

Flat 1, 99 King Henry's Road, NW3 3QX
Design, Access and Heritage Statement: Ref: 1133-D+A+H

27th June 2023
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1.0 Introduction

This document supports and justifies a planning application submitted to The London Borough of Camden Planning Authority for a side and rear extension to this lower ground floor property, an additional bedroom, replacement windows to the front elevation, new window openings to the front elevation and the installation of an office studio in the rear garden.



The proposed works are described in the following supporting documents:

Proposal drawings/information:

1. 1133-AP01 Proposed Site Plan
2. 1133-AP02 Proposed Lower Ground Floor Plan
3. 1133-AP03 Proposed Upper Ground Floor Plan
4. 1133-AP04 Proposed Front + Side Elevations
5. 1133-AP05 Rear Elevation + Sect A
6. 1133-AP06 Window Details
7. 1133-D+A+H Design, Access and Heritage Statement
8. Arboricultural Report S1113-J1-R-1
9. Daylight and Sunlight Report 2011/J Sedum Roof System Details by "Sky Garden"

Existing Drawings:

1. 1133-S01 Existing Site Plan
2. 1133-S02 Existing Lower Ground Flr Plan
3. 1133-S03 Existing Upper Ground Flr Plan
4. 1133-S04 Existing Front + Side Elevations
5. 1133-S04 Existing Rear Elevation + Sect A
6. 1133-S05 Location Plan

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2.0 Description of Existing Building

The property is not listed but is a positive contributor to the Elsworthy Conservation Area. It is a four-storey semi-detached property which forms part of a group of properties of similar appearance on the southern side of King Henry's Road.



Google Satellite Views (NTS)

3.0 Relevant Planning History

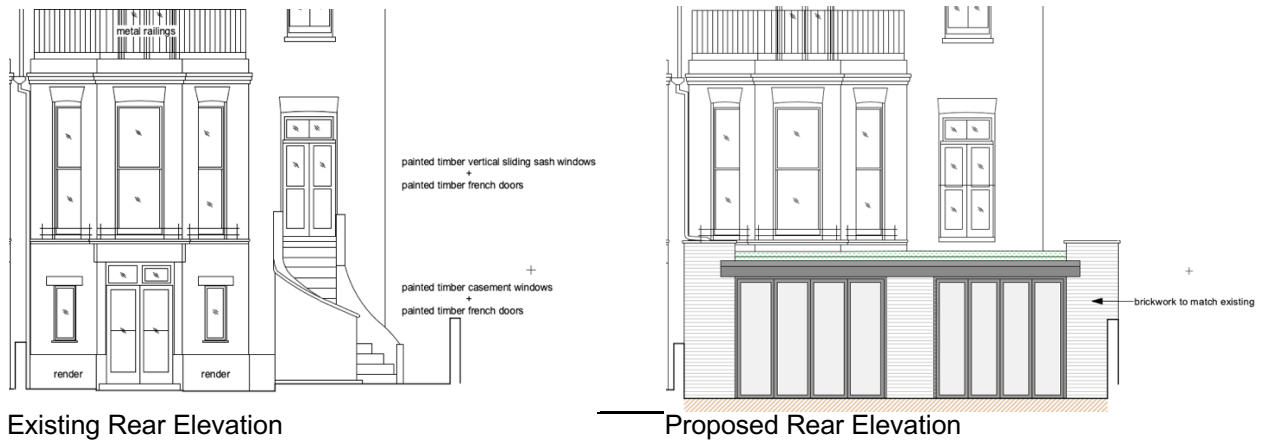
- 3.1 **2021/3177/P:** Ground Floor 99 King Henry's Road London NW3 3QX. Granted 31-05-2022
Proposed internal alterations to create an additional bedroom
- 3.2 **31250:** Change of use including works of conversion to form four self- contained flats. Granted 21-01-1981

4.0 Appearance and Materials

- 4.1 The existing façades are yellow London stock brickwork, and it is proposed to exactly replicate this for the side and rear extensions.
- 4.2 The existing windows are painted timber. Replacement and new windows to the front and side of the building are proposed to match the existing in painted timber.
- 4.3 The doors to the rear are proposed in aluminium. These are not visible from the street or to the neighbours, and aluminium is the material most often permitted for rear extensions in Camden.
- 4.4 The flat roof to the extension is proposed to be a green roof to mitigate the loss of garden space and provide a pleasant outlook to the neighbour in the ground floor flat 2.

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5.0 Amenities

- 5.1 The design has been fully informed and driven by the applicant's desire to protect their neighbours' amenities.
- 5.2 The setting out of the extension rear elevation has been dictated by the applicant's desire not to affect the daylight/sunlight to their neighbour at no.101 King Henry's Road. A daylight/sunlight study was commissioned from specialists Schroeders Begg (Uk) LLP to ensure that this would be the case – ref: 2011/J - and this accompanied the Application. This concludes:

"...that the impact of the proposal upon daylight and sunlight to neighbouring residential properties is limited and readily meets BRE default target criteria and on this basis, should be considered acceptable"

As a result, the neighbour at No.101 has confirmed his support for Application.

- 5.3 No daylight/sunlight study was carried out for the neighbour at no.97 King Henry's Road. The reason for this is that the windows to no.97 are at a greater distance from the proposed rear/side extension than no.101 and so, because no.101 meets the required criteria, no.97 must also do so.
- 5.4 The outlook from the neighbour in the ground floor flat 2 of no.99 has been made more pleasant by the inclusion of a green roof to the rear extension. It should be noted that the existing staircase from the ground floor flat to the garden is redundant. Flat 2 has no access rights to the garden. The Applicants have consulted with their neighbour who has no objection to the loss of the staircase.
- 5.5 The siting of the garden studio was determined by two factors, the first being to ensure the on-going health of the surrounding trees and the second, the visual amenities of the flats above No.1 and the immediate neighbours. For those reasons, the studio is turned 90° to the rear boundary, allowing for good canopy spread of the English yew (Noted on the drawings as tree 3) and to present the shortest elevation to the neighbours.
- 5.6 An Arboricultural Report was commissioned from John Cromar's Arboricultural Company to the above effect and is attached with this Application. It concludes:

"that the impact by the scheme proposed on the amenity provided by trees, subject to implementation of the arboricultural method statement's contents, will, overall be negligible."

6.0 Impact on the Street Scene

- 6.1 Situated at lower ground floor level, the side extensions will only be visible when the side gate (at street level) is open.
- 6.2 The rear extension and office pod are of course not visible from the street.

7.0 Access

- 7.1 Access to, from, and within the property will be unaffected by the proposals.

8.0 Sustainability

- 8.1 The extensions will fully comply with current Building Regulation requirements and represents a significant improvement to the performance of the current thermal envelope.
- 8.2 Further, the provision of a green roof to the extension increases the insulating qualities of the roof, reduces rainwater run-off from the roof and also greatly reduces the storm water run-off volume rate entering the drainage system. Details of this by specialist installer "Sky-Garden" is included in the Application.

The Maintenance Schedule will be as follows:

- Monthly visits to check green roof plants are being watered correctly any drainage points are clear and running freely.
 - Two visits annually, one in the Spring and one in the Autumn to remove dead leaves, debris and unwanted weed growth.
- 8.3 The replacement windows are proposed to be double glazed (with structural glazing bars where to match) and these will represent a significant improvement to the performance of the current windows.
- 8.4 The provision of a garden home office encourages home working.

9.0 Refuse & Recycling

- 9.1 The existing arrangement (to the front garden side path) will remain unaltered.

10.0 Conclusion

The application proposals are in full compliance with the aims and objectives of the relevant The London Borough of Camden Planning Guidance. For these reasons we consider Planning Permission should be granted accordingly.