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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

This Design & Access Statement has been prepared by Granit Architects in October 2023; in support of a planning application submission to enable the remodelling of the existing dwelling at 11 Perrins Lane, Hampstead, London, NW3 1QY. The proposal seeks to transform an existing 2 bedroom dwelling into a new 4 bedroom family dwelling.

This document outlines details of the property, the design development process, and key elements of the proposals. This should be read alongside the drawings and reports that have been submitted with the planning application.

1.2 DEVELOPMENT OBJECTIVES

- Removal of existing contributing factors to low quality dwelling
- Creating a larger dwelling for a maturing family
- Forming a new roof terrace space that utilises direct sunlight

2.1 EXISTING SITE

11 Perrins Lane is a 2 bedroom end-terrace dwelling in Hampstead, London. The local authority is Camden Borough Council.

The house is one of eight that were constructed in the mid-1970s on infill land to the east of Perrins Lane. It is understood that the development was designed by Leonard Michaels. Whilst forming part of a terrace, the dwelling differs in design to the others, and has witnessed lesser alteration than the others.

The building is not Statutorily Listed, however falls within the Hampstead Conservation Area, and Article 4 directions apply. The dwellings exist as an uncharacteristic enclave of Modernism within the historic Conservation Area.

The site is accessed via the private road of Prince Arthur Mews, along a pedestrian walkway. It has a dedicated off-road parking space at the entrance of Prince Arthur Mews. The site has a PTAL rating of 4.

The property is situated behind 1-5 Perrins Lane, and is largely obscured from view from the public highway. 13 Perrins Lane is prominently positioned forward of the terrace, dominating the view from Perrins Lane itself.

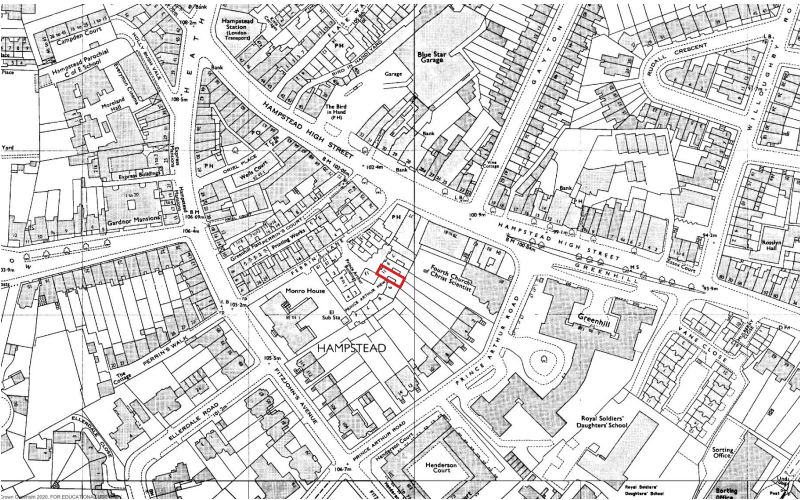


AERIAL VIEW

2.2 SITE PHOTOS



c.1936 MAP



c.1972 MAP



POSITION OF CAPTURED IMAGES



IMAGE 01



IMAGE 02



IMAGE 03



IMAGE 04



IMAGE 05



IMAGE 06

2.3 USE

11 Perrins Lane is currently used as a private dwelling, with much of the built environment in the immediate vicinity being residential in use. It is a 2 bedroom terrace house. The client currently lets out the property to long term tenants, however has ambitions to move into the property.



2.4 SCALE

The existing dwelling is two storeys in height, with the surrounding properties typically being 3 storeys or incorporating a pitched roof. Owing to the gradient across the wider area, the rear of the property forms a half-basement.



2.5 ACCOMMODATION & AMOUNT

11 Perrins Lane is a 2 bedroom private dwelling. It has a Gross Internal Area of approximately 120 sqm across the two storeys. There is a small front garden space, with unclear demarcation between property. There is no rear garden, however a terrace is provided, as is common with all properties in this development, to the rear at first floor. The terrace area is approximately 20 sqm.

2.6 LAYOUT

There are various unique design responses that inform the layout of the wider area and the property itself. 11 Perrins Lane is an end terrace property but is adjoined by an additional two properties to its south boundary.

Access is provided via a pedestrian passage between Nos. 5 and 13 Perrins Lane, that leads to 7a at the opposite end of the terrace. 13 Perrins Lane sits proud of the terrace but visually forms a book-end to the arrangement. It is accessed to its side, from the passage, directly in front of No.11. Branching from Perrins Lane is Prince Arthur Mews, of which numerous properties are accessible via a security gate. 9 Prince Arthur Mews is positioned directly beside the rear of No. 11. The northern end of Prince Arthur Mews is formed by the side elevation of 11 Perrins Lane.

Despite the enclosed site, the layout of the dwelling has been orientated around maximising light throughout the property. The living spaces are arranged at ground floor around a central lightwell, that has been covered with a glazed conservatory structure in relatively recent times. The layout is generally open plan, with a small study and WC located to the front.

At first floor are two bedrooms and a family bathroom. Access to the roof terrace is provided via either the rear bedroom, or a spiral staircase that rises through the lightwell. The terrace incorporates a narrow rooflight to the living space below.

Whilst the design has sought to balance numerous unique constraints, the end result has become unsuitable for contemporary lifestyles. The open plan living area does not accommodate the various activities of different family members, whilst structural elements and the spiral staircase create pinch points and restrict furniture positions. The first floor bedrooms are poorly proportioned, with overlooking from 9 Prince Arthur Mews a significant issue to the master bedroom. The conservatory structure is in need of replacement. Access to the terrace is poor, whilst its layout, overshadowing from 9 Prince Arthur Mews, and overlooking from the other Perrins Lane dwellings have lead to it becoming an unloved and underused space, despite the growing need for external amenity space. Generally the fabric of the dwelling has caused significant issues with thermal control and damp that, despite many efforts, have not been fixed.



Conservatory structure

2.7 OVERLOOKING & PRIVACY

The enclosure by three properties presents numerous opportunities for overlooking. No. 9 Perrins Lane has a corner window at first floor, overlooking the external area directly in front of the main entrance to No.11. The first floor and roof extension to the No.9 also overlook the rear terrace (photo, top right).

No.13 Perrins Lane does not overlook the house directly, but incorporates small windows to the side and rear that have views towards the property.

The first floor window to No.9 Prince Arthur Mews looks almost directly into the rear window of the master bedroom, via the conservatory structure. A side window, believed to be unauthorised works, looks into the terrace of the site (photo, bottom right).

2.8 DAYLIGHT & SUNLIGHT

As previously outlined, the enclosure of the site has restricted the aspect of the dwelling. The conservatory structure provides substantial light through to the ground floor, albeit no direct light. Openings to the front are generally small, with direct sunlight being received only towards the end of the day.

No.13 overshadows the front of the house for most of the day, whereas No.9 Prince Arthur Mews, blocks sunlight from the south to the terrace. The rooflight in the terrace makes minimal contribution to natural lighting in the living space below.

2.9 LANDSCAPING

There is minimal landscaping to the front of the dwelling, with mostly paving being utilised. The first floor terrace is also not landscaped.

2.10 PARKING & REFUSE

The dwelling has a single parking space beside Prince Arthur Mews. Refuse is stored internally and placed at the roadside on waste collection days.



Roof extensions to Nos. 7-9 Perrins Lane from the rear



Side window to No.9 Prince Arthur Mews overlooking terrace

2.11 MATERIALS & APPEARANCE

No.11 and the other dwellings in the terrace are very much reflective of their era, with contemporary additions and alterations. They are a unique composition, as a Modernist enclave within the broader historic context, bearing little contextual reference, but with challenging site conditions. Overall the appearance of the dwelling is tired owing to years of mismatched maintenance.

Walls

The walls are faced with an austere dark red brickwork, topped with concrete coping stones. There are accents of white painted timber to the front first floor window. The rear bedroom external wall is finished in white painted render. The render appears to be a modern alteration, with the remaining dwellings in the terrace incorporating white painted horizontal timber or white upvc cladding.

A three-sided conservatory structure is also located at first floor with uPVC framing and glass. Some white painted structural steel elements frame the conservatory also.

Roof

The roof is flat, unlike the remaining houses on the terrace which are contemporary pitched extensions with front-facing dormers and rear-facing Juliet balconies. There is an existing translucent rooflight above the staircase, and another above the bathroom. There is an existing water tank enclosure to the roof.

Glazing

Nearly all the windows are white uPVC double glazed units, including the conservatory structure. The clerestorey window to the ground floor WC is a white painted timber single glazed window, with obscured glass. This may be the only remaining original window, however is in poor condition owing to deteriorating timber elements.



Side window to No.13 Perrins Lane, as viewed from No.11 Perrins Lane

3.1 PRE-APP PROPOSALS

Copies of all drawings submitted as part of pre-planning applications 2021/1910/PRE and 2021/5704/PRE are included in appendices of this statement for reference.

3.2 RESPONSE TO PRE-APP PROPOSAL 2021/1910/PRE

The written response to the initial proposal confirmed that the application site had potential for redevelopment although highlighted a number of matters that would need to be addressed in order for the proposal to be supported by the council.

In the summary, the case officer concludes with:

With regards to the principle of development, **the proposed mono-pitched roof extension is considered acceptable in design and heritage terms given the similar neighbouring extensions. The principle of a front dormer extension is also acceptable**; however, this element needs to be redesigned in line with Camden's guidance on dormers to ensure that it complies with policies D1 and D2. However, the first and second floor front extensions are unacceptable in principle for design, heritage and amenity reasons. It is also considered that the front door should remain to the front of the property to ensure the uniformity of the front elevations.

The proposed rear extension is considered to be unacceptable in terms of bulk, size and materials, and would result in a dominant addition to the rear of the property. It is considered that a replacement extension of similar materials to the existing dwelling that respects the form and proportions of the property could be more appropriate. In addition, it is considered that the roof terrace could provide opportunities for overlooking into neighbouring rear properties.



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Date: 12/07/2021

Our ref: 2021/1910/PRE

Contact: Enya Fogarty

Direct line: 020 7974 8964

Email: Enya.Fogarty@camden.gov.uk

Dear Tom Southall,

Re: 11 Perrin's Lane, London, NW3 1QY

Thank you for submitting a pre-planning application enquiry for the above property which was received on 20/04/2021 together with the payment of £460.00 which was received on 23/04/2021. The advice is based on the information provided by the applicant which included photos, as well as an aerial and street view desktop assessment.

Development Description

Various additions and alterations to include erection of ground and first floor front extensions, first floor rear extension and roof terrace, and mono-pitched roof extension to main roof with front dormer.

Planning History

- Host property:

2010/5288/P - 'Renewal of planning permission granted 13/12/2007 (ref: 2007/4232/P) for the erection of a second floor extension over existing flat roof to dwelling house (Class C3).'
Planning permission granted 23-11-2010

- Neighbouring properties:

9 Perrin's Lane

2021/1667/P – 'Erection of a dormer roof extension and installation of cycle storage to the front elevation; installation of seating structure and retractable awning to the rear first floor extension; replacement of wall cladding to the rear and fenestration alterations to the front and rear elevations.' **Planning application under consideration**

2011/0920/P – 'Erection of infill extension to side elevation at ground floor level with rooflight to dwelling (Class C3).' **Planning permission granted 19/04/2011**

3.3 CHANGES IN SUMMARY

As a broad overview, the following aspects of the design have been reconsidered and revised based on the feedback received at pre-application 2021/1910/PRE;

- Internal layouts amended
- Building massing, form and materials amended to better relate to adjacent properties within conservation area.
- Size and quality of amenity space improved.

A subsequent pre-app was then submitted (2021/5704/PRE).

3.2 RESPONSE TO PRE-APP PROPOSAL 2021/5704/PRE

As with the feedback from the earlier pre-planning advice, the officer re-iterated that there was scope for the residential redevelopment of the site. The written response to the second pre-app proposal confirmed that the application site had potential for redevelopment although highlighted a number of matters that would need to be addressed in order for the proposal to be supported by the council.

In the summary, the case officer concludes with:

The proposed mono-pitched roof extension and dormer are considered acceptable in principle given the context of similar neighbouring extensions. In regards to the front dormer, it is considered that it should be reduced in size to ensure it is a modest addition and should be relocated to match no.9 Perrins Lane.

The officer identified some concerns with the proposal namely;

The alterations to the façade including the replacement of windows and the creation of the porch for a new entrance should be omitted from any future planning application as it would harm the character and appearance of the host dwelling, terrace and the conservation area.

Overall, it is considered the erection of the two storey extension and first floor rear extension are inappropriate and should be omitted from any future planning application. As a result a solid replacement extension to replace the existing glazed extension would be more appropriate.

Date: 14/01/2022

Our ref: 2021/5704/PRE

Contact: Enya Fogarty

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Dear Tom Southall,

Re: 11 Perrin's Lane, London, NW3 1QY

Thank you for submitting a pre-planning application enquiry for the above property. This is the second pre-application submission for a similar scheme, with advice issued in 2021 under **2021/1910/PRE**. The following advice is based on review of the proposal with conservation colleagues.

Development Description

Erection of a mono pitch roof extension including a front dormer extension. Alterations to the front elevation including replacement windows and the creation of a porch to provide a new entrance. Erection of a rear 1st floor extension with glazed link and terrace.

Planning History

- Host property:

2010/5288/P - 'Renewal of planning permission granted 13/12/2007 (ref: 2007/4232/P) for the erection of a second floor extension over existing flat roof to dwelling house (Class C3).' **Planning permission granted 23-11-2010**

- Neighbouring properties:

9 Perrin's Lane

2021/1667/P – 'Erection of a dormer roof extension and installation of cycle storage to the front elevation; installation of seating structure and retractable awning to the rear first floor extension; replacement of wall cladding to the rear and fenestration alterations to the front and rear elevations.' **Planning application under consideration**

2011/0920/P – 'Erection of infill extension to side elevation at ground floor level with rooflight to dwelling (Class C3).' **Planning permission granted 19/04/2011**

3.3 CHANGES IN SUMMARY

As a broad overview, the following aspects of the design have been reconsidered and revised based on the feedback received at pre-application 2021/5704/PRE;

- Overall footprint made smaller
- Internal layouts amended to address issues of privacy and quality of accommodation.
- Building massing, form, elevation treatment and materials amended to better relate to adjacent properties within conservation area.
- Size and quality of amenity space improved.

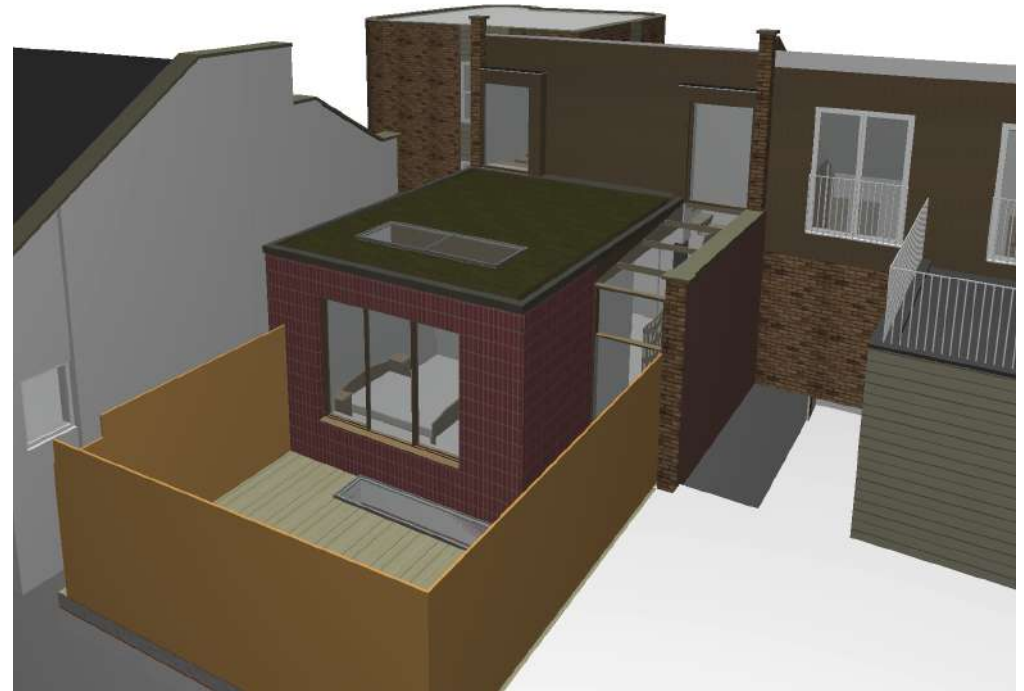
These amendments have been supported by a consultant report provided by suitably qualified professionals:

- Daylight Assessment undertaken by Delva Patman Redler.

4.1 EXISTING VS PROPOSED



EXISTING REAR ISOMETRIC VIEW



PROPOSED REAR ISOMETRIC VIEW

4.1 EXISTING VS PROPOSED



EXISTING FRONT VIEW



PROPOSED FRONT VIEW

4.1 EXISTING VS PROPOSED



EXISTING SIDE VIEW



PROPOSED SIDE VIEW

4.2 USE

The property will be continue to be used solely as a private family residence. The property is currently leased to tenants, however the applicant intends to move into the property as their family home upon completion of the works.

4.3 SCALE

The construction of the second floor extension will be to match that of the adjoining properties at Nos. 7 - 9 Perrin's Lane. The extension to the rear to form the Master Bedroom will add an additional storey, however will be markedly subordinate to 9 Prince Arthur Mews.

4.4 ACCOMMODATION

The proposed dwelling will incorporate four bedrooms across 3 floors. The GIA of the proposed dwelling will be 153 sqm. This is 33 sqm larger than the existing dwelling, with the additional space being formed across all levels.

4.5 LAYOUT

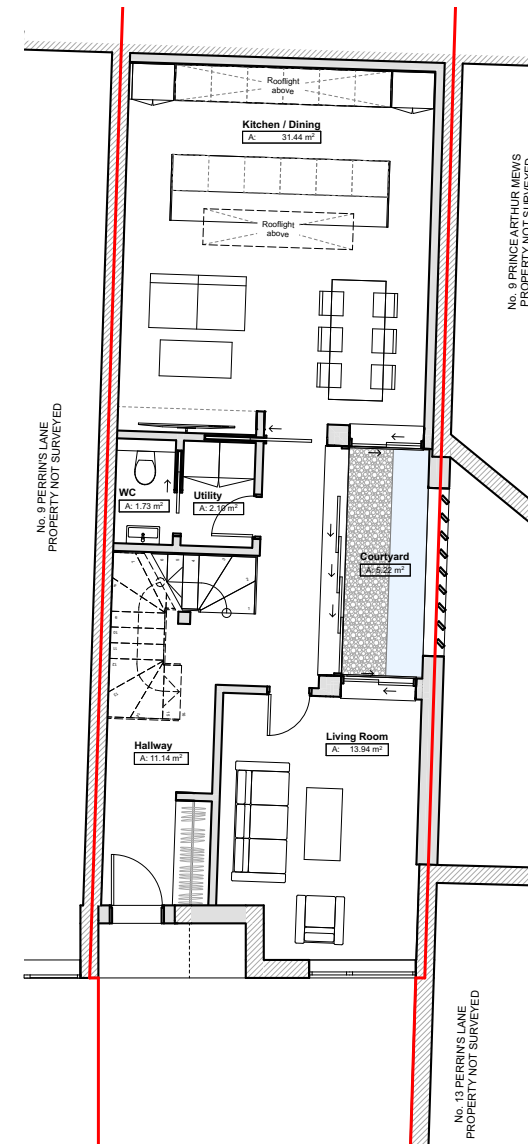
The proposed design seeks to sensitively build upon the existing building features and fabric to address the limitations of the layout in providing a home for a maturing family.

One of the primary concerns of the existing arrangement of spaces at ground floor was the inward-facing nature of the living areas, therefore leaving the pedestrian path to the front lacking natural surveillance. The existing layout incorporates a small kitchen area, an opportunity is provided for a large kitchen and dining space, with ancillary utility and pantry rooms.

The two existing bedrooms at first floor are poorly sized and proportioned. The rear is extended and the layout is reconfigured to incorporate three double bedrooms with a family bathroom.

An extension to the roof, to create a second floor, incorporates the fourth bedroom, with an en-suite shower room and dressing area.

The proposed layout places greater emphasis on the front elevation as the primary elevation, and provides natural surveillance to an otherwise poorly overlooked area of public realm.



GROUND FLOOR PLAN (not to scale)

4.6 OVERLOOKING & PRIVACY

A key design move has been to position a courtyard in the centre of the ground floor plan to reduce opportunities for overlooking from neighbouring properties.

Greater emphasis has been placed on the front aspect, and side. Openings in the side elevation will be of obscured glass, and will not directly look into neighbouring properties.

The new front extension and dormer in the roof extension will not worsen any existing conditions. There are existing neighbouring windows which currently provide overlooking opportunities into the house itself. It is proposed to incorporate vertical louvers over new windows to protect the privacy of the inhabitants and neighbours.

4.7 DAYLIGHT & SUNLIGHT

A daylight assessment has been undertaken by Delva Patman Redler. A copy of this report has been submitted as part of this application. In conclusion, it is submitted that the layout of the proposed development is fully consistent with the Council's local planning policy on daylight and sunlight.

The extension to the roof will continue a pattern of development along the terrace that has been deemed permissible by previous planning consents. The extension will not impact the access to daylight to the neighbours, nor produce any overshadowing of note that is not already occurring along the terrace.

The front extension similarly will have no impact on daylight access for neighbours, nor overshadowing, due to the adjacent dwelling at No.13 Perrins Lane.

The first floor works will not worsen the existing conditions for the adjacent dwellings at Prince Arthur Mews. The first floor terrace is repositioned more centrally within the site, maintaining a transparency at the boundary that the Prince Arthur Mews dwellings currently enjoy.

The first floor extension to the rear will develop the boundary with No.9 Perrin's Lane more than the existing. The roof profiles and eaves heights at the boundary have been designed to minimise overshadowing, allowing the neighbours to enjoy direct sunlight as they currently do.

Openings at ground floor are limited due to the unique site conditions, so opportunity is taken where possible to maximise these. Large glazed floors and rooflights are also planned to utilise daylight through the terrace.

4.8 LANDSCAPING

There are minimal existing landscaping features of note. The existing front garden is predominantly finished with low quality paving and sparse vegetation, providing a poor visual welcome to the terrace. As part of the works, it is planned to provide a considered landscaping scheme to the front of the property.

The first floor terrace will predominantly be covered with hard landscaping to maximise its use by the inhabitants.

The scheme proposes incorporating sedum roof elements to the flat roof over the front porch, and over the master bedroom to the back. These will serve to improve both the outlook from neighbouring properties and surface water run off. The green roofs will also provide biodiversity habitat opportunities.

4.9 PARKING & REFUSE

The existing dedicated parking space to Prince Arthur Mews will be retained.

The dwelling has an existing dedicated space for the storage and separation of waste, which serves the terrace. There are no plans to alter this.



Roof terrace precedent

4.10 MATERIALS & APPEARANCE

The form of the dwelling is to be altered through the amalgamation of masses that are proportioned and finished to reflect the distinctly Modernist style of the existing dwelling and wider terrace. Together they ensure that the dwelling remains a component of the terrace rather than an individualistic dwelling amongst them.

Walls

The walls will predominantly be faced with dark red brick to match the existing at the front elevation. To the rear and side it is proposed to incorporate white-painted shiplap timber cladding to reflect the existing extensions to the neighbouring dwellings. The timber will be obtained from sustainable sources and FSC-certified. These timber elements will be used to decorate the front elevation as are present on the existing dwellings.

Glazing

New glazed openings are proposed throughout. To the front, the openings will retain the composition and proportion of the existing, with high quality and durable white PPC aluminium frames. Two of the windows will incorporate vertical louvers over the glazing to provide shading and privacy to the inhabitants. New openings are proposed to the side elevation, that will be discrete in size.

To the first floor terrace, larger and more contemporary glazing is proposed. These will be aluminium framed with timber mullions, allowing maximum natural light throughout the house, whilst embodying a high degree of environmental comfort and sustainability. Rooflights and glazed floors will be integrated where practicable, with low profile upstands.

Roof

The roof extension to the front will utilise slate tiles, as is common in the area, with the dormer being clad in metal, such as zinc. The rear first floor extension will integrate a green sedum roof to reduce rainwater runoff and to blend with the existing vegetation behind. The glazed link at first floor will integrate a glazed roof to reduce the visual mass of the extensions.

Balconies and terraces

The first floor terrace will be paved, where glazed floors are not utilised. The surrounding walls will be predominantly glazed, including a screen between the terrace and Prince Arthur Mews. The glazed screen will incorporate a fritted film for privacy but to minimise shading.



Sedum roof



High quality glazing



Timber louvers over glazing



Deep timber framing to contemporary glazing

5.1 SUSTAINABILITY

We will endeavour to consider all aspects of sustainability in the project at the earliest opportunity and build principles into the construction and use of the properties. Many of these aspects do not incur extra cost, more they require a considered approach to specification.

The following criteria are aspirational and a starting point for discussion.

Energy Use

- 1: Building and roof lights orientated to maximise south facing elevations / solar gain, whilst external blinds are used to reduce solar gain in high summer.
- 2: Highly airtight and highly insulated, with high performance glazing to reduce space heating requirements. New elements to surpass regulations.
- 3: Low energy lighting throughout where appropriate.
- 4: Renewable energy production on site - photo-voltaics, solar heating etc. integrated into south facing roofs, carry out feasibility of all options. Look at possible grants
- 5: Minimum of 2 cycle storage spaces to be provided.
- 6: Highly efficient boilers / heating system utilised including under-floor heating.
- 7: Drying space provided in utility areas.
- 8: Home office space provision to allow flexible home working.
- 9: Car free development and promoting car clubs.

Water

- 1: Highly efficient fittings to reduce water consumption where appropriate.
- 2: Grey water recycling. Investigate costs and practical use.
- 3: Rainwater butts for irrigation in garden.

Materials

- 1: High BRE green rating of materials used in construction, cladding and fit out.
- 2: Materials chosen for longevity and low maintenance.
- 3: Use of timber from sustainable sources where specified.

Surface Water Run Off

- 1: Reduction of run off by use of sustainable surface if utilised.
- 2: Green roofs to retain rainwater run off from main roofs
- 3: Maintain maximum area of soft landscaping.

Waste

- 1: Ensure provision for waste, recycling stores and composting for gardens.
- 2: Construction site waste minimised by prefabrication of building systems.

Pollution

- 1: Avoid use of ozone depleting materials, with particular regard to insulants

Health and Wellbeing

- 1: Provision of good quality daylight to the living spaces, kitchen and main bedrooms.
- 2: Provision of high quality, generous and well planted amenity space.
- 3: Sufficient sound insulation between dwellings.
- 4: Compliance with Lifetimes Homes guidance

Management

- 1: Provision of home user guide to be made available for buyer. Where useful.
- 2: Instruction to be given to new home user on occupancy.
- 3: Developer and contractor to sign up to considerate contractor scheme.
- 4: Management to reduce site construction environmental impact.
- 5: Comply with secured by design guidance on security etc.

6.1 PLANNING HISTORY

There are two relevant planning applications associated with the application site.

2007/4232/P - APPROVED (renewed 2010/5288/P):

"Erection of a second floor extension over existing flat roof to dwelling house (Use Class C3)."

There have been numerous consented planning applications for the other dwellings in the terrace relating to vertical extensions.

9 Perrins Lane - 2021/1667/P - WITHDRAWN:

"Erection of a dormer roof extension and installation of cycle storage to the front elevation; installation of seating structure and retractable awning to the rear first floor extension; replacement of wall cladding to the rear and fenestration alterations to the front and rear elevations."

7a Perrins Lane - 2012/3720/P - APPROVED:

"Erection of front dormer roof extension and the infilling of the ground floor courtyard through the erection of a first floor rear extension and flush rooflight, and associated alterations to fenestration of existing house (Class C3)."

9 Perrins Lane - 2007/6361/P - APPROVED:

"Erection of a second floor extension over existing flat roof to single-family dwellinghouse."

7 Perrins Lane - 2005/1554/P - APPROVED:

"The erection of a second floor mono-pitched roof extension with front obscure glazed dormer window and 2 x sets of French doors with railings to the rear and the insertion of a new front obscure glazed window at first floor level."

6.2 POLICY REVIEW

The brief and design for the project has been developed in response to the local planning policy for the London Borough of Camden, in particular the Camden Development Plan policies.

H3 - Protecting existing homes

The proposal will not result in a loss of dwellings, rather the upgrade in quality of an existing dwelling.

H6 - Housing choice and mix

The proposal will bring forward a family-sized dwelling, where it is currently poorly configured as a 2no. bedroom property.

C6 - Access for all

The proposal will retain and protect the existing access arrangements that the terrace is reliant on. There will be no loss of parking.

A1 - Managing the impact of development

The design of the extensions has been produced with neighbourly amenity at the forefront. The unique constraints of the site have been recognised whilst seeking to balance the applicant's need to expand the dwelling.

A3 - Biodiversity

There is a lack of biodiversity or habitats on the site currently, and whilst scope is limited to improving this, opportunities are being taken to incorporate features that would benefit wildlife such as green roofs.

D1 - Design

Being in a conservation area, incorporating a high degree of design quality is paramount. The existing property is incongruous with the character of the area. The proposed design seeks to sensitively balance the heritage design features of the wider area with the Modernist style of the immediate surroundings through material choice and proportion.

D2 - Heritage

As above, the proposed design seeks to improve on the existing design and make an overall positive contribution to the character of the conservation area. It is deemed that the existing house does not make a positive contribution to the area.

CC1 & CC2 - Climate change mitigation and adaption

The wholesale renovation of the property provides the opportunity to integrate features that will reduce energy consumption and ultimately provide a dwelling that can contribute to tackling the sources and impacts of climate change.