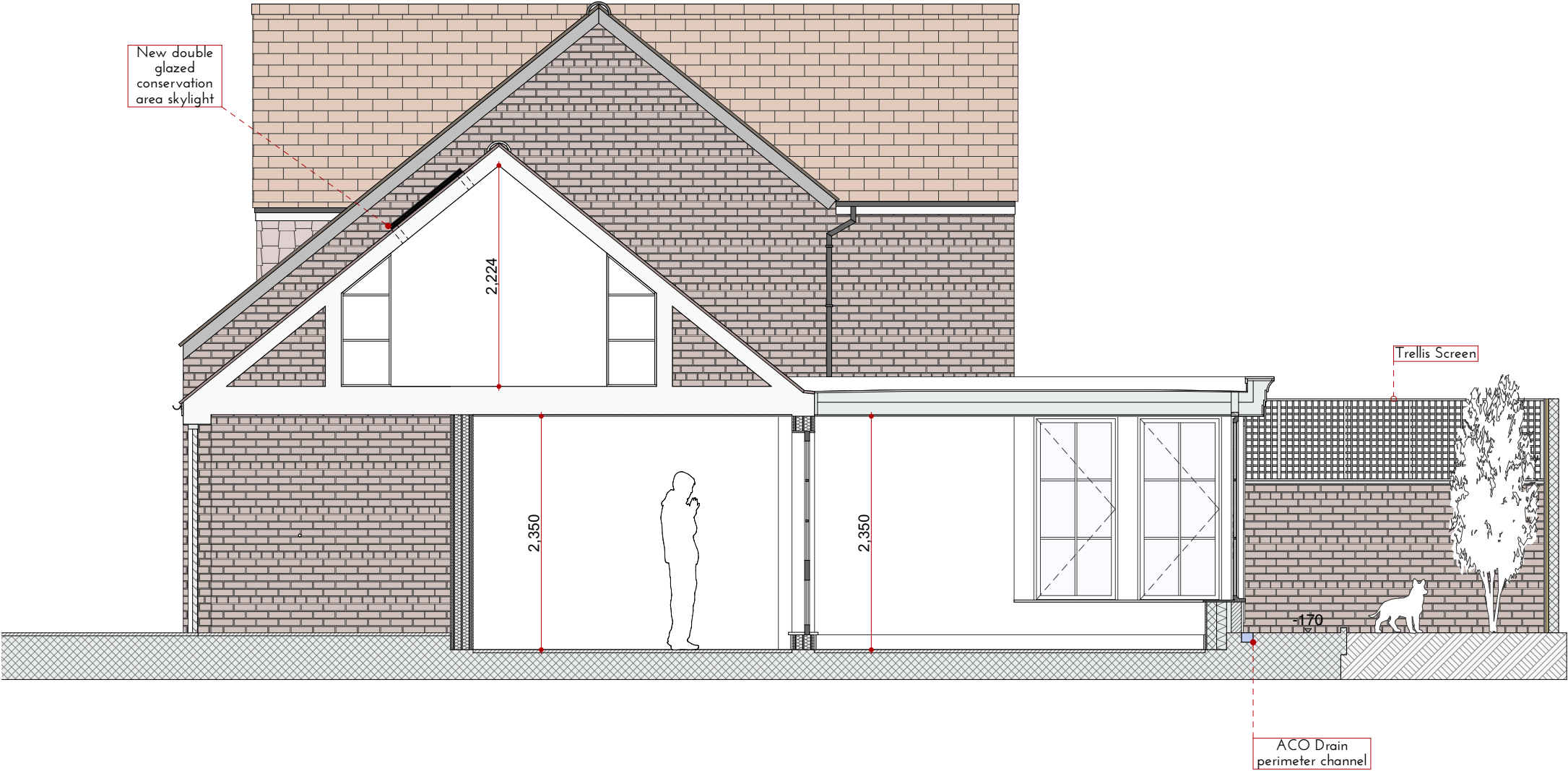
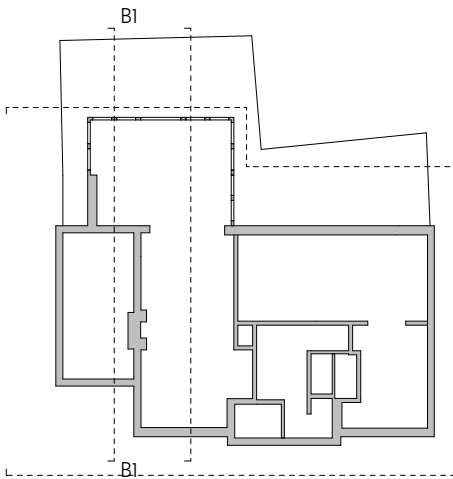
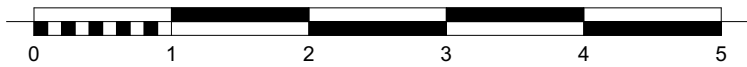
Rear Elevation B1-B1. Dwg no: PP-006-212. Scale 1:75@A3





Proposed Drawings - Section B1 - B1

Section B1-B1. Dwg no: PP-006-312. Scale 1:55@A3



We believe that the proposed design would enhance the living quality of its occupiers while maintaining the areas character and respect the neighbours at No. 5 and 7 Inverforth Close.

The massing of the conservatory extension takes into account the eaves of the garage and the main house as well as the boundary wall/ trellis screen to No. 5. It is also set back from the party wall shared between No.5 & 6 and is not attached to it. Therefore, we believe that this proposed element would not result in loss of privacy, light or overlooking.

Most of the proposed alterations are a compilation of previously granted changes to various houses within Inverforth Close. The elements/ infills/ alterations are not alien to the surroundings, they are merely adaptations which already exist in some instances. The proposed materiality and finishes are to be in keeping with the existing ones and respect the neighbouring properties and the heritage of Inverforth Close.

