

DESIGN, ACCESS & HERITAGE STATEMENT

13A Primrose Gardens

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1.0 INTRODUCTION

This Design, Access and Heritage Statement has been prepared to accompany the submission of a Full Planning Application for a single storey rear extension at 13A Primrose Gardens, London NW3 4UJ. The purpose of the extension is to create an ancillary play room within a family home.



Figure 01 - Photo of rear elevation of 13A Primrose Gardens

2.0 SITE AND SURROUNDINGS

The site is located on the West side of Primrose Gardens. The property comprises a five storey mid terrace property including loft conversion that has been subdivided into 2 flats. The proposed development relates to flat 13A which occupies the upper ground floor, lower ground floor and rear garden. The flat benefits from an existing timber clad outbuilding with aluminium framed windows located at the back of the rear garden.

The area is predominantly residential in character and appearance consisting of similar types of properties. The site is located within the Belsize Park Conservation area, but the building is not listed.

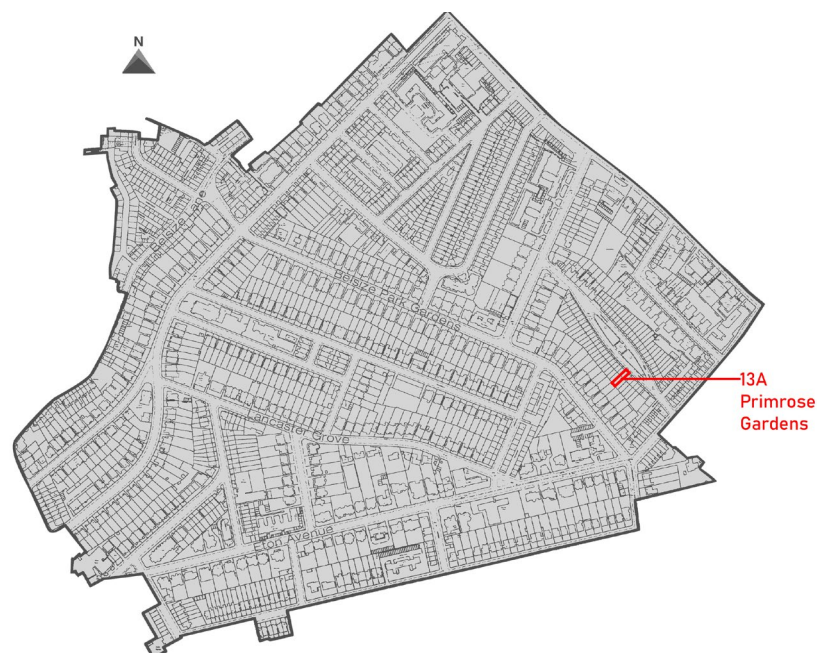


Figure 02 - Belsize Park Conservation Area map

3.0 PROPOSAL

The proposal is for the erection of a single storey rear extension to create ancillary play room with storage space for family. The proposed extension measures approximately 3.5m deep x 4.0m wide x 3.0m tall to create sufficient usable internal space whilst remaining modest in scale. The extension is not visible from a road or public footpath.

The extension will be built adjacent to the existing brick garden wall shared with No. 15 Primrose Gardens to the NE of the site. The extension is not the full width of the garden and is shaped to fit around the existing external metal staircase, which is to be retained.

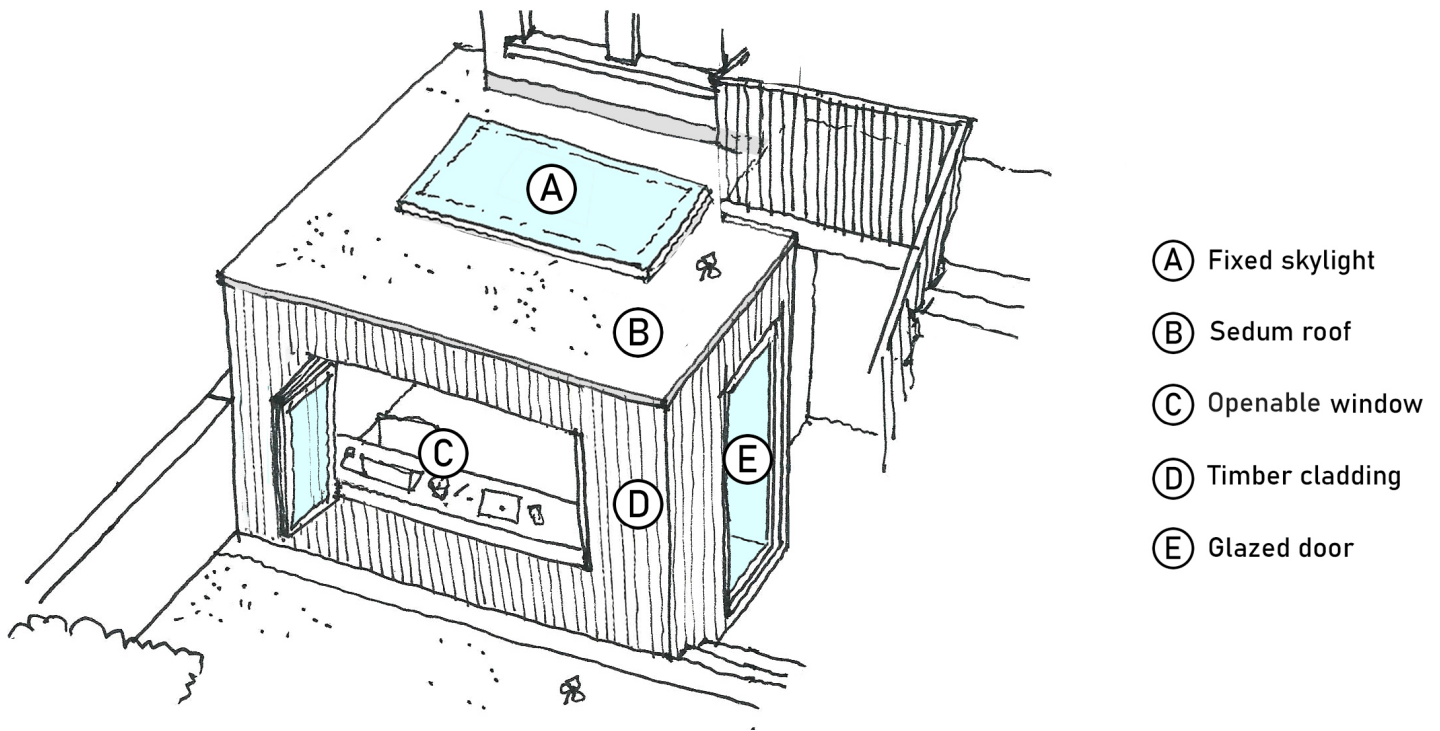


Figure 03 - 3D sketch of proposed rear extension (not-to-scale)

4.0 POLICY CONTEXT

National Planning Policy Framework 2021

London Plan 2021

Camden Local Plan 2017

Camden Planning Guidance:

- Amenity 2021
- Design 2021
- Home improvements 2021

Belsize Conservation Area Statement 2002

5.0 DESIGN & HERITAGE

The design of this extension aims to preserve and enhance the historical character and features of the main-house and its surroundings. The modest scale and massing of the extension ensures that it appears subordinate to the main house. The extension is centred on the 2x storey bay window, which is the predominate feature at the rear of the terraces. The rooflight and rear window are also aligned with the openings of the bay window above.

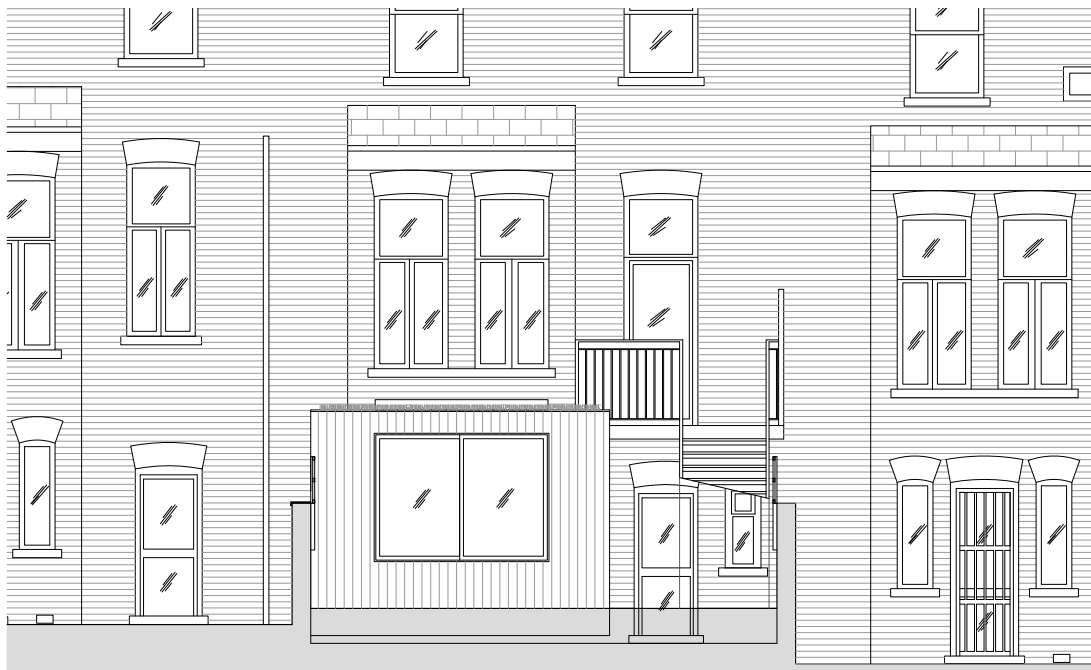


Figure 04 - Proposed rear elevation (not-to-scale)

The choice of materials reflects that this extension is a modern addition that would not have existed when the terrace was originally built. The proposed extension is to be clad in dark timber cladding to match the existing outbuilding in the rear garden. Dark coloured aluminium frame windows and doors will also match the existing outbuilding. This creates a congruent architectural scheme linking all 3x modern additions within the rear garden (the existing outbuilding, the existing external staircase and this extension).

As part of this application is the proposal to change the lower ground floor rear window and door adjacent to the extension from uPVC to timber frame. This would result in the external windows and doors on the main house being reinstated to traditional timber units.



Figure 05 - Photo of existing outbuilding in rear garden

6.0 SUSTAINABILITY

Instead of traditional concrete footings, the proposed extension will be built on ground screw pile foundations, as indicated in the section drawing below. This construction method is considerably faster than concrete footings, requiring no excavations and typically being completed within a day by a small team using hand-held equipment. This will save approximately 5 cubic meters of concrete (based on typical 1m deep x 0.6m wide footing) and the associated emissions from from excavation and groundworks, concrete pumps and lorries.

The proposed timber frame superstructure will be made from FSC certified timber with a focus on thermal efficiency and air tightness to reduce heat loss. Low-e double glazed windows and doors with thermally broken frames will also prevent heat loss and act as sources for natural daylight and ventilation.

No trees are within influencing distance of the proposed extension which will be built over an area of existing concrete hardstanding resulting in no loss of greenery. A proposed sedum green roof will help increase bio-diversity and act as source control measures to reduce and delay rainwater run-off.

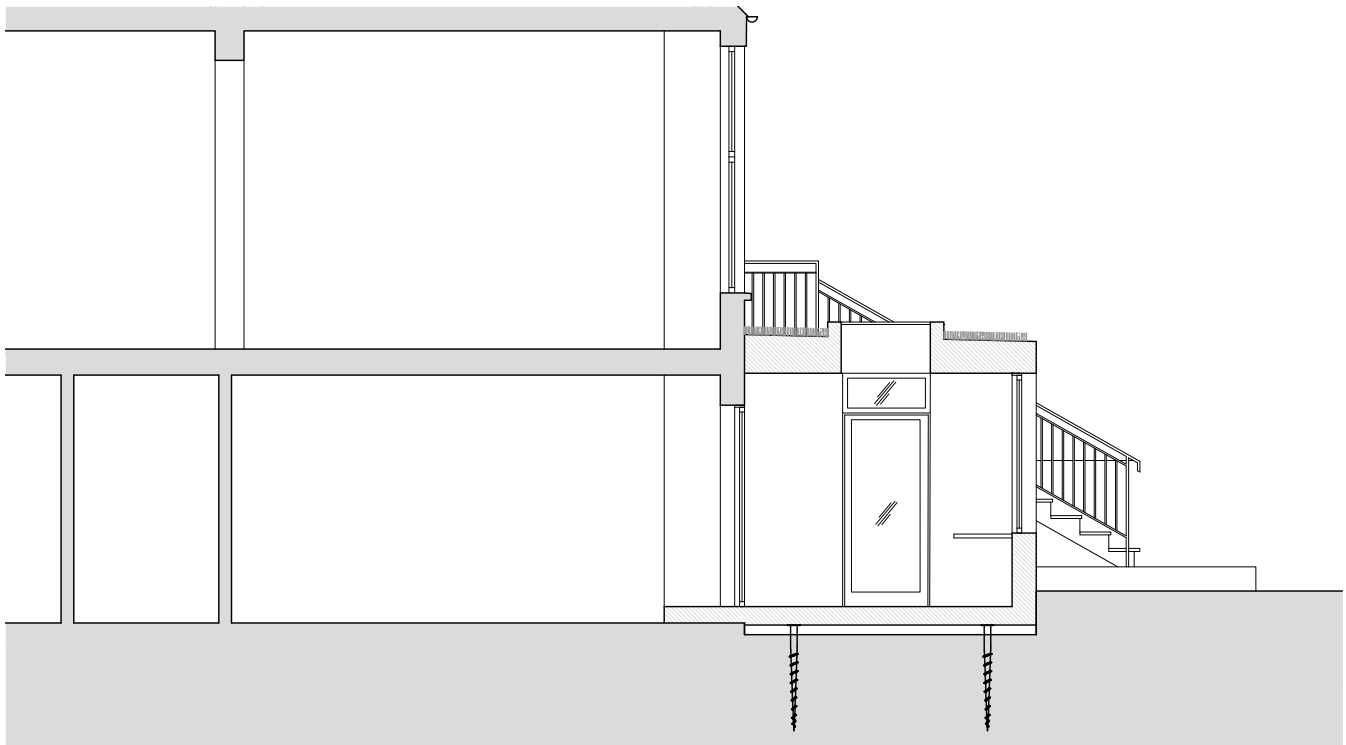


Figure 06 - Proposed section showing ground screw foundations (not to scale)

7.0 ACCESS & AMENITY

The neighbours' amenity has been carefully considered and the proposed design will have minimal impact on their daylight, privacy, over-looking, outlook, noise and sense of enclosure. In addition, as described previously, the chosen construction method will minimise disruption during the build stage.

Access into the property remains unchanged and the extension aims to create a better link between the main-house and rear garden.

8.0 SITE PLANNING HISTORY

13A Primrose Gardens:

2012/3512/P - Erection of extension at rear basement level, creation of balcony over at rear ground level and staircase to garden, alterations to fenestration at rear basement and ground floor level, installation of enlarged window at front basement level and associated landscaping to front and rear all in connection with existing residential flat (Class C3). Granted 02/10/2012.

2012/5510/P - Details pursuant to condition 4 (screening) of planning permission dated 02/10/12 (Ref: 2012/3512/P) for erection of extension at rear basement level, creation of balcony over at rear ground level and staircase to garden, alterations to fenestration at rear basement and ground floor level, installation of enlarged window at front basement level and associated landscaping to front and rear all in connection with existing residential flat (Class C3). Granted 29/10/2012.

2013/1886/PRE - Proposed outbuilding to rear garden. 18/04/2013.

2013/2927/P - Erection of outbuilding at rear of residential flat (Class C3). Refused 15/07/2013.

2014/0743/P - Erection of outbuilding at rear of flat to replace existing garden shed. Granted 24/03/2014.

2014/4035/P - Approval of details (planning permission ref. 2014/0743/P granted 24/03/2014 for outbuilding at rear) Condition 3: Sample of materials. Granted 09/07/2014.

13B Primrose Gardens:

2014/3419/P - The erection of a full width rear dormer roof extension with terrace, the installation of a rooflight to the rear flat roof, following the demolition of existing dormer and terrace to the rear elevation. Granted 20/08/2014.