



Design & Access Statement

Site : 46 Agamemnon Road
West Hampstead
London
NW6 1EN

Prepared : dkdesign Ltd

Date : July 2020



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1.0 Introduction

This Design and Access Statement has been prepared to support a planning application for the extension and excavation of an existing basement and the creation of a front lightwell.

The Design and Access Statement is to be read in conjunction with the accompanying drawings and the following documents below:

Basement Impact Assessment prepared by Gabriel GeoConsulting July 2020

Basement Impact Statement prepared by David Joseph Consulting (Structural Engineers) June 2020

2.0 Assessment

2.1 Project Proposal

The extension and excavation of an existing basement and the creation of a front lightwell to create additional accommodation and storage to the single family dwelling.

2.2 Location and Site Description

Site Location Plan 1:1250 (Map 1)



Site Plan (Map 2)



The Site

46 Agamemnon Road is a three-storey Victorian terraced house in the Fortune Green area of West Hampstead in the London Borough of Camden. The front elevation is face brickwork with stone cills, pilasters and lintels to the sash windows. There is a paved front terrace area leading to the main entrance with a low height brick wall and metal railings with a shrub bed to the boundary wall with a freestanding bin store to the right hand boundary fence.

The property has an existing basement area to the front left hand side accessed internally.

3.0 Evaluation

3.1 General Considerations

Planning History

Planning application 2014/7175/P
Certificate of Lawfulness 2014/7176/P

A full-width single-storey rear and side extension and a loft conversion

The property is not within a Conservation Area.

Policy Considerations

The following policies are relevant and have been considered:

Camden Local Plan 2017

A1 - Managing the impact of development

A3 - Biodiversity

A5 - Basements

D1- Design

D2- Heritage

CC3 - Water and flooding

Camden Planning Guidance March 2018

Basements

Camden Local Plan 2017

Policy A1 Managing the impact of development

The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

Note : Only the relevant points from list below have been considered:

- a. to ensure that the amenity of communities, occupiers and neighbours is protected;
- b. to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;
- c. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network
- d. require mitigation measures where necessary.
- e. visual privacy, outlook
- f. sunlight, daylight and overshadowing;
- g. artificial lighting levels;
- h. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans
- i. impacts of the construction phase, including the use of Construction Camden Local Plan 2017
- j. noise and vibration levels
- k. odour, fumes and dust
- l. microclimate
- m. contaminated land
- n. impact upon water and wastewater infrastructure

Policy A3 Biodiversity

The Council will protect and enhance sites of nature conservation and biodiversity.

Policy A5 Basements

The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- a. neighbouring properties;
- b. the structural, ground, or water conditions of the area;
- c. the character and amenity of the area;
- d. the architectural character of the building; and
- e. the significance of heritage assets.

In determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate, a Basement Construction Plan.

The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

- f. not comprise of more than one storey;
- g. not be built under an existing basement;
- h. not exceed 50% of each garden within the property;
- i. be less than 1.5 times the footprint of the host building in area;
- j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- k. not extend into or underneath the garden further than 50% of the depth of the garden;
- l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- m. avoid the loss of garden space or trees of townscape or amenity value.

Exceptions to f. to k. above may be made on large comprehensively planned sites.

The Council will require applicants to demonstrate that proposals for basements:

- n. do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight';
- o. avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- p. avoid cumulative impacts;
- q. do not harm the amenity of neighbours;
- r. provide satisfactory landscaping, including adequate soil depth;
- s. do not harm the appearance or setting of the property or the established character of the surrounding area;
- t. protect important archaeological remains; and
- u. do not prejudice the ability of the garden to support trees where they are part of the character of the area.

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. We will generally require a Construction Management Plan for basement developments.

Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping;
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policy D2 Heritage

Note: Although this policy is highlighted as relevant in the Camden Local Plan 2017 regarding basements this property is NOT within a conservation area.

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets.

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible.
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm Conservation areas.

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Policy CC3 Water and flooding

The Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible.

We will require development to:

- a. incorporate water efficiency measures;
- b. avoid harm to the water environment and improve water quality;
- c. consider the impact of development in areas at risk of flooding (including drainage);
- d. incorporate flood resilient measures in areas prone to flooding;
- e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible; and
- f. not locate vulnerable development in flood-prone areas.

Camden Planning Guidance March 2018 - Basements

KEY MESSAGES

- Basement development must not cause harm to:
 - neighbouring properties;
 - the structural, ground, or water conditions of the area;
 - the character and amenity of the area; and
 - 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.
- Basement development must be no more than one storey deep and must not exceed 50% of the garden of the property.
- Applicants will be required to submit information relating to the above within a Basement Impact Assessment (BIA) which is specific to the site and particular proposed development.
- In some instances the Council will require a Basement Construction Plan to be provided.
- The Council strongly encourages applicants to use the Council's BIA proforma to ensure that all aspects of this assessment are addressed.
- To ensure the right people are engaged in the preparation of a BIA, the Council has published a 'Scope of Services' document.
- BIAs will require expert independent verification funded by the applicant. Applicants should use the Council's BIA proforma in preparing BIAs.
- An Article 4 Direction covers the whole of the London Borough of Camden meaning that all basement development requires planning permission.

Habitable rooms

2.7. Local Plan Policy A5 on basements states that the Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. Outside of these areas, where basement accommodation is to provide living space, it will be subject to the same standards as other housing in terms of space, amenity and sunlight. Suitable access should also be provided to basement accommodation to allow for evacuation. Further guidance is contained in the Camden Planning Guidance on Housing.

Basement walls, windows, and doors

2.8. The development of a basement and the introduction of light wells may result in an area of exposed basement wall and will usually mean new window or door openings. Any exposed area of basement development to the side or rear of a building will be assessed against the guidance in CPG1 Design (refer to section 4 on extensions, alterations and conservatories). In general, this expects that any exposed area of basement: is subordinate to the building being extended respects the original design and proportions of the building, including its architectural period and style; and minimises the loss of garden space

2.9. Any visible basement wall should not dominate the original building due to its size.

2.10. In number, form, scale and pane size, basement windows should relate to the façade above. They should normally be aligned to the openings above and be of a size that is clearly subordinate to the higher level openings so as not to compete with the character and balance of the original building. On the street elevation, and on certain rear elevations where there is a distinguishable pattern to the fenestration, the width and height of windows should be no greater than those above.

Railings, grilles and other lightwell treatments

2.19. In order to comply with Building Regulation standards, lightwells should be secured by either a railing (1,100mm high) or a grille. In gardens that front a street, railings can cause a cluttered appearance to the front of the property and can compete with the appearance of the front boundary wall, or obscure front windows. This is particularly the case in shallow gardens. Where front light wells are proposed, they should be secured by a grille which sits flush with the natural ground level, rather than railings (refer to Figure 10 on the following page). In certain publicly accessible locations grilles should be locked to prevent lightwells being misused (e.g. for casual sleeping or drug use). In most cases metal is the preferred material for grilles and railings. Glass railings or grilles are unlikely to be acceptable.

2.20. Railings will be considered acceptable where they form part of the established street scene, or would not cause harm to the appearance of the building or the surrounding area.

3.2 Context

The properties in Agamemnon Road are varied in terms of their architectural styles with newer infill buildings incongruous to the general vernacular, although the properties within the other 'Greek Roads' are typically Victorian terraced houses. There are many existing basements within Agamemnon Road and Gondar Gardens and new developments within the adjacent streets at No 57 Achilles Road which includes a partially excavated front area with the introduction of windows to the basement and at No 31 Ulysses Road which incorporates a deep lightwell. A further consent has been granted at No 31 Achilles Road but this has not been implemented.

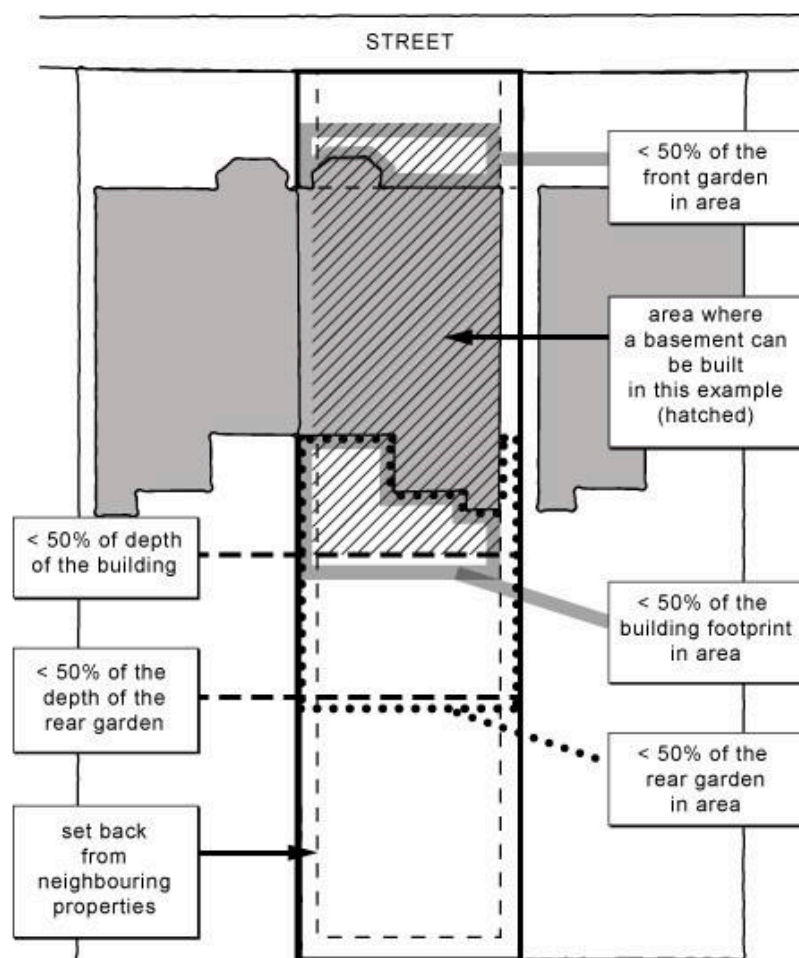
4.0 Design Rationale

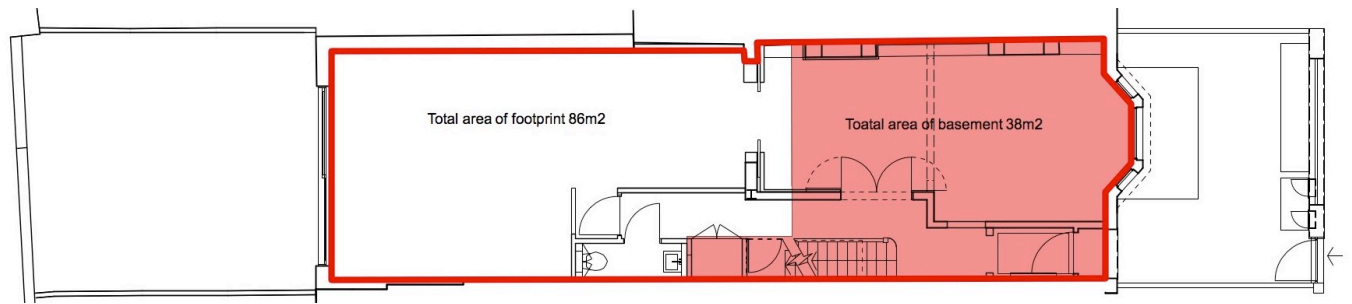
4.1 Design Principals

Plan Layout

The area of the new basement is within the guidelines set out in Policy A5 of the Camden Local Plan

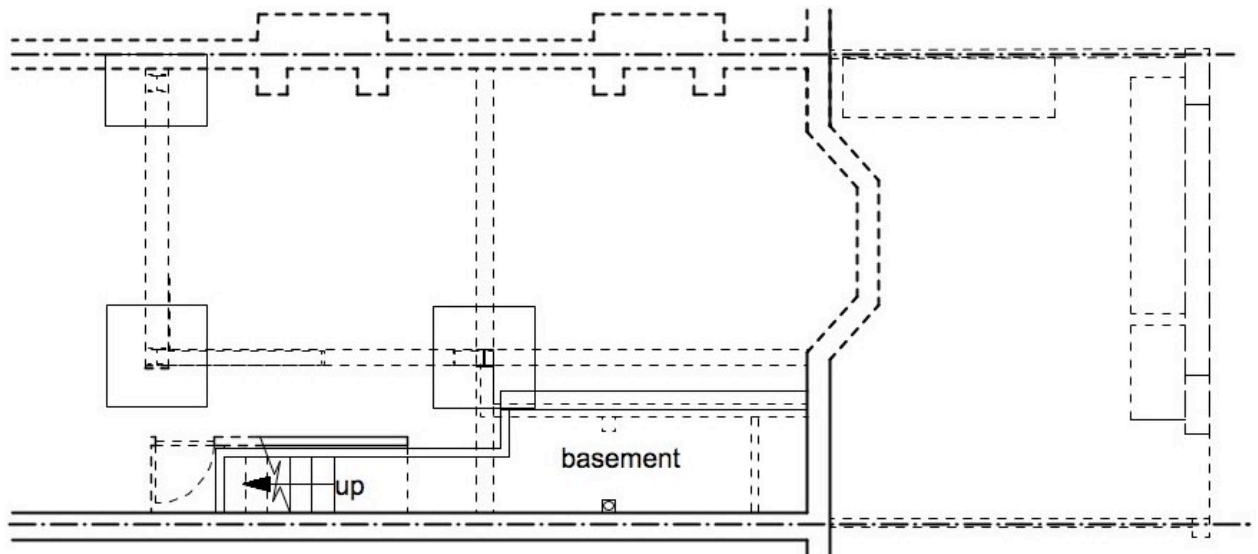
Criterion of Policy A5 of the Local Plan





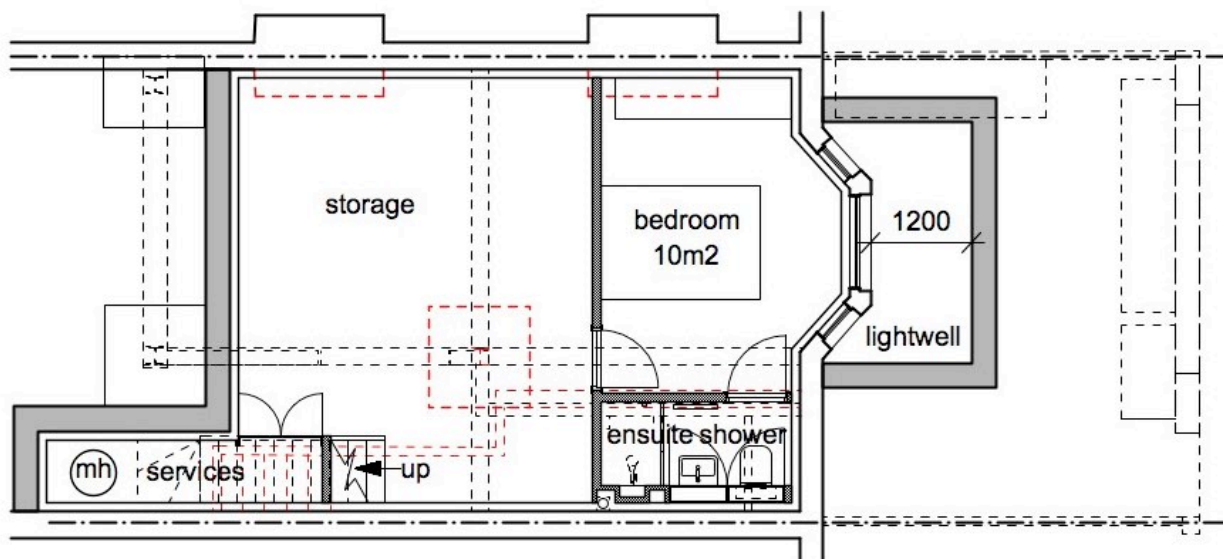
Area of proposed basement

Plan Layout Existing



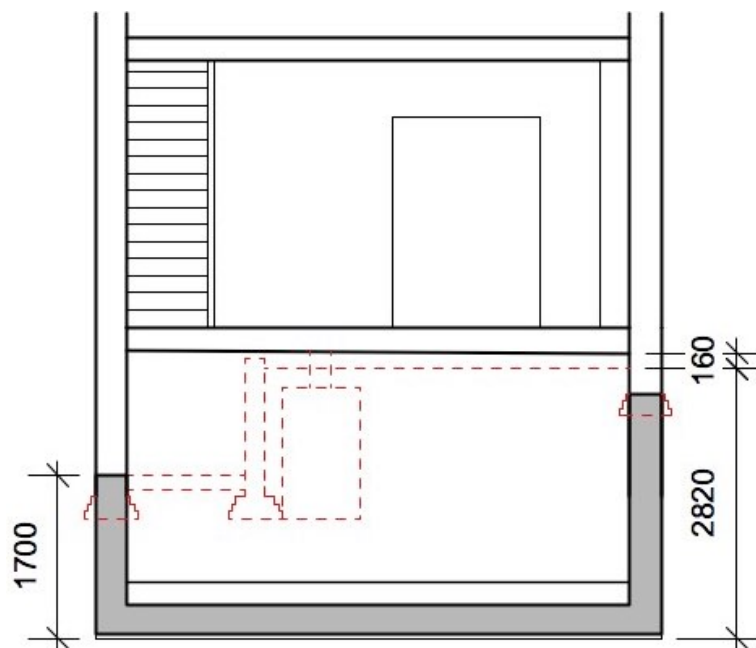
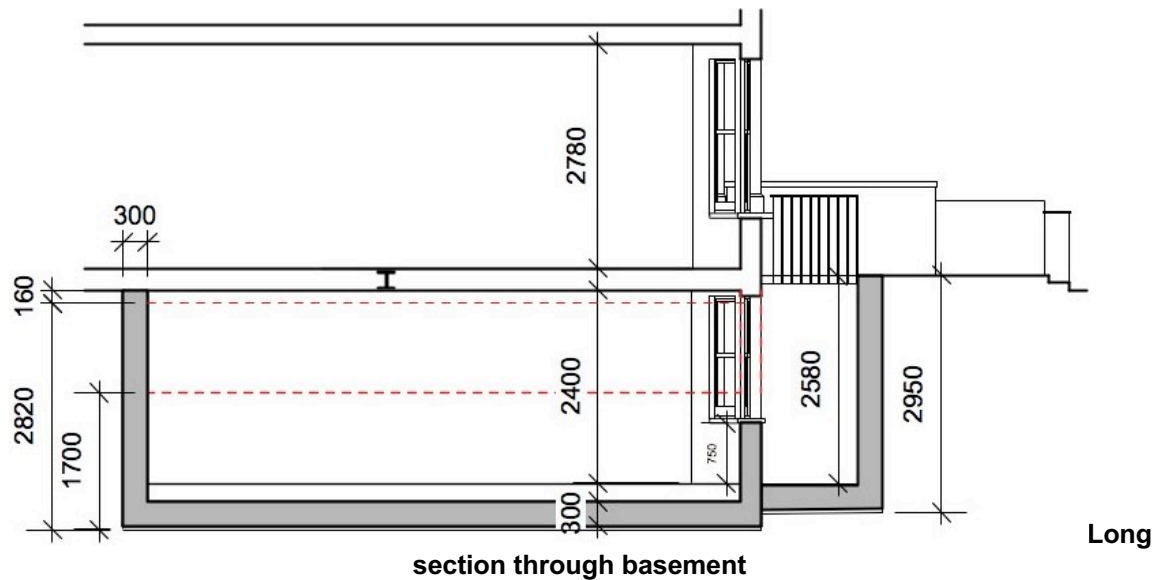
Plan Layout – Proposed

The existing basement will be enlarged and excavated to create additional accommodation for a double bedroom with an en-suite shower room and a large storage area. Services will also be relocated from the ground floor. A new access staircase will be installed to comply to current Building Regulations.



Habitable spaces

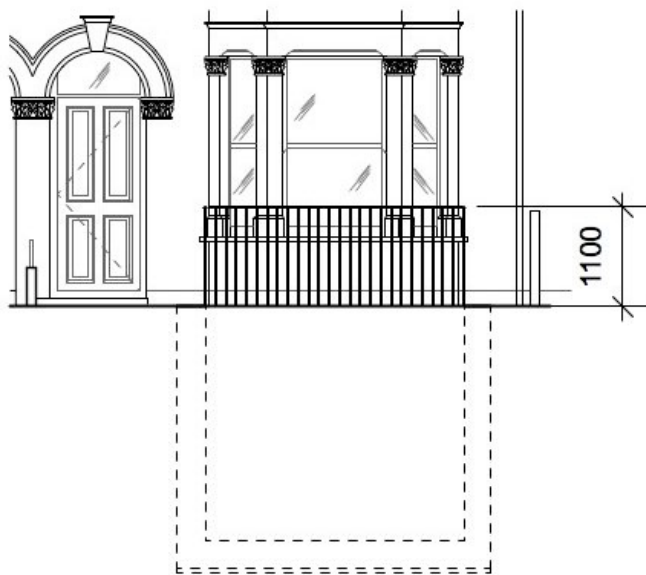
The bedroom complies to the habitable room standards with a floor area of 10m² with the total window area to the open lightwell of 2.25m² which is 22.5% of the floor area above the recommended 10%. The existing basement will be excavated a further 1.7m and the extended area excavated by 2.82m to achieve a ceiling height of 2.4m throughout the basement area.



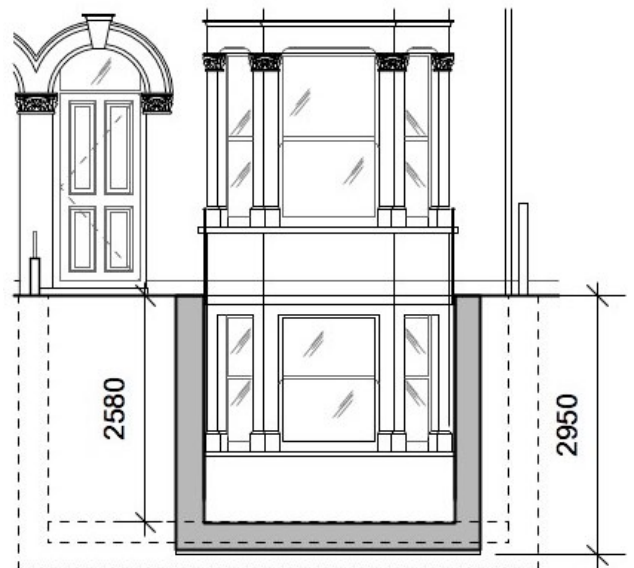
Section through basement

Lightwell and Railings

A lightwell 1.2m in depth from the bay window will be constructed to the front terrace. As the front terrace is 4.2m deep the lightwell will be protected with metal railings at 1.1m high which will integrate with other boundary treatments along Agamemnon Road. A projecting brick bay with timber framed sash windows and a stone cill, pilasters and lintels will match the existing details to the ground floor.



Front Elevation



Section through lightwell

Structure

The structural design and method statement is outlined in the accompanying basement impact statement.

The works would involve the underpinning of the existing external and party ground floor walls in order to minimise disruption to neighbouring properties. Internal walls are to be supported by steel beams spanning between the underpinning. Retaining walls would also be constructed to form the lowered front lightwell. Further retaining walls would be constructed to form the rear of the basement. All of these retaining walls should be constructed using an underpinning sequence so as to minimise disruption to the adjoining properties. Further to this, sequencing of the construction will need to be planned around maintaining occupancy of the building from ground floor level and above, with minimal works to be carried out in the existing dwelling.

The underpinning would consist generally of short sections of reinforced concrete retaining walls, excavated in sequence and tied together with dowel bars. They would be designed to carry both the vertical loads of the walls above, as well as lateral loads from the adjoining soil. Temporary propping at the base of the retaining walls should be installed and maintained until the central basement slab has been cast and reached its full working strength. This will minimise forward movement of the retaining walls and hence minimise damage to adjoining properties.

Waterproofing and Drainage

The basement will be waterproofed by a cavity drain membrane system which allows moisture or running water to travel behind the membrane within a controlled drainage system. The installation will be designed and installed by a specialist contractor.

Delta MS 20 a High Density Polythene (HDPE) drainage cavity drain membrane with superior drainage capacity and compressive strength will be applied to the floor area and Delta MS 500 an 8mm studded profile High Density Polyethylene (HDPE) clear cavity drainage membrane will be applied to all internal faces of walls.

Perimeter drainage channels will then take any water run off to a twin sump pump unit within the basement floor which will pump any water into the existing mains drainage system.

Landscaping

An established evergreen shrub hedge to the rear of the front wall and railings contributes to the biodiversity and preserves and enhances the landscaped character of the area.

Construction management plan

A construction management plan for the basement development will be prepared to manage and mitigate the greater construction impacts of the scheme. The Construction management plan will cover the following:

- provisions for phasing;
- provisions for site management, safety, and supervision,
- construction working hour and management of construction traffic and parking;
- management of noise, vibration, dust, and waste
- provisions to ensure stability of the building and land
- provisions for monitoring movement

4.2 Site Photographs



Existing Basement



Front Elevation



Front Terrace

dkdesign – July 20