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DESIGN AND ACCESS STATEMENT

**Teil House, 10D Kidderpore Avenue,
Hampstead, London NW3 7SU**



TEIL HOUSE

Householder Planning Application

Partial Single storey rear glazed extension and two storey side extension.

September 2020
Ref.: 1656.5

Structural Consultant: Martin Moore BSc CEng MICE MStruct

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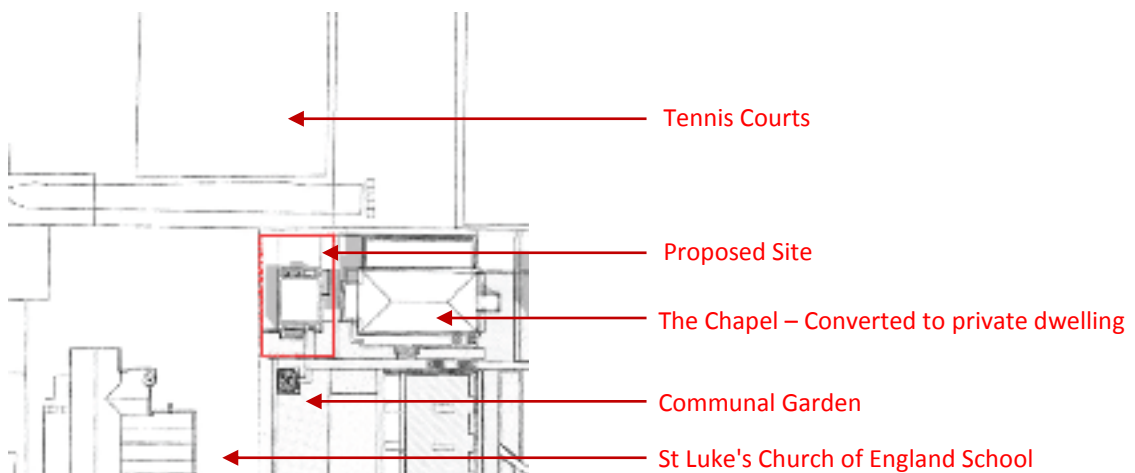
Nigel Bird Architects Limited has an associate practice in Sheffield

DESIGN STATEMENT

1 Introduction & Location

The property is a single family detached house, located within the Redington / Frognal Conservation Area. The house was recently completed as part of the Kidderpore Avenue development carried by Mount Anvil – original application reference 2015/3936/P.

The proposal is for a partially glazed single storey rear extension and two-storey side extension to accommodate a play area for the family's young children, in addition to additional kitchen and storage space and a small downstairs bedroom.



Site Location Plan

2 Relevant Planning History

The house was recently completed as part of the Kidderpore Avenue development carried by Mount Anvil – original application reference 2015/3936/P.

Planning permission was then granted on 10th September 2019 for a single storey glazed rear extension – planning application reference 2019/3636/P. Should this current application be approved, it would supersede the extension approved in 2019, which would not be implemented.

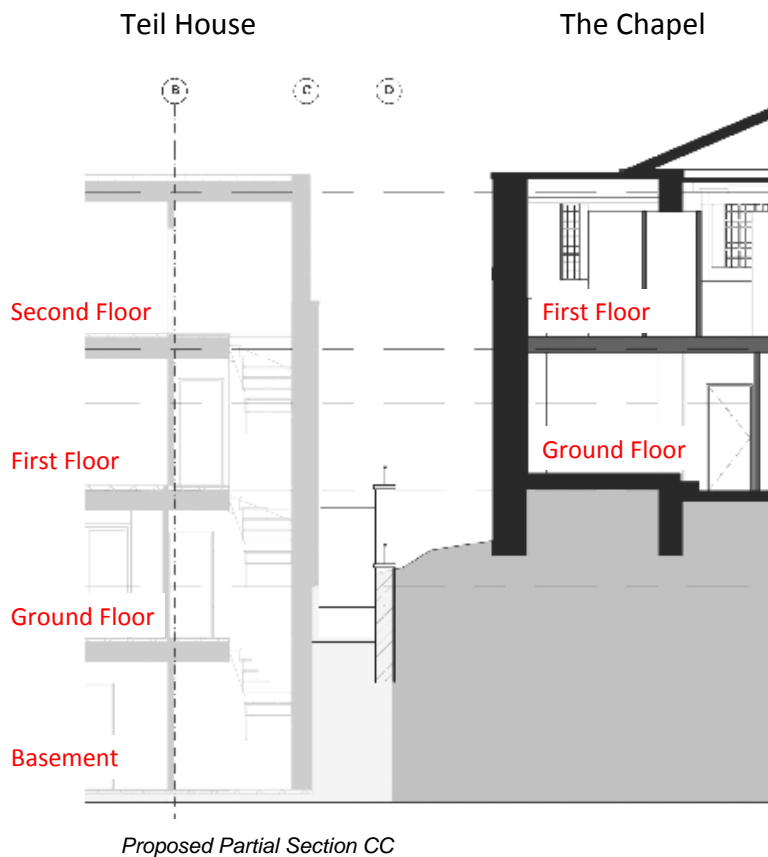
3 Amount and Scale

The proposal seeks to extend the ground floor by a depth of 4 metres to the rear and 2 meters to the side. Please refer to drawing 1656.310 for further dimensions of the extension.

The height of the proposed ground floor extension is 3 meters above ground floor finished floor level. At first floor level, the roof of the extension sits 390 mm lower than the existing first floor parapet level, minimising the impact of the side extension.

At first floor level, the extension is set back from the brickwork of the existing house to distinguish between the proposed extension and original form of the house (see drawing 1656.311). Furthermore, the side extension has been set back significantly from the front façade, by 4.8 meters to minimise visibility from any area towards the front of the property.

The house is situated lower than the next-door property (The Chapel), as demonstrated in Section CC below.



4 Appearance and Materials

The character and appearance of the extension was designed to complement the existing house and development, and to provide further natural light and ventilation to the rear of the house.

To complement the existing house appearance, the following external materials are proposed:

	<u>Existing</u>	<u>Proposed</u>
Walls:	Brickwork, composite stone	Brickwork to match existing
Roof:	Pre-painted Nordic Brass	Structural Glass, EPDM /single-ply mem
Doors / Windows:	PPC Aluminium	PPC Aluminium + Structural Glass

5 Impact on Neighbours

Teil House has one residential neighbour, The Chapel, a Grade II Listed building which was built in 1928 – 29 and converted to a single dwelling as part of the Kidderpore Avenue development.

The effect on The Chapel's amenity space and privacy is minimised by the limited amount of glazing on the proposed East elevation of the extension, which faces The Chapel, with one low level window seat positioned on this wall.

As demonstrated in Section CC above, Teil House is situated one storey lower than The Chapel, meaning that overlooking is limited and views between properties and gardens are restricted.

There are no flanking windows proposed on the West elevation.

6 Environmental Impact

An Arboricultural Report & Impact Statement has been completed by Crown Tree Consultancy, along with a Tree Report, which summarises as follows:

“ The proposal seeks to retain all of the vegetation surveyed.

One tree (T2) requires minimal pruning to create an adequate clearance from the proposal. No significant hard surfacing is proposed in RPAs.

Some excavation to enable the foundations to be installed and excavation for the sunken garden will be unavoidable. In order to minimise the impact on the roots of T2, T3 and T6 we recommend that soils beyond the footprint of the proposal are left undisturbed as much as possible. This may be achieved by utilising sheet piling or pinning in order to limit the disturbance to 200 mm beyond the footprint.

A suitable load spreading surface shall need to be maintained throughout the Restricted Activity Zones A.

Tree protection measures are specified throughout the accompanying Arboricultural Method Statement that will ensure no negative impact on retained trees due to construction activity.”

The full Arboricultural Report & Impact Statement can be seen within the planning application documents.

ACCESS STATEMENT

1 Site Access, Servicing Arrangements and Traffic

There is no proposed change to access or parking arrangements of the existing house.