

'The Cottage', Spaniards Road, London NW3 7JH  
Design and Access Statement  
February 2022

Sidell Architects

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## 1.0 INTRODUCTION - PROPOSAL

The following Design and Access Statement is submitted to London Borough of Camden as part of the Planning Application for erection of first floor side extension above existing garage; part two-storey rear extension; associated alterations including replacement windows and insulated rendering system to external fabric, all to single family dwellinghouse (Class C3), The Cottage, Spaniards Road, London NW3 7JH. It should be read in conjunction with Sidell Architects drawings of the existing and proposed single dwelling house, together with the Heritage Statement.

The site is located on the edge of one of the outlying zones of the Hampstead Conservation Area, Sub Area Eight - The Elms. It is outside, but adjacent to Hampstead Heath, which is classified as both Public Open Space and Metropolitan Open Land.

The existing detached two-storey dwelling house and double garage sits on a linear plot, bounded by Hampstead Heath on two sides, Mt Tyndal Apartments on the third side and accessed from Spaniards Road (1).

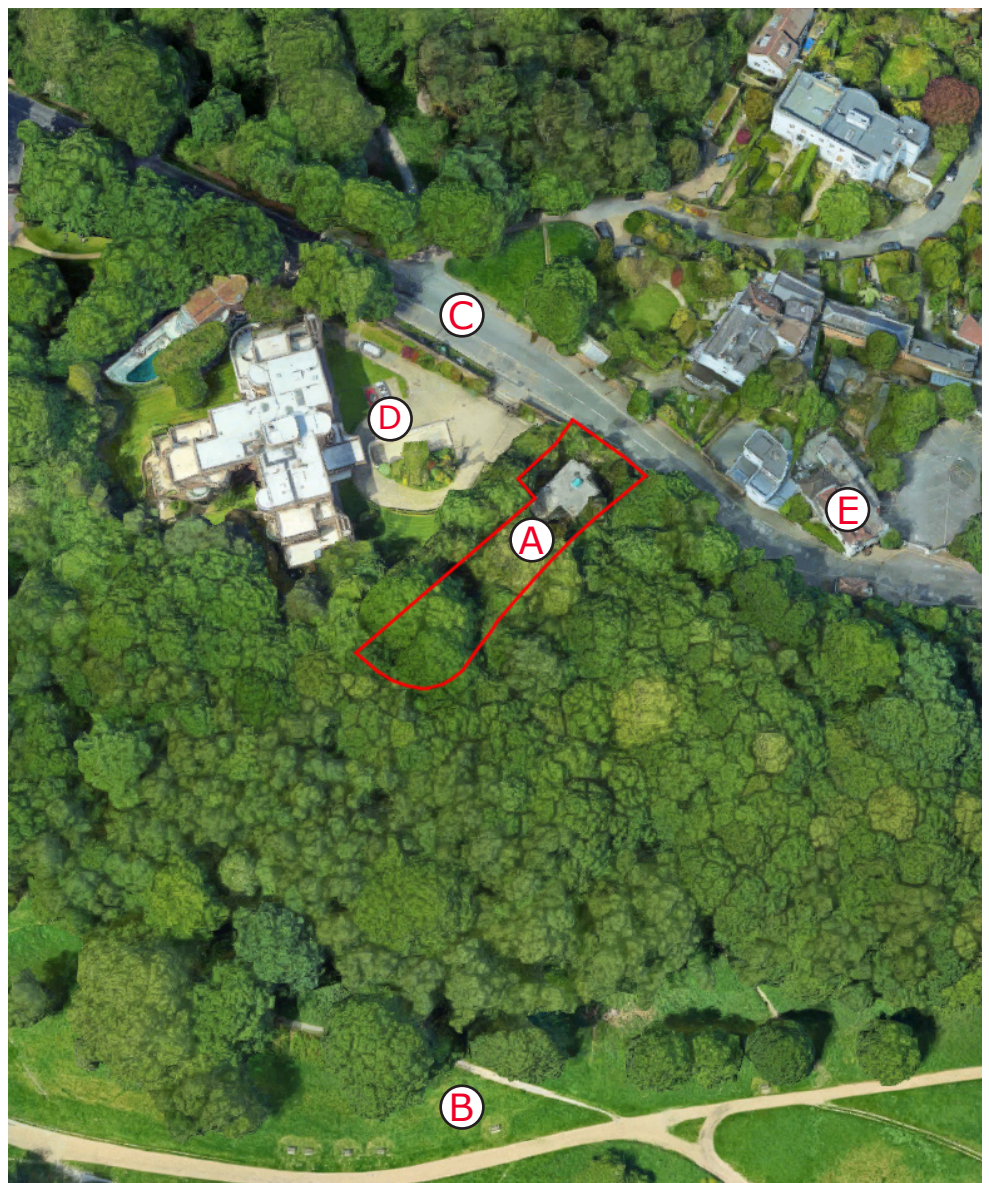


Image 1 Key:

- A 'The Cottage'
- B Hampstead Heath
- C Spaniards Road
- D 'Mount Tyndal'
- E 'The Spaniards'

1. Aerial View of Site Location



The Entrance to the property is from Spaniards Road, and the house is all but invisible from the public realm, being set below the road and screened by a high brick boundary wall, and by dense tree and shrub planting from the Heath and from the adjacent grounds of Mount Tyndal (2).



2. Spaniards Road, property entrance

The two-storey property dates from the mid 1940's, of brick construction with a concrete flat roof and has been in the ownership of the client's family since the 1960's. It has suffered bad vandalism in the recent past and is at risk of dereliction (3 and 4).



3. Existing front entrance (now blocked up)



4. Existing double garage and side entrance



## 2.0 PLANNING HISTORY

Previous planning applications for 'The Cottage' can be found on the Camden Council (web site) – planning search web page, over the last 35 years, as far as records go back online:

2010/2060/P

Date: 06/07/2010

Proposal: Erection of first floor side extension above existing garage; first floor front elevation extension (infilling existing balcony); two-storey rear extension with associated first floor side and rear elevation balconies; associated alterations including replacement windows and rendering of first floor level, all to single family dwellinghouse (Class C3)

Decision: Granted

2014/5100/P

Date: 30/03/2015

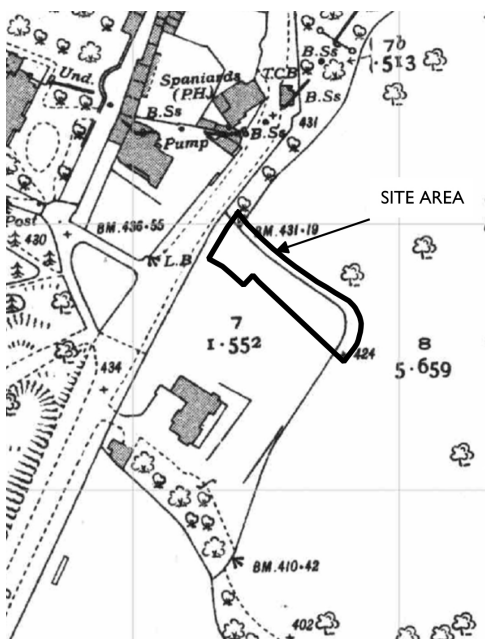
Proposal: Erection of two storey plus basement dwelling following the demolition of existing two storey dwelling

Decision: Granted Subject to a Section 106 Legal Agreement 30-03-2015

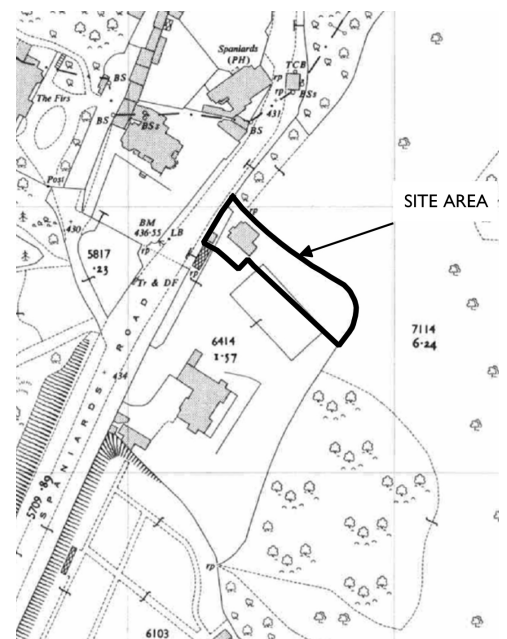
## 3.0 THE SITE AND CONTEXT

### a) Heritage Impact

Research into the building's history has revealed that it is erroneously classified as an early 20th Century house. It was in fact, constructed probably in the 1940's as demonstrated on 1936 OS Map of the site, on which it does not feature, whereas on the 1951 OS Map it first appears on site. (5 and 6).



5. Ordnance Survey Map 1936



6. Ordnance Survey Map 1951

The Cottage has been owned and occupied by the Kershen family since the 1940's. The proposed upgrading and modification will provide a family home for future generations.

The building is not listed but, despite the misdating, does form part of the Conservation Area. The location and footprint/scale is to remain largely the same with little changes to the principle structure.

Similarly, the stretcher bonded facing brickwork of the building envelope signifies cavity wall construction, which only began to be adopted as common building practice, post WWII (7 - 9).

The misdating of the property therefore calls into question any historical significance that may have been attributed to the property in justifying it as making a positive impact in the Conservation Area.



7, 8 and 9. Existing brickwork



## 4.0 SCHEME PROPOSALS

The proposed scheme follows the same design principles as the approved scheme in July 2010 and includes;

- First floor side extension over the existing garage to comprise bedroom and en-suite, and an additional en-suite to the principle bedroom.
- Part ground and first floor extension to rear garden elevation comprising enlarged open plan kitchen and additional bedroom over.
- Minor amendments to structural openings to include the reinstatement of the original front entrance.
- Reconfigured stair to allow side access to the property from inside the double garage and at first floor into the first floor extension.

- Replacement of fenestration in period style but with double glazed units up to current standards for sustainability.
- External insulated render system for reason of sustainability to increase the thermal capacity of the building envelope.

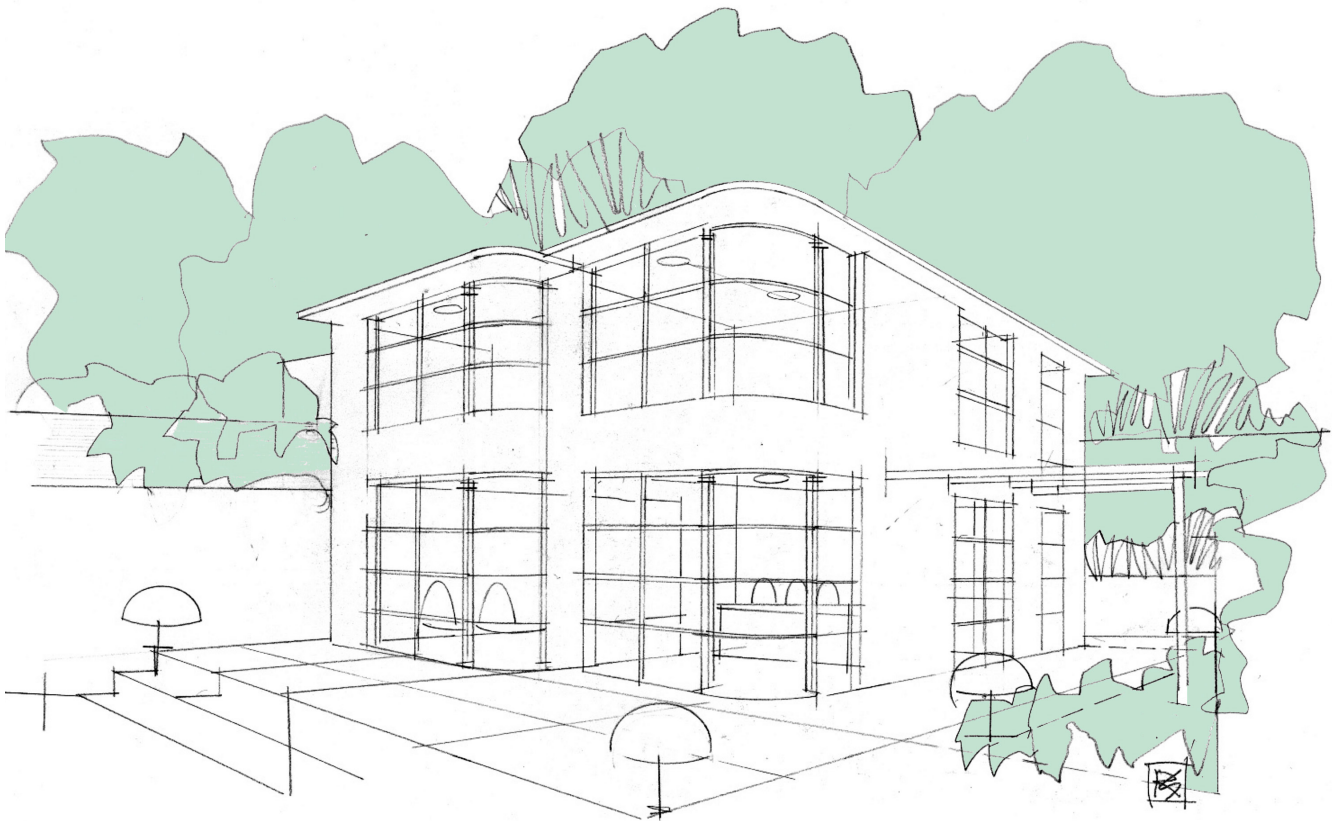
The new internal layout intends to improve the amenity of the dwelling house by providing more generous and better arranged accommodation for contemporary family living.

Introducing more natural light with deeper windows, double height entrance void and glazed lantern over main staircase provides a modern statement on entering the building.

The part two storey rear extension echoes the existing and follows the curved glazed windows giving 90 degree views over the garden and wooded Heath. A flat roof over will match the existing, emulating the curve over the window.

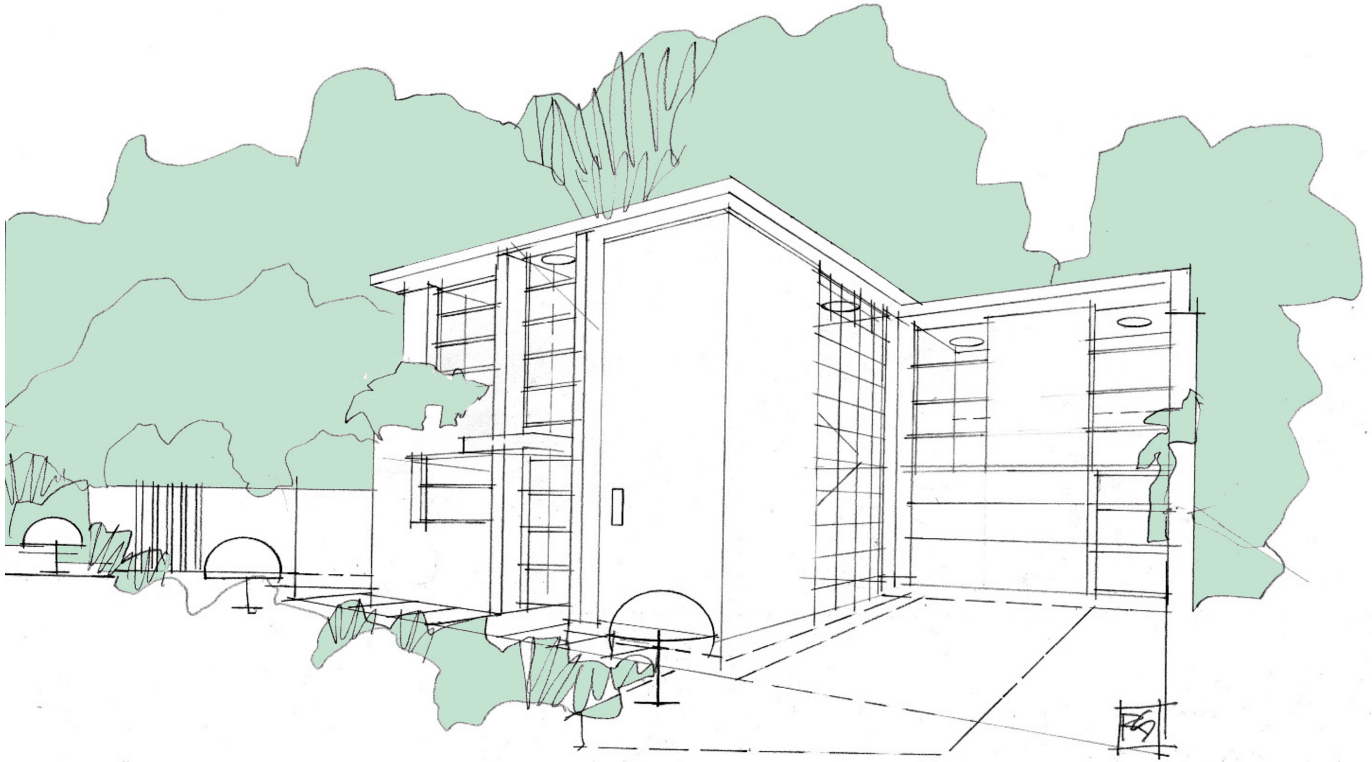
There is no particular immediate precedent or building context to help inform the choice of cladding materials for the property, which is almost completely screened from its surroundings, and with Mount Tyndal being over 40metres away.

However, with the clients enthusasium to embrace a sustainable design for the building the use of an external insulated render system to the external walls increases the thermal capacity of the envelope therefore reducing the amount of energy needed to heat the building.



10. External corner to provide open-plan kitchen with bedroom over





11. View from front entrance. reinstated original entrance and first floor side extension over the existing garage. Re-modelled double height glazed wall to stair and central hall

## 5.0 ACCESS STATEMENT

Existing provision is unchanged.

## 6.0 SUSTAINABILITY

The existing structures do not meet the thermal performance requirements of the Building Regulations. The refurbishment of the existing building and the extensions would be an improvement over the present situation in respect of sustainability.

The proposed refurbishment and extensions would be designed to use less energy; supply energy efficiently and use renewable energy where reasonably possible.

The proposal would seek to meet current Building Regulations as a minimum and seek to improve on them wherever possible.

Sustainability issues are addressed at a strategic level by adopting an appropriate orientation to maximize north-light whilst minimizing solar gain from the south as well as providing natural ventilation and natural cooling, as far as the restrictive nature of the site will allow.

The design provides materials with a high thermal mass and the use of air source heat pumps located on the roof and screened providing a renewable energy source.



## 7.0 SUMMARY

In developing the potential of the existing building, without damage to the heritage of the surrounding garden, the design exhibits architecturally balanced and well-proportioned extensions that maximise the advantages of this special site.

The design has developed sensitively through the study of previous approved schemes, with an eye to further enhancement by the proposed use of high quality, and carefully detailed materials with sustainability in mind.



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