



DESIGN & ACCESS STATEMENT

DECEMBER/2020

ERECTION OF SINGLE-STOREY
REAR EXTENSION
IN CONNECTION WITH
THE LOWER GROUND FLOOR FLAT
REV.1

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INTRODUCTION

This statement accompanies the planning application for works to a lower ground floor garden flat at 4 Woodchurch Road, in relation to the proposed ground floor rear extension.

Additionally, the application seeks to alter the side access steps to a lower pitch, block 3 side windows and replace entrance gate to increase security.

The report and proposals have been produced by Scenario Architecture, on behalf of the current owners Celina Gylthe and Yani Yoseph.

SITE & CONTEXT

The Site is located on Woodchurch Road, within South Hampstead in the London Borough of Camden. It is also situated within the South Hampstead Conservation Area.

The Site benefits from good transport links and has an excellent PTAL rating of 6a. There are multiple closeby bus stops and West Hampstead and Kilburn High Road Stations are also a short walk away.

Woodchurch Road is a mostly residential area, predominantly characterised by 2-3 storey Victorian detached brick buildings, many of them featuring extensive rear extensions.



PLANNING HISTORY

Planning Policy designations relevant to the Site as seen on The London Borough of Camden Council's adopted Proposals Map (2019) are as follows:

- South Hampstead Conservation Area;
- Trees protected by Conservation Area;
- Identified 'Positive Building' within Conservation Area;
- Article 4 Restricting Alterations.

As noted above, the Site is located within the South Hampstead Conservation Area. There are no Statutory Listed buildings and Locally Listed buildings within the close vicinity of the Site however within the South Hampstead Conservation Area there are a number of buildings with 'architectural or historic interest' (The London Borough of Camden Council) as well as the Grade II listed Church of St James.

These have been taken into consideration throughout the design development of the proposals, to ensure the redeveloped building enhances the setting and appearance of the Conservation Area.

On Woodchurch Road the detailing is simpler but there is greater use of movement – double height bay windows terminate in slate-clad turrets under heavy overhanging eaves with painted timber console brackets and ornate moulded porch hoods.



POLICIES

The planning policy context is provided by national, strategic and local planning policies.

The statutory development plan relevant to the site is made up of the following documents:

- The London Plan (2016);
- Camden Local Plan (2017);
- Policy map (2019);
- Site Allocations Plan (2013)

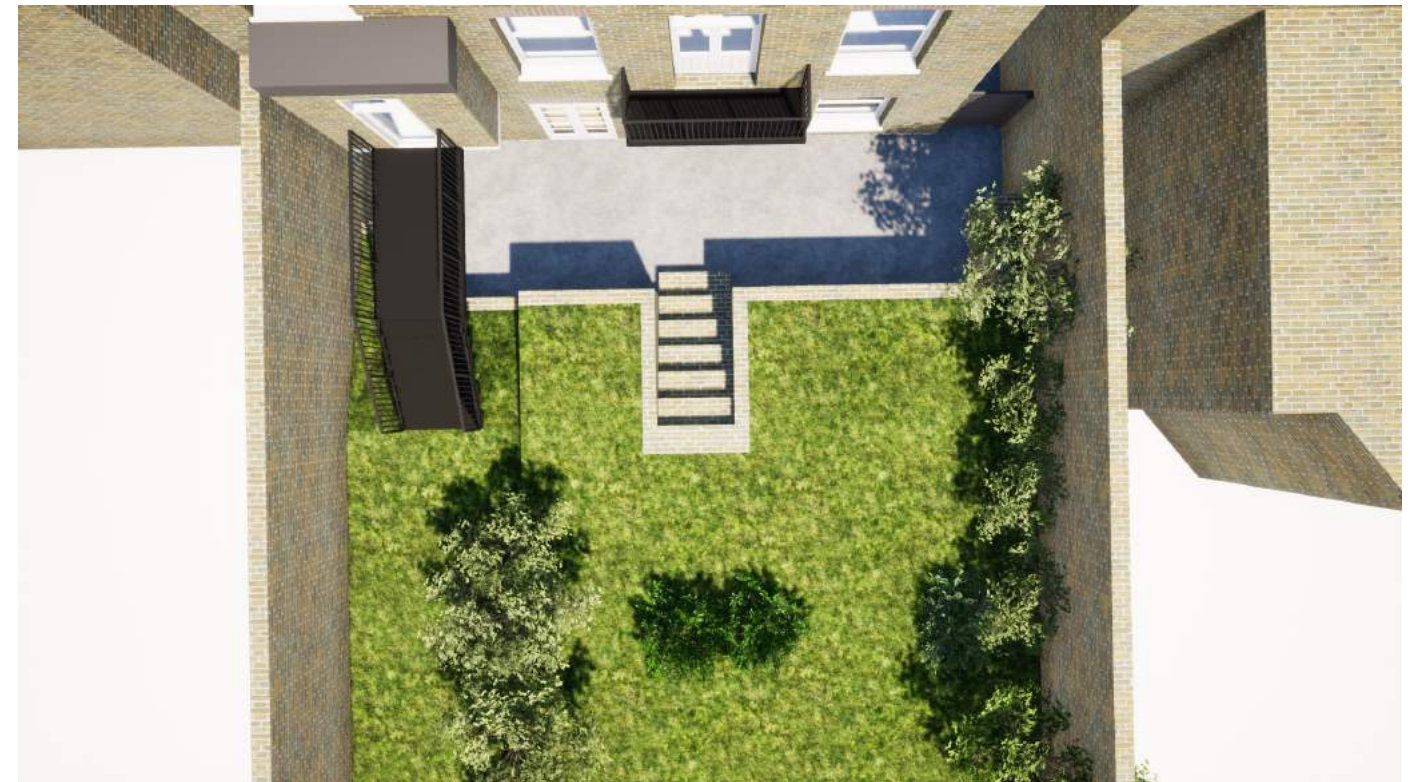
The South Hampstead Conservation Area Appraisal and Management Strategy (2011) and Camden Planning Guidance (CPG) Documents (including Design, Sustainability, Amenity, Transport and Community uses, leisure facilities and pubs) are also material considerations in the determination of planning applications.

The draft CPG's on Design, Energy, Transport and Trees are also material considerations.

PROPOSALS

The proposed intervention seeks to reconfigure, optimise the interior spaces of the north facing garden flat as well as extend to the rear. The extension is 6m long and 4,86m wide, and 2,9m tall.

Two skylights are proposed to be added to the flat roof, one 800x3000mm features a set of fixed louvres angled 45 degrees. This feature prevents overlooking from the flats above. The images below show a comparison between the existing and the proposed view from the flat above. The existing balcony belonging to the above apartment is proposed to be rebuilt like for like, as part of the new proposed roof.



Existing rear aerial view



Proposed rear aerial view



Existing view

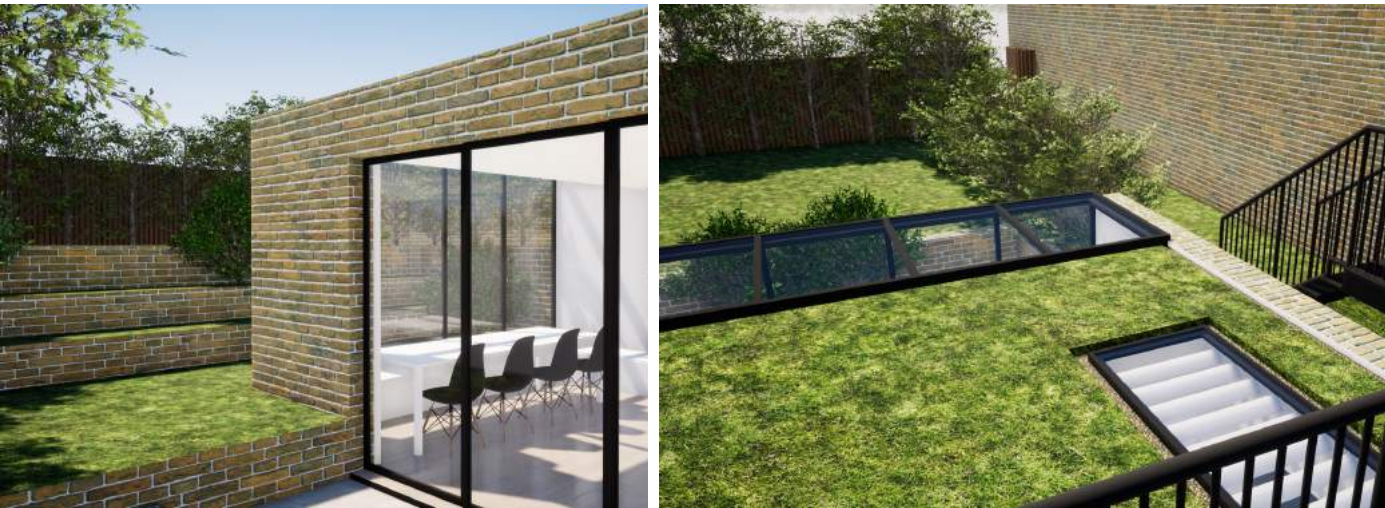


Proposed view

The access to the garden belonging to the flat above remains unchanged (please see diagram below).



Two second skylight, 1500x4200mm, is positioned at the end of the extension, visually deconstructing the proposed mass. It links to the large rear windows and together they work a system that floods the interior spaces with natural light. This glazed corner makes the intervention more discrete. The proposal is read as part of the landscape, it is considerate to the neighbouring properties and it seems to be emerging from the green generous garden.



Proposed views of the extension



Additional alterations include:

- Upgrading all timber exterior windows systems to double glazing, matching the existing.
- Removing side window to utility room. (see image)
- Rebuilding side access steps to the flat with 37 degrees pitch.
- Bring forward location of side gate. Proposed security metal gate 2,5m tall.
- Block 2 side windows facing the side access way.



Existing view of wall to utility room



Proposed view of wall to utility room



Existing view of side access



Existing view of side steps



Proposed view of side steps



Proposed view of side access



Existing view of side entrance



Proposed view of side entrance

MATERIAL STRATEGY

The extension is proposed to be clad reclaimed brick, to match the existing. The proposed enlarged rear doors, part of the original building, together with the new patio doors and windows to the ground floor level will be aluminium and powder coated paint finished in a dark grey colour.

An extensive flat green roof will be added to the full rear extension.

The new roof lights to the extension will be dark in colour to match the rest of the proposed openings. The skylight will blend with the extensive vegetation layer of the roof.

The doors will be read as a whole, in conjunction with the infill skylights.

The floor finish of all outdoor areas, including side access steps is proposed to be light portland stone.

Together, the materials compose a palet that is considerate to the main house and the character of the conservation context.



ACCESS

The access to the house remains unchanged.

USE

The property is to remain a flat, C3 residential.

ENVIRONMENTAL IMPACT

Regarding the conservation of energy and materials, there are the following design considerations:

- The proposals seek to maximise direct daylight to ground floor spaces, which are likely to be occupied in daylight hours. This leads to improved solar gain, reducing the heating requirement, and to higher natural light levels.
- Insulation levels will meet the requirements set by Building Regulations, also the windows of the extension will be double-glazed units.
- External materials are self-finishing; they are unlikely to need renewal for years.
- The design also incorporates a bio-diverse green roof buildup across the whole of the ground floor extension, this has a considerable effect on the overall sustainability of the project, and it will also improve views from the first floor windows of the adjoining properties. Green roofs have been shown to impact positively on a building's energy consumption by improving thermal performance, although the level of difference this makes depends on daily and seasonal weather conditions. They can also improve local air quality by mitigating the urban heat island effect.

The proposal is for a high quality extension of the existing structure; its design is contextually sensitive and aims to have minimal impact on neighbouring dwellings. The proposed massing is in keeping with both the contemporary additions and the building to which it is attached.

Thank you for your consideration. Should there be any questions or should you require more information, please do not hesitate to contact us.

Thank you for your consideration.

Teo Iancu

Scenario Architecture

SITE PHOTOS



Existing view of the rear elevation



Existing view of the rear elevation



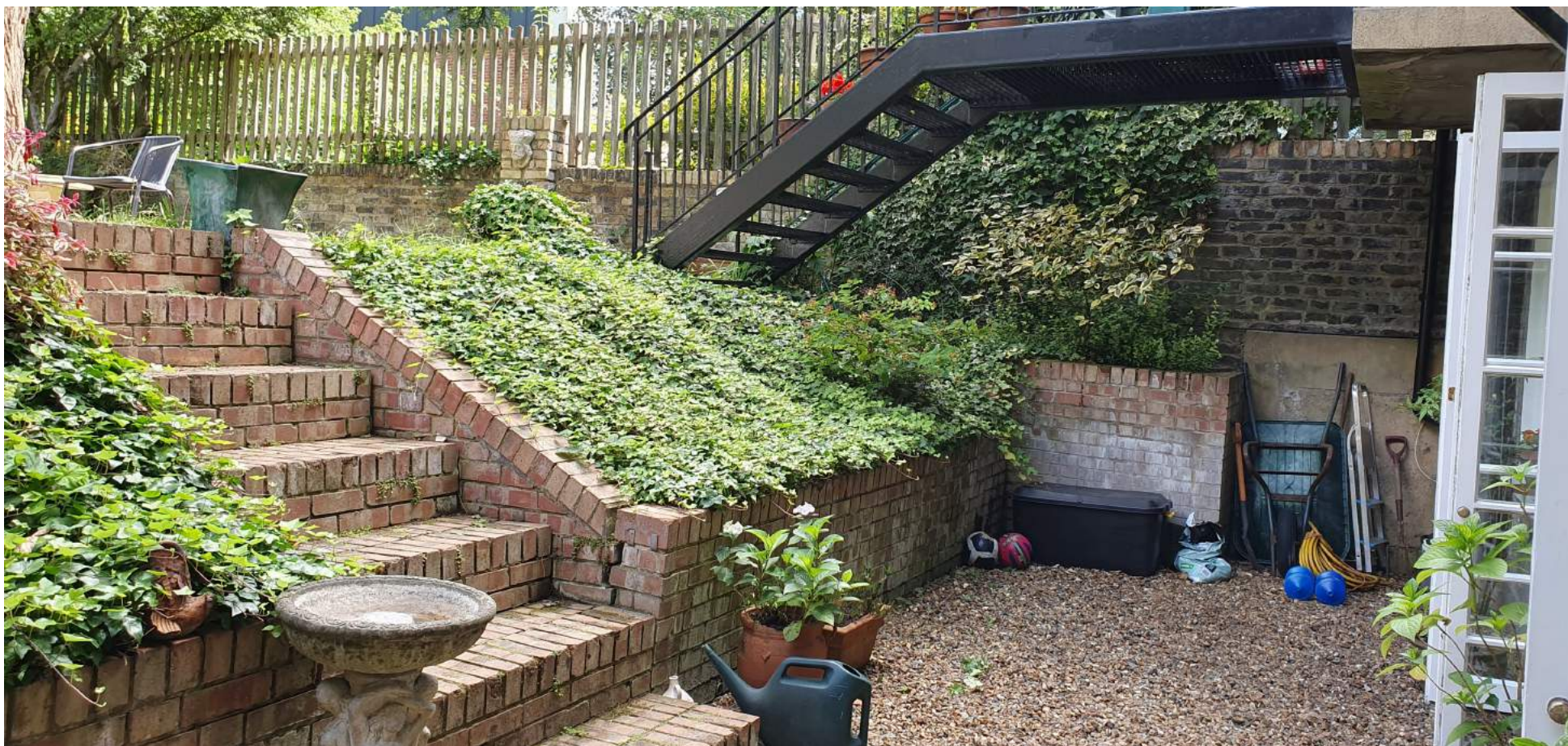
Existing view of the rear elevation



Existing view of the rear elevation



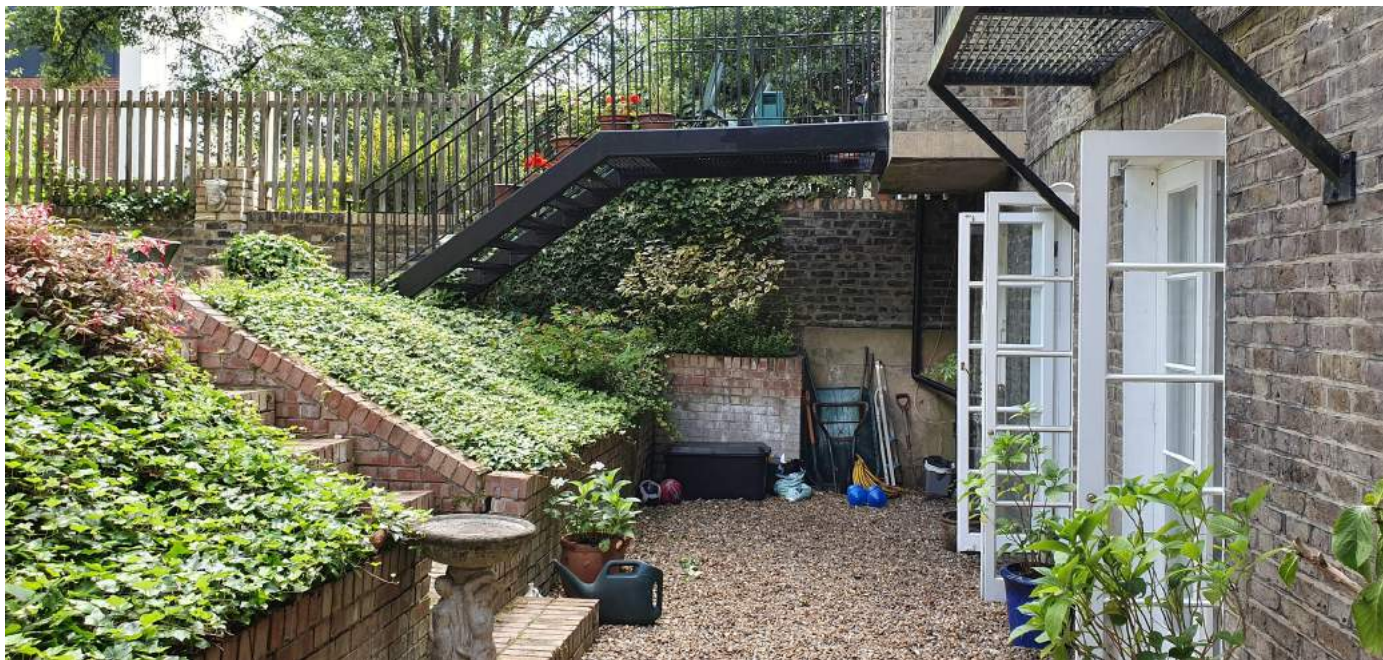
Existing view of the rear garden



Existing view of the rear garden



Existing view of the rear fenestration



Existing view of the rear garden



Existing view of the rear garden



Existing view of the rear elevation



Existing view of the side passage



Existing view of the rear elevation



Existing view of the rear elevation



Existing view of the front access stairs



Existing view of the front lightwell



Existing view of the front access stairs



Existing view of the front elevation - bay windows