

Design, Access and Heritage Statement:

Proposed new ground floor single story extension to ground floor flat.

Address

Flat 2, Kenmore Court,
26-28 Acol Rd, London
NW6 3AG



Figure 1: Photograph of the front of Kenmore Court Block

Introduction

This heritage statement is intended to support an application for Full Planning Permission for a new ground floor single story extension to the existing ground floor flat 2, Kenmore Court, 26-28 Acol Road, London, NW6 3AG. The proposal will create a larger kitchen/ diner/ living area with the addition of an extra bedroom and bathroom in order to accommodate the owners requirements for their growing family.

Extension Plans UK
Ealing Cross, 85 Uxbridge Rd, London W5 5BW
Phone Number: 0208 064 0066
www.extensionplansuk.co.uk

Site & Surrounding Area

26-28 Acol road is a large detached building home to 16 flats each with a garage or allocated parking space. It is located just off West End Lane and half a mile south of West Hampstead underground station and mainline station.



Figure 2: View to the front of 26-28 Acol Road

The property is situated within the South Hampstead Conservation Area in the borough of Camden. South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in character. The area is characterised by large, semi-detached and terraced late-Victorian properties with particularly distinctive and attractive roofscapes including turrets, gables and tall chimneys. One of the most prominent features of the area is vegetation- both to the front and rear of properties.

The site itself is Flat 2 Kenmore Court, located on the ground floor of the building. The flat features one bedroom, one bathroom and an open plan kitchen/ dining and living area with a rear garden and parking space. The property comprises of brown brick with pebbledash features and white uPVC windows. The flat is the only 1 bed in the block and are looking to match the rest of the 2 bed flats in the building.

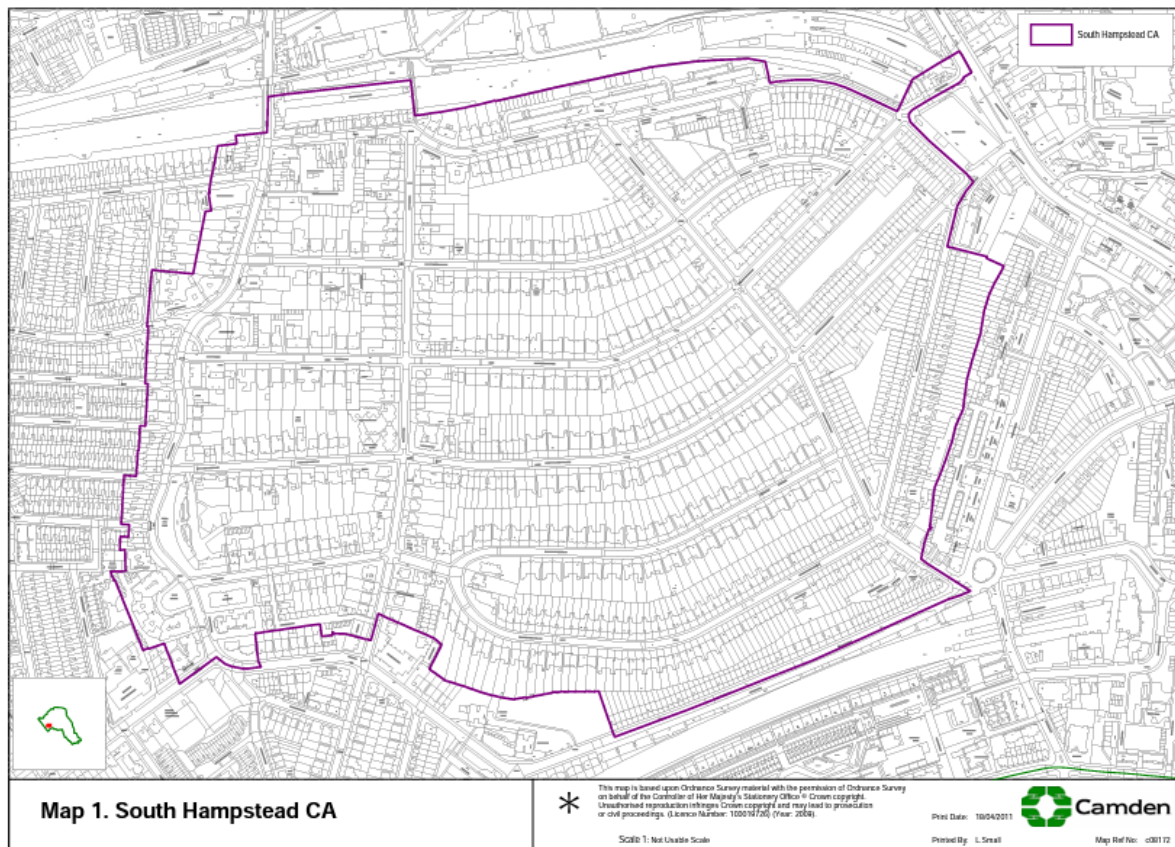


Figure 3: Map of The South Hampstead Conservation Area

Heritage Statement

The subject property of this proposal does not include any remarkable architectural features or details. The property is one of a few poorly designed 20th Century infill buildings in the conservation area. No historic features have been accurately copied and the property does not achieve the same visual attraction as the adjacent historic buildings.



Figure 4: Photograph of the existing rear of 2 Kenmore Court



Figure 5: Photograph of the entrance to 2 Kenmore Court

Proposed Development and Assessment of Impact

The proposal is for a single story rear extension with a small courtyard and a flat gravel finished roof. The development will provide a larger dining/living area, a second bedroom, bathroom and small office. The new extension will provide the current owners the opportunity to grow their family in this property without the need to move. The extra space will allow for their growing family and even provides the current owner a small office space to continue working from home in.

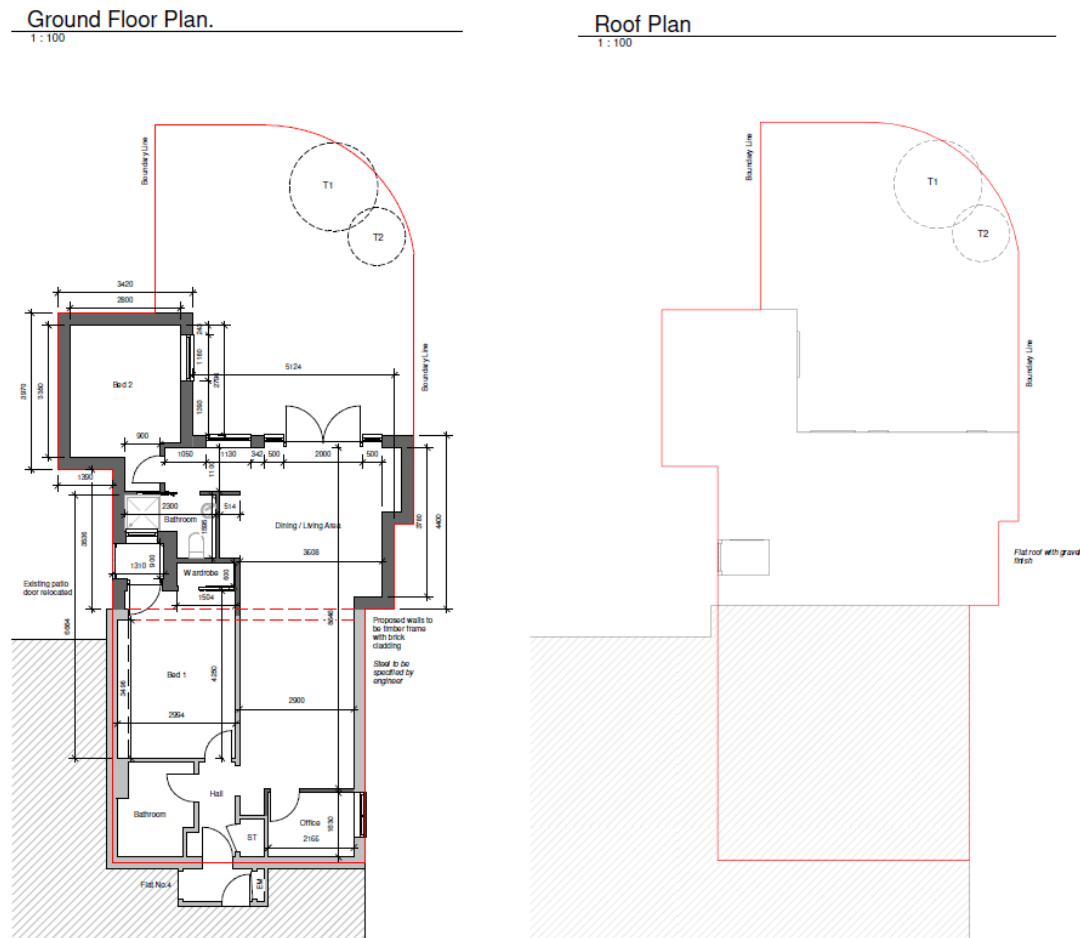


Figure 6: Proposed Ground Floor and Roof Plan showing rear extension and interior alterations

The extension is to follow the boundary lines of the property in order to make use of all space available and will include a small courtyard area to provide light into the new bedroom and bathroom without the need for overlooking side windows. The brick work is to match existing and all new windows and doors are to match the colour and materials of the existing fenestration.

The extension will predominantly cover where the existing patio sits, therefore meaning there will be little loss of green space as the area is already hard landscaped. The proposed extension will have no impact on the existing trees and the property will still have a green garden space to the rear creating a perfect, safe space for children to play in the future.

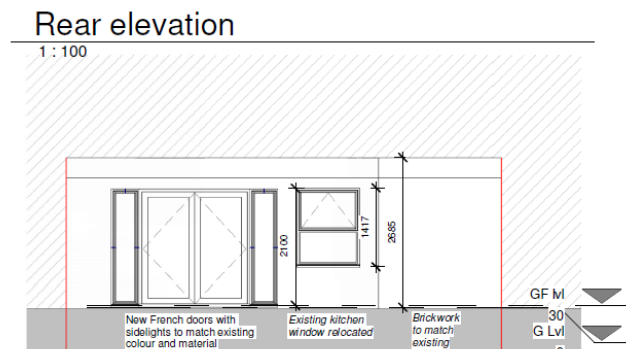
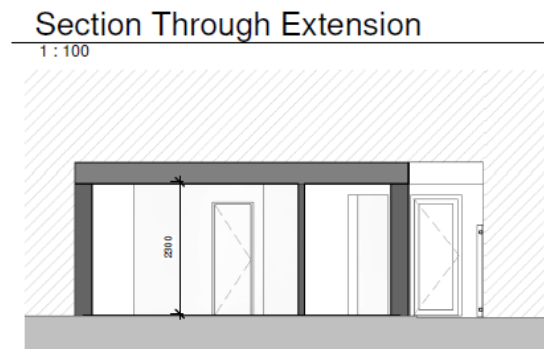


Figure 7: Section cutting through new extension and courtyard area

Figure 8: Rear elevation of proposed extension showing new fenestration

The development should therefore not have an impact on the South Hampstead Conservation Area for a number of reasons:

The first reason being that the property has no architectural significance or heritage features to preserve and that the proposal will be constructed using matching materials and windows in order to look subservient to the existing property

Furthermore, as the extension will sit on already hard landscaped area it does not have a huge impact on loss of green space. Also due to the position of the site being at the rear of the building the proposal will not be visible from the street scape and therefore does not affect the character or visuals of the street scene as it cannot be seen.



Figure 9: Photograph of current garden space at 2 Kenmore Court

Figure 10: Photograph of external rear elevation at 2 Kenmore Court

Amount

The internal area of the property will increase by 38.49m².

Scale

The scale of the flat will be altered however the addition will not be visible from the street scape and it will tie into the existing building with the use of matching materials.

Appearance

The brickwork utilized in the extension is to match seamlessly with the existing so that the extension will not stand out in respect to the main building. Further more the new windows and doors are to match the colour and material of the existing.

The flat roof will have a gravel finish in order to look more attractive for the overlooking balconies belonging to the flats on upper floors of the building.

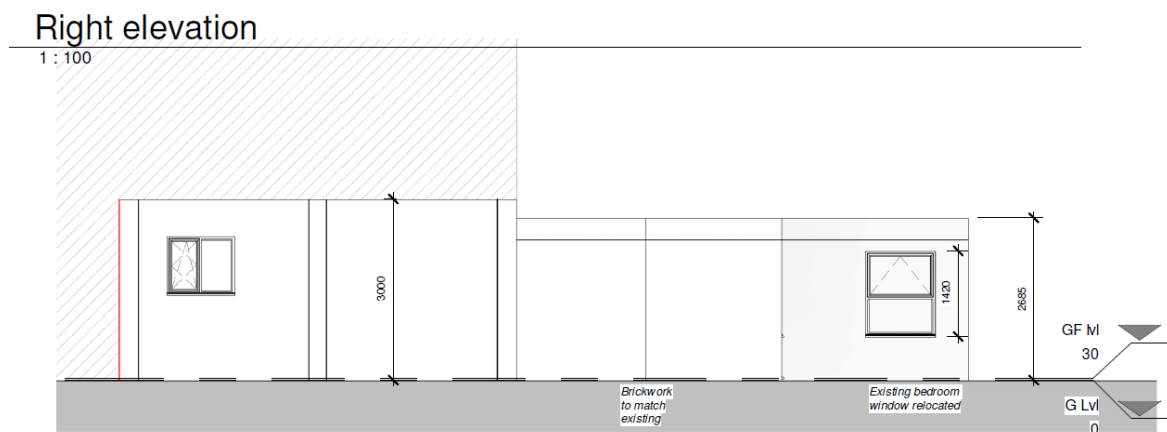


Figure 11: Right elevation of proposed extension

Use

The residential use of the building will not be altered.

Access

The vehicular and pedestrian access to the dwelling will remain as existing via the main entrance door and the changes to the rear elevation will not affect the parking area for the flat or any flats in the building.