

DESIGN AND ACCESS STATEMENT

SITE: 3 Ranulf Road, London, NW2 2TB
DATE: 21 July 2021
REF: 413-102-005-A

1.0 INTRODUCTION

- 1.1 The intention of this application is to refurbish and extend a family dwelling at 3 Ranulf Road. As part of the proposals it is intended to demolish two existing extensions, one at the side and one at the rear, and replace them with new side extension and new rear extension.
- 1.2 Once refurbished, extended and improved, the 1930's property will be a single family home in keeping with the style of the other properties on the street.
- 1.3 This application is an update of previous approval on 22 June 2021 (2020/2767/P). The changes from the approved scheme are:
- (i) First floor side extension (1.5m x 4.1m) in approximately the same location of existing stair and stair canopy.
 - (ii) Front elevation first floor render removed and replaced with red brick to match ground floor.
 - (iii) Side elevation new windows at lower ground floor facing brick boundary wall of No.1.
 - (iv) Side elevation new frosted window at ground to first floor half landing and retention of existing lower ground floor window.
 - (v) Rear elevation removal of reconstituted stone lintels and replacement with brick soldier course.
 - (vi) Rear elevation inclusion of recessed banding to lower ground floor render.

2.0 CONTEXT AND HISTORY

- 2.1 3 Ranulf Road is located within the London Borough of Camden. The site is positioned within the Fortune Green ward in West Hampstead. The borough boundary with London Borough of Barnet intersects Ranulf Road.
- 2.2 The surrounding area is mainly residential. There are a number of local amenities within walking distance of the site including Fortune Green High Street and Finchley Road shopping parade. There are a number of schools within a 10 minute radius of the site.
- 2.3 Cricklewood Station, which is a 15 minute walk from the site, provides a link to the train and overground network. The stations of West Hampstead, Finchley and Frognal are also within a 20 minute walk.
- 2.4 The surrounding area is suburban in nature, with the majority of development medium density. Ranulf Road has predominantly detached dwellings on spacious plots. There are a number of private gardens, street trees and public greens in the vicinity. Hampstead cemetery provides an important site for biodiversity and has two listed chapels and an entry lodge on its grounds.
- 2.5 The property is not in a conservation area. There are a number of Edwardian houses on the street which still retain their historical features.
- 2.6 The property shares boundary walls with No.1 and No.5 Ranulf Road. The site is situated on challenging grounds with steep topography which drops towards the end of the site and backs onto Hampstead Cemetery. The site is also a corner site resulting in increasing width from the street side towards the back of the site.

3.0 PLANNING HISTORY

- 3.1 Planning permission (2012/1898/P) was previously granted to demolish the existing dwelling and replace with a four storey over basement contemporary style house. This permission expired in December 2015.
- 3.2 Planning permission (2007/3539/P) was also previously granted to remodel the existing dwelling, a single storey extension to the rear lower ground level, and side extensions to the lower ground floor and roof. This permission also included alterations to the roof and front façade. This application was granted and subsequent amendments to the application (2008/1051/P) with regards the excavation of the basement was also granted. This permission expired in July 2011 and an application (2011/1199/P).
- 3.3 Planning permission (2020/2767/P) was granted to remodel the existing dwelling. This included demolition of existing single storey rear and side extensions and construction of rear three storey extension (effectively pushing back the rear elevation) and new side extension. The side extension is single storey when viewed from the street. Furthermore it included new dormers, new windows and new ground floor terrace to garden.

5.0 LAYOUT

- 5.1 It is intended to revise the layout at first floor level to provide a further bedroom required by the family. This will project from the side elevation in the location of the current covered first floor staircase and entrance porch. The projection will be 1.5m x 4.1m. The eaves of the roof to the main part of the house will follow around the extension but the ridge level will be set below the main roof with pitch, rise etc designed to match the ground floor side extension.
- 5.2 The size of the first floor side extension will ensure that the existing gap is retained between Nos.1 & 3.
- 5.3 The revised design of the front elevation will seek to match the existing context of Ranulf Road by removing the render at first floor level. This brick will be red to match the existing ground floor with a profiled band retained around first floor level.
- 5.4 The changes to the rear elevation are minor and include changing the window lintels to a brick soldier course and adding some render banding the lower ground floor level. The proposed development seeks to harmonise with the house as a whole, both in style and proportions.
- 5.5 Windows will be added a lower ground floor level on the east side. These will look towards the blank wall of No.1 so will cause no privacy or overlooking issues. On the west side, besides retaining the existing lower ground floor windows, a new window will be added to the staircase. This will be frosted to avoid privacy issues with No.5.

6.0 ACCESS

- 6.1 The dwelling has been designed to the principles of inclusive design with the aim of providing a long term solution to the needs of the occupant. The proposed development has been designed to be accessible for everyone young or old and also wheelchair users. At ground floor, the proposed library can be converted into a bedroom if needed for elderly and the proposed WC can fit a shower if needed.
- 6.2 The design allows for 1 no. off street parking space with increase of width to allow to wheelchair users. The driveway will be level as best possible to meet the entrance to the dwelling. The entrance will meet

all criteria in terms of entrances with external lighting to provided illumination for users and the entrance has been set back to allow protection from the weather.

6.3 All stairs are designed to meet guidelines and also have sufficient width should a stair lift be needed. All corridors and hallways meet the required widths and there is a bedroom and W.C. at entrance level. There are also bathroom allocated on each level of the house.

6.4 The works will meet the relevant sections of Approved Document M. For instance light switches and sockets will be located between 450mm and 1200mm above finished floor level and the staircase will be designed to allow access for ambulant disabled.

7.0 SUMMARY

7.1 The existing property is currently in disrepair and has living areas of poor quality. We propose to create a new comfortable family home which respects and adds to the character of the surrounding areas.

8.0 PHOTOS



Views of the front of the house and surrounding buildings, showing the uniformity of brick facades on all other buildings except No.3 Ranulf Road. The proposal aims to retain the proportions of the building, with additions and improvements to to match the existing context of Ranulf Road.

Views of the rear of the house, showing the cluttered elements deriving from many alterations during the course of the time. The proposal aims to match the proportion of the front, with symmetrical openings and consistency of materials.