



HLW/X/DA/02  
9 January 2020

## 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:
  1. Side extension to the rear of the existing garage at ground floor level, including undercroft beneath.
  2. Rear extension at lower ground floor level on main garden side of the house.
  3. Installation of 2 no. external air-source heat pumps to provide heating and 2 no. external condenser units as part of split air-conditioning system to provide cooling, on the north side of the house.
  4. Installation of timber fence above existing boundary wall on north side.
  5. Slate-tiled lean-to roof at north side of house at lower-ground floor level to provide cover for potting.



Photo 1 – taken from public footpath running along the north side of the house, looking towards the rear of the existing garage with the boundary wall down the right hand side.

- 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).
- Planning permission (Camden planning reference 2019/4427/P) has recently been granted for the following works;
  - Erection of rear extension to existing garage,
  - Two-storey infill extension at ground and first floor to NW corner of the dwelling,
  - Alteration to curved wall at lower-ground floor,
  - Alterations to fenestration,
  - Refurbishment / alteration of timber wall cladding to suit new window openings,
  - Insertion of rooflight in eastern roofslope,
  - Creation of steps to front door,
  - Glass balustrade to roof terrace to replace existing metal railings,
  - Infill of side gate opening in northern boundary brick wall.

The consented works listed above have not yet been built, the drawings included in this submission indicate those works in addition to the proposed works described in this application.

- 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 2 – west elevation taken from bottom of garden.



## **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 on drawings as “Laundry” with “Plant 2” in undercroft below) would extend an additional ~0.9m beyond the side extension previously consented (ref. 2019/4427/P), it will have a width of ~2.0m, providing an additional floor area of 1.5m<sup>2</sup> in the “Laundry”.
- Rear extension along the garden side of the lower-ground floor (indicated on drawings as “Dining”). This extension projects ~1.2m from the existing building and would be as wide as the existing room at that level (approximately 8.3m). The additional floor area at lower-ground floor level would be ~8.9m<sup>2</sup>.

### **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. These proposed extensions are part of a broader intention to improve the amenity of the house and provide a comfortable living arrangement.
- 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 area of the existing rear and side gardens is approximately 261m<sup>2</sup> and would be reduced by the additional area of the proposed rear and side extensions. As these areas are already on hard landscaping they would not contribute to an increase in the volume of water run-off or reduce the amount of soft-landscaping.
- The hard landscaping would be refurbished and modified to suit the new arrangement of the house and it will largely extend over the existing hard landscaping.
- The proposed timber fence on the existing north-side boundary wall would improve the security of the property and be as high as the timber fence across the public pathway.

### **2.6 Appearance**

- The new external walls and would be constructed of a facing brick or render to match the existing adjacent walls.

### **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 19<sup>th</sup> century houses.



Photo 3 – photo taken from public footpath along the north side of the property.

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## 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 and extension 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 front door access to the house will include an external step as consented (ref 2019/4427/P) in order to remove an internal step trip hazard, an external ramp would be able to be subsequently installed if required to provide step-free access.
- 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.

### **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.



#### 4.0 COMFORT COOLING and HEATING

- The proposal is to install a pair of stacked 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.
- The heating of the house is proposed to be provided by a pair of air-source heat pumps which would be positioned against the boundary wall adjacent to the public footpath, opposite the air-conditioning condenser units.
- Camden's Local Plan Policies A4 and CC2 have been considered in formulating this application and these are addressed below.



Photo 4 – area between north side of the house and public footpath (on the left) where the air-source heat pumps and air-conditioning condenser units are proposed to be located.

#### **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 are outlined in a report prepared by Cole Jarman and is submitted with this planning application.
- The noise produced by the condenser units are within the permitted limits as described in Cole Jarman's report. An acoustic panel behind the units will be installed to absorb sound as per the specification in Cole Jarman's report.
- 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, other reasonable measures will be taken in the refurbishment of the house to reduce the periodic need for comfort-cooling as described in the environmental strategy statement prepared by E3 Consulting Engineers. The provision of efficient air-source heat pumps to provide heating would further mitigate the installation of the air-conditioning systems.

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

- The fabric of the existing house is not thermally efficient, 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.
  - LED lighting throughout.
  - Intelligent controls in each room to provide heating and cooling only where it is required and not the entire house.
- The refurbished house will be designed to be cooled using the following measures;
  - energy efficiency (described above and also in E3 Consulting Engineer's statement),
  - 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.
- See Planning Energy & Environmental Strategy Statement prepared by E3 Consulting Engineers included in this planning application.

#### **4.3 PROPOSAL**

- The owners of the house have found that the house is periodically too uncomfortable to occupy, especially the west-facing living areas and bedrooms.
- The condenser units would provide comfort cooling when it is most uncomfortable and will be mitigated by the measures taken in the refurbishment of the house and by the installation of sustainable technology.

End.