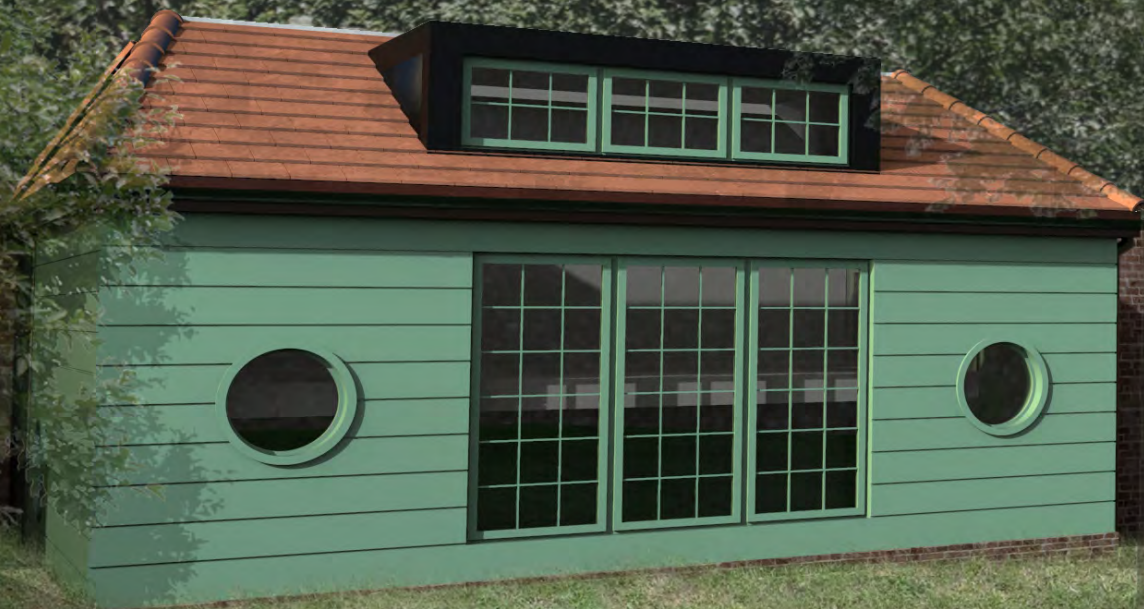


3 Hampstead Hill Gardens

London NW3 2PH



Design and Access Statement

Pre-Application Consultation Draft

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| | | | Design & Access Statement | 19/03/2021 | | 044-20 | DAS01 | 01 |
| | | | Status: | Scale: | @A3 | | | |
| 00 | Issue for planning | 19/03/2021 | Planning | | | | | |

Introduction

This design and access statement is submitted in support of a pre application advice request for the works intended to be carried out in the rear garden of 3 Hampstead Hill Gardens NW3 2PL as follows:

Erection of replacement single storey outbuilding in rear garden including excavation of basement beneath.

The Statement should be read in conjunction with the application drawings and the following supporting material:

Existing Site Plan

Proposed Site Plan

Proposed Set

Block Map

Site location plan

Heritage Statement

Planning Statement

Arboricultural Impact Assessment

Basement Impact Assessment

Construction Method Statement

Drainage Scheme

Context

The site is located in the north area of the Borough of Camden.

Hampstead Hill station is 0.4 miles away and connects the area to the overground network; Both Hampstead Station and Belsize Park Station (Northern Line) at 0.5 miles from the site connect the area with the underground network.

3 Hampstead Hill Gardens falls in the Hampstead Conservation Area.

As described in the Conservation Area Statement, in the sub area number 3 identified as Willoughby Road/Downshire Hill the "Development began in the 1870s with a fine group of stucco-faced semidetached villas (Nos.14-20 and 25-33)", "Nearest to Rosslyn Hill are the grander detached and substantial red brick houses, Nos.1, 1a, 1b, 2, 2a, 3, 3a, 4, 5, 5a, 5b, 7, 9, 11 by Batterbury and Huxley (listed)."

Planning Policy context

National Planning Policy Framework (2018)

London Plan (2016)


The London Plan (Intend to publish) 2019

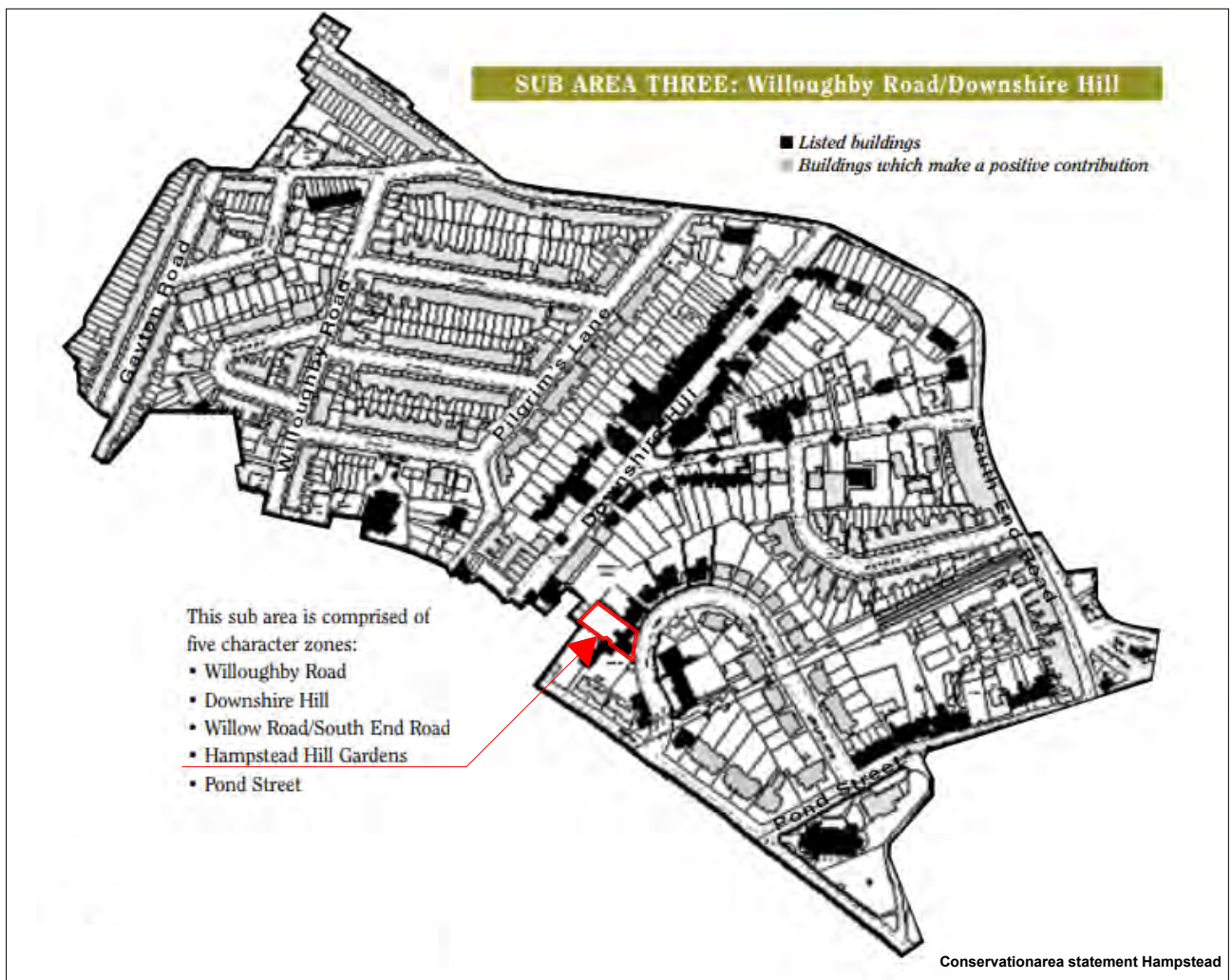
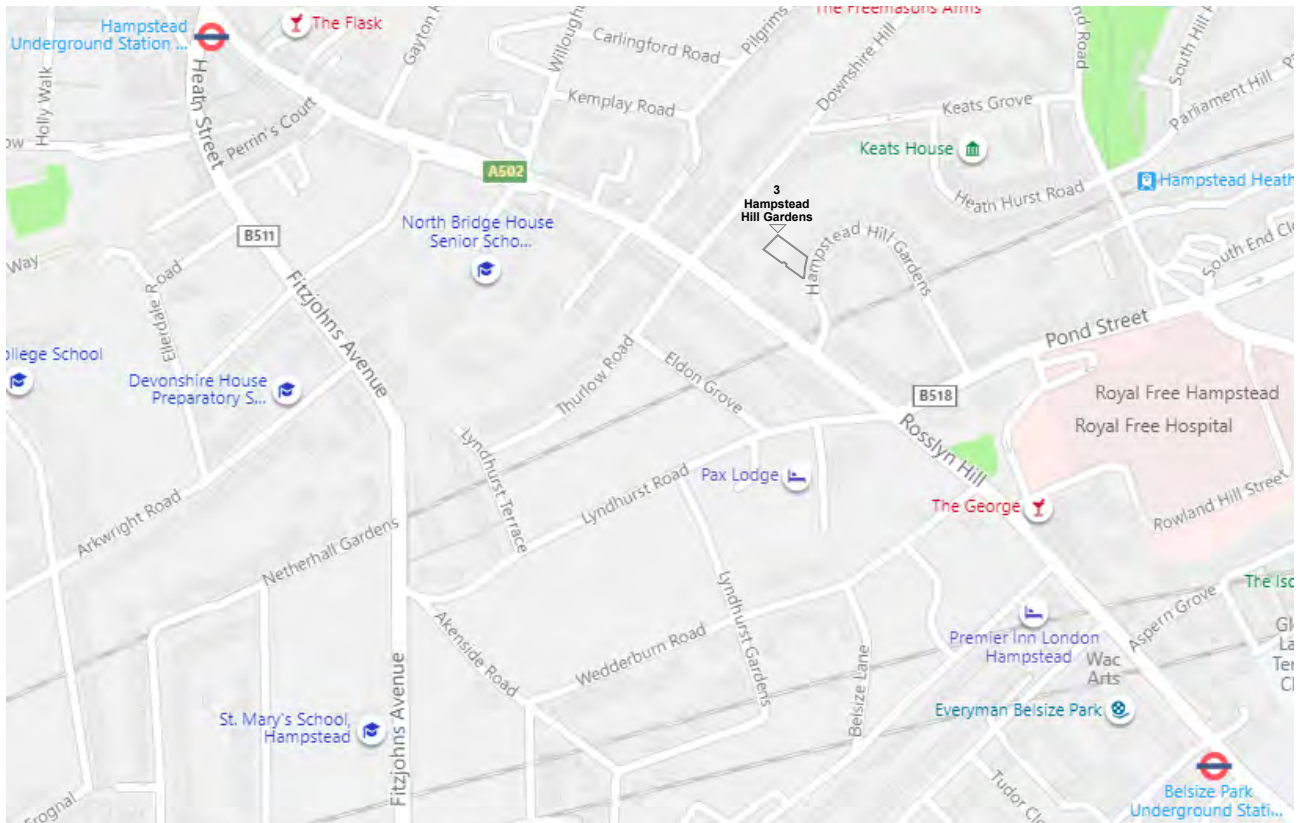
Camden Local Plan (2017)

Camden Planning Guidance

Hampstead Neighbourhood Plan (2018)

Hampstead Conservation Statement (2001)

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Pre Application Aknowledgement

- The proposed outbuilding would replace an existing single storey outbuilding of a slightly smaller footprint and similar design located immediately to the north-east. The proposed footprint and location is considered acceptable.
- The traditional design and materials of the proposed outbuilding would ensure that it would sufficiently resemble the existing. The red tiling to the roof would also match the predominant local roofing material. As such, it is considered that it would be unlikely to pose additional harm to the setting of the listed building.
- Furthermore, the proposed outbuilding would also reuse some of the materials from the existing outbuilding, which is welcomed from a sustainability perspective.
- Whilst the proposed outbuilding would appear as a one and a half storey building, it would have three storeys (basement, ground floor, and mezzanine level within the pitched roof space). Although it would be higher than the existing building and its roof would protrude above the rear boundary wall, it would still be significantly lower in height than the neighbouring two-storey building which is located immediately to the rear of the site built up against the boundary wall. The proposed outbuilding would be appropriately situated within the substantial rear garden and would be screened from the rear by vegetation and the neighbouring building. As such, it is considered that the proposed outbuilding would not be over-scaled or excessively bulky and would not appear as a dominant addition in this context.
- The rear garden is of adequate dimensions to accommodate the proposed outbuilding proportionately and it would not crowd the setting of the main house.
- Overall, it is considered that the proposed outbuilding would be a sympathetic addition which would not cause harm to the setting of the host listed building or the character and appearance of the conservation area.
- By virtue of the location of the proposed outbuilding at the back of the rear garden and set away from all neighbouring buildings, the development would not result in any detrimental impact to the amenity of neighbouring occupiers in terms of loss of sunlight, daylight, outlook or privacy.

Proposed development

The proposed development seeks to enhance the amenity of the property by

- a) improving the existing health/gym facilities to allow for increased usage by a larger number of residents at the property; and,
- b) repositioning the outbuilding to a more discrete area of the garden.

The works would consist of the demolition of the existing gym and the construction of a new building to include a basement, a dance studio and a yoga/meditation room;

The works would seek to reuse many of the existing materials, including, for example, the roof tiles, flooring, sauna, etc. as well as to substantially improve the eco footprint of the building with an air-heat exchange, insulation and underfloor heating;

The current site is not longer fit for purpose as it lacks the space to accommodate the health and fitness activities for which it was intended, in particular given the larger number of adult users of the building;

The new build would accommodate a gym and spa area in the basement; the current dance studio would be on the ground floor; and a small yoga studio / meditation room would be built on the first floor;

The proposed building is intentionally designed to have minimal impact on the garden space, increasing the visible mass of the building only slightly while dramatically enhancing the amenity of the property;

The design and decoration of the proposed building will be entirely consistent with the design aesthetic of the Grade II listed building, including paint colours, fixtures and fittings, roof tiles, etc.

The proposal requires the removal of a partly dead and substantially damaged conifer but all other greenery will be maintained. The expert advice of an arbiculturalist will be obtained as part of the formal application process.

Materials

The choice of the material has been driven by the consideration given to the materials used in the existing main building and to the other annexe that has been recently approved on the RHS of the garden. Therefore the materials proposed will resemble the existing without introducing alternative elements that would create a nuisance and harm to the appearance and character of the area.

For this purpose, the fabric of the new outbuilding will be constituted by feather edge timber cladding sitting over a reclaimed brick dwarf wall. The roof will be covered with the existing tiles recovered from the demolition of the existing outbuilding. The windows will be hardwood construction hand painted the same colour as the existing. Cylinder glass will be used for the glazing.

Layout

The proposed layout makes the most of the opportunities which exist at the site

Access

All the access to and within the property remains unchanged


Scale

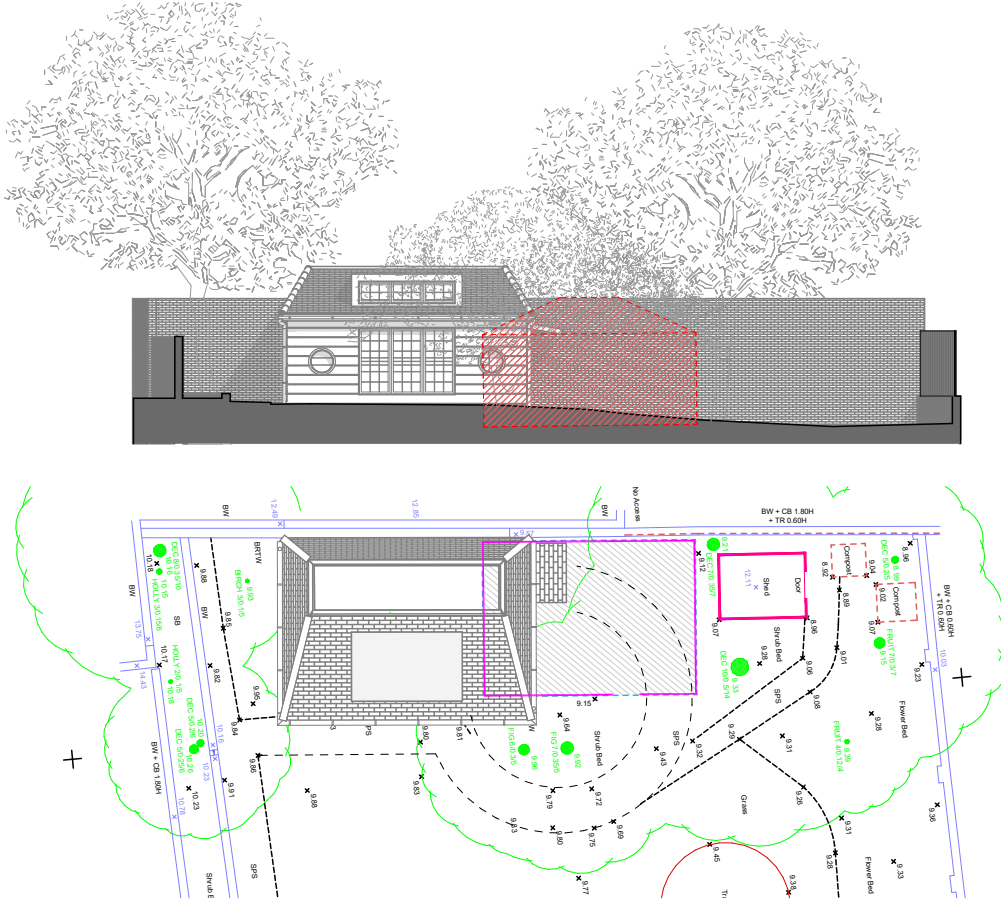
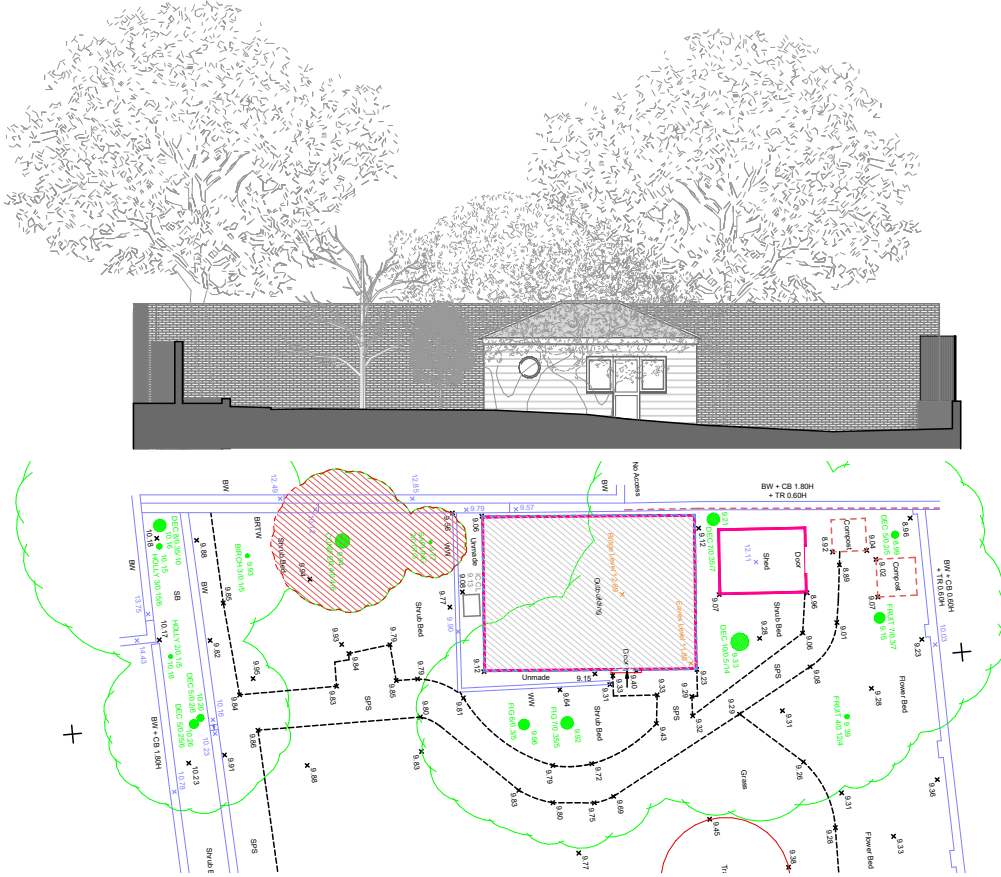
The modification to the outbuilding will be discreet and small scale and won't modify the overall appearance of the existing house.

Amenity

The extension will not result in harmful:

- Loss of privacy by overlooking adjoining properties;
- Loss of light or overshadowing of adjoining properties;
- Loss of parking;
- Loss of garden;
- Overbearing to adjoining properties

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Sustainability

The priority will be given to the materials with the highest environmental concern. Every construction element will be designed and built with high levels of thermal insulation.

The life time of the property will be extended by the refurbishment and the upgrade. All the openings will be upgraded if needed to allow the best thermal performance and the maximum comfort for the users.

Parking

the proposal will not modify the existing arrangement

Landscaping

The proposal is not of a scale or type to require specific structural or detailed landscaping.

Flood Risk

The site does not lies in a Floor risk area

Conclusion

The proposed development has a very limited visual impact on the applicant’s or neighbouring properties due to its limited size and scale and the consistency of design with the existing outbuilding as well as the host property.

The design, mass and overall proportions of the proposed outbuilding and its relationship to neighbouring properties will have no material adverse effect on the character, the appearance or the heritage of the area.

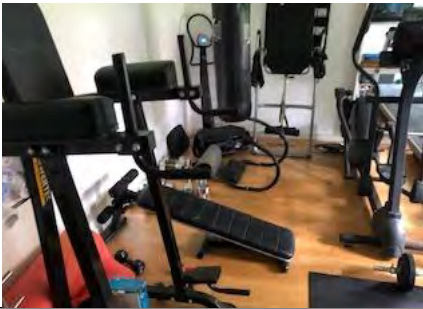
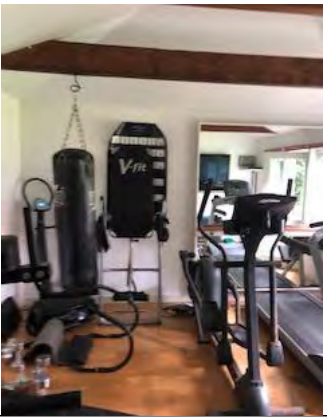
This proposal efficiently develops an existing space to provide enhanced amenity, enlarged health and fitness facilities and an excellent example of sustainable development for Camden.


Existing



Proposed





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| Notes: | Issue ID | Issue Name | Date | Notes: | T: +44 (0) 20 7371 57 97 E: hello@uvadesign.co.uk W: www.uvadesign.co.uk 88 Peterborough road Fulham SW6 3HH A: UVA design Ltd |  | Project: | Layout Title: | Issue date | Drawn by | Project code | Number | Rev |
| All dimensions must be checked and UVAdesign Ltd is to be informed of any discrepancies prior to construction. All drawings prepared by UVAdesign Ltd are not to be used for any submissions, area schedule calculation or used by any other persons or companies other than UVAdesign Ltd unless written consent has been given by UVAdesign Ltd. | | | | | | | 3 Hampstead Hill Gardens | Design & Access Statement | 19/03/2021 | | 044-20 | 8 | 01 |
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