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1.0 INTRODUCTION**1.1 EXECUTIVE SUMMARY**

This Design & Access Statement has been prepared by Granit Architects to accompany drawings submitted in September 2019 to London Borough of Camden as part of a Full Application for the erection of two storey plus basement building, to provide 2no. 3 bed units including sunken garden for each dwelling. Reduction from 12 to 5 garages.

1.2 DEVELOPMENT OBJECTIVES

The proposed development creates two new self contained houses that sits to the rear of Parsifal House. Garages at Parsifal is a backland site situated behind 521 Finchley Road and is accessed via a private street off Parsifal Road. The site is located in the Fortune Green Ward in the borough of Camden which is an area containing late Victorian terraces and mansion flats. The site does not lie in a conservation area.

The ambitions and objectives of the proposed development include:

- Demolition and replacement of existing 12no. Garages
- To create 2no. Substantial family homes comprising 3no. Bedrooms, family living/ Dining/Kitchen areas and necessary ancillary areas.
- Excavation of site to accommodate Basement
- Sunken garden to rear of units
- Creation of 5no. New garages on site with green roofs

We have reviewed the comments raised in the pre-application report (REF: 2019/0578/PRE) and have endeavoured to satisfy these recommendations, summarised below:

| Pre-App report section | Assessment | Response |
|-----------------------------|---|---|
| Land use | <ul style="list-style-type: none"> - Removing private parking to allow for the creation of residential dwellings. - New dwellings should incorporate a particular housing size. - Having regard to the character of the development, the site and area. | <ul style="list-style-type: none"> - No private parking for the proposed new build dwellings. - Three floors (Including basement) both 3 bed 6 persons. - Dwellings resemble similar character and styles to surrounding context. |
| Design | <ul style="list-style-type: none"> - High quality design in all development and responds to local context. - The design of development must be of appropriately integrated in terms of scale, height and mass. - Any proposed redevelopment of this site preserves the dominance of the perimeter buildings on Parsifal Road and Finchley Road. - The proposal would need to be two storeys in order to be in keeping with the immediate neighbouring buildings. - The increased size is acceptable as the proposal would still retain enough space between neighbouring buildings. - The car parking spaces in front of the building are unacceptable in principle, however the introduction of cars in this location also weakens the appearance of this elevation. | <ul style="list-style-type: none"> - In keeping with notable neighbouring properties and uses detailed external features. - The design of development is balanced in terms of height by being two storeys above ground and no taller than nearby houses. The elevations are symmetrical and the floors follow the Camden Councils space standards. The basement floor is 1.5 times larger than the ground floor and first floor. - The car parking spaces to the front have been omitted to help the appearance of this elevation. |
| Basement impact/skylights | <ul style="list-style-type: none"> - The Council will require a Basement Impact Assessment (BIA) to be submitted with the application so that we can properly assess whether any harmful impact will result from the basement excavation. - Basements should not cause harm to; neighbouring properties, structural, ground or water conditions of the area, the architectural character and heritage significance of the building and area. - The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. | <ul style="list-style-type: none"> - The proposed basement will not cause harm to; neighbouring properties, structural, ground or water conditions of the area, the architectural character and heritage significance of the building and area. Therefore, a Basement Impact Assessment (BIA) will be submitted with the application. - The basement is private and hidden from view by a surrounding external fence. |
| Biodiversity and open space | <ul style="list-style-type: none"> - Loss of lawn space and a number of bushes. - It is considered that the proposal does not maximise opportunities for greening given that there is a strong potential to realise benefits for biodiversity at this site. - The proposal would also completely remove the outdoor amenity space for the flats at no.521, which is unacceptable. | <ul style="list-style-type: none"> - Garages at Parsifal House proposes large rear gardens for both properties and green roofs on the new build dwellings as well as the garages. - The proposal includes outdoor amenity space for the flats on the other side of the proposed garages. |
| Standard of accommodation | <ul style="list-style-type: none"> - High quality accessible homes in all developments. Functional, adaptable and accessible spaces and expect all self-contained homes to meet the nationally describes space standard. | <ul style="list-style-type: none"> - Proposed dwellings are designed and built at a high quality that respect the local area and meet the nationally describes space standard. - Is self-contained and has its own secure private entrance, has good ceiling heights and room sizes, is dual aspect in exceptional circumstances, has good natural light and ventilation, has good noise insulation, has a permanent partition between eating and sleeping areas, incorporated adequate storage space; incorporates outdoor amenity space including balconies or terraces and is accessible and adaptable for a range of occupiers. |

| Pre-App report section | Assessment | Response |
|--------------------------------|--|---|
| Impact on neighbouring amenity | <ul style="list-style-type: none"> - To protect the quality of light of occupiers and neighbours by only granting permissions for development that does not cause harm to amenity. - Minimise the impact of the loss of daylight, sunlight, artificial light levels, outlook, privacy and noise. | <ul style="list-style-type: none"> - Parsifal House has a new amenity space to the rear of the garages and the proposed dwellings are in line with neighbouring properties as to not shadow over surrounding amenity spaces. The private amenity space is at basement floor level and enclosed by a fence for privacy. |
| Transport | <ul style="list-style-type: none"> - Any new dwelling needs to provide secure, covered cycle parking. - Any new dwelling to be designated car- free, with a Legal Agreement signed to waive occupiers rights to on-street and off-street parking. | <ul style="list-style-type: none"> - Private cycle storage have been included in the design. - There will be no on street parking for these properties and parking for the garages are hidden from view to the rear of the proposed dwellings. |
| Sustainability | <ul style="list-style-type: none"> - Minimise the effects of climate change. - Encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. | <ul style="list-style-type: none"> - Green roofs have been added to the proposed buildings and garages. - Most materials are locally sourced. |

2.1 SITE CONTEXT

The site is located in the Fortune Green Ward in the London Borough of Camden and is not within a conservation area. The site is situated behind 521 Finchley Road and is accessed via a private street off Parsifal Road, whereby the typology of the street scene consists of a mixture of late Victorian terraces and mansion flats.



Aerial view



Birds eye view

2.2 PLANNING HISTORY

F4/5/B/2006 | 521 Finchley road | Decision (GRANTED) - 30.08.1966

An application for the redevelopment of the site of 521 Finchley Road was approved planning consent in 1966. The proposal included the erection of a four-storey block containing 8no. two bedroom flats and 6no. studio flats along with 14no. garages to the rear.

F4/5/B/23531 | 525 Finchley road | Decision (GRANTED) - 28.01.1977

An application for the redevelopment of the site of 525 Finchley Road was approved planning consent in 1977. The proposal included the redevelopment of the site by means of a block of 13 flats fronting the Finchley Road, a terrace of 4no. 3-storey houses, fronting Parsifal Road, and two houses on the site of 1A Parsifal Road together with ancillary car parking and new means of access to the highway.

2008/2271/P | 1F Parsifal Road | Decision (GRANTED) - 01.08.2008

An application for the works to 1F Parsifal Road was approved planning consent in 2008. The proposal included works to erect a single-storey extension at Ground level in connection with existing single-family dwelling house.

2008/2273/P | 1F Parsifal Road | Decision (GRANTED) - 14.10.2008

An application for the works to 1F Parsifal Road was approved planning consent in 2008. The proposal included works to erect a First Floor extension and ground floor single storey extension.

2012/5533/P | 1G Parsifal Road | Decision (GRANTED) - 10.12.2012

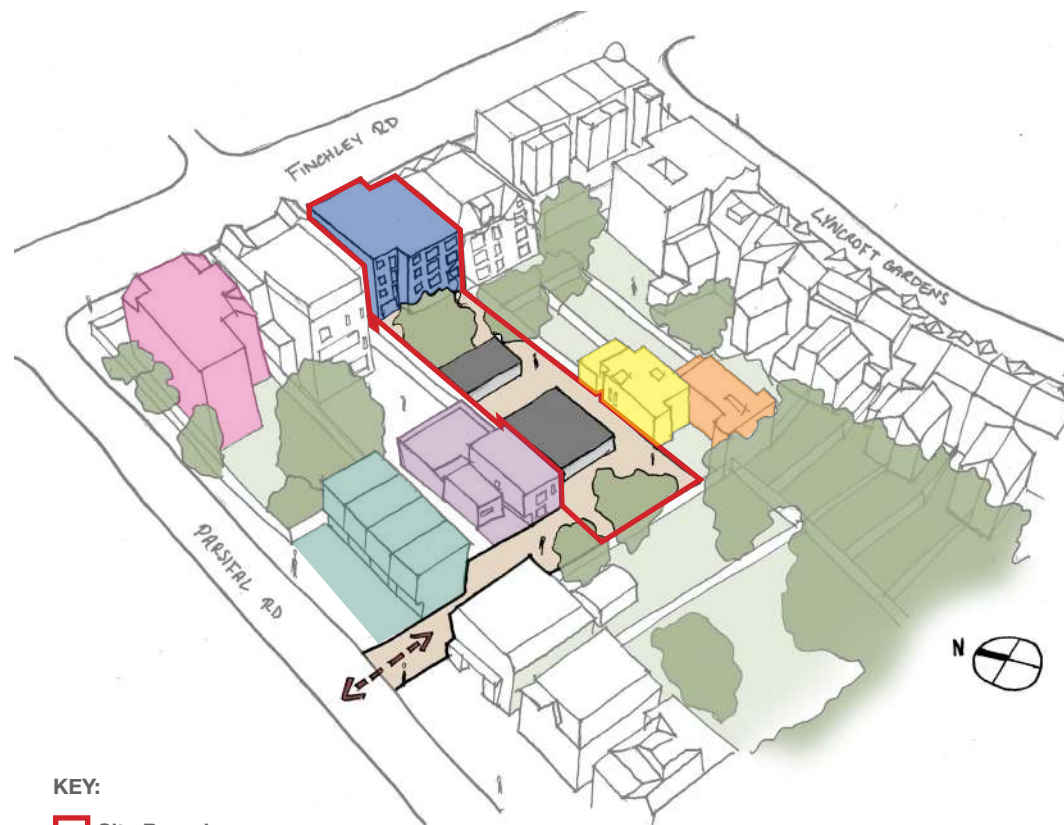
An application for the erection of a conservatory at rear Ground floor level in connection with existing dwelling house was approved planning consent in 2014.

2013/5125/P | 1E Parsifal Road | Decision (GRANTED) - 06.01.2014

An application for a new basement extension to one of the dwelling houses (1E) developed in the back garden land to number 519-525 Finchley Road was approved planning consent in 2014. The proposal included works to create a basement including front and rear light wells and rear single-storey conservatory extension.

2016/1622/P | 1E Parsifal Road | Decision (REFUSED) - 10.06.2016

An application for the erection of a single storey roof extension with roof terrace to rear, external staircase and associated alterations was refused in 2016. Reasoning was mainly due to height, bulk and proximity. It was also noted that the associated railings, privacy screens and staircase would appear as incongruous additions.



KEY:

- Site Boundary
- 521 Finchley Road
- 525 Finchley Road
- 1A - 1D Parsifal Road
- 1E Parsifal Road
- 1F Parsifal Road
- 1G Parsifal Road

2.3 PLANNING POLICIES

Relevant planning policies taken from London Borough of Camden:

National Planning Policy Framework (2018)

Camden Replacement Unitary Development Plan S1

Camden Local Plan 2017

- Policies H | Meeting Housing Needs
- Policies C | Community, health and wellbeing
- Policies A | Protecting Amenity
- Policies CC | Sustainability and climate change
- Policies T | Transport
- Policies G | Growth and Spacial Strategy

Camden Planning Guidance;

- CPG Design
- CPG Sustainability
- CPG Amenity
- CPG Transport
- CPG Basements
- CPG Housing

Fortune Green & West Hampsted Neighbourhood Plan - Adopted by Camden Council September 2015

London Plan

The London plan sets out guidance on required areas for new build units and these will need to be adhered to. These provisions are set out as shown on the table to the right. Proposal will adhere to the London plan minimum space standards for new dwellings.



Camden Local Plan

HOUSING STANDARDS MINOR ALTERATIONS TO THE LONDON PLAN | March 2016

Table 3.3 Minimum space standards for new dwellings¹

| Number of bedrooms | Number of bed spaces | Minimum GIA (m ²) | 1 storey dwellings | 2 storey dwellings | 3 storey dwellings | Built-in storage (m ³) |
|--------------------|----------------------|-------------------------------|--------------------|--------------------|--------------------|------------------------------------|
| 1b | 1p | 39 (37) | | | | 1.0 |
| | 2p | 50 | 50 | | | 1.5 |
| | 3p | 61 | 70 | | | 2.0 |
| 2b | 4p | 70 | 79 | | | |
| | 5p | 74 | 84 | 90 | | |
| | 6p | 86 | 93 | 99 | | 2.5 |
| 3b | 7p | 95 | 102 | 108 | | |
| | 8p | 90 | 97 | 103 | | |
| | 9p | 99 | 106 | 112 | | 3.0 |
| 4b | 10p | 108 | 115 | 121 | | |
| | 11p | 117 | 124 | 130 | | |
| | 12p | 103 | 110 | 116 | | 3.5 |
| 5b | 13p | 112 | 119 | 125 | | |
| | 14p | 121 | 128 | 134 | | |
| | 15p | 116 | 123 | 129 | | 4.0 |

Notes to Table 3.3
 1. - Where a one person dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.
 2. The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. GIA should be measured and denoted in square metres (m²).
 3. The nationally described space standard sets a minimum ceiling height of 2.3 metres for at least 75% of the gross internal area of the dwelling. To address the unique built stock effect of London and the distinct density and flatted nature of most of its residential development, a minimum ceiling height of 2.5m for at least 75% of the gross internal area is strongly encouraged so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space.

¹ new dwellings in this context includes new build, conversions and change of use

2.4 TRANSPORT LINKS

The following image highlights the public transport links surrounding Finchley and Parsifal Road. The PTAL rating has been calculated as 5 (Very Good).

Bus

There are several bus stops within a 0.5 mile radius, the closest situated along Lyncroft Gardens and Fortune Green Road.

Lyncroft Gardens - 0.1 miles (2 min walk) served by No. 13 (Victoria) and 113 (Oxford Circus).

Fortune Green Road - 0.1 miles (3 min walk) served by No. 139 & 328 (Golders Green).

Overground Station

Finchley Road & Frognal - 0.5 miles (11 min walk) lines towards Clapham Junction & Stratford.

West Hampstead Thameslink - 0.5 miles (11 min walk) lines towards Sutton (Surrey), Brighton, St Albans, Rainham (Kent), Luton and Bedford.

Brondesbury - 1.1 miles (23 min walk) lines towards Clapham Junction, Richmond and Stratford.

Underground Tube Stations

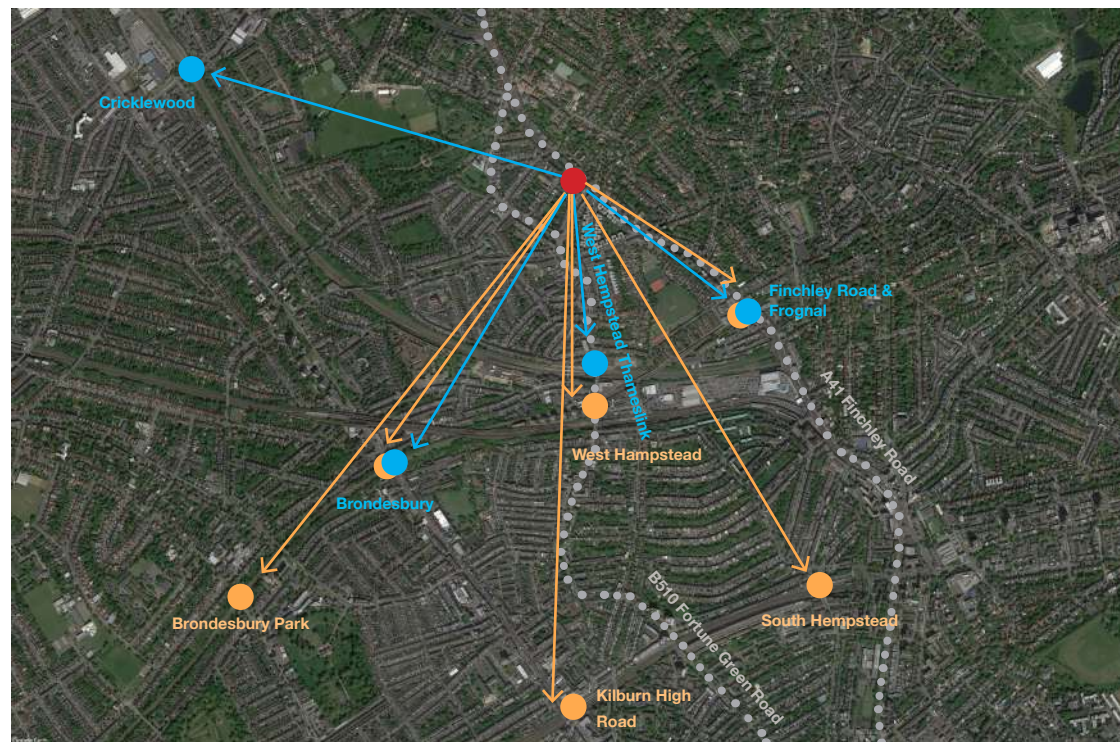
Finchley Road & Frognal - 0.5 miles (11 min walk) Northern Line

West Hampstead Thameslink - 0.5 miles (11 min walk) Jubilee Line

Brondesbury - 1.1 miles (23 min walk) Northern Line

Key:

- Site - Parsifal Garages
- Overground stations
- Underground stations
- Main Roads



2.5 EXISTING PHOTOS



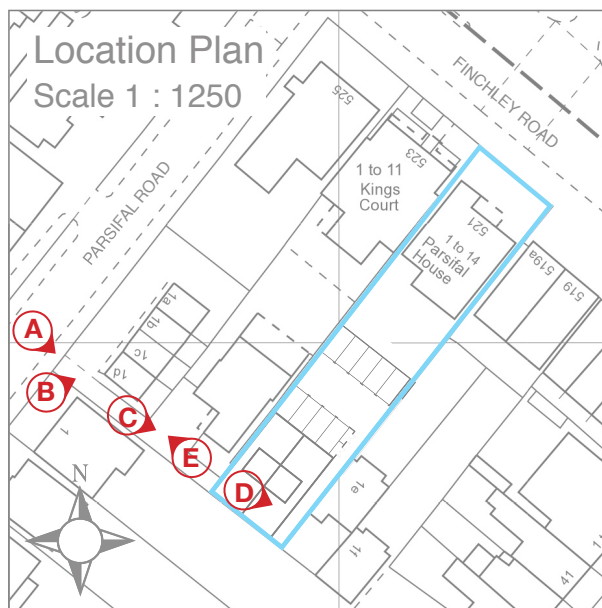
View A | Entrance to site off Parsifal Road



View B | Houses 1A-1D Parsifal Road



View C | House 1G



Site OS Map - Not to scale



View D | Houses 1E & 1F Parsifal Road



View E | View back to Parsifal Road

2.6 EXISTING PHOTOS CONTINUED



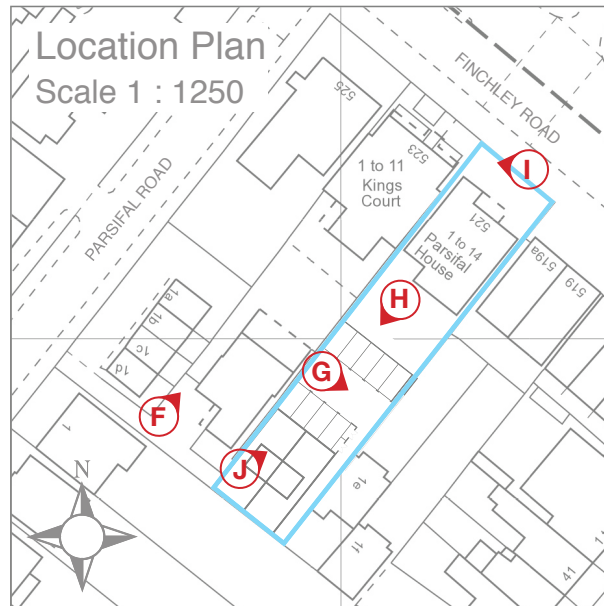
View F | Side vehicular Access to Kings Court



View G | View between existing garages



View H | View towards Garages



Site OS Map - Not to scale

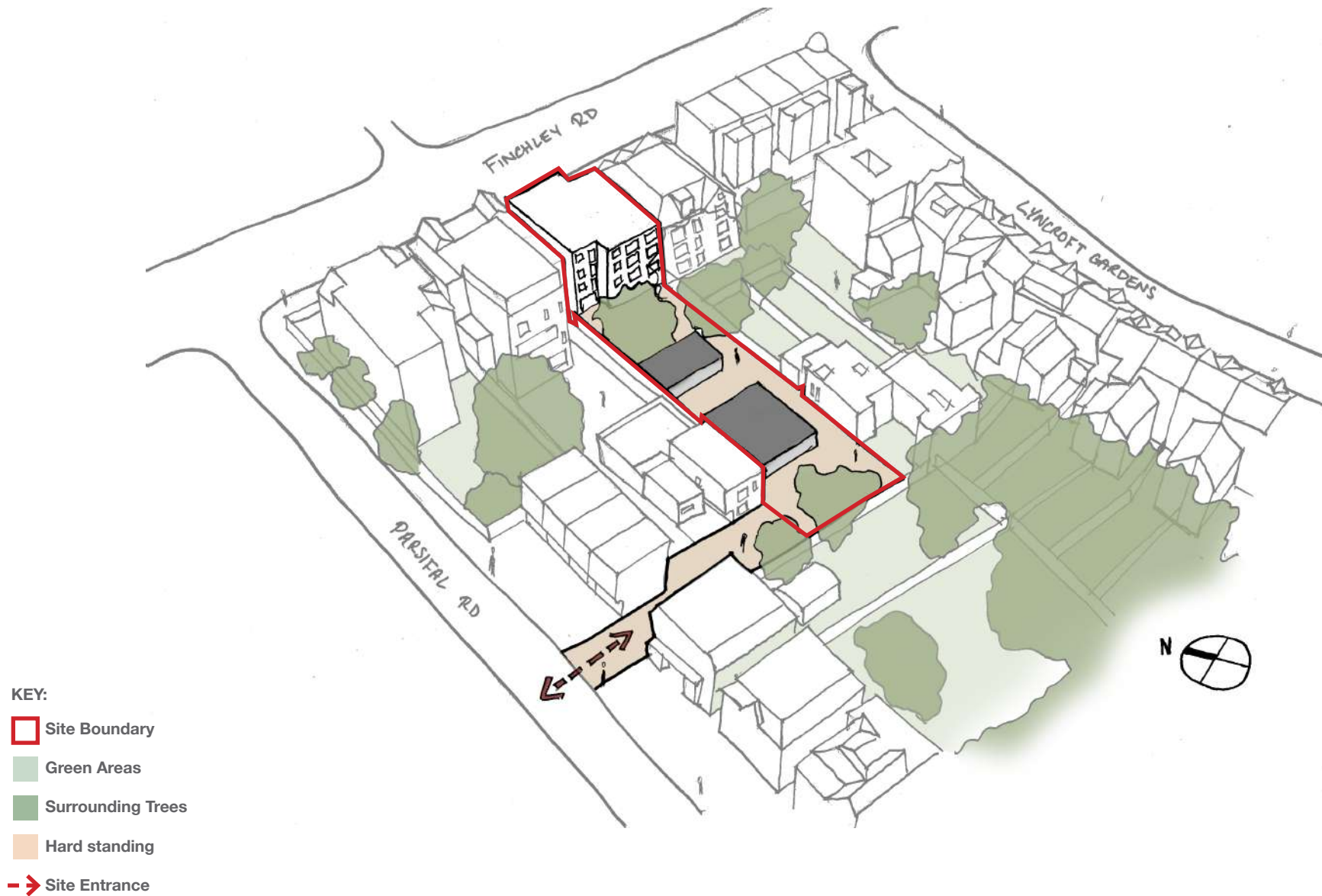


View I | 521 & 523 Finchley Road Front Elevations

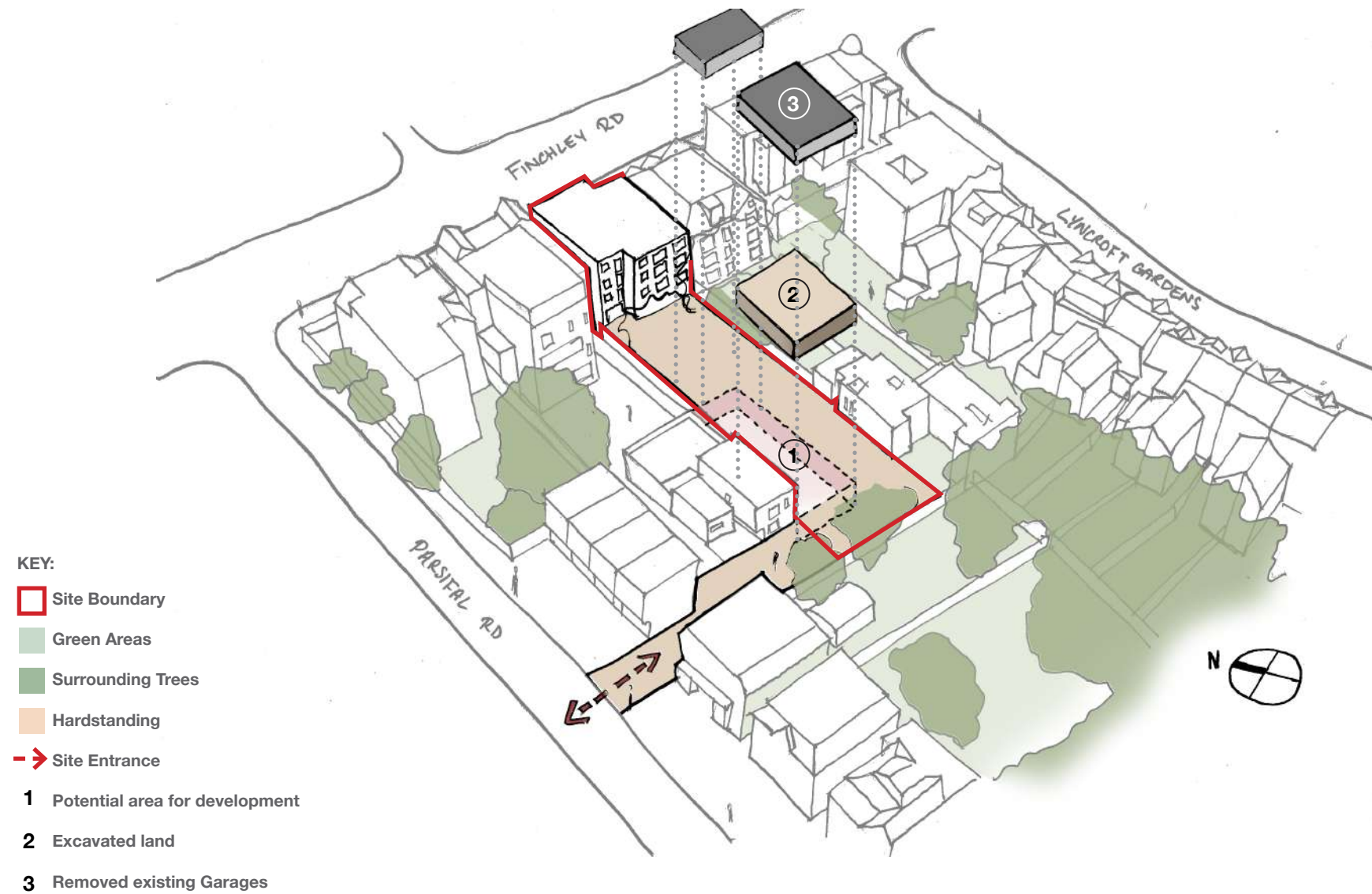


View J | View of Garages

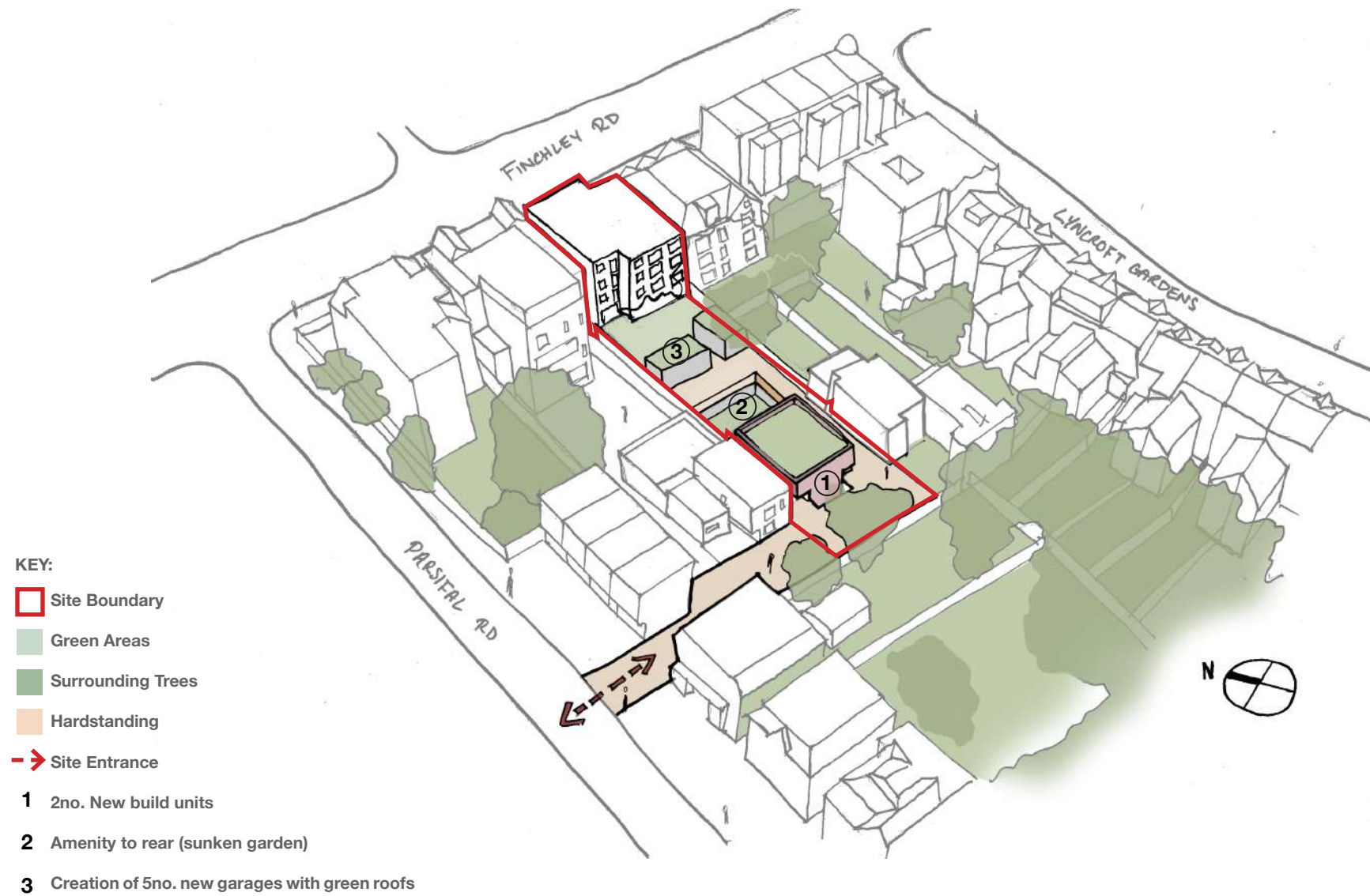
3.1 EXISTING SITE CONDITIONS



3.2 PROCESS



3.3 OUTCOME



4.0 PROPOSAL

4.1 PROPOSAL SITE LAYOUT, KEY DESIGN PRINCIPLES

The proposal is intended to reflect the surrounding context and merges typography of both the semi-detached villas and double fronted, detached houses typical of the Parsifal Road vernacular.

The materials proposed are predominantly in keeping with the surrounding context. The aim is to mix traditional materials and building techniques with more contemporary design.

4.2 OVERLOOKING AND PRIVACY

The two units have been designed to minimize or avoid overlooking potential from the new units into neighbours properties. This is achieved by three main methods;

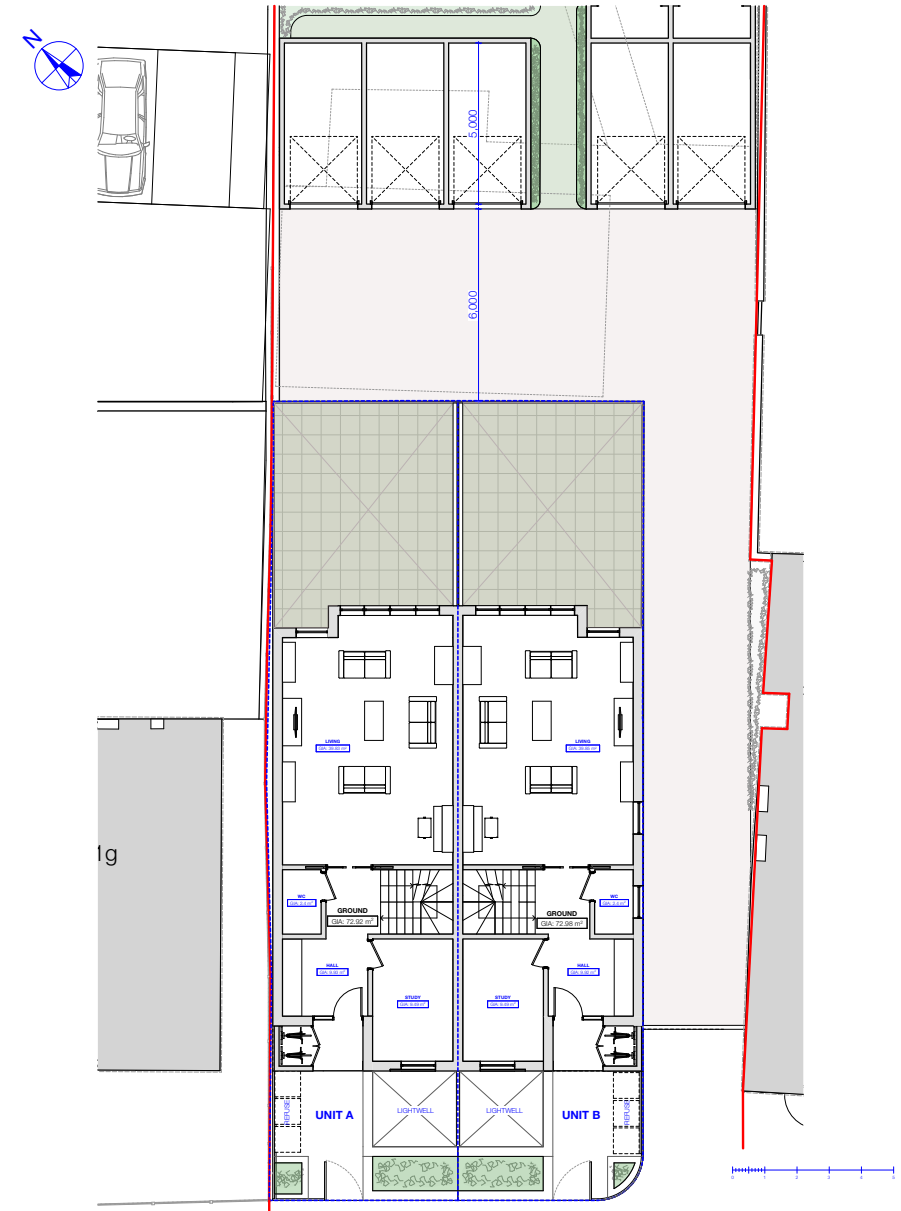
1. Elevations to contain little or no windows, which are closest to boundaries will accommodate obscured windows and will not overlook any fences or into any windows.
2. Sunken garden to be located at basement floor level and hidden within the boundary walls.
3. Storeys heights to be reduced from 4 storeys to 3 (including basement level).

Privacy for the houses are controlled by the bedrooms being located at basement level and the main living space overlooking the sunken garden space. The sunken garden is enclosed with a 3m high timber panelled fence.

The bay to the rear is within the 45 degree overlooking boundary line.



Rear Elevation (NTS)

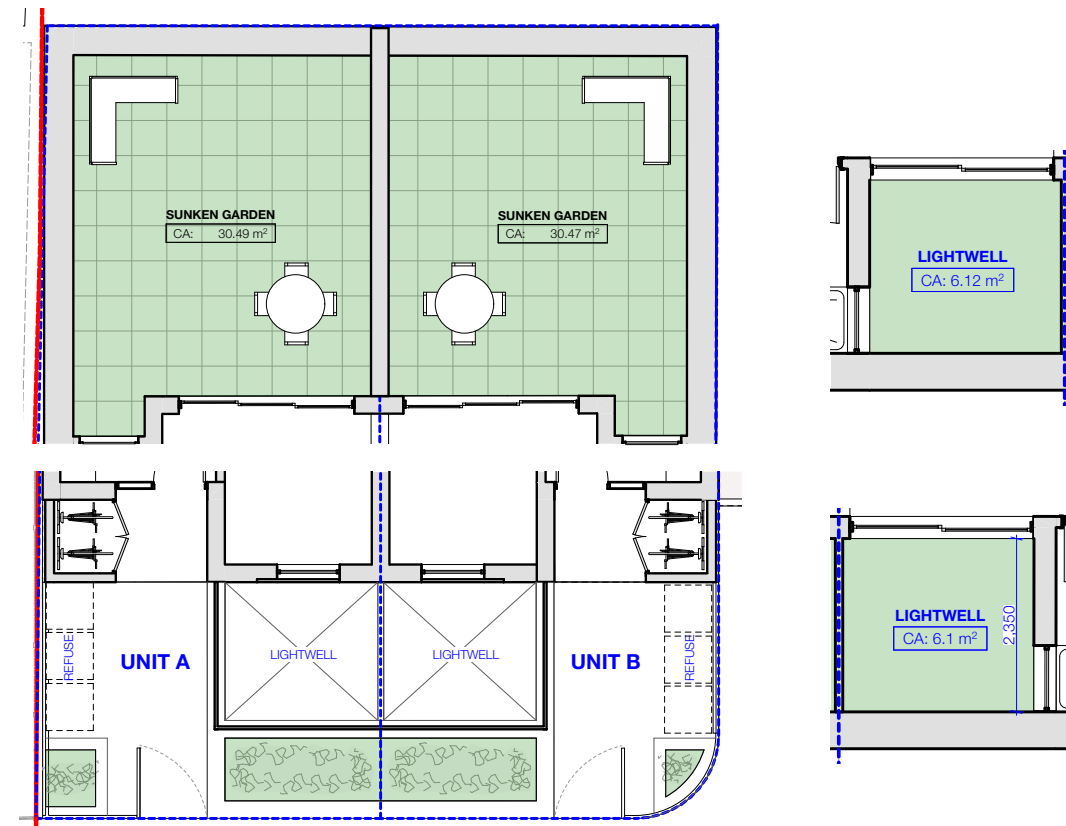
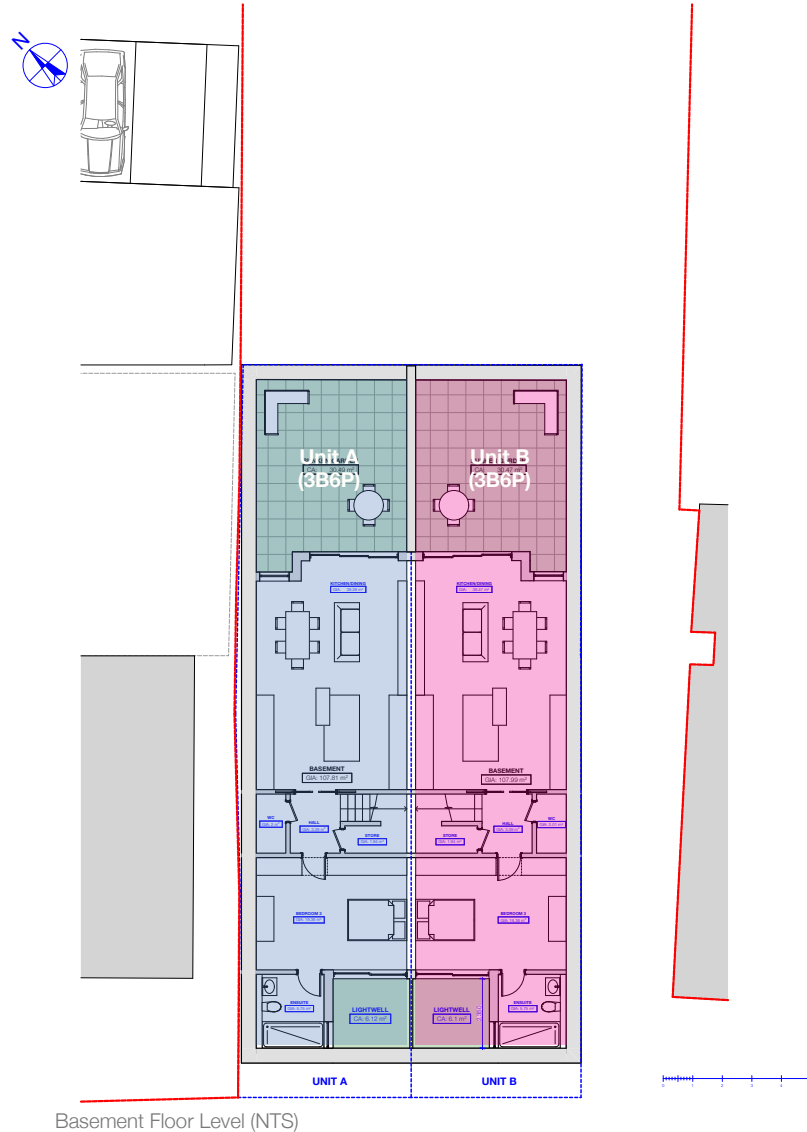


Site Plan (NTS)

4.3 ACCOMMODATION

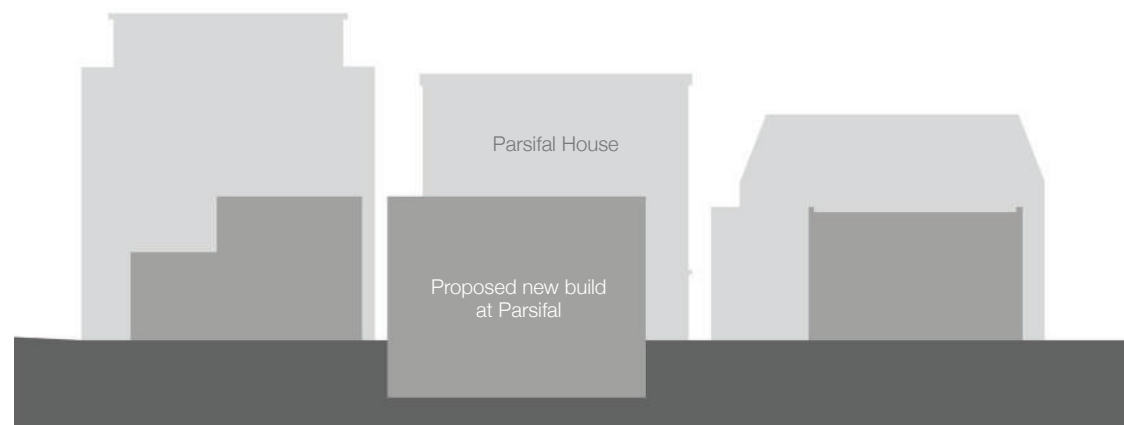
The intention is to address the lack of family homes in the local area by providing two generous sized homes with excellent connections to trains and buses. Each side of the building will comprise of one dwelling spread across three floors.

| Flat | Bed/ Persons | GIA (m ²) | London Plan GIA Requirements (m ²) | Amenity (m ²) | London Plan Amenity Requirements (m ²) |
|--------|-----------------|-----------------------|---|------------------------------|--|
| Unit A | 3B/6P | 252.9 | 108 & (2.5 Storage space) | 63.90 | 9 |
| Unit B | 3B/6P | 253.11 | 108 & (2.5 Storage space) | 63.39 | 9 |

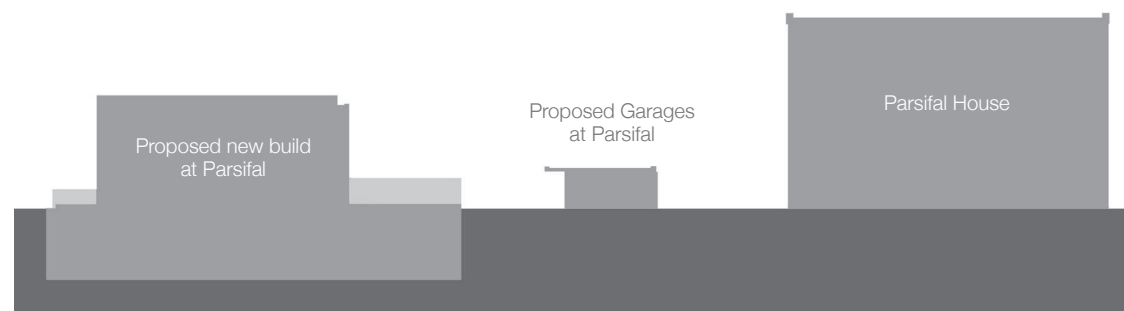


4.4 MASSING STUDY

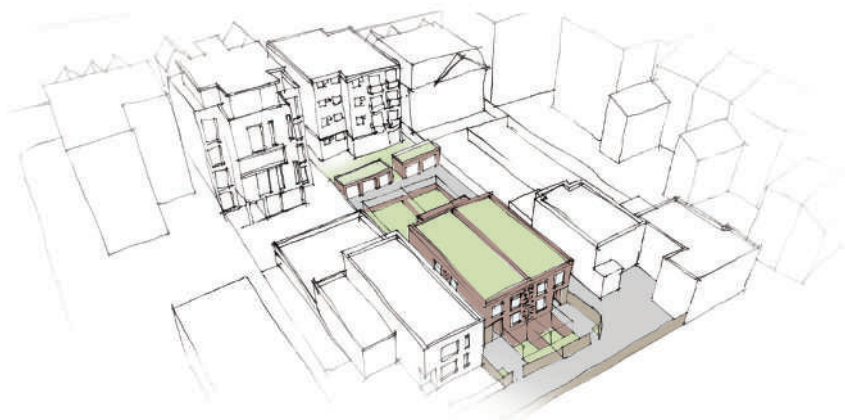
The majority of the proposal mass is intended to fit within the existing enclosure of the garages. The site is located to the rear of the three storey plots 1A - 1E & 1 Parsifal Road and thereby hide the proposed dwellings to minimise impact on the street scene elevation.



Section A



Section B



Aerial View

4.5 3D VIEWS



Proposed street view sketch

4.6 3D VIEWS CONTINUED



Proposed street view sketch

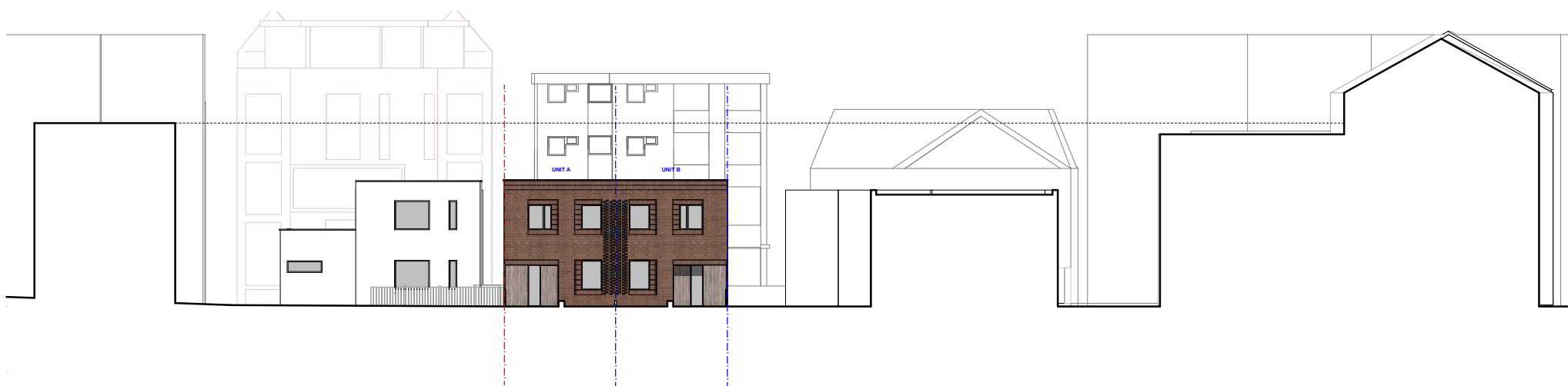
4.7 PROPOSAL DESIGN

The proposal is intended to reflect the surrounding context and merges typography of both the semi-detached villas and double fronted, detached houses typical of the Parsifal Road vernacular.

The materials proposed are predominantly in keeping with the surrounding context. The aim is to mix traditional materials and building techniques with more contemporary design.



Surrounding architectural context



Proposal in context of neighbouring properties

4.8 MATERIALS

From a review of the site and its context a sympathetic palette of materials has been established which provides a simple and clear hierarchy across the site and compliments the local vernacular.



Green Roof

Roof material to aid biodiversity and sustainability.



Zinc

Cladding & detailing.



Red Stock Brick

Main Walls & detailed features - Red stock brick facings, to compliment neighbouring properties.



Render

External walls at basement level within amenity space.



Glazing

Windows, balconies and fencing.

To create aesthetically pleasing material contrast, similar to across



White Washed Timber

Details,
Panelling

Aesthetic material compliment to above.

4.9 PRECEDENTS

DESIGN & ACCESS STATEMENT



Avison Young were instructed to undertake a Daylight survey for the proposal and surrounding buildings which would be affected. In summary, the results of their report are as follows:

In accordance with the Building Research Establishment Guidelines, the daylight and sunlight assessments include; the Vertical Sky Component ("VSC"); No Sky Line ("NSL"); and Annual Probable Sunlight Hours ("APSH").

Critically, the Proposed Development has been optimised for daylight, and this is demonstrated by the 100% pass rate in terms of Average Daylight Factor. In addition, sky can be seen across 80% or more of the room area for half of the rooms, whilst the remaining rooms will enjoy an NSL area between 34% and 71%.

In terms of sunlight, the BRE Guidelines acknowledge that a site's existing layout and other design constraints may impose orientation or sunlight constraints which may not be possible to overcome.

In this context, it has not been possible to fully meet the BRE Guidelines in relation to the two basement bedrooms. Nonetheless, bedrooms are considered by the BRE Guidelines as less sensitive and the circa. Therefore, 10% APSH is a reasonable amount.

The remaining rooms assessed (two bedrooms and two study rooms) achieve BRE Guidelines compliant sunlight.

Overall, the Proposed Development is considered to be appropriate and acceptable in terms of daylight and sunlight.

The appropriateness of the Proposed Development has been considered against the BRE Guidelines and key policy documents.

There is compliance with the BRE Guidelines in terms of daylight and sunlight and the neighbouring properties.

In terms light within the Proposed Development, this has been optimised for daylight which is demonstrated by the ADF pass rate (100% of room meeting the minimum recommended standards). It has not been possible to fully meet the BRE Guidelines in relation to sunlight nonetheless the two units will be reasonably sunlit.

In conclusion, Avison Young considers the Proposed Development to be acceptable in daylight and sunlight terms.

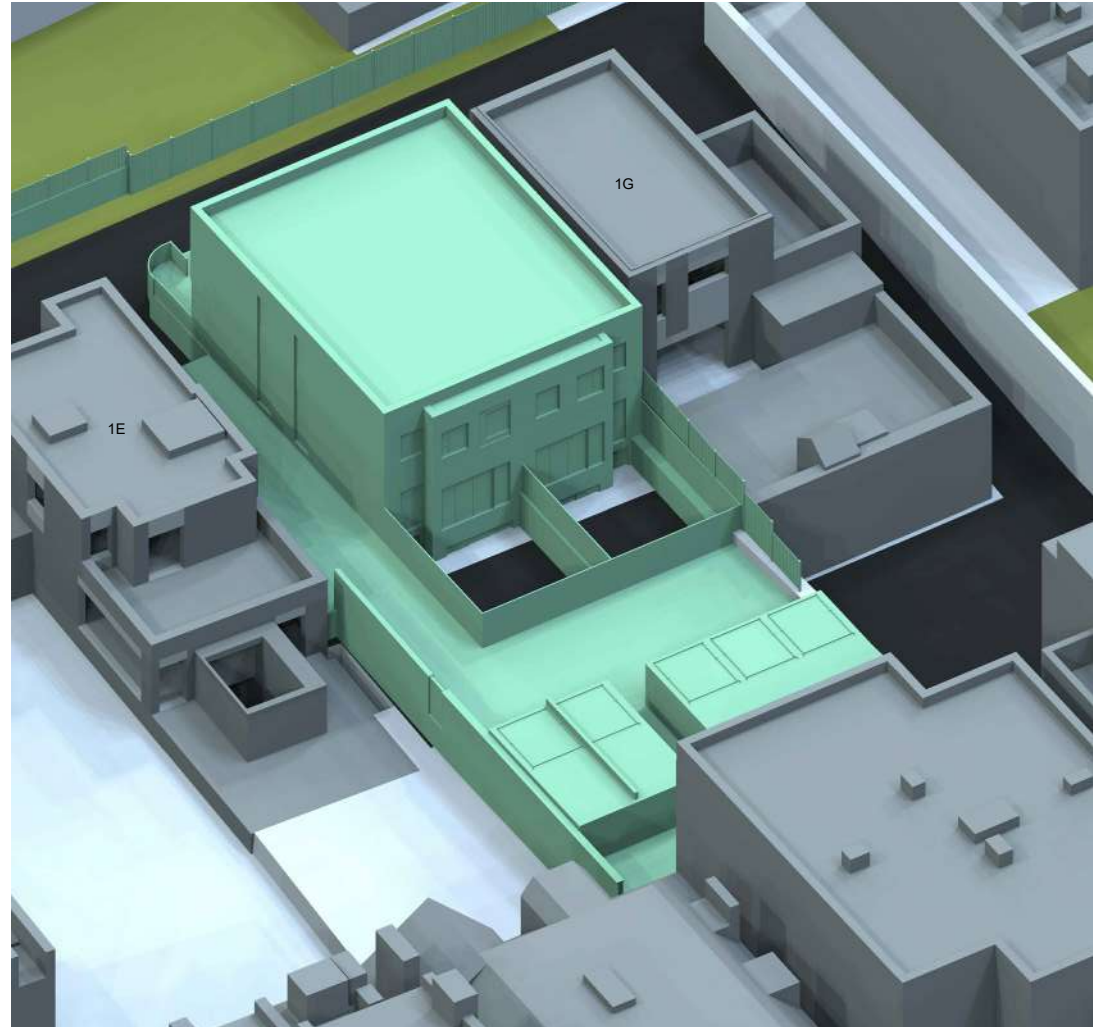


Image of Avison Youngs Model used for assessment and report.

5.1 SUSTAINABILITY

We encourage you to consider all aspects of sustainability in your project at the earliest opportunity and build principles into the construction and use of the house. Many of these aspects do not incur extra cost, more they require a considered approach to specification.

The following criteria are aspirational and a starting point for discussion.

Energy Use

- 1: Building and roof lights orientated to maximise south facing elevations / solar gain
- 2: Highly airtight and highly insulated, with high performance glazing to reduce space heating requirements. Upgrade existing fabric where possible. New elements to surpass regulations.
- 3: Low energy lighting throughout where appropriate.
- 4: Renewable energy production on site- photo voltaics, solar heating etc integrated into south facing roofs, carry out feasibility of all options. Look at possible grants
- 5: Minimum of 2 cycle storage spaces to be provided.
- 6: Highly efficient boilers / heating system utilised including under-floor heating.
- 7: Drying space provided in utility area.
- 8: Home office space provision to allow flexible home working.

Water

- 1: Highly efficient fittings to reduce water consumption where appropriate.
- 2: Grey water recycling. Investigate costs and practical use.
- 3: Rainwater butts for irrigation in garden.

Materials

- 1: High BRE green rating of materials used in construction, cladding and fit out.
- 2: Materials chosen for longevity and low maintenance.
- 3: Use of timber from sustainable sources where specified.

Surface Water Run Off

- 1: Reduction of run off by use of sustainable surface if utilised.
- 2: Green roofs to retain rainwater run off from main roofs of houses. Probably not practical in this case.
- 3: Maintain maximum area of soft landscaping.

Waste

- 1: Ensure provision for waste, recycling stores and composting for gardens.
- 2: Construction site waste minimised by prefabrication of building systems?

Pollution

- 1: Avoid use of ozone depleting materials, with particular regard to insulants

Health and Wellbeing

- 1: Provision of good quality daylight to the living spaces, kitchen and main bedrooms.
- 2: Provision of high quality, generous and well planted amenity space,
- 3: Sufficient sound insulation between adjoining dwellings.
- 4: Compliance with Lifetimes Homes guidance (allowing for expansion into family dwelling or future users of house).

Management

- 1: Provision of home user guide to be made available for buyer. Where useful.
- 2: Instruction to be given to new home user on occupancy
- 3: Developer and contractor to sign up to considerate contractor scheme.
- 4: Management to reduce site construction environmental impact
- 5: Comply with secured by design guidance on security etc