

REPLACEMENT BACK EXTENSION & MINOR AMENDMENTS TO A FLAT IN BELSIZE PARK

DESIGN STATEMENT

FOR AN APPLICATION FOR FULL PLANNING PERMISSION

FOR A BACK EXTENSION AT FLAT 1, 162 HAVERSTOCK HILL, LONDON, NW3 2AT.

JULY 2023

KEY FACTS:

The proposal is to:

- Replace the existing first floor back conservatory with a new extension which will line up with the back of the neighbouring property.
- Upgrade the garden doors to achieve better thermal performance and more natural light.
- Very much improve the energy consumption of this property by replacing the leaky conservatory with an up-to-date, well insulated extension.

CONTENTS:

1. THE SITE
2. HISTORY
3. THE PROPOSAL
4. THE ARCHITECT'S TRACK RECORD

We are submitting two identical applications for this site, because we have experienced severe delays with recent applications to Camden. If the 8 week statutory determination period is exceeded, our clients intend to appeal on the basis of non determination on one of the applications. Hopefully for such a simple proposal this will not be necessary.



Existing Back Elevation



Proposed Back Elevation

1. THE SITE:

The application site is at the back of the applicant's home, which is a small house called Flat 1, 162 Haverstock Hill, London, NW3 2AT.

1
Flat 1 is a small infill development house built in the early 1990's behind and beside the large main Victorian semi-detached house which fronts Haverstock Hill. The applicants' demise is outlined in white.

2
This photo shows the front of flat 1 (indicated by the red arrow).

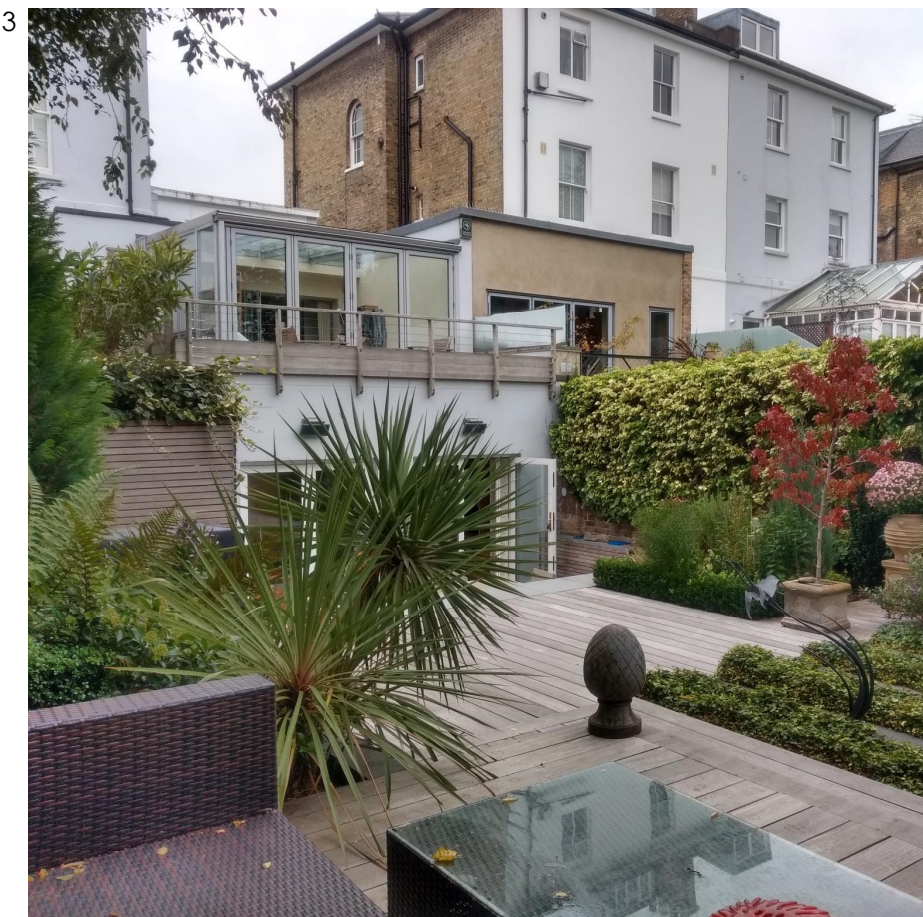
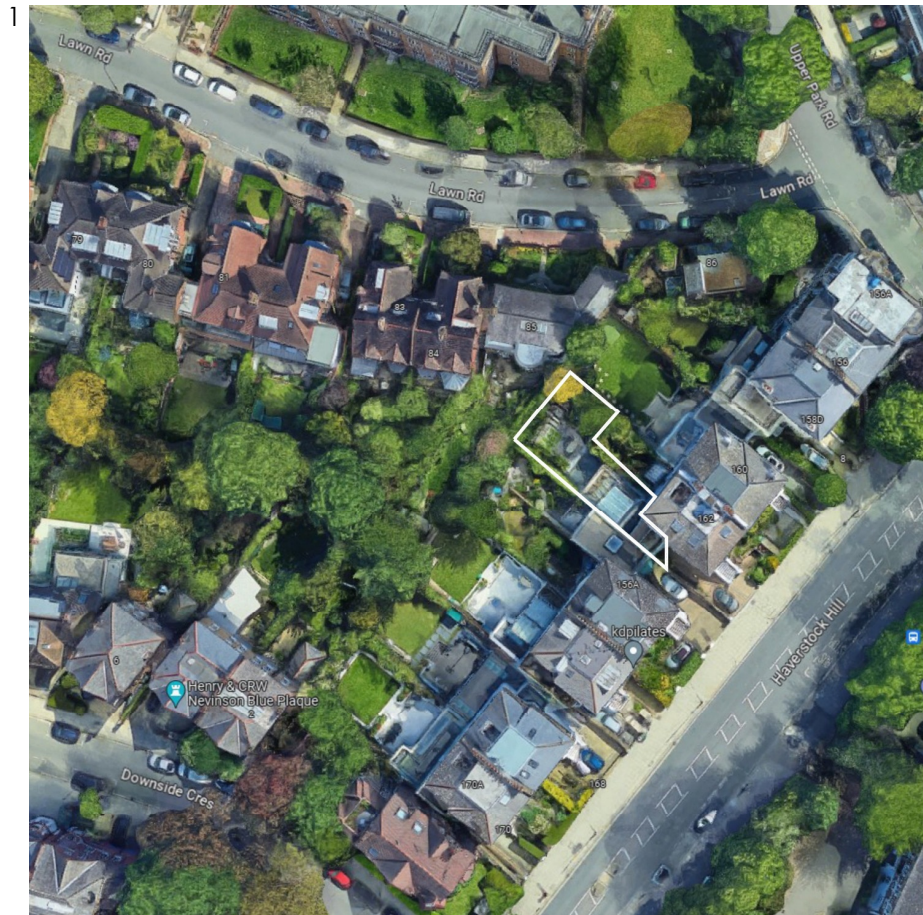
3
This photo shows the back of flat 1. You can see that existing glazed extension at first floor level is lower and less deep than the back of the neighbour's house.

4
This photo shows a similar view to 3 above, closer up.

The site is within the Parkhill and Upper Park Conservation Area in the London borough of Camden.

Parkhill and Upper Park Conservation Area was established in 1973 and has been expanded several times since.

The application site became part of the conservation area when it was expanded in 1991.



2. HISTORY:

The main house at 162 Haverstock Hill was built in the early 1860s as part of a development by William Lund called the Haverstock Lodge Estate, which included numbers 156 to 170 Haverstock Hill. 162 Haverstock Hill was called Rickham House.

These OS extracts show how the urban fabric gradually changed as Haverstock Lodge was replaced by Downside Crescent and Belsize Park tube station was built.

Figure 1: Extract from O.S. dated 1870-75.

Figure 2: Extract from O.S. dated 1894.

Figure 3: Extract from O.S. dated 1914.

At some point in the twentieth century a garage was built to the rear of the main house at 162 Haverstock Hill.

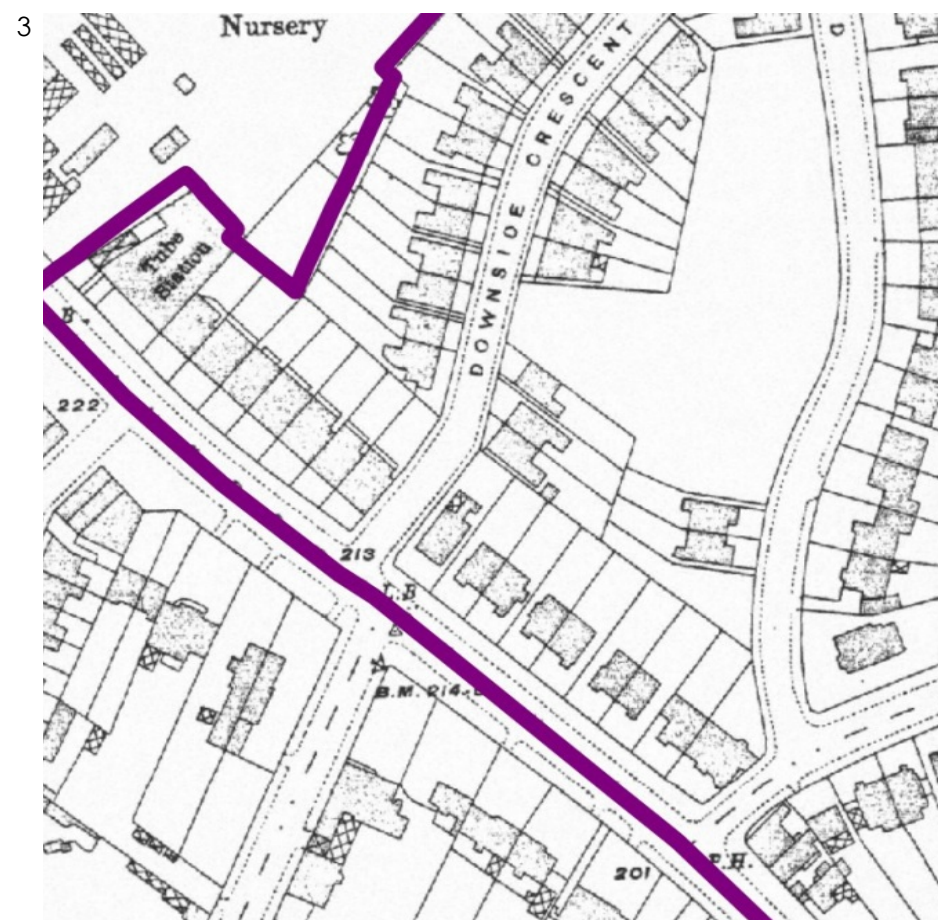
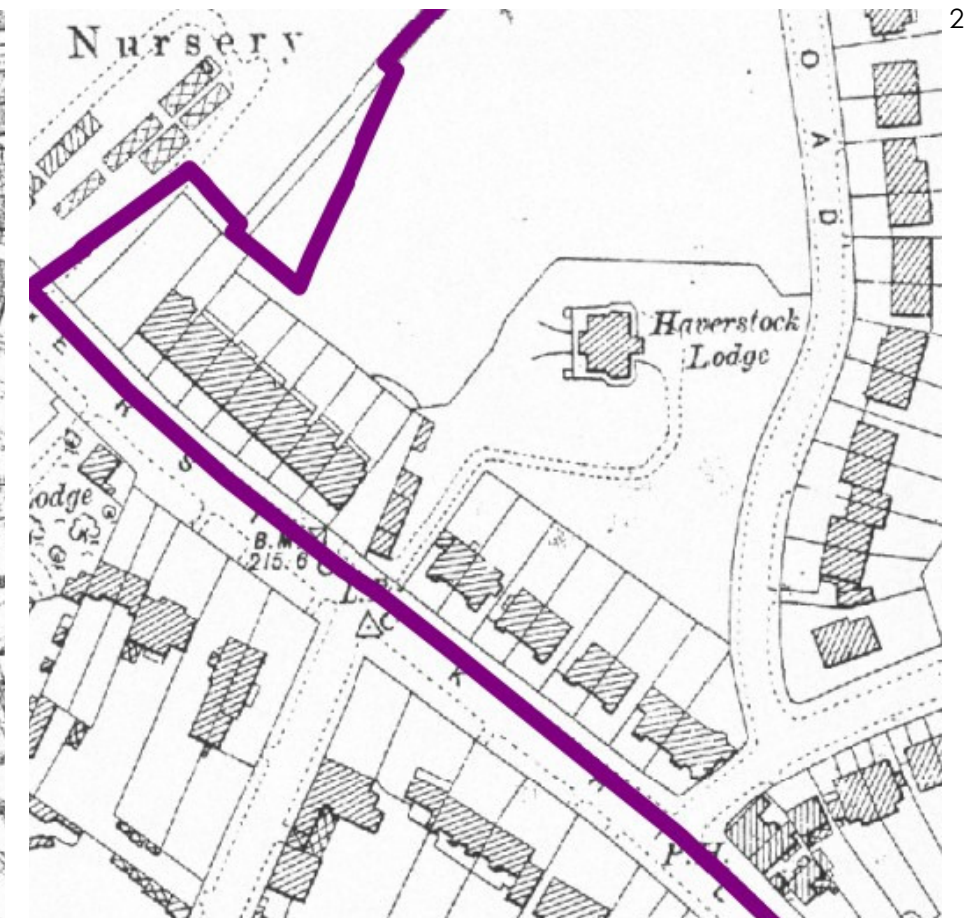
The Parkhill and Upper Park Conservation Area was established in 1973 and has been expanded several times since. The site became part of the conservation area when it was expanded in 1991.

In 1985 planning approval was given to convert 162 Haverstock Hill into five flats, replacing the garage with a small two storey house, to be named Flat 1. The application reference was PL/8401537/R1. Permission was granted on the 13th of February 1985. Construction was delayed and the works were completed in the early 1990s.

The existing glazed rear extension was approved in 2006 under reference 2005/5407/P

The adjacent infill development (164C Haverstock Hill) was granted planning permission at appeal in 2003.

An application for a new build house to replace Flat 1 was made by the applicant with reference 2021/5683/P. It was recommended for approval by Camden planners, subject to a 106 Agreement. This is currently on hold for personal reasons.



3. THE PROPOSAL:

The proposal is to replace the existing early 21st century glazed extension with a much better insulated, wider and slightly higher extension, which will line up with the back of the neighbour's (164C Haverstock Hill).

The existing glazed extension leaks, overheats in summer and is very cold in winter. It requires a lot of energy to heat and to cool. Natural light and ventilation are also inadequate and security is an issue.

Scale and roof line:

The proposal has been carefully designed to be in keeping with the scale and character of the garden facing backs this part of Haverstock Hill.

Footprint:

The footprint of the existing house (Flat 1) will not change.

Height and roofline

These would be more in line with the adjacent house than existing.

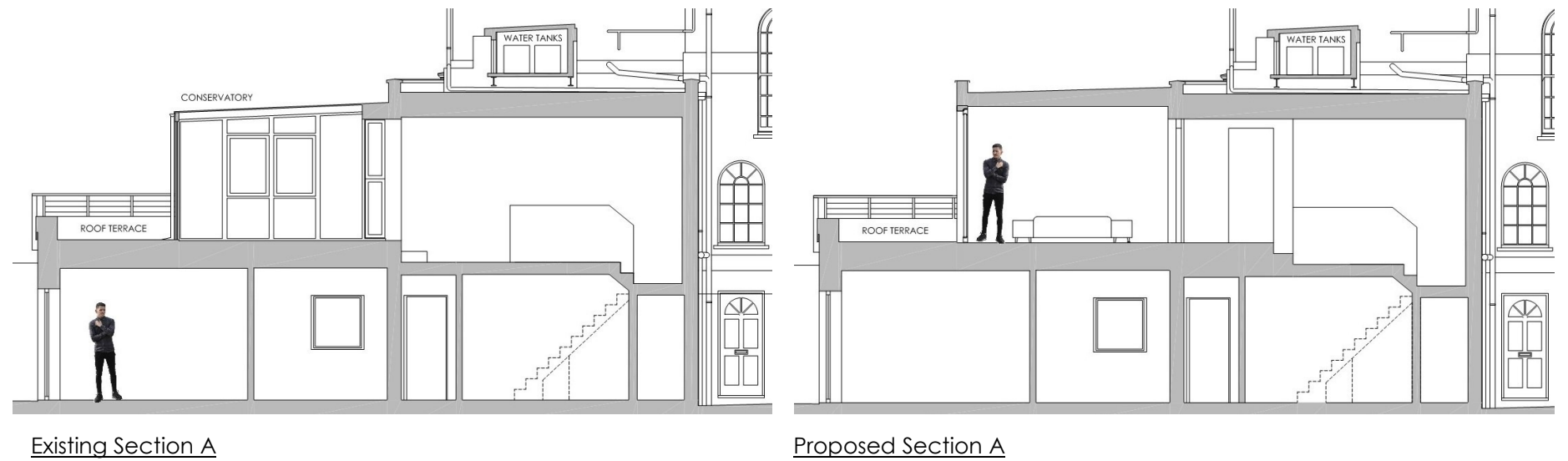
Character, materials and architectural treatment

The proposed rear elevation is simple, quiet and modern, both in keeping with the adjacent extensions and complimentary to the Victorian villas.

The doors will be high spec with triple glazing to achieve high insulative values.

The surrounding back and side walls will be well insulated and be finished in self-colouring acrylic render.

The roof edge will line up with the adjacent 164C Haverstock Hill.



4. IMPACT ON CHARACTER & APPEARANCE OF THE AREA:

The proposed extension is:

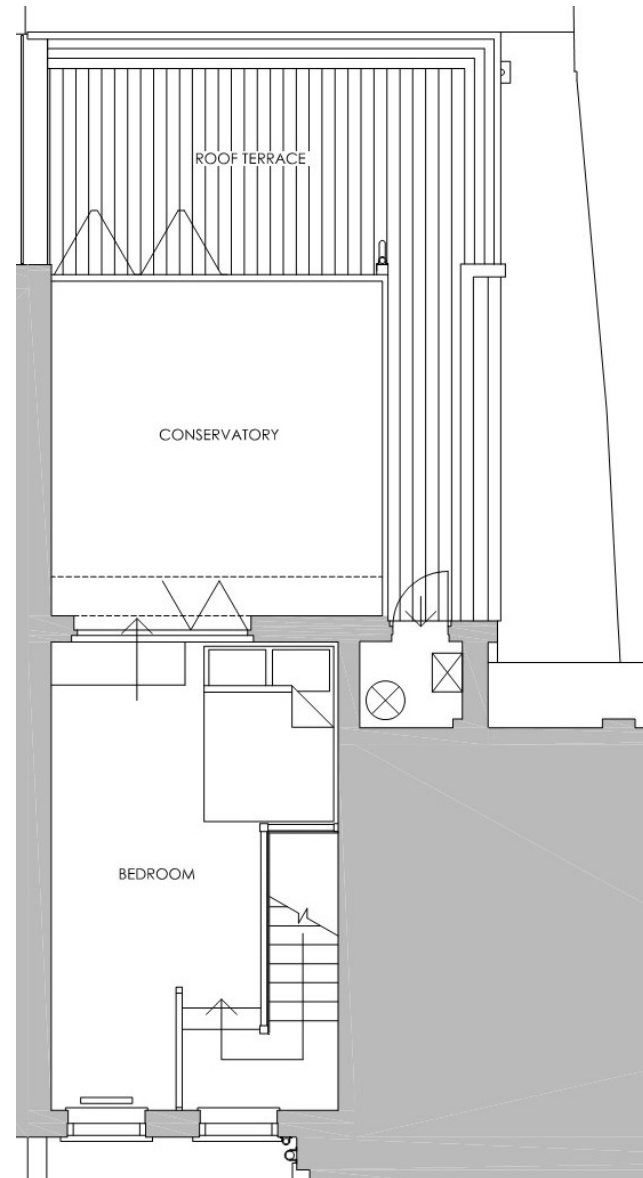
- At the back of the property and not visible from any public areas.
- Small in scale, just marginally larger than the existing extension and in line with the adjacent building (164C Haverstock Hill).
- Similar in appearance to the first floor back of the application scheme with reference 2021/5683/P, which was adjusted to accommodate comments from the Conservation Area Advisory Committee and was recommended for approval, subject to a S106 agreement.

5. IMPACT ON AMENITY:

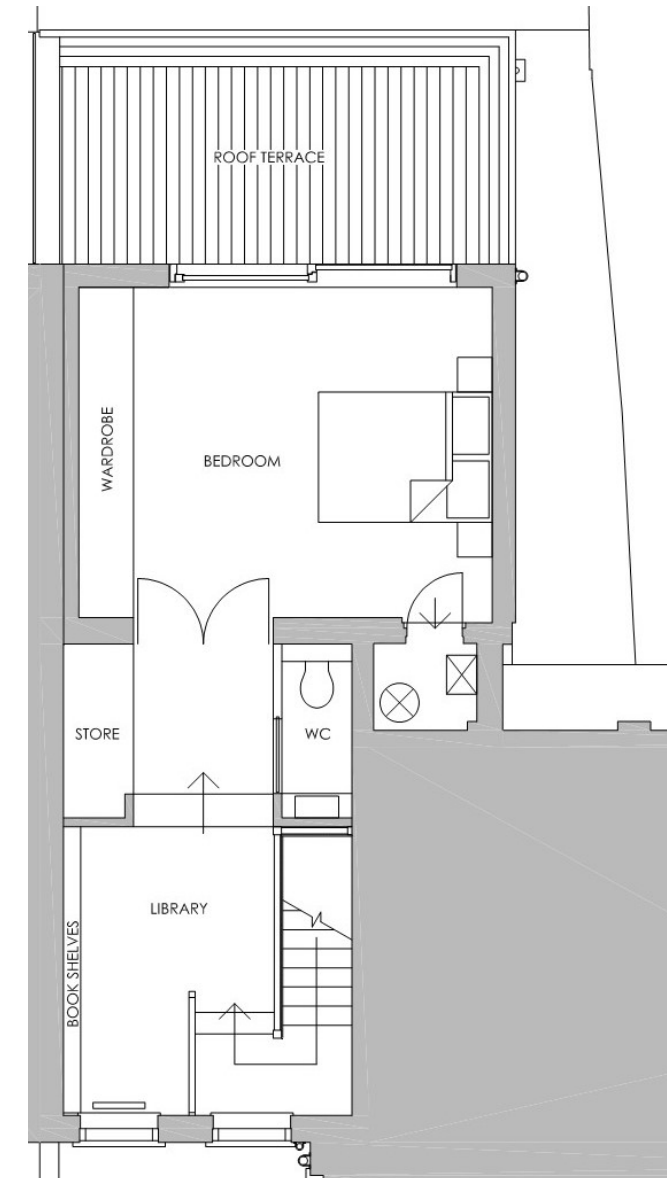
- The existing garden space is not reduced.
- The proposal will have no impact on amenity of neighbouring properties.
- There will be no more overlooking of neighbour's gardens than existing.
- The extra width is the same as in application with reference 2021/5683/P which was recommended for approval subject to a S106 agreement.
- The proposal has been agreed with adjoining owners.
- There will be very little disruption caused by demolition and construction. The existing conservatory will be disassembled by hand and removed quickly and the replacement extension will be of lightweight materials. There will be no need for heavy equipment, just normal carpenter's tools. There will be no roadside skips. There is a private driveway within the share of freehold site which can accommodate contractors' vehicles.

6. SUSTAINABILITY:

The proposed extension will reduce the energy needs of the existing dwelling, by means already described in 'The Proposal' above. Unfortunately the roof is overshadowed by the much larger main house to the south, so solar panels would be energy and carbon inefficient. However, the area of glazing at first floor level is reduced by about 75% and triple glazing will be used, so this will be a considerable energy upgrade.



Existing First Floor Plan



Proposed First Floor Plan

6. THE ARCHITECT'S TRACK RECORD

Edwards Rensen Architects (ERA) were formed in 2012 by Jo Edwards and Adrie Rensen who were previously, respectively, a project architect and an Associate Director and Head of Technical Design at multi award winning Pollard Thomas Edwards architects. Before that they worked at award winning firms including Lifschutz Davidson, Environmentally Conscious Design and several Dutch architectural practices including the internationally renowned Mecanoo Architecten.

Edwards Rensen Architects:

- Have a sensitive approach to working with historical environments.
- Aim to build projects that are clearly modern and yet sympathetic to their historic context.
- Design and manage projects which make a positive contribution to Net Zero.
- Have been published in several international and national design magazines including Grand Designs magazine.
- Have been included in New London Architecture's Don't Move Improve awards.
- Have been invited by London Open House to show the Cerulean House project (see photos adjacent). This project is currently being filmed by Channel 4.
- www.edwards-ensen-architects.co.uk

