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**PLANNING APPLICATION:  
Householder Planning Application**

**Re: New basement and the internal and external reconfiguration and refurbishment of an existing semi-detached property**

**Planning Statement**



**Prepared for:** Chaim Klein

**Site Address:** Mount Cottage, 47d Netherhall Gardens, London, NW3 5RJ

**Date:** August 2019

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## Design & Access Statement

**Attn:** London Borough of Camden  
**Application/Owner:** Chaim Klein  
**Agent:** William Tozer Associates  
**Conservation Area:** Fitzjohns Conservation Area  
**Site Address:** Mount Cottage, 47d Netherhall Gardens, London, NW3 5RJ  
**Project:** New basement and refurbishment and new roof lights to an existing property

## Preface

The proposed works involve the construction of a new basement level to an existing property at no.47d Netherhall Gardens with new glazed lightwells, as well as the internal and external reconfiguration and refurbishment of the existing house.

The property at no.47d is semi-detached, previously forming a part of the property at no.47 Netherhall Gardens before it was historically divided into multiple residential units. The front elevation is set back significantly from the main street, and concealed partially by tall vegetation and solid stone and brickwork walls. At the rear, the house abuts and adjoins no.47c. No.47d is neighboured by no. 47b to the West, and no.49 to the East. There is an existing side access to 47d – a side kitchen door – via the driveway of no.47b. A planting bed on the side of no.47b is part of the curtilage of no. 47d (refer to Figures 01 and 02).



Fig.01  
The planting bed accessible from the driveway of no.47b visible alongside the side access to the property. Refer to Fig.02 for further information.

## Design, Scale, Character and Appearance of proposed development

The design maintains the overall integrity of the visible elevations of the host property, refurbishing and upgrading existing building elements, while introducing new lightwells not visible from the main street – to provide light and ventilation to the proposed basement. At all times the design integrates and maintains a connection with the garden, ensuring and improving amenity for the occupants. The development complies with the broad requirement for high quality design that enhances the appearance of the existing house and preserves the character of the property within the surrounding area as well as the local and specific relevant planning policies. The design draws upon previous works that William Tozer Associates have completed to this type of building and the urban environment, and upon a considered assessment of the existing building and street-scape. The property is situated in the Fitzjohns Conservation Area but is not a locally listed or listed building.



Fig.02

No.47d and its relationship to other surrounding properties and the street frontage. Note that the curtilage of the property includes the planting bed accessible from the driveway of no.47b as well. This is immediately next to an existing side entrance into the house.

## Basement Extension

A new single-storey basement has been proposed, to the footprint of the existing house and under a part of the existing garden located at the front of the property. The basement is accessed via a new staircase from the ground floor internally and affords additional accommodation and living areas for the occupants. Lightwells affording ventilation and day light are discretely located at the front of the property (from the main garden) and to the side. The following clarifications are listed below, in relation to the Camden Local Plan 2017, Policy A5.

- The proposal does not cause harm to neighbouring properties; the structural, ground or water conditions of the area; the character of the amenity of the area; the architectural character of the building and the significance of heritage assets.
- The proposal is not more than 1 storey and not exceeding 4 metres
- There are no existing basements on the property therefore the proposed basement will not be build under an existing one.
- The basement does not exceed 50% of each garden within the property
- The basement is less than 1.5 times the footprint of the host building in area
- The basement is not further than 50% underneath the garden or the depth of the garden
- The basement is not more than 50% of the depth of host building. It should be noted that there is no principal rear elevation to the property.
- The basement is set back from neighbouring boundaries, where it extends beyond the footprint of the host building. It should be noted the relevant adjacent properties are detached.
- Trees are not impacted, and significant garden space is retained. It should be noted that a majority of the exiting garden is hard-landscaped. (Refer to Fig. 03)



Fig.03

A majority of the front garden is hard landscaped and covered in paving stones.

Please refer to documents relating to the Basement Impact Assessment for further information. Careful consideration has been given to adverse effects on drainage, impact, amenity and appearance or setting of the property within the surrounding area. Additionally, the proposal entails high quality landscaping design and does not prejudice the ability to retain or propose greenery. Additionally, pedestrian loaded glazing will remain integrated and at the same level as any floor levels, allowing for seamless integration, enhancing the landscaping design while providing lighting to the basement. The following documents should be considered alongside this planning statement:

- Basement Impact Assessment Mount Cottage BIA report
  - Mount Cottage Construction Method Statement
- Proposed Drawings of Mount Cottage, 47d Netherhall Gardens
- Existing Drawings of Mount Cottage, 47d Netherhall Gardens

### **Front Elevation**

The existing front elevation is the principal elevation. The existing characteristics of the property visible at ground level and above, will be retained, including the pattern and rhythm of the existing fenestration. There are minor changes proposed to the existing front elevation, which is partially obscured from the street – these relate to a new porch and new and discrete basement lightwells. The existing windows are not original to the property and are single glazed, crittal style windows with painted metal frames. The proposal seeks to maintain the window styles, replacing them with new double-glazed units to match the existing, while introducing a new glazed front door and a small glass canopy at the front entrance, designed to use the same materials as the existing windows.

A new roof light is proposed to the front roof slope to bring light down through the circulation space and stairwell to the basement. Existing roof lights to the rear – where the roof is flat – have been enlarged but are not visible from the street or ground level, and are concealed behind existing parapets. General improvement and landscaping is proposed although not visible from the street but aim to increase the bio-diversity of the front garden, and 2no. light wells are proposed to allow natural daylight into the proposed basement. Light wells are proposed to be discreet and will not harm the architectural character of the building owing to their minimally detailed, frameless appearance. They remain proportionate to the host property and outdoor garden space.

New glazed sliding doors introduced at basement level, optimise light to the basement as much as possible owing to their proportion of glass to solid metal frame. These will be minimally detailed to reduce their visibility and so they can be viewed as subtle additions.



### Side Elevation 47b Netherhall Gardens

The host property's curtilage extends to the side of the property accessible from no. 47b – i.e the kitchen door and low level plant bed running adjacent to no.47d. On the side of no.47b a new light well is proposed with minimal glazed sliding doors which open to a small terrace, at basement level. A frameless glass balustrade will be used, so as not detract from the established street character, while preserving the characteristics of the existing property.

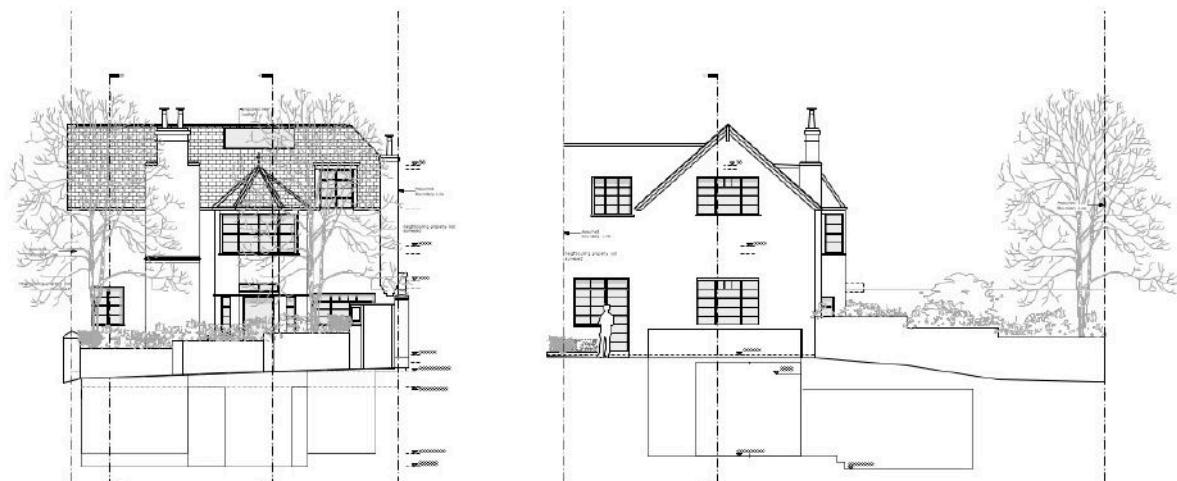
#### Access

Access to the front of the property will remain the same.



Fig.04 & 05

Proposed lightwells indicated in Fig.04, showing balustrades and fenestration. These are mostly concealed at the front owing to the large front garden, and discretely placed to the side alongside the side entrance to the house. Fig.05 shows the same elevations, as viewed from the street. The proposals below ground are obscured and discrete.



## **Sustainable Design**

The proposed designs will meet all required Building Regulations, and fully conform to the requirement of Part L in relation to conservation of fuel and power – appropriate thermal performance of new building fabric, provision of energy-efficient lighting and sustainable sanitary fittings.

The new basement will provide a water-tight and fully insulated floor and walls construction, with the additional heat sink of the concrete retaining walls ensuring that the existing floor and sub-floor structure of the property are greatly improved, providing a much more efficient and insulated dwellinghouse. This is furthered with the construction of the new basement walls using insulated cavity wall, with double-glazed windows – a vast improvement on the solid brickwork and single glazing of the existing house.

Water consumption will be minimised in the new spaces with the provision of low-flow taps and dualflush WC and provision of fittings that will allow for sustainable water consumption. Water consumption during construction will be minimised where feasible. Surface water run-off is minimised by the modest light wells, which will have threshold drains connecting back to the sump and pump of the new basement tanking system. Construction and demolition waste will be minimised on site with the use of reclaimed and recycled materials where possible, and appropriate disposal of materials to be recycled and/or reused where feasible

## **Conclusion**

Full consideration has been given to the relevant planning policies. It is considered that the proposal meets relevant criteria set out in the documents and provides a high-quality addition to the house that will positively contribute to the local character and will have minimal impact to the existing property and surrounding area in general. The proposal conforms to the relevant policies and will have a positive impact of the area, increasing the amenity of the host property without detriment to its neighbours. For these reasons we believe the present planning application should be granted consent.

## **Relevant policies considered:**

- A1 (managing impact), A2 (open space), A3 (biodiversity) and A5 (basements) of the London Borough Camden Local Plan 2017
- CC2 (adapting to climate change), CC3 (water and flooding) of the London Borough Camden Local Plan 2017
- D1 (design), D3 (heritage) of the London Borough Camden Local Plan 2017
- A3 of the London Borough of Camden Local Development Framework Development Policies