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57 Westbere Rd

DESIGN & ACCESS STATEMENT: 0143-DAS-01B
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PROJECT

Extensions and loft conversion with reinstatement of a third flat at 57 Westbere Road, West Hampstead, London NW2 3SP.

CONTENTS

1.0 INTRODUCTION

This design and access statement accompanies an application for full planning permission at the site of 57 Westbere Road, London, NW2 3SP. It supports the submission of extensions and alterations to the existing building consisting of 2 flats to renovate the property and accommodate 3 flats. The statement describes the way the scheme has been designed in relation to its context, the site constraints, and the current structural failures in the property.

The two storey semi-detached property currently contains two flats that are in need of modernisation, but has contained 3 flats in the past. To the rear of the property, the two storey flat roof 'saw tooth' element is in a state of disrepair after a number of structural failures have been uncovered and needs extensive remedial works. Whilst carrying out the repair works to the property the redevelopment also includes a ground floor single storey extension and loft conversion.

The resulting space allows for the reconfiguration of the internals to provide improved flat layouts and the reinstatement of a third flat. It is hoped that this careful consideration can be seen to have resulted in a reasonable proposal for the site, and that the Local Authority can support the application.

< Figure 01 – Rear brickwork failures

< Figure 02 – Internal disrepair

^ Figure 03 – Rear brickwork failures

v Figure 04 – Internal disrepair

2.0 SITE & CONTEXT

The property is situated on the Southern side and end of Westbere Road, close to the junction with Minster Road in West Hampstead. This end of Westbere Road is a residential area characterised by 2 and 3 storey semi-detached properties, with a mix of family dwellings, houses of multiple occupancy and those split into flats.

The properties are of traditional style and form with slate pitched roofs and mixture of brick and render cladding. They have small front and reasonable sized rear gardens that are accessed by passageways between the pairs of semis.

The houses are well served by local bus and train links (including the tube at Kilburn), a number of local convenience stores and the amenity spaces of Westbere Copse Nature Reserve just to the North West of the application site and Fortune Green Open Space to the North East. The site has a PTAL rating of 4, indicating a good level of accessibility, whilst on street visitor car parking is also useable.

Number 57 is semi-detached, backs onto the overland railway lines to the South and the building is not in or near a conservation area and is also not listed (see Figure 05 opposite).

Figure 05 – Google Earth Aerial view of the context from the South

Figure 06 - Google Streetview of the context from the North >

v Figure 07 - Google Streetview of the No. 45 - 51 Westbere Road

Figure 08 - Google Streetview of the context opposite the site >

3.0 USE, AMOUNT & SCALE

The use of the site for residential purposes is as original, and the use for separate flats is well established. At some point in the past the building had contained 3 flats (indicated by 3No. meter boxes and existing side entrance). The 2 existing flats are of unusual layouts across split levels with substandard accommodation; especially relating to the sizes of some of the bedrooms.
The proposal presents an opportunity to make vast improvements to the flats whilst undertaking the necessary structural remedial works to the rear, leading the owner to consider making better use of the overall space available - the refurbishment works to the vacant dwellings provide a chance to increase the Borough's housing stock.

Therefore, the proposal includes a single storey rear extension and loft conversion to allow for the provision of 3 separate flats across the property with a mixture of unit sizes as follows:

Flat 1 - 1b1p flat to the front at ground floor.
Flat 2 - 2b3p maisonette to the stepped rear.
Flat 3 - 2b4p maisonette to the upper floors at the front of the property.

The provision of these unit sizes is in line with Camden's small average household size of 2.06 in the Core Strategy with the number of single person households growing, and the local demand for smaller (1 and 2 bedroom) units, as well as Policy DP5.

The units meet the National Technical Space Standards as covered in CPG 2 (Housing), The Mayor of London's Housing Supplementary Planning Guidance (2012) and therefore the re-planned layouts will provide a far higher quality of accommodation than the 2 existing flats:

Flat 1 (1b1p)	exceeds the required area of 39sqm at 40.5sqm
Flat 2 (2b3p)	exceeds the required area of 70sqm at 77.7sqm.
Flat 3 (2b4p)	exceeds the required area of 79sqm at 79.4sqm.

In accordance with the Camden Planning Guidance (CPG) 6 (Amenity), it is proposed for Flat 2 to have a private decked area (10.4sqm) with Flat 3 to share the remaining amenity space (43.6sqm), and Flat 1 to have a private courtyard (5.1sqm), with the close proximity of local public amenity space noted and the difficulty in providing balcony space in the context observed.

The scale of the additions has been kept to a reasonable level, similar to the other properties in the immediate area, and compatible with the existing property form and massing. Due to the domestic scale and context of the works, the CPG (Altering and Extending your Home) has also been consulted for the proposal. Although the works relate to a flatted property, the additions are comparable to those on a single family dwelling; the loft conversion would normally be carried out under permitted development.

The single storey rear addition and side infill provides more useable space without negatively impacting on neighbours, similar to several neighbours on the South side of Westbere Road. This single storey element has purposefully been given a hipped pitch roof to reduce any impact on the adjoining neighbour.

In repairing the existing two storey 'saw tooth' to the rear of the property, an energy efficient, highly insulated lightweight timber frame construction is proposed. The narrow width and long length proportion of the existing rear element creates awkward spaces at first floor level (see the existing bedroom layouts). Therefore whilst the length of the first floor remains as existing, with the minor increase in the width close to the main part of the property, it allows far more efficient use of this element.

Using the CPG 6 (Amenity) this has been carefully considered in relation to the orientation of the rear of the property and to ensure no detriment to the adjoining neighbour - within the 45 degree right of light indicated in plan (see Figure 09 opposite). This is further justified by the existing pattern of the neighbours further down Westbere Road (numbers 1-51) which are generally longer projections at both ground and first floor level (shown previously in Figure 05).

The minor widening has been designed in conjunction with the reduction in the overall impact of the rear element by employing a pitched roof. This has two advantages to the proposal – firstly reducing the parapet height, and secondly improving the look of the first floor element compared to the existing. Figure 10 opposite shows the pitched roof within the 45 degree right of light in elevation in relation to the neighbour. It shows a more traditional form, relating to the hipped ground floor addition. The overall form has been checked against the neighbour using 3D modelling to ensure there will be no detrimental effect on the neighbour (see Figures 11&12 on the following page)

At second floor level the loft conversion comprises of a hip to gable conversion with flat roof rear dormer. The hip to gable conversion has been carried out already by neighbours on the South side of the street at

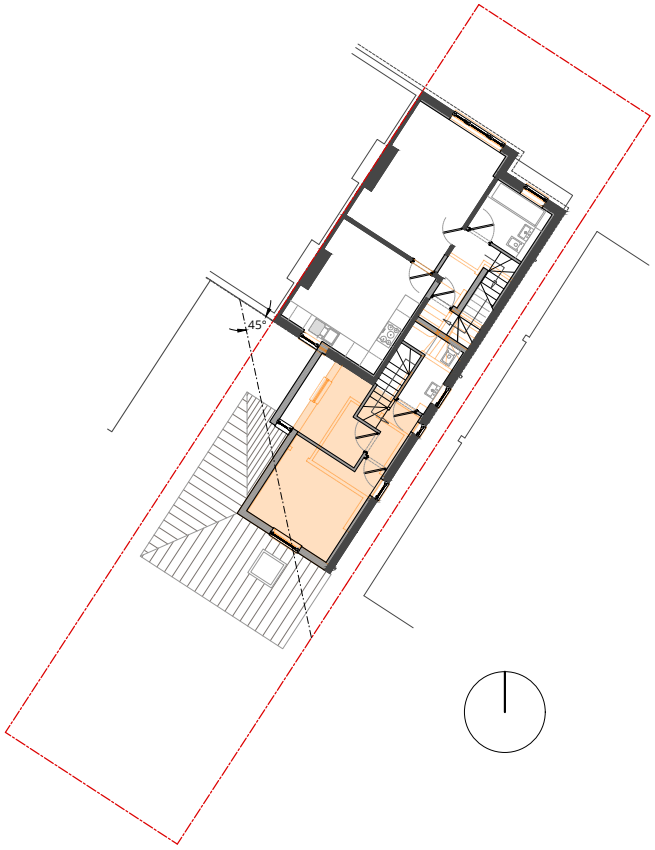


Figure 09 - First floor plan showing the 45 degree line from adjoining neighbour at No.59 (ground floor window), highlighting how the proposed minor widening of the first floor is within this, and due to the orientation, have very little impact on the neighbour for most of the afternoon based on the existing rear projection at this level.

Existing rear element requiring remedial works shown orange overlaid for reference.

Figure 10 - Rear elevation showing compliance with the 45 degree right of light (amenity) for the neighbour at No. 59.

Existing rear element requiring remedial works shown orange overlaid for reference.

numbers 47 &49 and therefore this form exists in the immediate streetscene. The higher ridgeline of number 55 adjacent also reduces the impact of the hip to gable conversion in the streetscene. And when considering number 57 in context with its adjoining neighbour at number 59, they already have elevational differences such as areas of painted brickwork at ground floor, stepped access and front balcony/pilasters, so are not a mirrored pair (Figure 06, p5). Therefore the differing roof form is not seen as a detriment to the streetscene.

Whilst not strictly applicable to flats with reference to number 57, the hip to gable loft conversion and flat roof rear dormer are extension works that could be carried out under permitted development, and therefore could easily become a more common part of the context of Westbere Road.

The front roof plane with 3 small rooflights will remain a discreet addition. The rear dormer is deemed to be in line with policy being set in over 500mm from the roof verge, boundary, above the eaves and below the ridge and generally clad to blend in with the existing roof to reduce its impact. The orientation of the site means there will be no detrimental effect on any neighbouring amenity (see Figures 11&12 opposite).

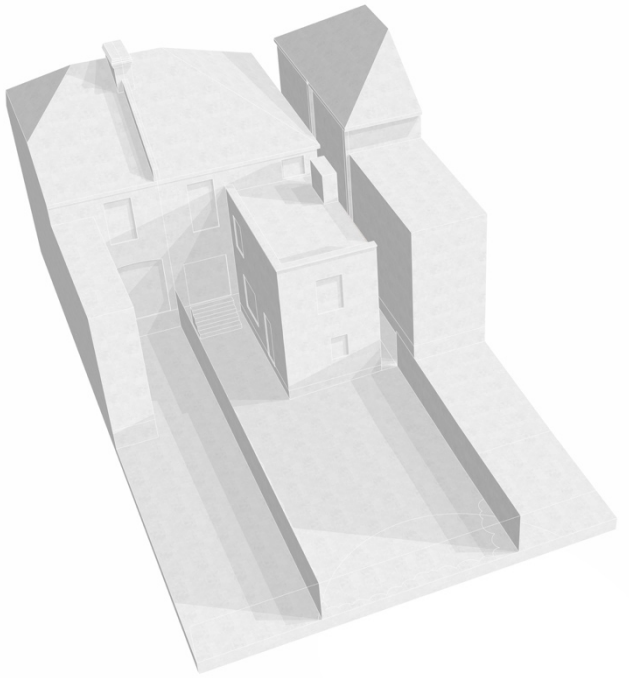


Figure 11 – 3D model showing the existing situation regarding direct sunlight. 3 shadow formations have been overlaid showing the effects at 10.30am on 1st January, 1st April & 1st July. After this time each day, due to the orientation of the site the sun comes round further onto the rear of the properties (and therefore any effects of shadowing are reduced).

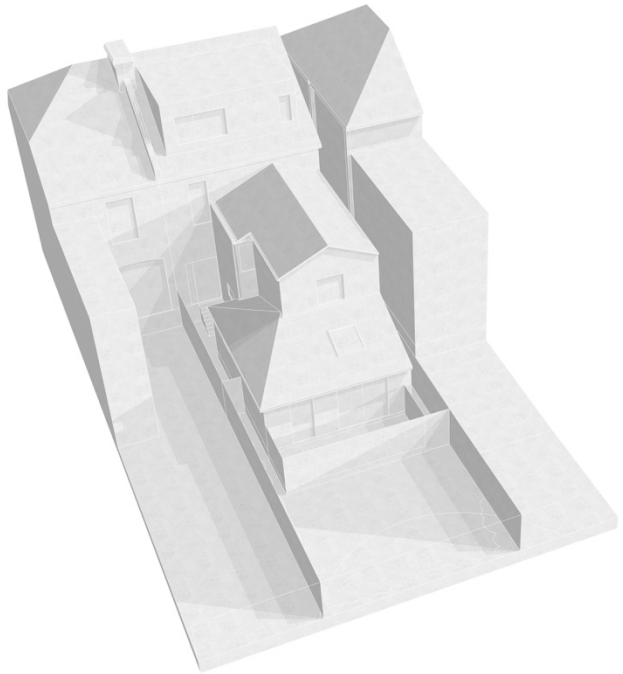


Figure 12 – 3D model showing the proposal regarding direct sunlight. The same 3 shadow formations have been modelled to show how there is minimal impact on the windows of the neighbouring property at No.59.

It is to be noted that the 'worst' case (1st January, lowest sun angle), the shadows cast by the proposed minor widened pitched roof is no worse than the parapet of the existing rear element (see across the first floor window for reference).

4.0 ACCESS, LAYOUT & LANDSCAPING

Although on street parking is available for visitors, the scheme proposes a car free development. Cycle parking and recycling/refuse storage is also provided at ground floor level (a total of 6 secure cycle storage spaces are proposed; 2 for each unit). It is therefore considered that the proposal is in accordance with Policies, DP17, DP18, Appendix 2 and CPG 7 (Transport).

The site has pedestrian access only like the majority of properties on Westbere Road, and improvements to the front garden are proposed to create a more positive street frontage and entrance. Currently the bins are left loose in the front garden and there is a mixture of concrete and unkept grass. The proposal seeks to address the refuse and recycling storage by integrating this discreetly into a new timber front fence (Figure 13). From both street and house side this will hide the bins, of which there will be 3No. 140l recycling and 3No. 120l refuse bins to adequately serve the 3 flats. The 3No. food bins will be able to be stored behind the existing brick wall, which will also provide some visual security for the proposed bike stand for Flat 1. This is currently proposed as a 'Plantlock' combined planter and bike stand that can be bolted down to the concrete path (Figure 14).

Figure 13 – example of 1.2m high timber clad bin store to hide the 6No. main refuse and recycling bins. The backside of this becomes the front fence and tidies the frontage.

Figure 14 – example of 'Plantlock' cycle locking point for the front garden area to reduce its visual impact. Flat 1 also has the ability to take their bikes inside or out to the rear courtyard.

The remaining secure anchor bike storage units for Flats 2&3 are located in the rear amenity space.

A small area of low maintenance soft planting rather than grass is proposed outside the bay window to the ground floor Flat 1 to provide a defensible area, improve the visual amenity, outlook and frontage as a whole.

The reconfiguration of the plans arranges two flats (Flats 1 & 3) accessed through the front door as existing, whilst the new rear Flat 2 utilises an existing doorway part way down the sideway.

The existing rear garden is used as amenity space, shared between Flats 2&3. The ground floor side extension also creates a private courtyard external space off the rear facing bedroom of Flat 1; a suitable scale to enjoy for the size of the flat. A raised decked area to Flat 2 at the rear provides a 'defensible' amenity space immediately outside the ground floor with the remainder useable by Flat 3.

No environmental impact is proposed by this development as no trees or shrubs of any significance are to be removed from the currently overgrown garden. This will simply be renovated with low maintenance planting and grassed areas.
Therefore it is put that the provision is in accordance with the CPG 6 (Amenity) and Policy DP26.

The extension works allow for a rational splitting of the floor plates where the property is split level from front to back. Flats 1 & 3 are set within the front, 'upper' section, set one above the other, with subtle rearrangement of the staircases allowing a more efficient use of the space with these being stacked as well.

Flat 2 is set in the rear 'lower' level part of the property that requires structural works and utilises most of the extension works. This design move enables a self-contained maisonette unit at the rear, with the small increase in width at first floor level and use of a thinner, more energy efficient timber frame wall construction making this is a far better use of the space and bedroom sizes that meet current standards as well as a shower room.

Flats 1&3 both enjoy a dual aspect, whilst Flat 2 at the rear has a good Southerly aspect overlooking the amenity space. The aim is to create light, airy new rooms internally throughout the property that comply with the policies in the CPG (Design) and Fortune Green & West Hampstead Neighbourhood Plan documents.

Bathrooms have been generally stacked to enable the side elevation to be tidied using the single soil stack, removing some of the drain runs, along with replacement obscure glazed windows (some existing first floor windows are clear). In conjunction with making good and repainting the render will greatly improving this external flank.

The side facing first floor window towards the adjoining neighbour has been removed and replaced with a rear facing window to the single bedroom to improve the privacy afforded to Number 59.

The Flat layouts have been designed based on the Lifetime Homes Criteria, for compliance as much as possible within the existing building, with general compliance indicated in the table on the following page.

No.	Lifetime Homes Criteria	Notes on Proposal
1	Parking (width or widening capability)	N/A to the scheme
2	Approach to dwelling from parking (distance, gradients and widths)	Site accessed from street – see below.
3	Approach to all entrances	The existing ramped low threshold to the communal entrance to Flats 1&3 complies, whilst although a ramped entrance with level threshold to the side entrance to Flat 2 could be achieved, as it is on its own and within an existing building this is left as a single stepped entrance.
4	Entrances	As above, Flats 1&3 comply and all 3 comply with the clear width and nib requirements. Flat 2 will have an external light, stepped access and although it may be fitted with an external canopy, it is not deemed necessary on the existing building as it is fairly protected from the weather by the adjacent property.
5	Communal stairs and lifts	N/A no lift or communal stairs required
6	Internal doorways and hallways	All hallways doorways comply, except the extra clear width suggested for the right angle entrance to bed 2 in Flat 2, and the extra clear width suggested for the right angle entrances to the shower room and bedroom 2 of Flat 3, all on upper floors.
7	Circulation Space	All ground floor rooms comply with those set out.
8	Entrance level living space	All Flats comply.
9	Potential for entrance level bed-space	All Flats comply.
10	Entrance level WC and shower drainage	Flat 2 with the stepped access does not have space for the shower in the WC, however there would be space to relocate this to include a shower room in future near the main storage area due to the generous living space in this flat.
11	WC and bathroom walls	The refurbishment allows compliance with this.
12	Stairs and potential through-floor lift in dwelling	The staircases in Flats 2&3 do not meet the 900mm width requirement, however potential for a through floor lift may be possible.
13	Potential for fitting of hoists in bedroom / bathroom	Wall/ceiling specification can be designed to allow for hoists as required.
14	Bathrooms	Flat 1 does not meet the distance in front of the WC as drawn in the shower room (possibility to turn at right angles to aid this TBC on site). Flat 2 with stepped access does not comply with the required shower room width but compact fittings will aid this as much as possible. Flat 3 complies.
15	Glazing and window handle heights	All Flats comply.
16	Location of service controls	Refurbishment will allow the repositioning of controls for compliance.

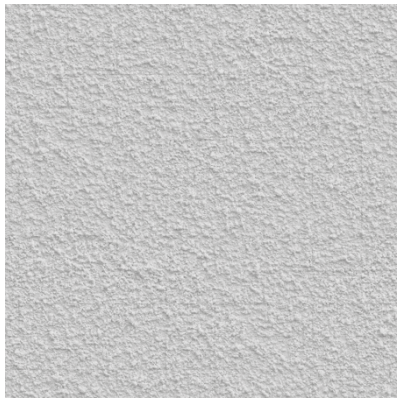
5.0 DESIGN & APPEARANCE

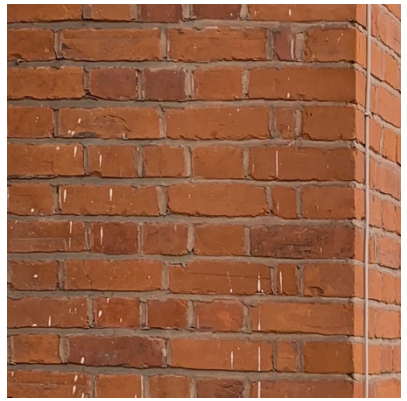
Limiting the changes to subtle improvements is the main objective to the frontage. The existing property has been neglected - the renovation works will improve the streetscene. It shares original features with a number of houses in close proximity including the pilasters and wrought iron balcony railings, cornice, brick window surrounds, main chimney stack, all of which are intended to be retained as part of the proposal. The ironwork and render are to be repainted, and the windows replaced.
The limited material palette used on the existing house is also to be maintained; a combination of brickwork, white render and grey slate, with white uPVC windows.
Proportionally the new main windows will have the original square toplight forms, and a quality slim uPVC frame used with woodgrain texture (for example the R9 Residence collection). The first floor bathroom window will be fitted to look like an original sash window, whilst traditional style front doors to the entrances will harmonise with the character and look of the property.

The improvements to the side elevation have been described previously. The rear alterations maintains the same palette and design ethos; a simple crisp slate tile roof and white render employed to brighten the rear where the failed brickwork has been

Figure 15 – features of the frontage to be retained, with proposed material palette matching the existing to retain the character of the original property.

Woodgrain effect white uPVC with slim frames will improve the look and contrast with the slate and brickwork. They will sit softly in the proposed rear extension in the off white render finish.

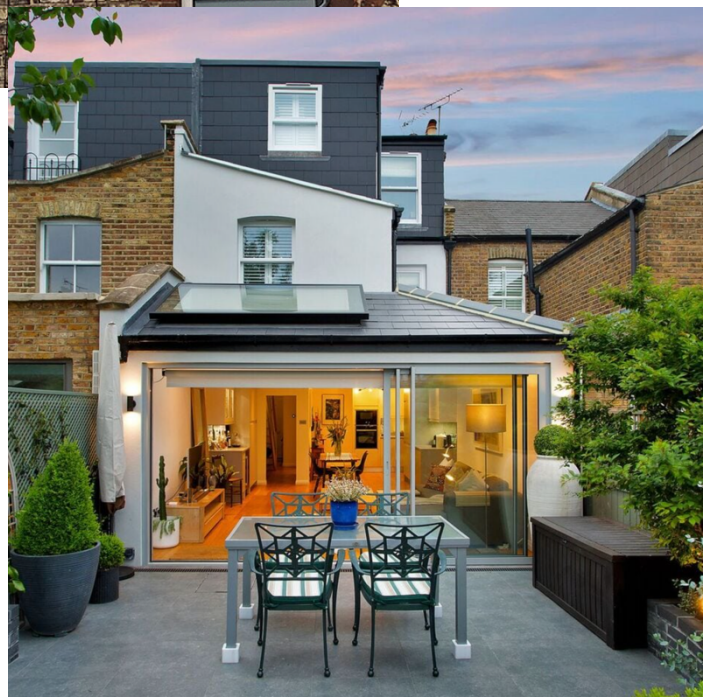




replaced. The render is carried around onto the rear elevation to brighten the ground floor courtyard and general outlook to the rear (like several of the neighbouring properties). Care has been taken to align windows throughout the rear elevation including across the contemporary form, slender, flat roof dormer. The dormer has been set in from all sides of the roof and kept to a minimum. Sharp modern detailing with soffit-less detail to allow complete cladding with vertical hanging slates has been employed to reduce the visual impact of the dormer and make it harmonious with the roofscape. It will be a carefully crafted addition to the rear without being deemed too large or overbearing in relation to the existing property (see Figure 16 opposite). The scheme is designed to maintain the clearly domestic scale, forms and character of the single family dwellings along the street (see Figure 17 opposite).

The proposal will involve the refurbishment of the flats to increase the thermal performance of the existing building with the addition of internal wall and roof insulation, modern high efficiency boilers as well as highly insulated newly extended building envelope. Also importantly, the acoustic separation and fire protection between new flats will be brought up to current standards. The overall effect being a vast improvement of the quality of the Flats.

^ Figure 16 – precedent image of the crisp, contemporary dormer detailing being aspired to.



> Figure 17 – precedent image of the domestic scale extension works proposed, showing pitched and hipped slate roofs. Note the proposed dormer will be far less intrusive than the stepped double dormer shown here.

6.0 CONCLUSION

The proposal seeks to use the opportunity of renovating the derelict property by the refurbishment of the structurally failed rear element with a new extended proposal, to allow the addition of a unit to both increase and improve the housing stock in the Borough. The intensification of existing land is a nationally and locally supported agenda in terms of a viable source of additional housing, as well as a sustainable approach in re-using existing buildings/housing stock. The general refurbishment will ensure the longevity of the property, bring the living accommodation up to modern standards and improve the overall visual impact of the property in the immediate context whilst retaining its character. The proposal has carefully considered the context and local policies and it is trusted this can be supported by the Local Authority as presented.