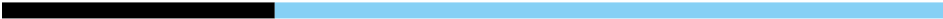




## Planning, Design and Access, Heritage and Sustainability Statement

32 Winchester Road,  
London,  
NW3 3NT



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# Introduction

01

We have been instructed by our client, Gloral Developments Limited (**"the Applicant"**) to submit a Planning Application for the following development (**"the Proposed Development"**) at 32 Winchester Road (**"the Site"**):

*"Erection of a side extension to front porch height in order to provide additional residential accommodation to the first and second floor flat."*

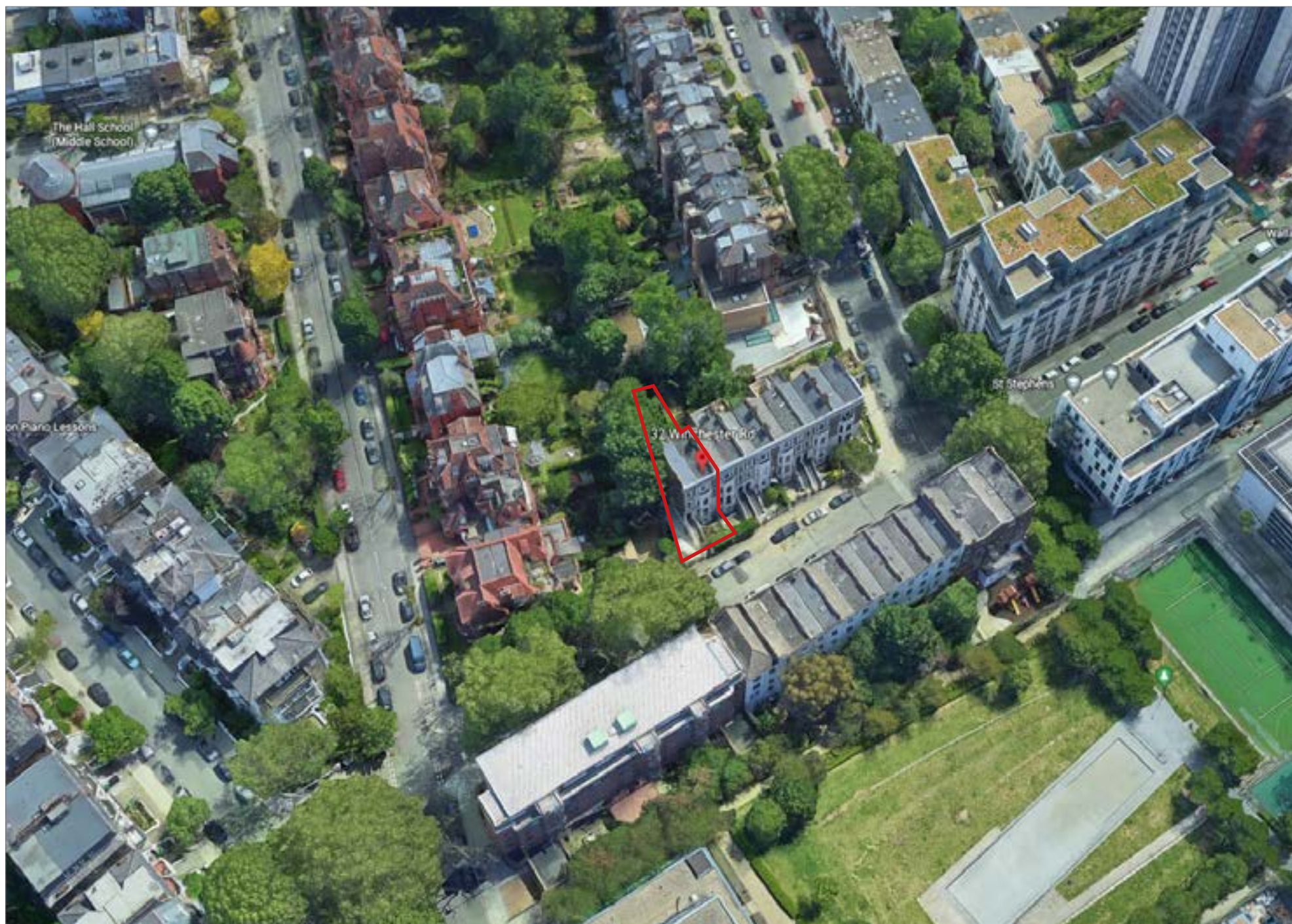
This submission has been prepared following pre-application advice (LPA ref: 2022/3178/PRE) (**"the Pre-application Advice"**) the Applicant recently received for a four-storey (full-height) side extension. Further to the Pre-application Advice, the extension has been reduced in height and further investigation has been undertaken regarding the impact of the proposed construction works on the neighbouring trees.

As such, this submission is accompanied by the following documents:

- Complete set of application drawings prepared by City Planning;
- Arboricultural Reports prepared by Wright Landscape and Arboriculture; and
- Foundation Design drawings prepared by GM Structures.

This Planning, Design and Access, Heritage and Sustainability Statement (**"the PDAHSS"**) describes the Site and surrounding area, outlines relevant planning history and planning policy, as well as discusses planning considerations relevant to the scheme.

In support of the Proposed Development, the extension will be subordinate to the main dwelling, set back from the main building line and will match the height of the front porch. It will also re-instate the balance and symmetry to the terrace as a whole, since a side extension already exists at the other end of terrace at 22 Winchester Road. Finally, the development will improve the quality of the existing accommodation of the first and second floor flat (**"the Flat"**) without causing harm to the nearby trees or amenity of the neighbouring occupiers.



*Aerial View of Site*



# Site & Surrounding Area 02

## 2.1. The Site

The Site comprises a four-storey, end of terrace Victorian townhouse, situated on the eastern side of Winchester Road. It is part of a terrace at nos. 22-32 ("the Terrace"). The Site is located at the southern edge of Belsize Conservation Area and, more specifically, within the Eton Avenue Area. The Belsize Conservation Area Statement (2003) identifies the Terrace as 'buildings which make a positive contribution to the conservation area'. The property is neither nationally nor locally listed. Pedestrian access to the Site is located directly off Winchester Road.

Internally, the building is split into three flats. There is one flat on the lower ground floor (32A Winchester Road), one on the upper ground floor (Raised Ground Floor Flat) and a third flat which is split across first and second floors. The lower ground floor flat has its own private entrance whilst the other two flats share a communal entrance at upper ground floor level. This submission relates to an extension to the first and second floor flat only. The Flat is laid out with a family room to the rear and living room and kitchen at the front of the first floor. There are two bedrooms at the second floor, one of which is an en-suite, with a separate bathroom at the rear.

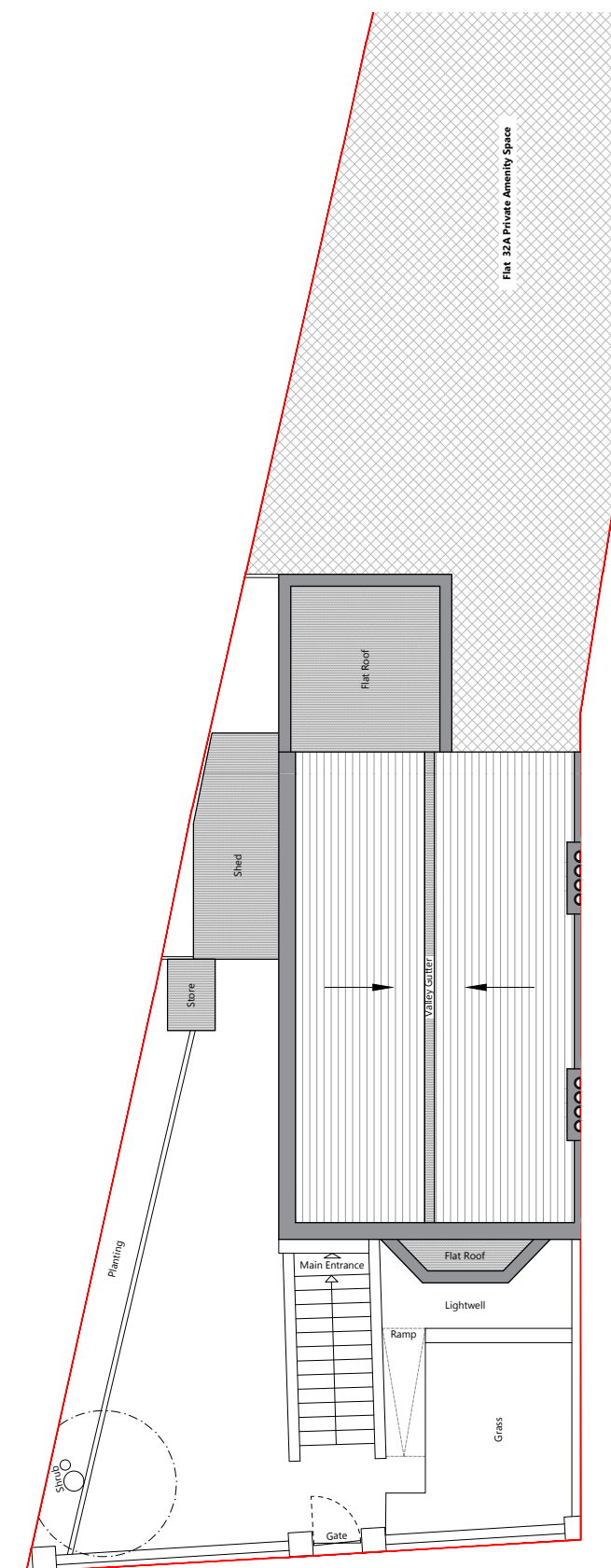
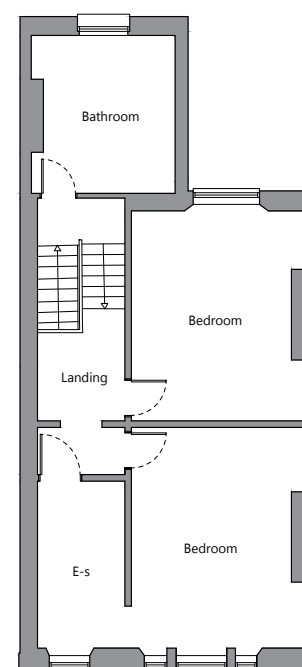
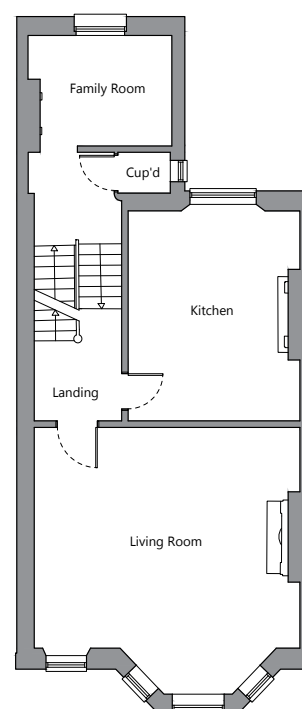
Externally, the terrace is built in brick and has a London roof. It has Italianate detailing with white framed vertical windows.



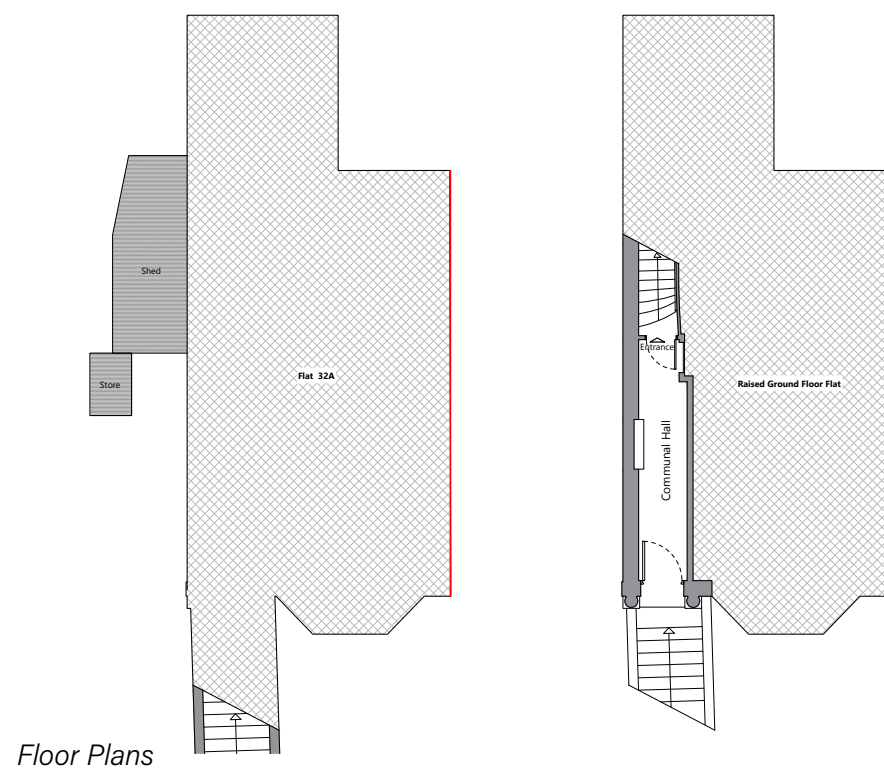
Front Elevation



Rear Elevation



Site Plan



Floor Plans



There is a short boundary wall with metal railings on top and a gate set in two tall piers which leads directly to the main entrance of the building. Part of the area between the building and the northern boundary has been covered in decking. A timber fence with planting along the fence line marks the northern boundary of the Site. A single storey lean-to shed is located adjacent to the flank elevation of the property. There are trees that are visible to the rear of the lean-to shed. These trees are located within the back land of properties no. 69, 71 and 73 on Eton Avenue. These are discussed in further detail in following sections of this Statement and accompanying Tree Report prepared by Wright Landscaping and Arboriculture.



*Existing Shed Between the Terrace and Boundary Wall with Properties on Eton Avenue*



*Existing Trees in the Rear Gardens of Properties on Eton Avenue*



# Site & Surrounding Area 02

## 2.2 The Surrounding Area

The Site forms part of 22-32 Winchester Road terrace. As shown in photos to the right, the other end-of-terrace building at 22 Winchester Road has been extended by way of a full-height side extension. The side extension is set back from the original building line and is accessed via a set of stairs to the upper ground floor, similar to the original terrace design.

To the rear of 22 Winchester Road, there is another side extension at 148 Fellows Road. This is a two-storey side extension at porch height, and is also set back from the front elevation of the host building. This extension is discussed in the following *Planning History* section of this Statement.

In terms of the surrounding area, directly opposite the Site is a four-storey terrace with ground floor shops which are similar in appearance to the Site's Terrace. Along Eton Avenue, there is a series of large, detached houses with large rear gardens.

Buildings in the immediate area of the Site are of similar height of up to four-storeys. The wider area is mixed-use in character with the land towards the east of the Site predominately residential.

Belsize Conservation Area Statement describes the Site and surrounding area as follows:

*"Fellows Road and Winchester Road pre-date the Eton Avenue area. Although there are a variety of building types the blocks are generally taller: three storeys with a basement or four storeys. In addition, there are generally consistent themes such as the use of London stock and yellow brick and the predominantly Italianate styling of the buildings, which pick up on themes within the Belsize Park area that was developed over a similar period."*

*Winchester Road, named after the first Provost of Eton, William Waynflete Bishop of Winchester, has a terrace of ground floor shops and a former public house along its western side. The terrace opposite is residential. Their character is reminiscent of the shopping area around Belsize Village with their Italianate detailing and vertically proportioned windows diminishing in size on the upper floors. The degree of enclosure provided by these terraces marks a transition into the Conservation Area, enhanced by the trees within the street."*



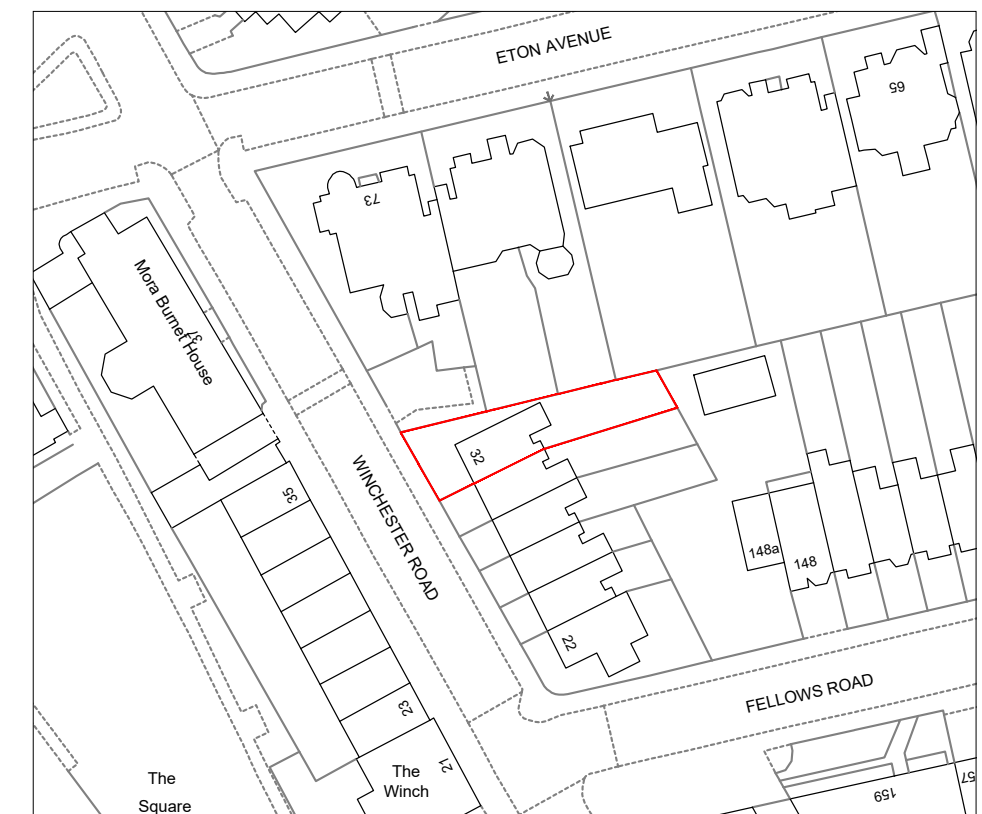
Terrace - Nos 32-22 Winchester Road



Terrace Opposite the Site - Nos 35-23 Winchester Road



22 Winchester Road with Full Height Side Extension at the End of Terrace



Location Plan



# Planning History

03

## 3.1 The Site

Having reviewed the London Borough of Camden (LBC) online planning register, a planning application (LPA ref: 2019/0013/P) was submitted to the Council in 2019 for the following development:

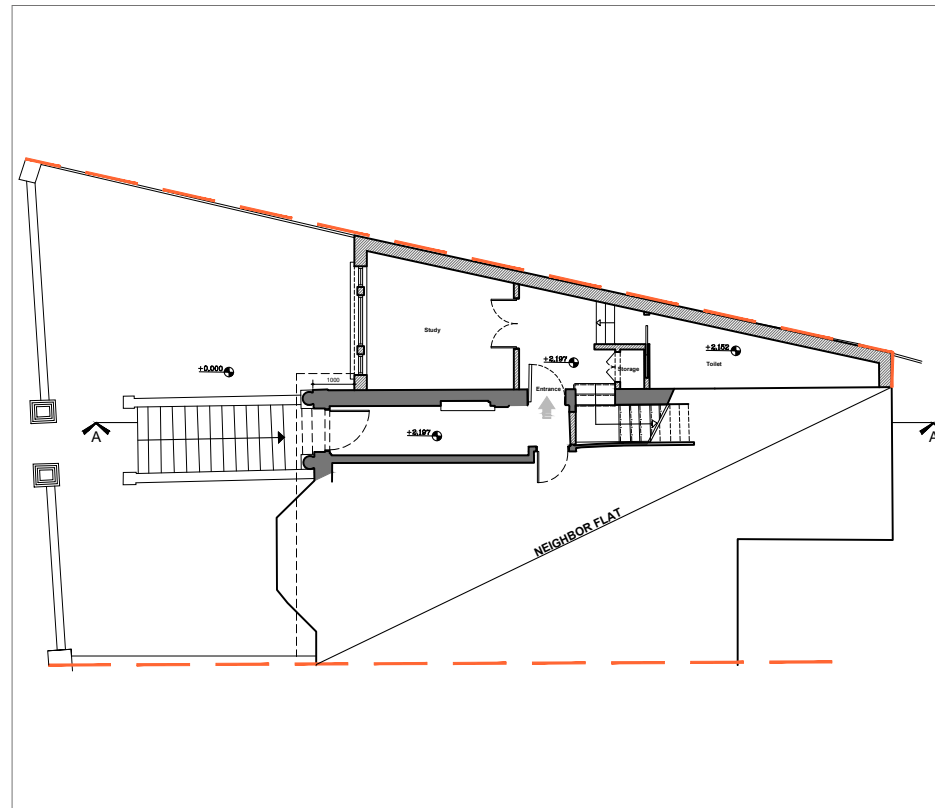
*"Erection of a part single/two storey extension to the flank elevation, installation of new railings and door associated with the use of the flat roof as a terrace to the rear elevation at second floor level."*

This application was withdrawn. There are no further planning applications relevant to the Site.

## 3.2 Other Relevant Applications

The erection of a two-storey side extension at 148 Fellows Road was granted consent under planning permission (LPA ref: 2007/2202/P) on 10th June 2008. The extension has been constructed as shown on the Google Streetview images to the right.

This site also forms part of the Belsize Conservation Area and the residential terrace is considered to be a positive contributor to the area. The design of the extension was found satisfactory against the guidelines of the Belsize Conservation Area Appraisal for new development. The side extension was found acceptable as it was set back from the existing building line with a height at porch level and materials that matched those of the existing terrace.



32 Winchester Road - Proposed Layout of the Withdrawn Application



32 Winchester Road - Proposed Elevations of the Withdrawn Application



148 Fellows Road - Street View



148 Fellows Road - Aerial View

# Pre-application Advice 04

Prior to submission of this planning application, the Applicant sought pre-application advice from the Council (LPA ref: 2022/3187/PRE). As shown on the drawings and 3D image, the pre-application proposal included the erection of a full-height side extension that mirrored the side extension at 22 Winchester Road.

In summary, the Pre-application Advice followed the Belsize Conservation Area Appraisal guidelines for side extensions. While it was considered that the proposed development will not result in the loss of an important gap, the height of the side extension was found unproportionate to the original building. The officer made the following statement by way of recommendation [our emphasis]:

**"There may be scope for a two-storey side extension, providing the extension is no higher than the front porch and the design and materials used would enhance the setting of the host building, in accordance with design advice in the Council's CPG."**

In addition, the following advice was provided regarding the trees located near the Site [our emphasis]:

**"The Council's tree officer has reviewed the Arboricultural report which stipulates that there would be specialist foundations in close proximity to the off-site trees, to prevent any adverse impact to the trees to be retained. However, the full details of how these trees would be retained have not been included and any subsequent submission should include trial pits along the boundary where the proposed development dissects root protection areas, which would help to inform the impact assessment and identify the required foundation type. Without the full details of how the trees would be protected during construction of the side extension, the proposal would not be supported."**

Lastly, the Pre-application Advice assessed the impact of the proposal on the amenity of the neighbouring residents. The officer concluded the following:

**"The siting of the proposed extension along the boundary with the hardstanding with no 73 and the rear garden of no 71 Eton Avenue is unlikely to have any significant negative impact on neighbour amenity."**

In response to this advice, the height of the side extension has been reduced to the level of the front porch. It will be a two-storey extension using materials and architectural detailing to match the existing Terrace. In addition, the trial pits were also dug along the northern site boundary to establish whether any roots from neighbouring trees have crossed into the Site and inform the design of foundations. Details of the trial pit excavations and findings are discussed on pages 10-13 of the Tree Report and in the *Planning Considerations* section of this Statement.

Overall, the Proposed Development has been designed in accordance with the Pre-application Advice and details have been provided as requested that demonstrate no harm to nearby trees.



3D image of the Pre-application Proposal



Front Elevation - Pre-application Proposal



Front Elevation - Full Application Proposal



# Proposed Development 05

## 5.1 External Alterations

The Proposed Development seeks to provide additional residential accommodation to the Flat by way of a side extension. The existing lean-to shed at the side of the building will be replaced by a two-storey side extension at ground and upper ground levels. The proposed scheme will continue the architecture detailing of the existing Terrace. It will be set back from the main building line and match the materials of the Terrace.

At the front, there will be a door at ground floor level to provide an alternative entrance to the Flat. One sash window will also be located at upper ground level to serve the new bathroom.

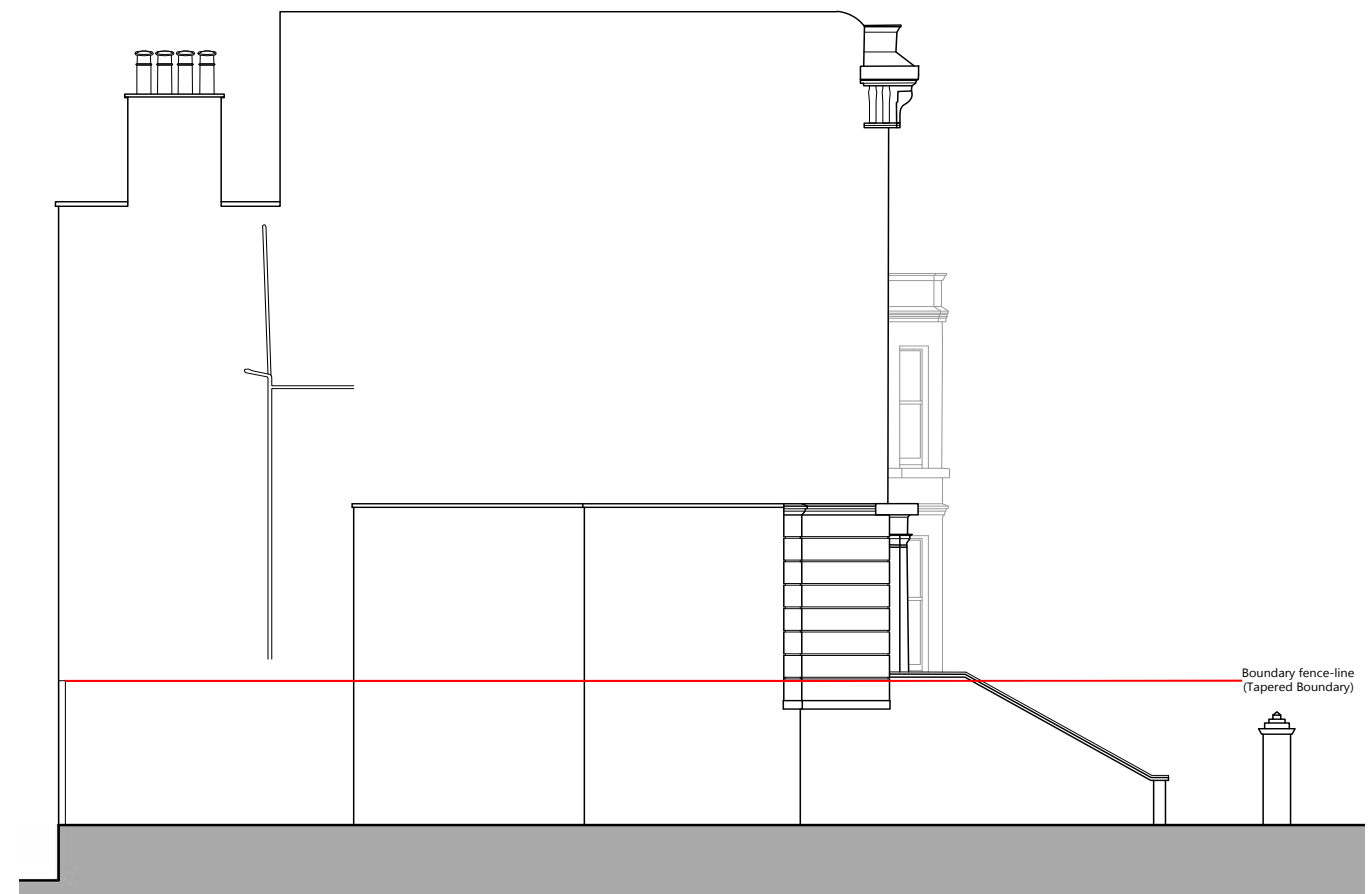
Finally, one obscure glazed sash window will be located at the rear of the upper ground floor to allow for appropriate ventilation and comply with fire safety regulations.



Proposed Rear Elevation



Proposed Front Elevation



Proposed Side Elevation



3D Visual - Proposed Front Elevation



3D Visual - Proposed Side Elevation

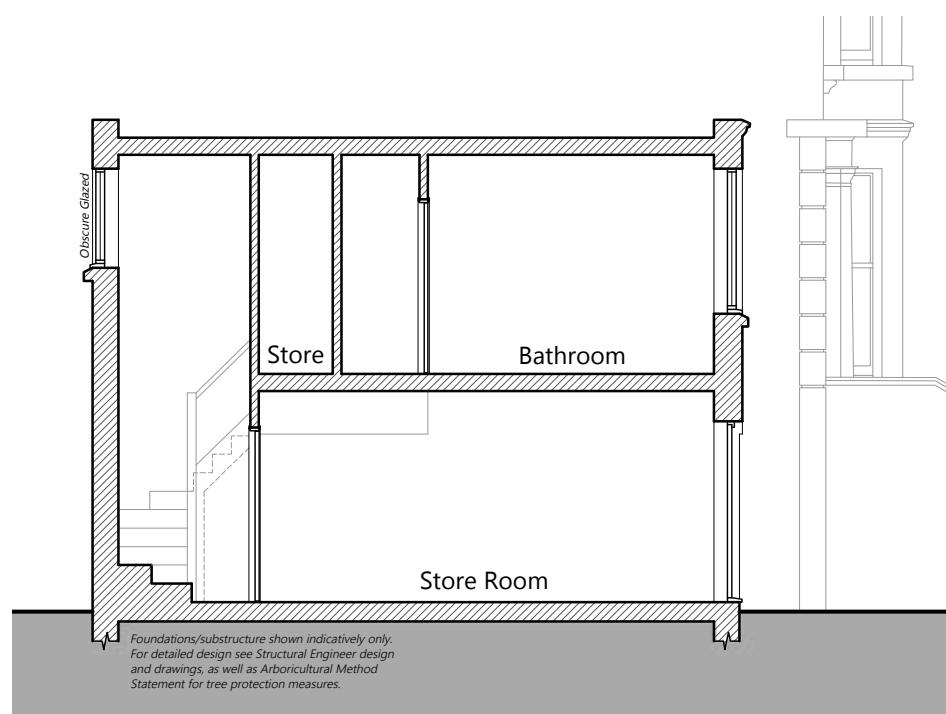


# Proposed Development

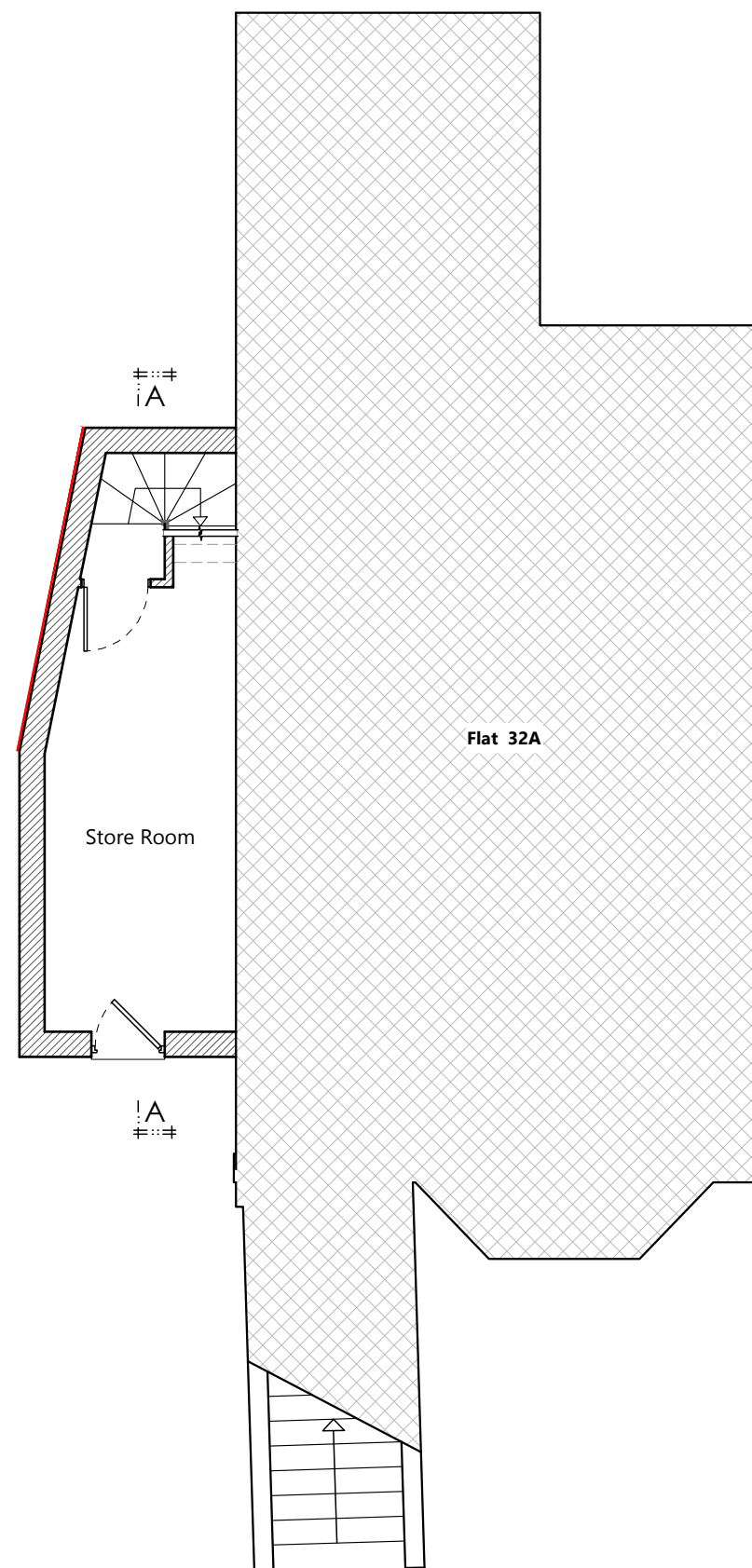
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## 5.2 Internal Layout

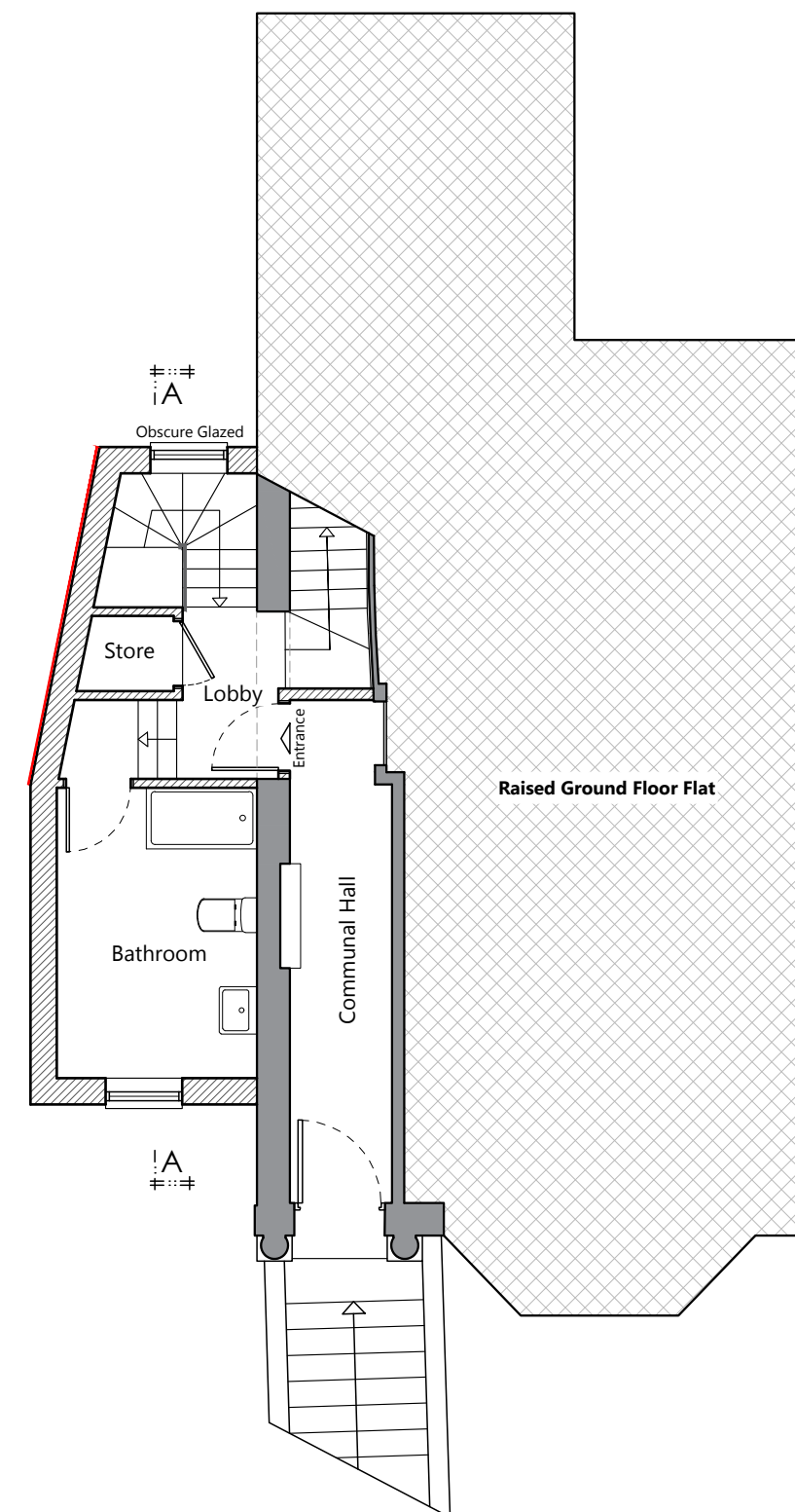
Internally, the Proposed Development will create additional floorspace for the first and second floor flat. The ground floor will be used as a store room. Stairs to the upper ground level will be provided at the back. The upper ground floor level will provide a bathroom, further store and a new entrance lobby area at the centre connecting with the stairs to the upper floors. For clarification, there will be no changes to the first and second floors.



Proposed Section



Proposed Lower Ground Floor Plan



Proposed Upper Ground Floor Plan



# Planning Policy

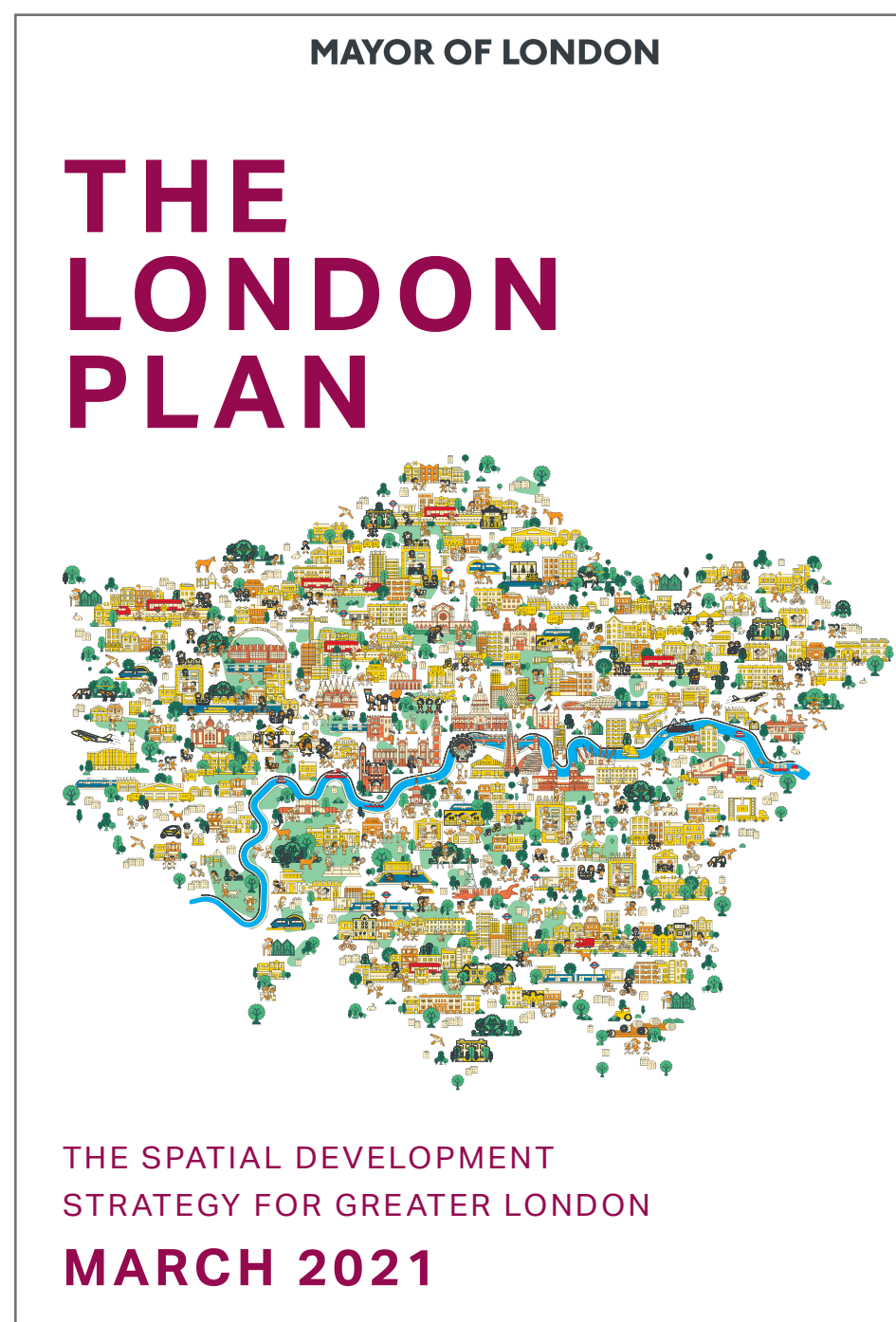
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The development plan for the Site is as follows:

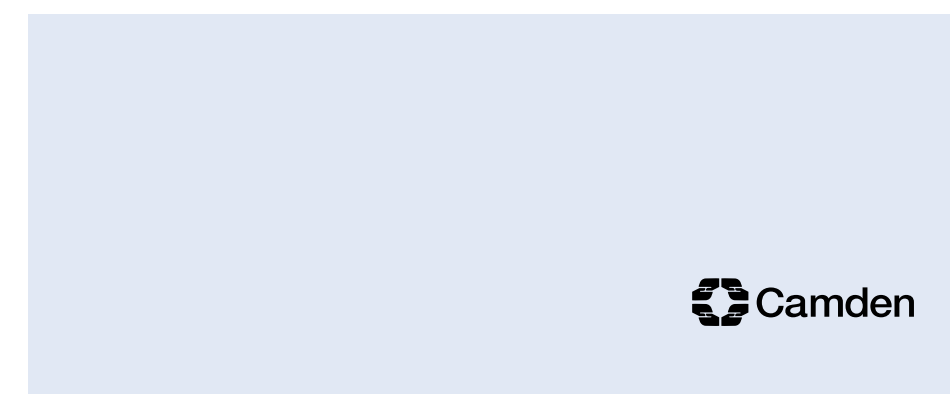
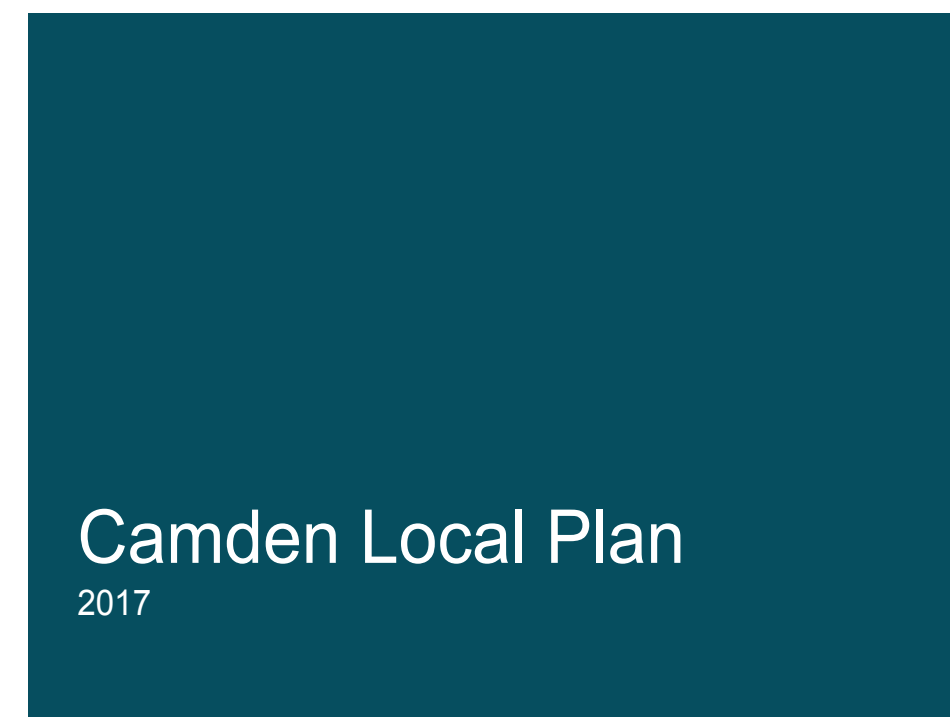
- London Plan (LP) (2021); and
- Camden Local Plan (CLP) (2017).

In addition to these policy documents, regard has also been given to:

- Amenity CPG (2021);
- Design CPG (2021);
- Trees CPG (2019);
- Home Improvements CPG (2021); and
- Belsize Conservation Area Statement (BCAS) (2003).



*The London Plan 2021*



*Camden Local Plan 2017*



# Planning Considerations 07

This section sets out the relevant planning considerations as follows:

- Design & Heritage;
- Trees;
- Neighbouring Amenity;
- Quality of Accommodation; and
- Sustainability.

Each is discussed in turn below.

## 7.1 Design & Heritage

In terms of design, Policy D1 of the CLP requires development to respect the local context and character and promote high quality design. Home Improvements CPG provides guidance on side extensions in terms of their design and appearance. In addition, when considering heritage, Policy D2 of the CLP requires development to preserve and enhance the character of conservation areas. Whilst Belsize Conservation Area Statement provides further guidance on alterations in the BCA.

As discussed in the *Pre-Application Advice* section above, the Council's officers advised that a two-storey side extension matching the height of the front porch would be acceptable, subject to detailed design.

In response, the proposed side extension will be of the same height as the front porch of the host building and will be set back from the main building line. The arched window at the upper ground floor level has been designed to align with the other windows at this level and match the appearance of the one in the extension to 22 Winchester Road at the other end of the Terrace. The window appears clearly subordinate to all other windows and in scale with the proposed extension. The ground floor door has been designed to match the detailing of other entrances in the building and the Terrace.

The proposed materials will ensure that the side extension unobtrusively blends with the host building and the existing Terrace. The ground level will be made of the same brick as the existing flank wall and the upper floor levels of the host building. The facade at the upper ground floor level will be rendered in white again to match the host building and Terrace at this level.

Overall, the proposed side extension will be subordinate to the main building, will respect its dimensions and reflect the Italianate detailing. The proposal will go some way to reinstating the symmetry of the Terrace. As such, the Proposed Development will be in keeping with the appearance of the building, as well as preserve and, where possible, enhance the character of Belsize Conservation Area, in accordance with policies of the development plan.

## 7.2 Trees

Policies A3 and D2 of the CLP protect trees of significant amenity value that contribute to the character and appearance of conservation areas. In response, this submission is accompanied by a Tree Survey Plan (TSP), Tree Report (TR) and Tree Constraints Plan (TCP) prepared by Wright Landscape and Arboriculture.

Section 9 of the TR describes the nearest existing off-site trees. London Plane (T4) and group of limes (TG3) are all located outside the boundaries of the Site. As such, the Proposed Development will have no impact on these trees. Detailed consideration has been given to the impact of the Proposed Development on a Sycamore (T1) within the parking area of No. 73 Eton Avenue and a group of two Norway maples and one common lime (TG2) located at the back of 71 and 69 Eton Avenue.

Following the Pre-application Advice, trial pits were dug along the Site's north boundary to establish the extent of T1 and TG2 roots present within the Site boundary and to inform the design of foundations. Findings of the trial pits are detailed in section 14 of the TR. As evidenced on Site, the presence of historic boundary wall underground has prevented growth of the roots into the Site. With that in mind, the modified root protection areas of the T1 and TG2 have been shown in the TCP that accompanies this submission. As confirmed in paragraph 14.4 of the TR, the construction of foundations within the curtilage of the Site would have no effect on T1 and TG2.

Notwithstanding this, the proposed foundations of the extensions has been carefully designed to allow for any fine roots of T1 and TG2 to exploit the soil under the foundations and extension without any impediment in the future. The details of the proposed foundations are set out in the drawings prepared by structural engineers GM Structures and accompany this submission.

Furthermore, section 13 of the TR confirms that the canopies of T1 and TG2 allow sufficient clearance for construction of the extension. Any leaf fall in the future will be managed by gutter guards and regular maintenances.

In light of the above, it is considered that the Proposed Development will not have adverse impact on the nearby trees during construction and will ensure the trees are safeguarded in the future.

## 7.3 Neighbouring Amenity

Policy A1 of the CLP requires developments to ensure that the quality of life of occupiers and neighbouring residents is unharmed. The Amenity

CPG provides further guidance on protecting the privacy of the existing dwellings. In this instance, there will be no windows in the side elevation facing the properties on Eton Avenue. The only window at the rear will be obscure glazed. It will be located at high level above the stairs, as shown on the Proposed Section drawing (Ref: CP-2021-69 | P-30). As such, the Proposed Development will not result in any loss of privacy or increase in overlooking to the surrounding occupiers.

The limited height and the location of the extension to the north of the main building will also ensure that there is no impact on the daylight, sunlight or overshadowing of the neighbouring properties.

Moreover, as discussed in the *Pre-application Advice* section, the Council's officers concluded that a four storey extension would not result in negative impact on the neighbouring amenity. Considering the extension has been reduced in height to match the porch, the impact of the Proposed Development would be reduced even further.

It is therefore considered that the Proposed Development would not have any impact on the amenity of the adjoining properties in accordance with Policy A1 of the CLP and Amenity CPG.

## 7.4 Quality of Accommodation

The Proposed Development will provide additional floorspace to the existing Flat. By doing so, it improves the quality of accommodation for the existing residents. It is therefore considered that the proposed scheme should be acceptable in terms of the quality of accommodation.

## 7.5 Sustainability

Policies D1, CC1 and CC2 require development to incorporate best practice in sustainable design and construction, resource management, climate change mitigation and adaptation.

In response, the Proposed Development is sustainable by nature as it seeks to provide additional accommodation to the existing dwelling, which in turn allows local residents to remain in the existing accommodation in close proximity to the existing amenities. Furthermore, the Applicant will seek to utilise modern and sustainable methods of construction. Upon completion, new rooms will be fitted with energy efficient fittings and fixtures. Finally, considering the highly accessible location of the Site (Public Transport Accessibility Level 5), contractors will be able to travel to the Site by sustainable means, including variety of public transport or bicycles. As such, the Proposed Development will accord with sustainability objectives of the development plan.



# Conclusions

08

In summary, the Proposed Development seeks to improve the quality of accommodation of the first and second floor flat at 32 Winchester Road.

The proposed scheme consists of a small two storey extension that has been designed to be clearly subordinate and sympathetic addition to the existing building and the wider Terrace. As a result, it will preserve the character and appearance of the Belsize Conservation Area.

The Proposed Development will not have any negative impact on the neighbouring trees. The proposed foundation design will ensure that the surrounding trees will be able to thrive in the future.

Finally, the extension will not result in any impact on the amenity of the neighbouring residents and will provide good quality of accommdoation for the future occupiers.

With all the above in mind, the Proposed Development is considered to accord with the development plan and should be properly granted consent..