

The Treehouse  
East Heath Road, London

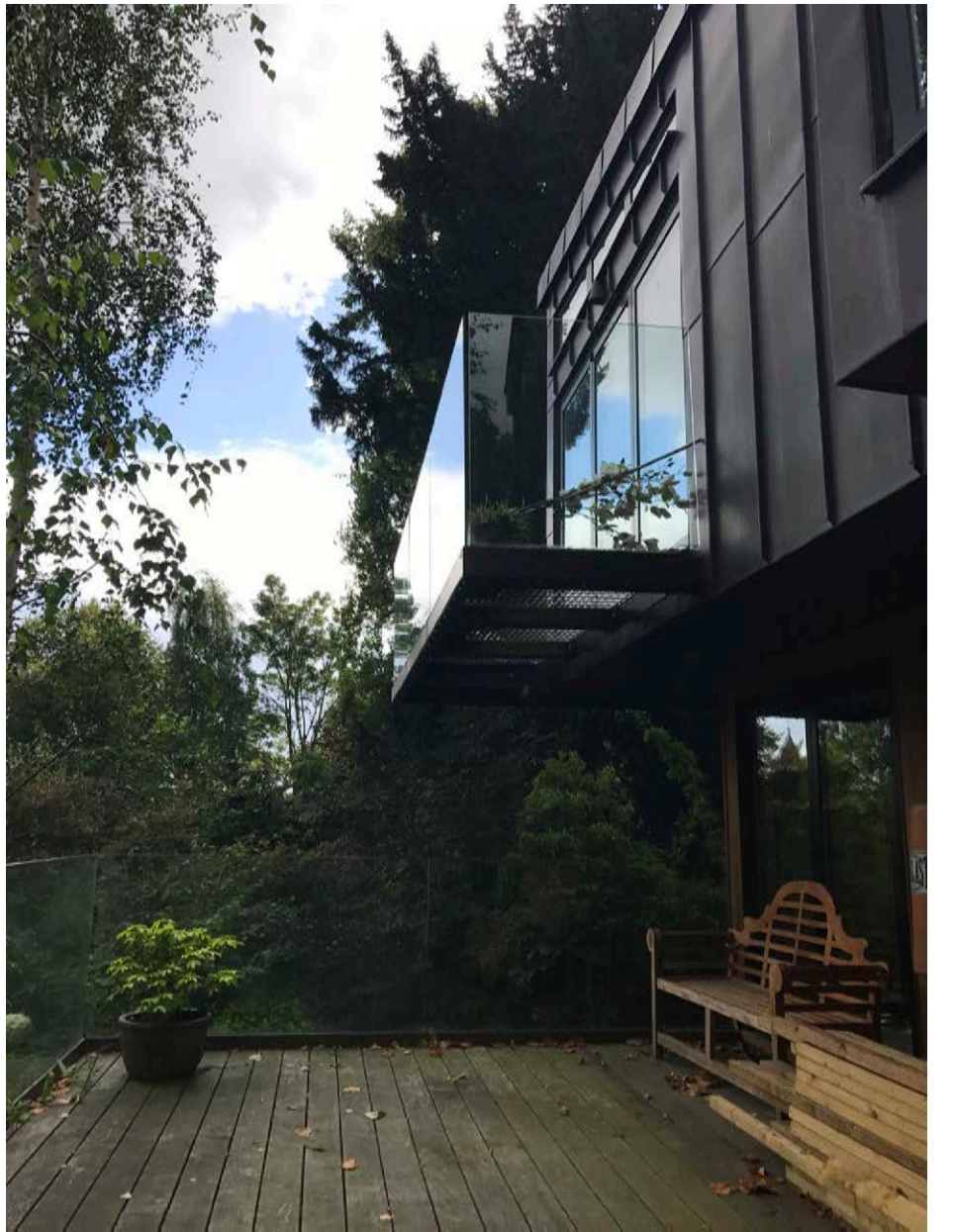
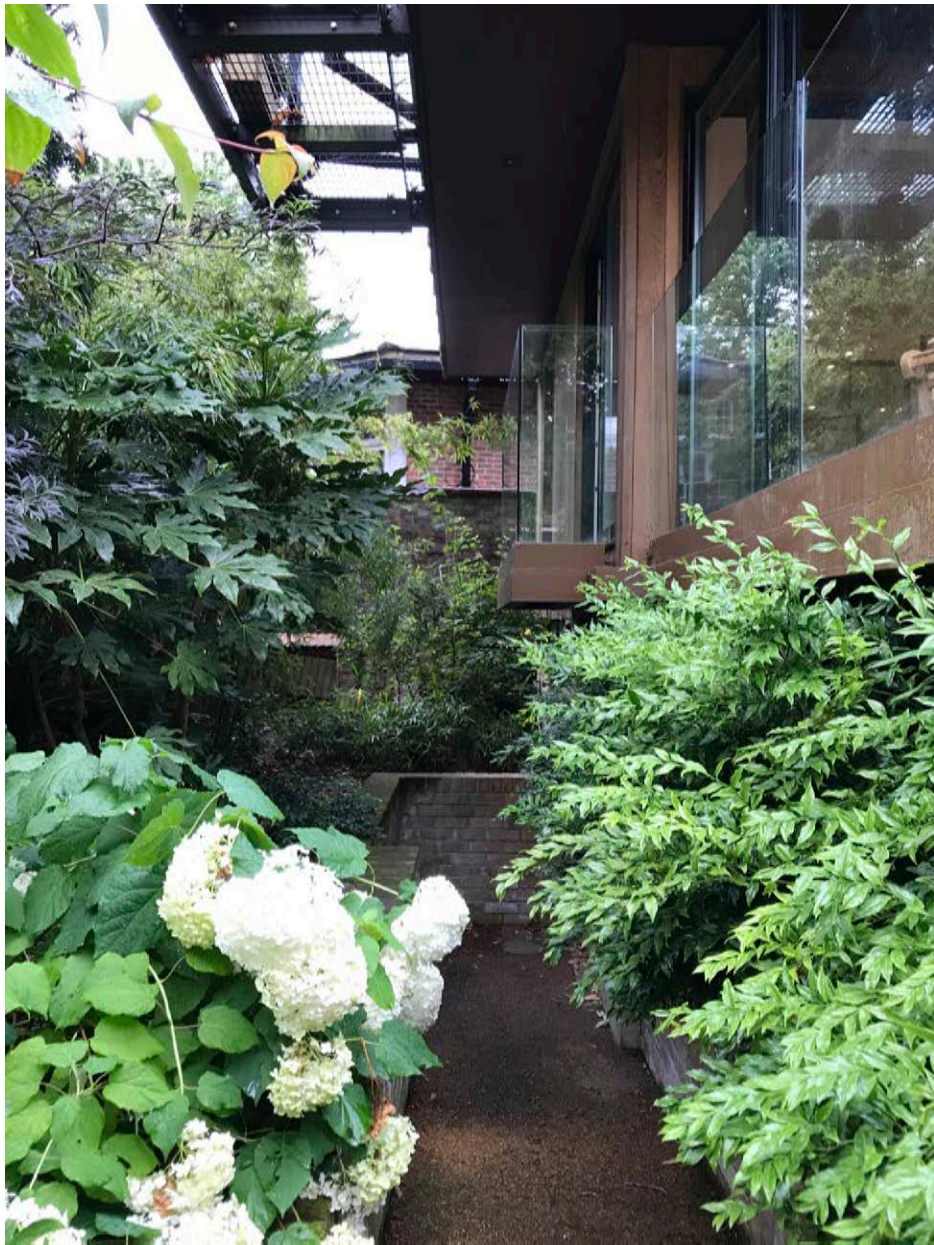
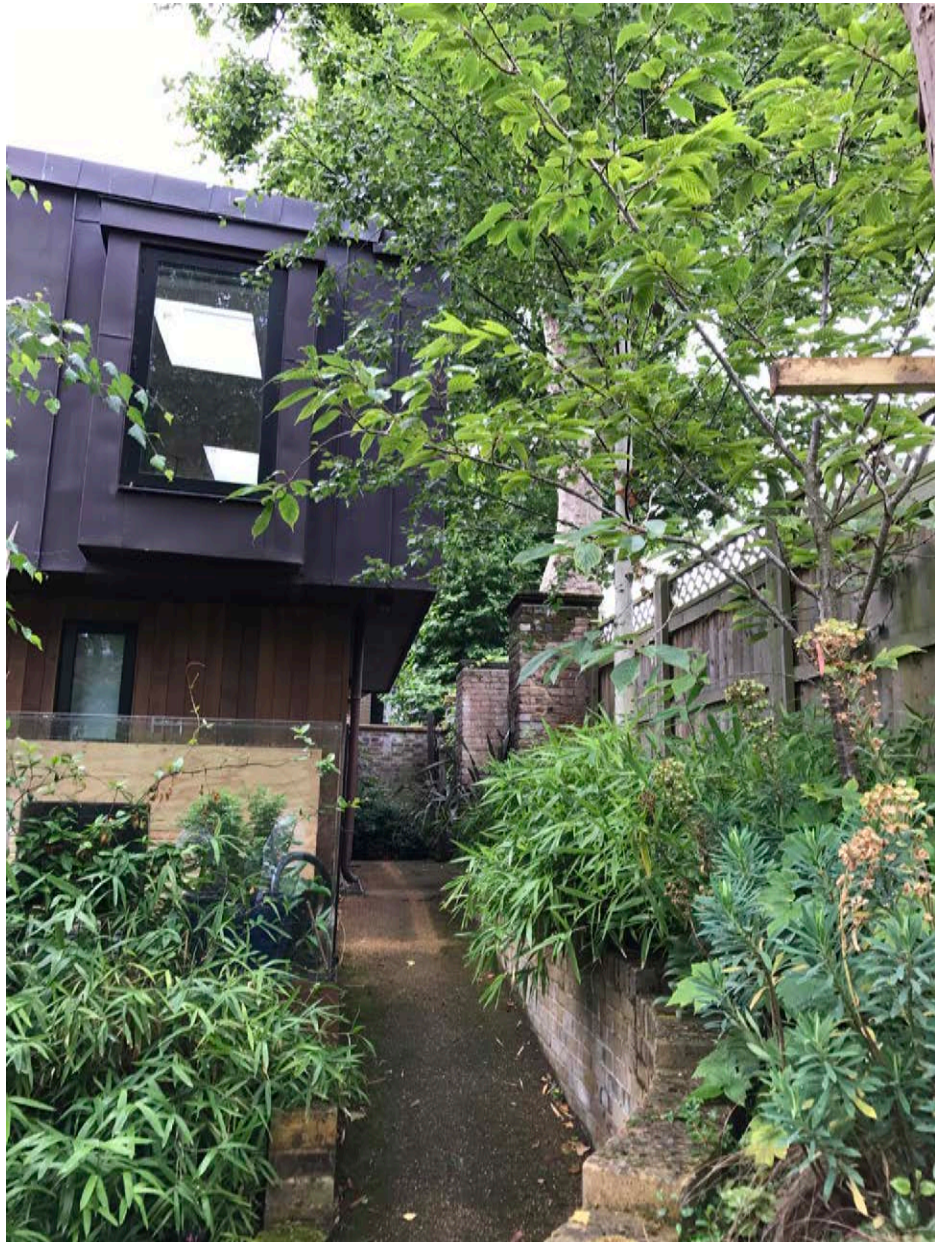
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Design & Access Statement

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THE TREEHOUSE - DESIGN & ACCESS STATEMENT

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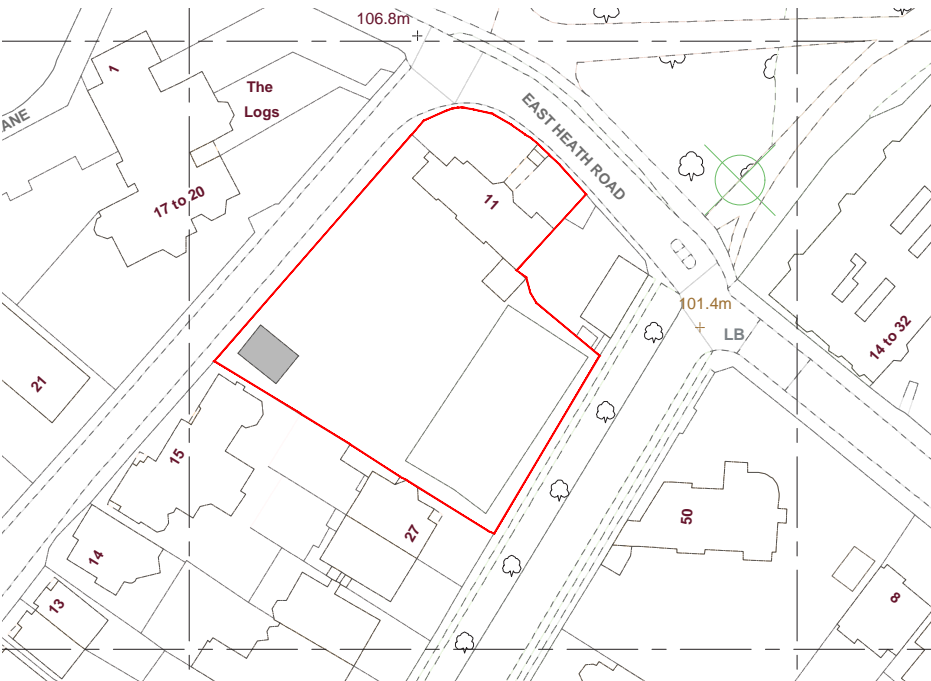
1.0 INTRODUCTION

1.1 Description of Development

This Design and Access Statement has been produced in support of the Planning Application for the alteration to the two-storied ancillary building for work / studio space situated at Foley House, East Heath Road in London. This application seeks permission for alteration works to the Treehouse, contained within the existing footprint and semi-permeable areas of the building.

The building, herewith referred to as the Treehouse, was originally approved on 31st March 2010 (Application Reference 2009/2777/P). That application did not require a listed building consent. Therefore, this application for an extension to the existing building, does not include a listed building consent application.

After a measured survey was undertaken in August 2017, it was discovered that several minor alterations have been made since the original construction. These minor discrepancies to the original approval were granted the Certificate of Lawfulness of Existing Development on 22nd February 2018 (Application Reference 2017/6888/P)



Site location, boundary in red, treehouse shown in grey.

1.2 Previous Applications

Prior to application, we have already submitted a Design and Access statement seeking planning permission to carry out works to the Treehouse (Application Reference 2018/4177/P). This application was refused on 3rd December 2018. We have since amended our design proposal in response to the concerns raised.

Furthermore, since the rejection of our first application, we have been granted a Certificate of Lawfulness to replace the existing first floor balcony and glazed balustrade like-for-like. These works to the first-floor balcony should not be considered as part of this application.

1.3 Site Context

The site is located within the grounds of Foley House, a grade II listed building on East Heath Road, which overlooks Hampstead Heath in North London. The Treehouse sits to the rear of the grounds, adjacent to a secondary pedestrian entrance gate within a timber fence leading onto Well Road. Due to its isolated location within the grounds and its small scale, the Treehouse should be considered as being spatially and architecturally separate from the Foley House.



Existing view from Well Road

Foley House grounds are situated in the Hampstead Conservation Area, focused around Hampstead village and Hampstead Heath. This North London conservation area extends from Finchley Road to Highgate. It was designated as such in 1968 due to its large number of listed buildings of architectural interest, the street pattern of the original village and the proximity to Hampstead Heath. In the years since, Hampstead has grown to include several new modern buildings with varying styles and scales.

1.4 Design & Access Statement

Article 4C of the General Development Procedure Order 1995 inserted from August 10, 2006 by the Town and Country Planning (General Procedure Order) (amendment) (England) Order 2006 (SI 20061062) requires Design and Access Statements to be submitted in support of certain application.

The substance of the Design and Access Statement is laid out in the National Planning Practice Guidance published 6th March 2014. Further guidance has historically been provided by CABE as follows:

'Design and Access Statements – How to write, read and use them':

**DESIGN-** It is noted that the design statement needs to include the following information, namely:

*Use* – What buildings and spaces will be used for.

*Amount* – How much would be built on the site.

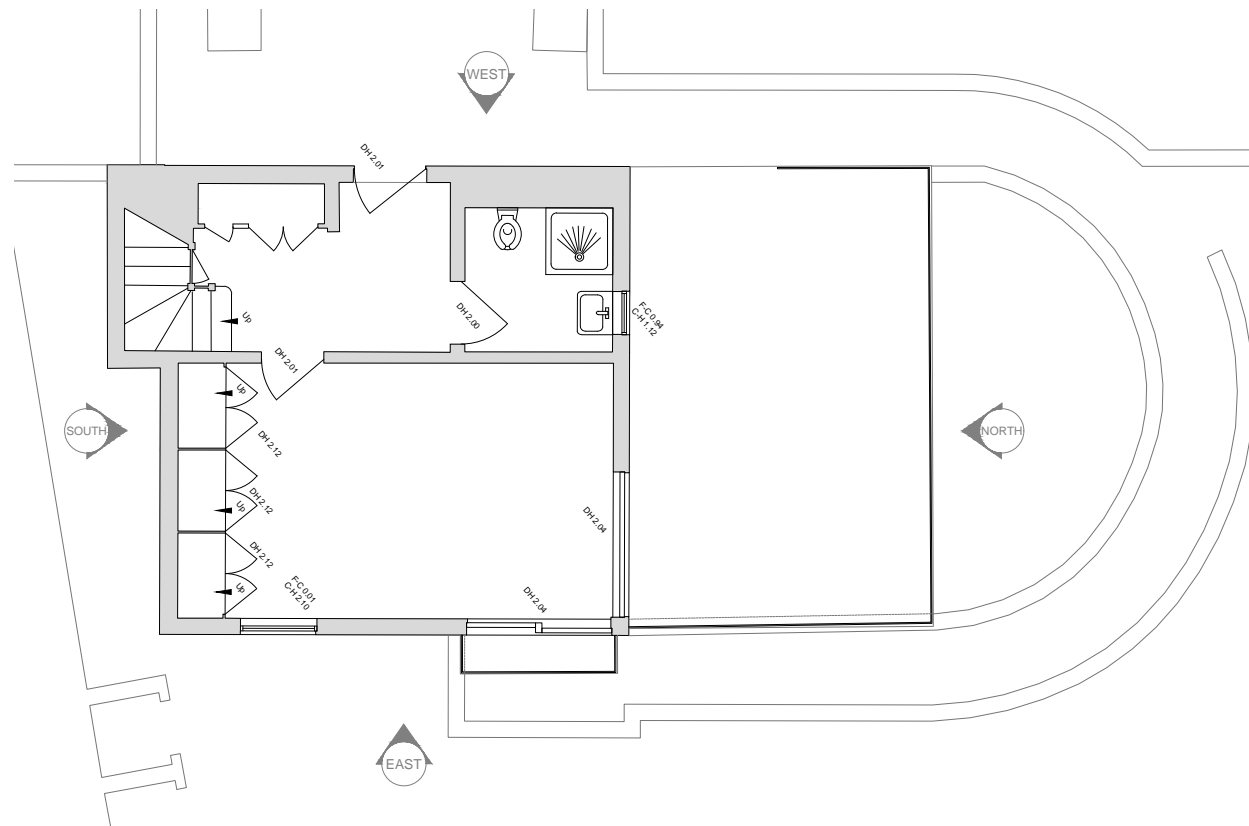
*Layout* – How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

*Scale* – How big the building and spaces would be (their height, width and length).

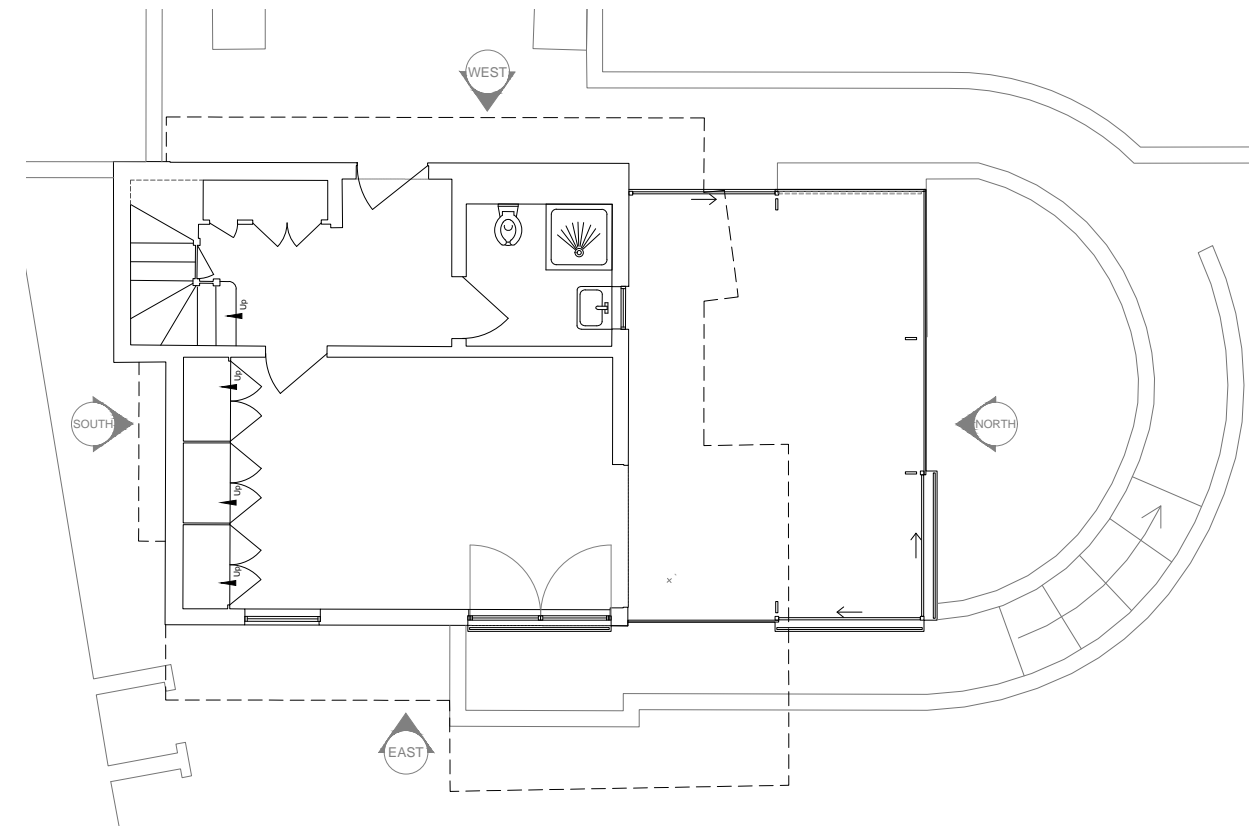
*Landscaping* – How open spaces will be treated to enhance and protect the character of a place.

*Appearance* – What the building and spaces will look like, for example, building materials and architectural details.

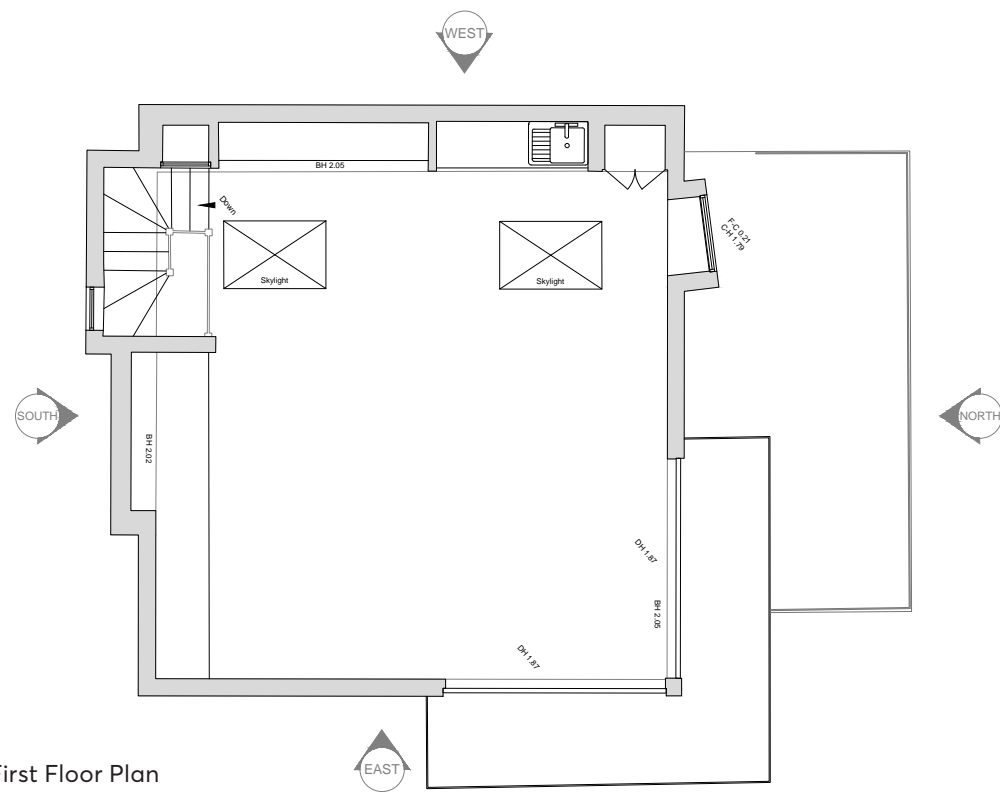
**ACCESS** - The statement needs to include two potential aspects of access, disability access and fire escape. That is not to say they are separate, and the statement should show that all access issues have been considered together.



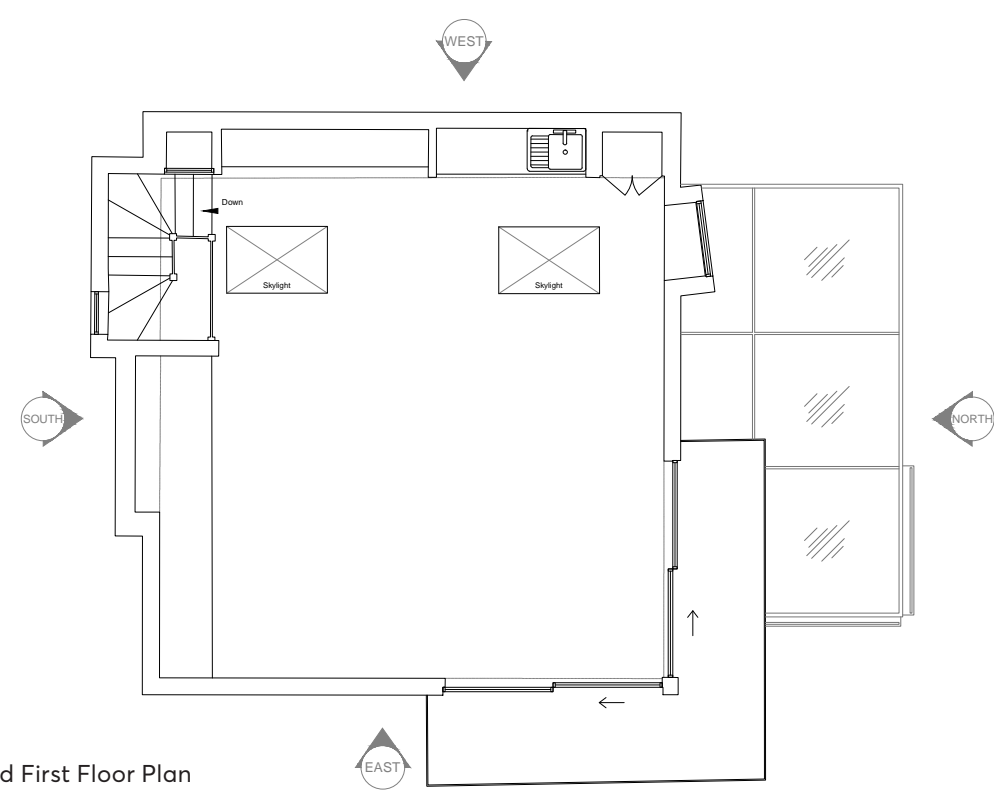
Existing Ground Floor Plan



Proposed Ground Floor Plan



Existing First Floor Plan



Proposed First Floor Plan



2.0 DESIGN STATEMENT

2.1 Use

The Treehouse currently provides two floors of accommodation, with an external terrace at the northern end of the ground floor and small balcony on the first floor. There is a small basement for storage, accessible via a separate external door on the east elevation.

This application seeks planning permission to make minor alterations to the existing ground floor living area and terrace space only. These alterations will not pose any changes to the existing use of the building, which is currently used for home-based work and leisure.

Instead, the alterations will enhance the existing usability of the spaces within Treehouse. By enclosing the existing ground floor terrace space and connecting it internally to the existing ground floor, a larger internal living area will be created. Presently, the terrace is used as an outdoor leisure space in the summer months, yet its conversion to an internal space will extend its use across all months of the year.

2.2 Amount

In summary, the proposed works will reduce the overall area of semi-permeable surfacing area by 17m<sup>2</sup> and increase the overall area hard surfacing area by 16m<sup>2</sup>.

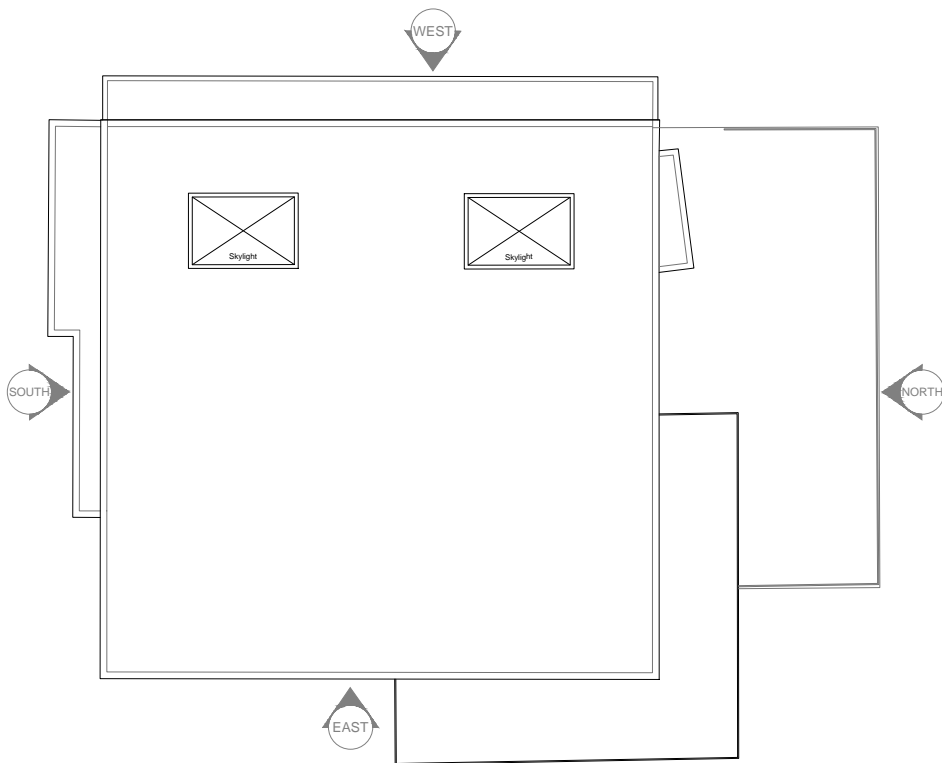
The first area of works we are seeking approval for will be the removal of the small ground floor balcony located on the east elevation – which is currently in a state of disrepair – to be replaced with a modest glazed Juliette balcony. The second area will be the removal of the 25m<sup>2</sup> decked terrace on the north elevation, to be replaced it with 23m<sup>2</sup> of enclosed ground floor area. Because the first-floor projects 7m<sup>2</sup> over the ground floor, the proposed extensions will result in an overall building footprint increase of only 16 m<sup>2</sup>, which will be contained within the existing footprint of the exterior terrace.

We will also be replacing the existing first glazed sliding doors with new. Since the existing clear opening and head height will remain as is, this alteration should not be considered as part of this application.

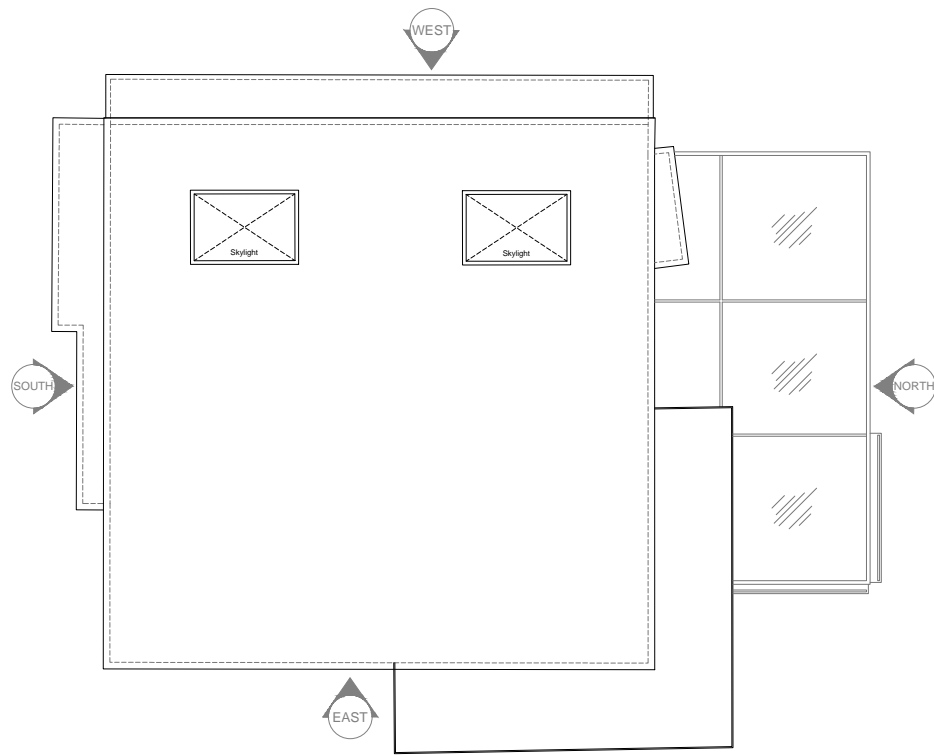
2.3 Layout and Alterations

The existing terrace will be enclosed on all three sides by glazed walls and doors and above by a glazed single low-pitched roof. The two existing doors between the existing living area and terrace will to be removed to create a seamless connection between the old and the new, thus, creating one large open living space. The existing connection and fluid access between the balcony and surrounding garden will be retained through the integration of large sliding doors located on all three sides of the extension, allowing approximately 44% of the extension's façade to be opened to the exterior.

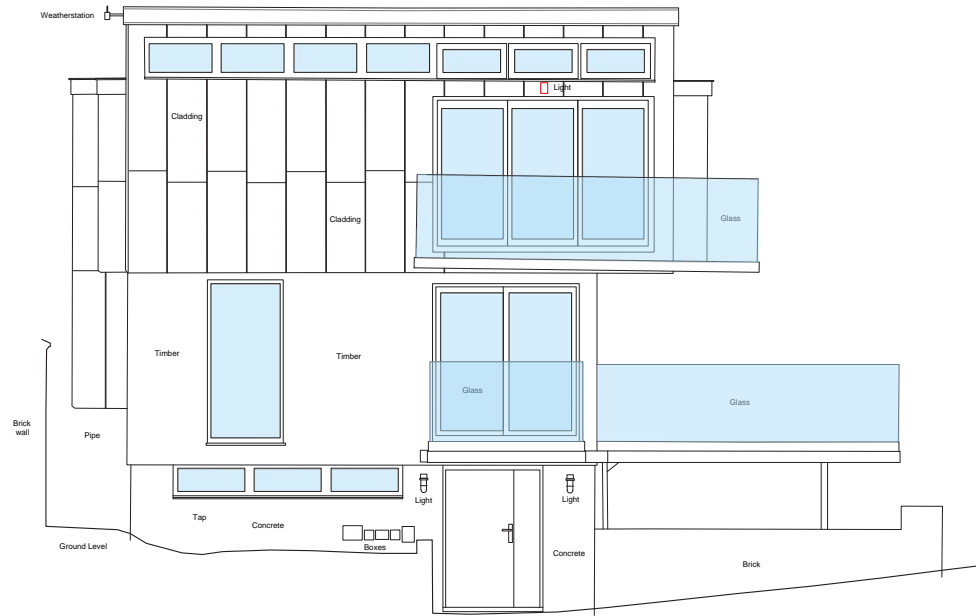
One reason for the rejection of our previous application was that it was thought that *'the proposed extension, by virtue of its scale, massing and use of glazing would be detrimental to the setting of a designated private open space.'* We can confirm that this alteration will not exceed the combined footprint of the existing building and attached terrace. Therefore, in no way will it alter the existing private open space present at the subject property. If the concern lies in the fact that existing exterior terrace space will be lost, we must point out that this terrace is decked, north facing and covered largely by the projection of the first floor. In its present state, it does not allow for the growth of any vegetation or planting.



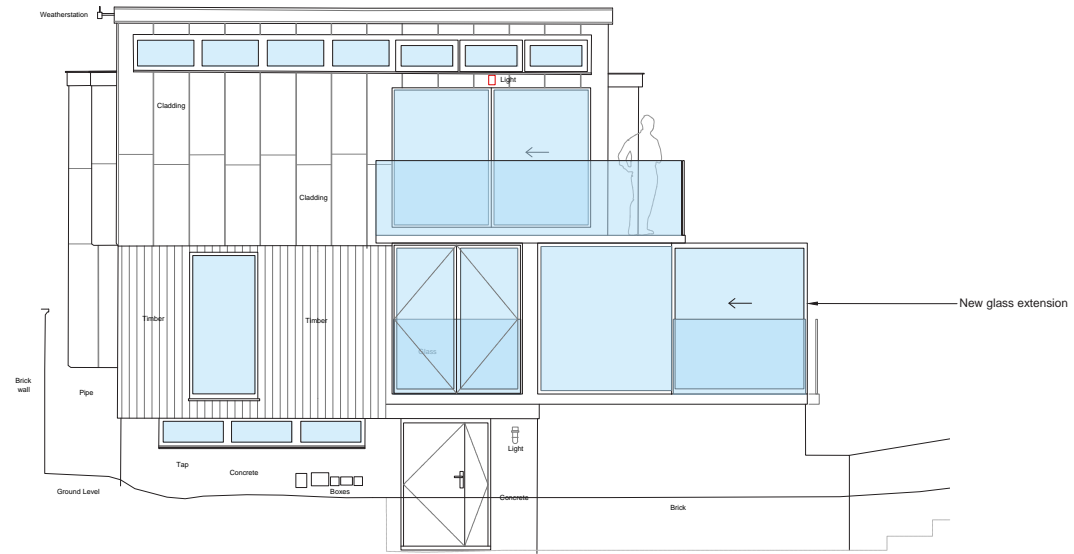
Existing Roof Plan



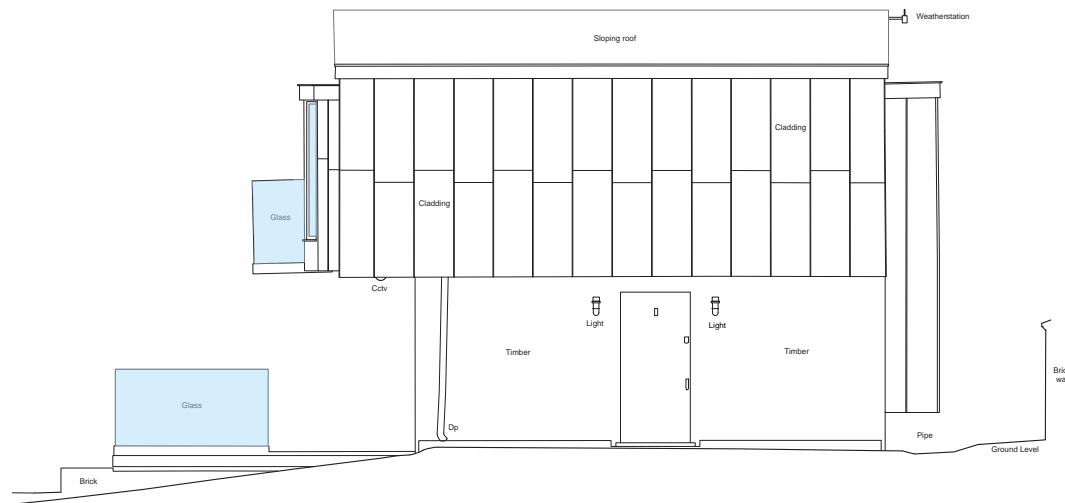
Proposed Roof Plan



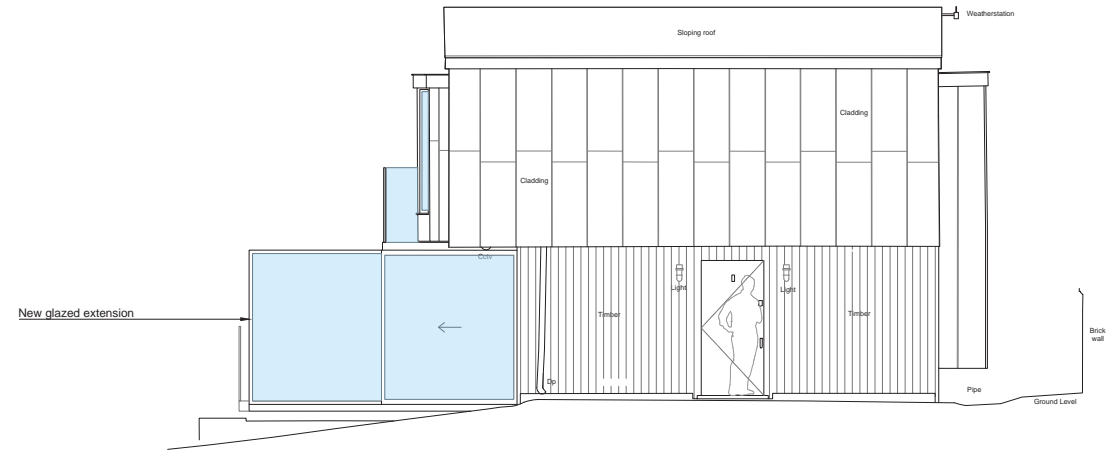
Existing East Elevation



Proposed East Elevation



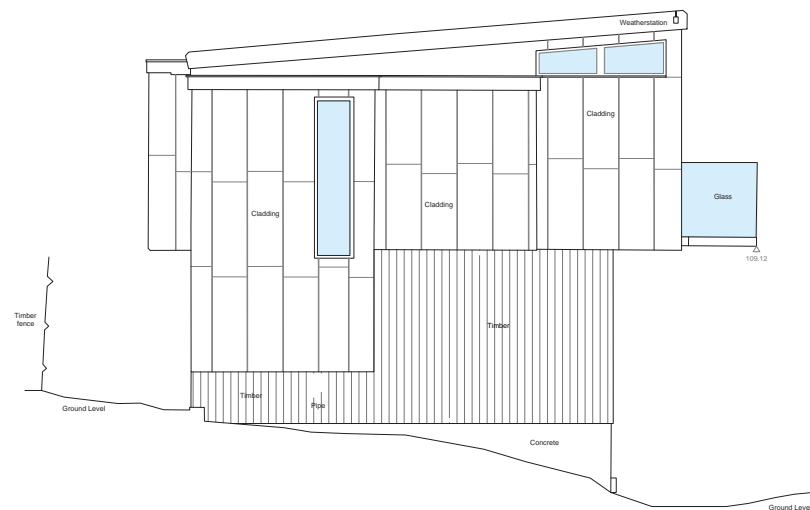
Existing West Elevation



Proposed West Elevation



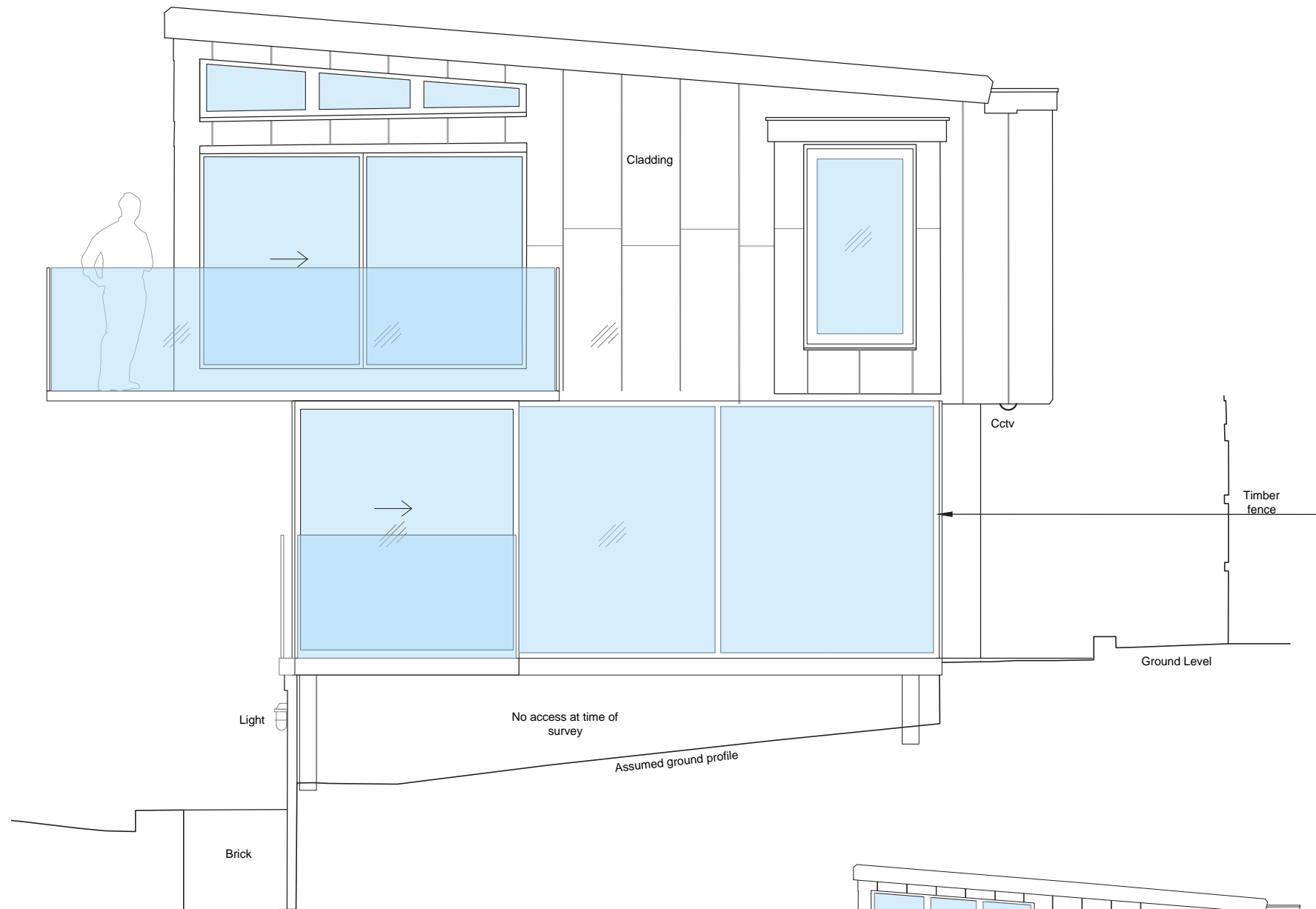
Existing South Elevation



Proposed South Elevation



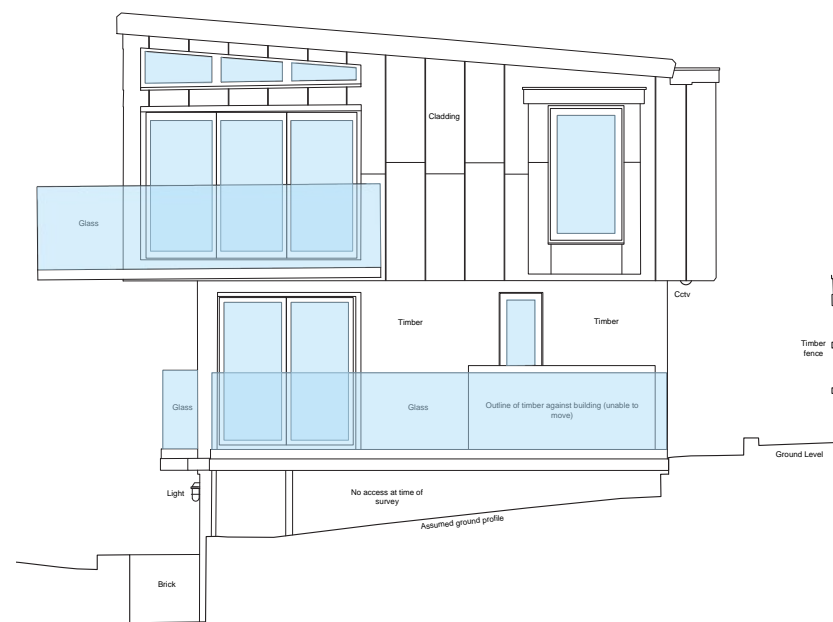




Proposed North Elevation



Existing Street Level View



Existing North Elevation

## 2.4 Appearance

Originally, the Treehouse was designed to fit in within the context of the garden and adjacent Foley House but also to mesh with the design and scale of the surrounding area, with its mix of architectural styles and scales. The proposed alterations will adopt the contemporary style, materiality and scale of the original building thus retaining the treehouse's original architectural vision.

As described above, the extension will be formed of a solid floor with structural glazing to form the walls and roof. We believe that the use of clear glazing will result in minimal visual changes to the existing treehouse appearance and will also avoid the obstruction of any natural daylight from the street or neighbouring properties.

In our previously rejected application, there was concern that *'the proposed extension, by virtue of its scale, massing and use of glazing, would harm the appearance of the building, the setting of a listed building, and the conservation area.'* In response, we must express that the treehouse is located at the rear of the property, far from the site's *'listed building'*, and heavily screened by trees on all sides. Furthermore, since the original treehouse design did not require a listed building consent, any subsequent additions must be considered separately from the planning conditions attached to the Grade II listed Foley House.

Another concern which contributed to rejection of our previous application was that *'the proposed extension, by virtue of its scale, massing, materials and location in relation to the boundary of no. 15 Well Road would cause unacceptable levels of artificial light pollution/light-spill to neighbouring occupiers and an overbearing addition.'* We have since altered our design so that there are no works proposed to the elevation (south) facing directly towards the dwelling at 15 Well Rd. All works are limited to the north and east elevations only. Resultantly, the existing fabric of the treehouse will entirely block any view of the extension from 15 Well Rd. Furthermore, the existing storey-high boundary fence, open space and existing planting between the two neighbouring dwellings will filter out any supplementary artificial lighting that may (but very unlikely) be a result of the proposed works.

Lastly, the existing character of the Well Rd street frontage will remain unaffected by the proposed works. An existing storey-high timber fence which runs along the street boundary, and dense planting around the treehouse will provide adequate screening from the street.



2.5 Scale

In comparison to surrounding buildings of the area, the Treehouse is significantly smaller in scale, rising only two stories from street level. The proposed internal space to be added is only at ground floor level and will increase the overall internal floor area of the building by only 23m<sup>2</sup> from 91m<sup>2</sup> to 114m<sup>2</sup> (across three floors). The overall building footprint will only increase by 16m<sup>2</sup> from 62m<sup>2</sup> to 78m<sup>2</sup>.

2.6 Landscaping

No changes are proposed to the existing surrounding landscaping.

3.0 ACCESS STATEMENT

3.1 Accessibility

The nearest tube station is Hampstead, a short walk away towards Hampstead High Street. The immediate area comprises primarily various styles and scales of residential properties to the South, East & West, and the Heath sits to the North.

No changes are proposed to the access strategy of the existing building:

- Access to the highway & public transport
- Access for pedestrians
- Access for cycling
- Parking provision
- Emergency and access services

3.2 Fire Escape

No changes are proposed.

3.3 Service Strategy

No changes are proposed.

4.0 SUMMARY

The proposed changes to the Tree House aim to enhance the usable space of the building. The design has a minimal visual impact within the grounds of Foley House and the view from the street level, and a minimal physical impact by largely retaining the original footprint of the existing terrace and balcony.

Listed building consent was not required with the original application and so is not sought in this planning application for extension of the building.





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