



HLW/X/DA/01
30 August 2019

11 HOLLY WALK, LONDON NW3 6RA

DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

- This design and access statement is to be read in conjunction with the drawings, documents and photographs included with this planning application and has been prepared in support of a planning application for the following proposed works to the above house:
 1. Modification to the various external windows and doors to suit the internal re-arrangement of the house.
 2. Extension at the rear of the garage to accommodate plant equipment.
 3. Infill extension at ground and first floors at the north-west corner of the house.
 4. Alteration of the curved end-wall on the south side of the lower ground floor.
 5. Replacement of the existing 3 no. circular rooflights in the ground floor terrace with a single rectangular rooflight.
 6. Replacement of metal railings on ground floor terrace with a glass balustrade.
 7. New mechanically openable conservation rooflight in east-facing pitched roof over new internal staircase.
 8. Filling-in of the side gate in the brick wall on the north boundary.
 9. Refurbishment and modification of external timber wall cladding to suit modified window openings.
 10. Introduction of additional step at front door.
 11. Cutting back of brick wall on east side boundary adjacent to the parking area.
 12. Installation of 2 no. external condenser units on north side of house as part of split air-conditioning system.
- The detached house was built in 1959 on a garden plot where there had been no building previously. The lower ground floor was extended in 2005 (Camden planning reference 2005/3583/P) and the roof was raised to provide accommodation in the loft space in 2010 (Camden planning reference 2010/3418/P).
- The north and east boundary walls consist of remnants of brick walls that are older than the house, these are not listed.
- The house is not listed, and while it is in the Hampstead Conservation Area (sub area 4) it is deemed to be a “neutral building”, according to Camden’s Conservation Area Statement: Hampstead.
- An Article 4 Direction has not been made on this house.



Photo 1 – approach to the house from Mount Vernon, showing north and east elevations, with garage and parking area in the foreground. Holly Walk on the left, public footpath on the right.

2.0 DESIGN STATEMENT

2.1 Use

- The house comprises four storeys and its lawful use is residential.

2.2 Amount

- The extension at the rear of the garage (indicated as “Plant” on the accompanying drawings) would extend 1.5m and have a width of 2.0m, providing an additional floor area for the plant equipment of 3.0m². This extension relates to the position of the existing brick pier to the north side boundary wall, running parallel to the public footpath.
- Infill extension at ground and first floors on the north-west corner of the house would extend to the predominant north and west elevations of the existing house, this would be 1.0m and 1.8m respectively. The additional floor area at ground and first floors would be 1.8m² per floor.
- Alteration of the curved wall on the lower ground floor to provide a square-end would provide an additional floor area of just over 1.0m².



Photo 2 – taken from public footpath along north side of house, looking towards garage and side access gate.

2.3 Layout

- The layout of the existing house is intended to be re-configured to provide a more open and contemporary-style living arrangement. The house has been extended several times in its history, though it has been piecemeal and not consolidated into a coherent arrangement. The house will comply with building regulations by providing a protected means of escape from the second floor Studio to the lower ground floor Kitchen, it is currently in breach of those regulations.
- The re-configuring of the interiors is to make more efficient use of the available space and to consolidate services spread out around the house.

2.4 Scale

- The extent of the extensions would be in-keeping with the scale to the existing house.

2.5 Landscaping

- The size of the existing rear and side garden areas, which are approximately 261m² would not be reduced by the various extensions described above as the footprint of the house is not increased.
- There is a mature tree on the south side of the garden (marked “T1” on the site plans). The tree trunk is 6m away from the lower ground floor extension, but as the extension would primarily utilise the existing foundations, there is minimal risk of interference or damage to the root structure of this tree.

2.6 Appearance

- The outside of the house has been modified several times in its history, the proposed works would consolidate the fenestration arrangement, including the unsightly arrangement of the existing downpipes, gutters and stacks.
- The new external walls would be constructed of a facing brick to match the existing.
- The infilling of the gate in the north side boundary wall would match the existing brickwork.
- The existing metal balustrade to the ground floor terrace is not compliant with building regulations, a compliant balustrade of glass is proposed to replace it.
- The north side of the house has a series of metal stairs and timber sheds, the proposal is to remove these unsightly elements.
- The existing timber cladding on the south and west elevations are proposed to be refurbished and re-painted, to accommodate the modified window arrangement.



Photo 3 – west elevation taken from bottom of garden.



Photo 4 – part south elevation.



Photo 5 – photo taken from public footpath along the north side of the property, showing part north & west elevations, boundary wall in the foreground.

2.7 Context

- This house is in a mid-density predominantly residential neighbourhood where high-quality design is required to ensure that efficient and appropriate use of the limited space is best utilised.
- The west side of Holly Walk (no. 11 is on the west side) is characterised by a wide range of architectural styles, the east side is a more homogenous group of 19th century houses.

2.8 Sustainability

- The new building elements will be thermally efficient in accordance with current building regulations.
- The house currently suffers from a poor level of thermal insulation, this will materially improve during the course of the refurbishment of the house.
- The heating services are to be replaced as some areas are reaching the end of their functioning lifespan, their replacements will be efficient and will significantly improve the performance of the house.

3.0 ACCESS STATEMENT

3.1 Pedestrian and vehicular access

- The existing front door access to the house is proposed to include an additional step externally as there is a single step immediately inside the front door, forming a trip hazard, necessitating the need to move the step externally.
- The house is within walking distance from key services and amenities.
- The house is within a controlled parking zone, it has a single garage and off-street parking.
- The existing parking area at the front of the house is awkward to navigate, the proposal is to trim the existing east boundary wall by approximately 1.1m in order to ease the parking into this area and given that Holly Walk is a two-way street and can get congested.

3.2 Public transport

- The property has a PTAL rating of 3 (moderate).
- Hampstead tube station (Northern Line) is 418m away, Hampstead Heath railway station (Overground) is 840m away, buses are 353m and 502m away.

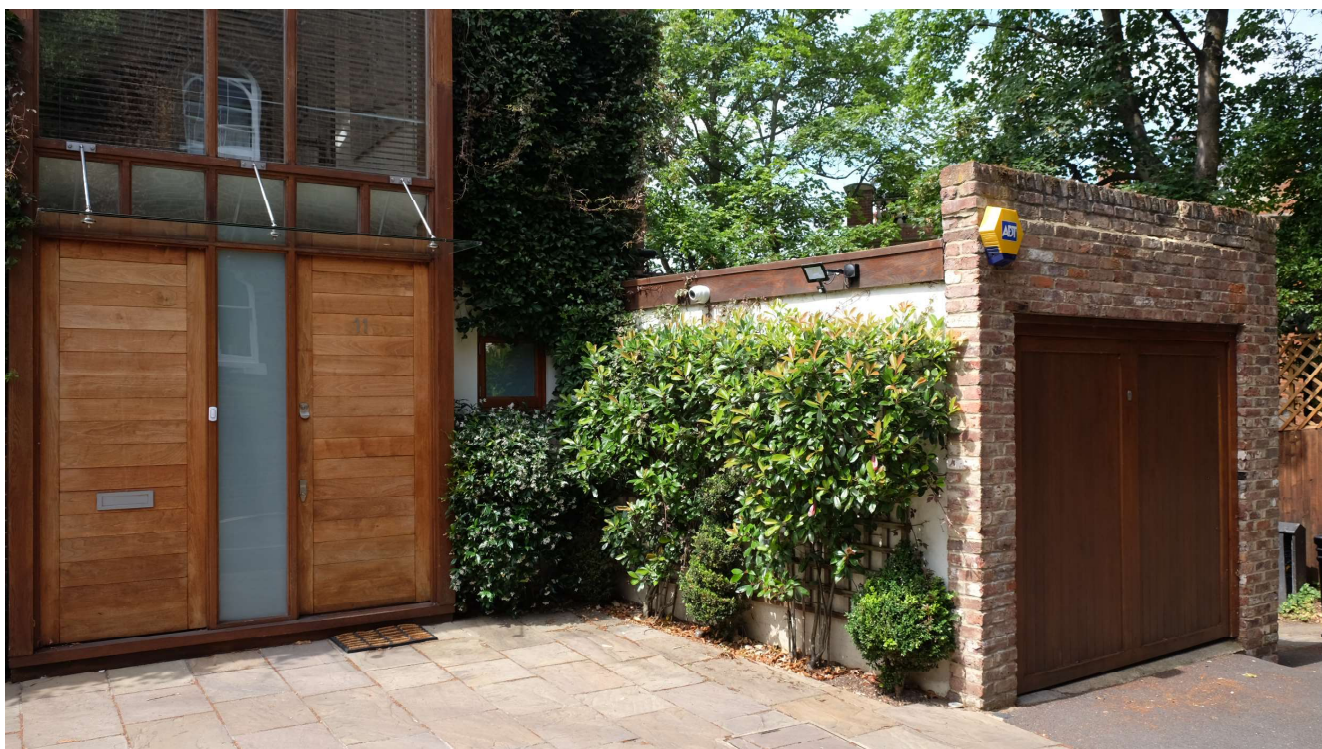


Photo 6 – taken from Holly Walk, entrance to the house on the left, garage on the right.



Photo 7 – boundary wall on Holly Wall adjacent to parking area and entrance to house.



Photo 8 – house on right hand side looking south down Holly Walk.

4.0 COMFORT COOLING

- The proposal is to install a condenser unit as part of a split air-conditioning system to provide comfort-cooling to the house. The condenser units are intended to be positioned on the north side of the house, between the main part of the house and the boundary wall adjacent to the public footpath.
- Camden's Local Plan Policies A4 and CC2 have been considered in formulating this application and these are addressed below.



Photo 9 – area between north side of the house and public footpath (on the left).

4.1 CAMDEN'S LOCAL PLAN - POLICY A4 NOISE AND VIBRATION

- The background noise levels were measured for 24 hours between Wednesday 28 August 2019 and Wednesday 29 August, the findings will be outlined in a report prepared by Cole Jarman and will be submitted under separate cover.
- The condenser unit that will be proposed would produce noise which would be within the permitted limits as described in the Cole Jarman's report.
- Should the condenser unit produce noise which is in excess of the limits described in Cole Jarman's report, then the units would be attenuated by an enclosure to ensure it is within the permissible noise limits.
- The condenser units would be concealed behind the existing boundary wall, it will not be seen from the adjacent houses.
- An air-conditioning system is required to provide comfort-cooling internally as all other reasonable measures will be taken in the refurbishment of the house.

4.2 CAMDEN'S LOCAL PLAN – POLICY CC2 ADAPTING TO CLIMATE CHANGE

- The works to the house carried out thus far do not seem to provide a thermally efficient building fabric, given the uncomfortably high internal temperatures on mild days experienced by the owner of the house. The proposed works to be carried out to the house include:
 - thermally efficient external doors and windows, upgrading the double-glazed units.
 - The existing windows and doors are not air-tight, they create a draught throughout the house, the new doors and windows will be sealed more efficiently.
 - the heating system will be replaced with one which is more energy efficient, the hot water pipes will be insulated and efficiently arranged.
- The refurbished house will be designed to be cooled using the following measures;
 - energy efficiency (described above),
 - mechanically openable rooflight to provide a stack effect movement of air into and out of the house. The existing house is not designed to naturally ventilate.
 - The existing mature trees provide shade, additional trees will be planted and they will reduce the need for a cooling system as they mature.
 - internal blinds to doors and windows,
 - mechanical ventilation from the bathrooms and kitchen.

4.3 PROPOSAL

- The owners of the house have found that the house is often too uncomfortable to occupy, especially the west-facing living areas and bedrooms.
- The proposal for condenser units is to provide comfort cooling when it is most uncomfortable, this need should be mitigated by the measures taken during the refurbishment of the house to reduce the build-up of heat internally.

End.