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DESIGN AND ACCESS STATEMENT

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



TEIL HOUSE

Householder Planning Application

Partially glazed single storey rear extension and two storey side extension.

May 2021
Ref.: 1656.5
Rev B

Structural Consultant: Martin Moore BSc CEng MICE MStruct

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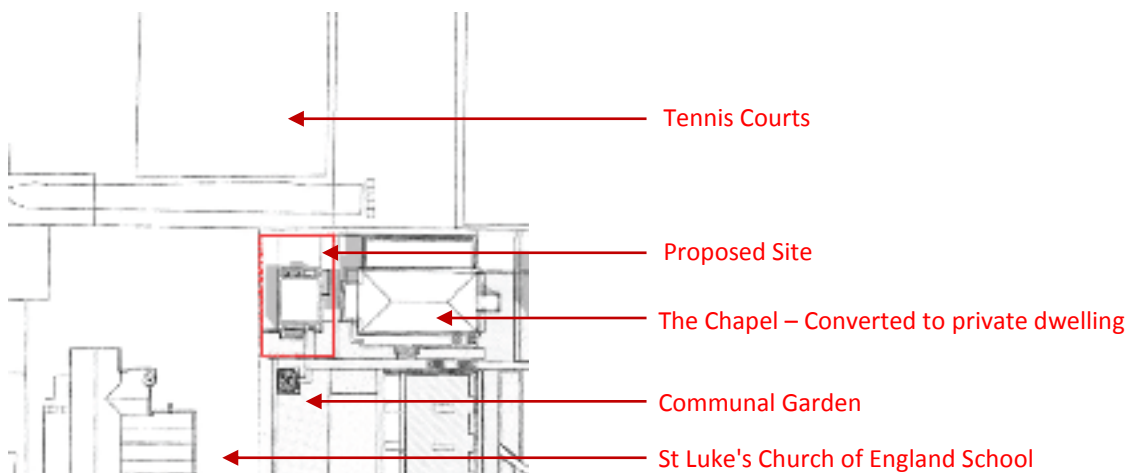
Nigel Bird Architects Limited has an associate practice in Sheffield

DESIGN STATEMENT

1 Introduction & Location

The property is a single family detached house, located within the Redington / Froggnal 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 additional kitchen and storage space, a small downstairs bedroom / en-suite and play area for the applicants young children.



Site Location Plan

2 Relevant Planning History

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

Planning permission was then granted on 10th September 2020 for a single storey glazed rear extension – planning application reference 2019/3636/P.

Following this, a further application was submitted seeking a wraparound extension to the opposite side of the house, part single storey to the rear and part two storey to the side (to replace the above application) – planning application reference 2020/4106/P.

Feedback received from Camden Council (planning officer Sofie Fieldsend) indicated that this application would be recommended for refusal, due to the scale of the proposal and the 'wraparound' element of the proposal being considered to be unacceptable due to reduced garden space.

The application has been amended in the following ways, to reflect the requirements as requested from this correspondence:

- i. The proposal should be subordinate to the host property.

The rear, single storey partially glazed section of the proposal remains in the position of the previously approved application 2019/3636/P and is subordinate to the host property in its scale and position.

The proposed side extension element is set back from both front and rear elevations, whilst also being lower in height than the existing house and reduced in height from application 2020/4106/P. This extension therefore remains sympathetic and subservient to the original house, whilst also being unseen from the majority of viewpoints.

- ii. Respect and preserve the original design and proportions of the building, including architectural period and style.

The proposal respects the original design and proportions of the building by ensuring that it reflects the existing scale and materiality of the house. Please see my comments above for information on scale of the proposals and refer to Section 4 below – appearance and materials for information regarding materials.

- iii. Allow for the retention of a reasonably sized garden.

As noted, the footprint of the single storey rear extension has been retained, as approved in application 2019/3636/P. The proposed rear garden amenity space therefore reflects that which was deemed to be acceptable within this previous application.

The additional side extension element has been proposed to the opposite side of the house, thereby removing the 'wraparound' element of the previous proposal, which was noted to be unacceptable. The existing land that accommodates this proposed element is currently narrow, dark and sloping and as such is not practical as usable garden space. Please see the photograph below to demonstrate this.



This proposal has been prepared following correspondence with Camden Council (planning officer Sofie Fieldsend), where a draft sketch version of this proposal was submitted for comment. It was noted by the LPA that the sketch looked to be acceptable and addressed the council's previous concerns, subject to more information regarding how the extension abuts the original house. Please see drawing 1656.340 within the submitted documents, for further information regarding this.

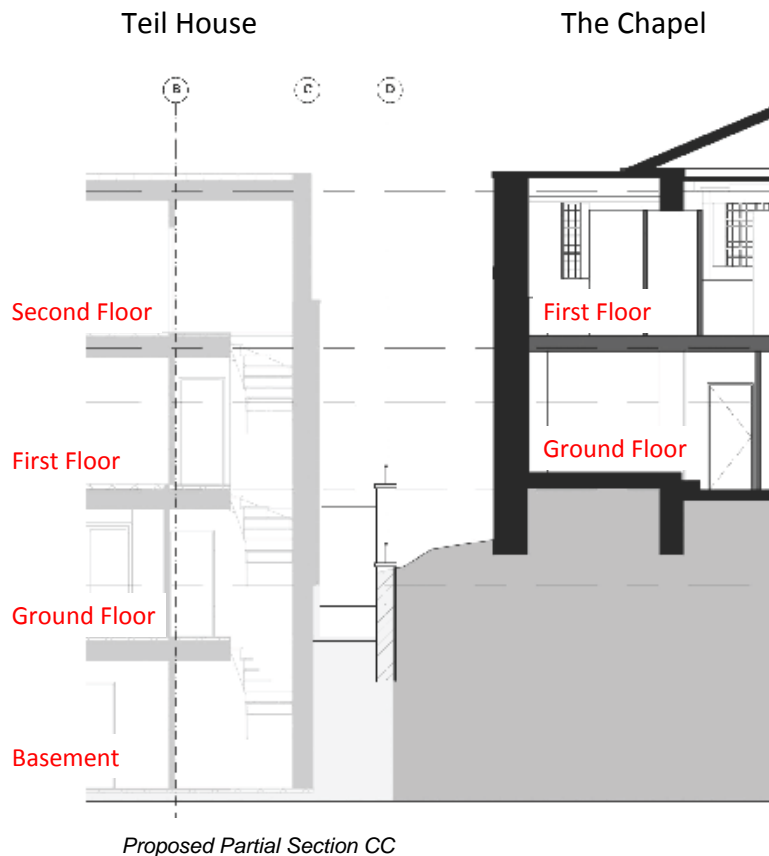
3 Amount and Scale

The proposal seeks to extend the ground floor by a depth of 3.5 metres to the rear and under 2 meters to the side. Please refer to drawing 1656.310 for further dimensions of the extension.

The front of the house is to be retained as is, with both extension elements significantly set back from this elevation.

The height of the proposed ground floor rear extension is approximately 2.8 meters above ground floor finished floor level. At first floor level, the roof of the side extension sits significantly lower than the existing first floor parapet level, minimising the impact of the side extension and ensuring that this proposal is subservient to the existing house.

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 there being no flanking windows proposed to the East elevation, which faces the Chapel.

As demonstrated in Section CC above, Teil House is also situated one storey lower than The Chapel, meaning that overlooking is limited.

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 submitted 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.