

133 King Henry's Road, Garden Flat, London NW3 3RD

DESIGN & ACCESS STATEMENT
HERITAGE STATEMENT



22nd November 2023
rev.02

1. Introduction

This Design and Access Statement has been prepared by **CCASA Architects** in support of a “householder planning application” for a proposed single storey rear extension and other alterations to the Garden Flat at 133 King Henry's Road ('the application property'). These works comprise a single storey rear extension similar to the neighbouring properties which will allow for the addition of a third bedroom to the existing two bedroom flat property.

The existing building is in the **London Borough of Camden**. The site is not listed but is located within the **Elsworthy Road Conservation Area**.

2. Site Description

The site is located on King Henry's Road in the Elsworthy Road Conservation Area in the London borough of Camden.

The Elsworthy Road Conservation Area is a quiet residential district, developed largely during the late 19th century and early 20th century. It is characterised by spacious, leafy streets and generous plot sizes. Buildings are set back from the road, allowing trees, boundary walls and hedges, open spaces and views to play an important role. Terraced and semi-detached development tends to be of four storeys, whereas detached villas tend to be two to three storeys.

The site is a 4-storey detached villa over lower ground, upper ground, first and second floors, situated on the south side of King Henry's Road. The property is divided into separate self-contained flats and is located within the Elsworthy Conservation Area.

The Elsworthy Conservation Area character appraisal adopted by the council in 2009 describes the Conservation Area as comprising 19th century residential development with a relatively spacious layout. King Henry's Road forms a distinct sub-area reflecting its period of development. No. 133 is a typical example of detached residences scattered in the western stretch of the road.

The Victorian villas of King Henry's Road are distinct because of their light gault brick and contrasting darker brick courses that delineate the floor levels and a distinct brick corbel below the soffit. The windows and doors have decorative keystones, and the ground-floor bays have decorative cornices. The backs of the villas are more restrained, omitting much of the street side detail. The upper- and lower-ground floor bay is rendered which creates a contrast with the darker brickwork.

Whilst the pattern of development gives an overall effect of unity through detailed design and materials, there is a degree of variation in architectural treatment. To the rear there are a wide variety of extensions and conservatories that have been added in recent years to most of the villas along King Henry's Road between Lower Merton Rise and Harley Road.

The garden flat at No. 133 (the Site) is situated on the lower ground floor with a self-contained entrance at that same level and sole use of the garden which is around 12.5m wide and 29m in depth, south facing with a number of trees that will shade internal accommodation Spring through Autumn.

Internally accommodation comprises a formal reception room, a small kitchen, two bedrooms, a family bathroom, and a small toilet. The kitchen is dark, small and is not particularly efficient in layout.

3. Design

The proposal consists of a single storey rear addition combined with complete interior refurbishment to provide a quality, light, contemporary three bedroom, garden flat suitable for a young family to enjoy.

The height of the proposal would be similar to the extensions of the neighbouring adjacent properties and on the same street.

The proposal will mimic the traditional bay window configuration from the host building and follow the window pattern thereby enhancing the traditional alignment of windows and creating a harmonious and symmetrical composition.

The material palette will use materials similar to the host building with mainly the use of exposed brickwork to the rear and render to the front.

The proposal is similar in scale to other recently consented extensions and conservatories along King Henry's Road. It is considered that the scale, siting, symmetry and pallet of materials will ensure that the proposal appears subordinate to the main building and avoid being an over dominant, bulky or incongruous feature. Overall, it will be sympathetic to the host building with material and compositional coherence.

Internally, it is proposed to improve the existing flat through the implementation of the new single storey rear extension which will provide a three bedroom, three bathroom family unit. The proposed extension will also allow the layout to be reconfigured to provide a large kitchen / dining / living area that opens out onto the garden.

To the front of the property, the side extension will remain in its original location, set back from the front facade leaving the existing generous entrance space, and shielding it from view from the street. This area will be rendered to match with the host building.

The Elsworthy Conservation Area Statement seeks to protect examples of historic rear elevations where a group value is an integral part of the character and appearance of the conservation area. In this instance this stretch of King Henry's Road has a wide variety of rear single storey extensions to the majority of buildings. The principle of rear extensions therefore does not compromise the appearance of a special character or group value. Given the secluded position, the lower ground floor to the rear of the Site cannot be seen from the public realm. The only views will be from the gardens of nos. 131 and 135a and a limited view from the flats above.

It is considered therefore that the proposal would sit comfortably with the host building and the surrounding buildings and would have no adverse impact on the character and appearance of the wider conservation area.

No. 133 (flats above garden Flat at 133) A person standing at the windows at GF, 1st and 2nd floors would see the edge of the proposed roof but views of the garden, which is a substantial length, would not be restricted. The existing balcony of the flat at ground floor will be retained in its location and will have a similar area.

There are no adverse impacts on amenity regarding sunlight, daylight, outlook, privacy or sense of enclosure.

No. 135. Due to the proposal's size, location and design it is not considered to cause any significant harm to the amenity of no.135 with regard to sunlight, daylight, outlook, privacy or sense of enclosure.



Figure 1. Existing Rear Extension at 135 King Henry's Road

No. 131. Given the depth of the rear extension to the rear of no. 131 which has recently received planning permission and the proximity of the proposed there are no adverse impacts on amenity regarding sunlight, daylight, outlook, privacy or sense of enclosure.



Figure 2 & 3. Recently Approved Rear Extension at 131 King Henry's Road being currently erected. This is of similar massing and size to the new proposal at 133 King Henry's Road.

The trees in the garden will not be affected by the proposed, except for the removal of a small tree (tree no.3). Tree no. 4 will be retained, and any surface installed over its tree roots will not exceed 20% of their rooting area. The terrace will be designed to retain a minimum of 0.5m unsurfaced/soft ground between its stem and the new surface. This is covered in the arboriculture report submitted within this application.

New timber sash windows are proposed to the front next to the side entrance. The replacement French sash windows will also be timber and double glazed to match in style the original windows. These changes are not considered to impact adversely on the original building.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas)

Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24, DP25, & DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012.

4. Use

It is not proposed to change the use of the current building, and this will remain as a residential property.

5. Access

Access to the property will remain unaltered. The entrance door will be relocated to a more central area within the façade.

Access from the rear lower ground floor to the garden will be improved to be step free with new proposed doors to the rear elevation. The new proposed doors to the rear will create a better connection from the proposed kitchen / dining / living space to the rear garden and will bring additional natural light to the internal accommodation.

6. Layout

Throughout the brief for the proposed scheme, the users have placed great emphasis on functionality.

The existing two bedroom dwelling will be converted into a three bedroom dwelling which will deliver an increase in family sized accommodation to the housing stock in Camden.

All alterations are aimed at improving and optimising the usability of the existing spaces and improving the quality of life of the user.

7. Scale

All proposed exterior alterations have been carefully assessed to achieve the right balance between the existing house and the proposed elements as well as to the surrounding area.

The new rear single storey extension will be subordinated to the existing property. As it is located at the rear of the property and therefore will not be visible from the street.

8. Sustainability

All occupied spaces (Living rooms kitchen and bedrooms) will achieve the minimum daylight factors and view of the sky.

Each product/material proposed shall be evaluated on a life cycle costing basis. Recyclable materials shall be utilised where possible in preference to non-Recyclable. The areas of the life cycle to be addressed for M&E Services are Building & Installing the system / product, Operation / Maintenance, Energy Usage and finally, Decommissioning / Recycling.

In compliance with the Part 'L' of the Building Regulations, solar gains shall be reduced by the building being designed to limit heat gains by; orientation, thermal mass, provision of tree shading, overhanging roofs and higher performance double or triple glazed windows with solar tinting / low emissivity coating and Argon gas filled cavities to the South, East & West Elevations. Additionally, internal blinds to the South, East & West Elevations may be provided for the occupied areas to assist in compliance with Solar Gains.

Sustainable drainage - A typical extensive green roof will fully intercept between 50% and 75% of rainwater and will delay all surface run-off, reducing peak storm water flows and the scale of the rainwater installation required. The filtering action of plants in green roofs is also claimed to prevent pollutants such as nitrates, phosphates and particulates from entering water courses. Indirect cooling through the reduction of heat radiated into the air by building surfaces or held and released by a building's thermal mass. Indirect reductions in the formation of photochemical smog due to reduced air temperatures and the absorption of airborne chemical compounds by the roof vegetation.

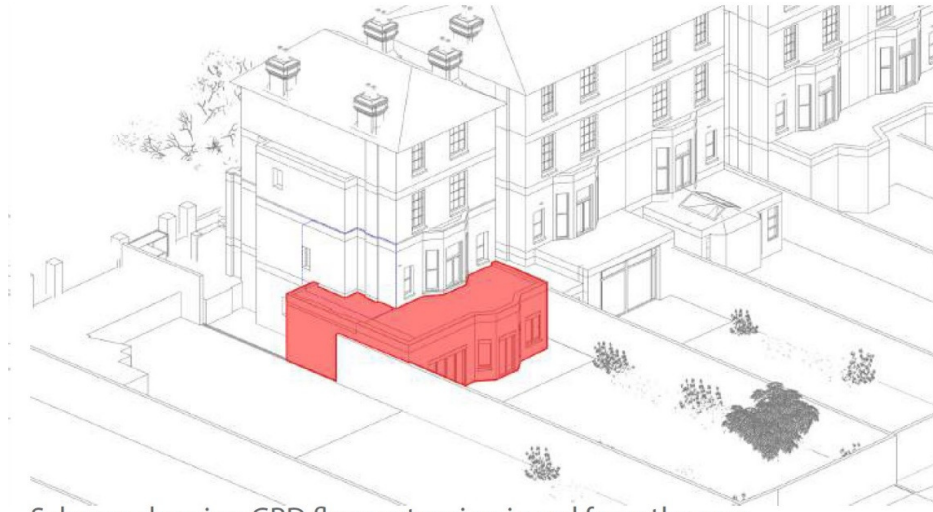
Biodiversity - Green roofs provide opportunities to create biodiversity or, in some cases, to recreate environments that could be lost through redevelopment.

Building performance: Aspects of building performance that provide direct payback to building owners include the durability of the roofing membrane, where the green roof protects the roof membrane from exposure to UV and from heat ageing caused by thermal expansion and contraction.

Reduced energy costs. Soil acts as an insulant when dry, so may not be effective in providing insulation during wet heating seasons. Plant cover also contributes to reducing heat loss caused by wind. During summer months, diversion of solar heat gain into the thermal mass of the growing medium can reduce the heat energy stored in the building fabric that would otherwise later be released into occupied space, potentially increasing cooling loads.

9. Relevant Developments in the Vicinity

- **2020/5917/P** 131 King Henry's Road
Erection of a double storey side extension, single storey rear extension with terrace above, installation of a bin store enclosure in front garden area. **Granted** 20/08/2021.



Scheme showing GRD floor extension in red from the rear

- **2017/2119/P** 135a King Henry's Road
Erection of a single storey rear extension/orangery, installation of 2x rooflights and alterations to rear facade fenestration at lower ground floor level following demolition of existing conservatory. **Granted** 31/05/2017.



- **2016/5244/P** 127a King Henry's Road
Single storey rear extension to ground floor flat (Class C3) following the demolition of the existing extension on site. **Granted** 28/12/2016.
- **2010/1405/P** 119a King Henry's Road
Erection of single storey, ground floor rear extension to residential flat (Class C3). **Granted** 17/05/2010.
- **2010/0533/P** 137a King's Henry Road
Amendment to approved application 2009/2298/P (Erection of a side and rear extension to existing garden flat) to include erection of rear conservatory infill extension with glazed roof, modifications to rear patio doors and reduction in size of approved rear extension. **Granted** 06/04/2010.



- **2009/2298/P** 137a King Henry's Road
Erection of a side and rear extension to existing garden flat. **Granted** 10/08/2009
- **2009/4535/P** 145a King's Henry Road
Erection of a single storey rear extension at lower ground floor level to existing flat. **Granted** 23/11/2009.
- **PEX0000972** 123a King Henry's Road
The erection of a single storey infill conservatory extension with glazed roof on the east elevation. **Granted** 04/06/2001.
- **PE9700835R1** 125a King Henry's Road
Erection of full width rear extension at garden level and alterations to flank wall windows. **Granted** 12/02/1998.

10. Conclusion

The proposal aims to renovate the existing property whilst maintaining the existing character of the building.

Through its considered design and high-quality materials, the proposal will upgrade and improve the amenity and appearance of the property without resulting in a detrimental impact on the property, or the amenity of other properties.

The rear of the application property cannot be seen from any surrounding street or public spaces. The rear elevations of neighbouring properties have been substantially altered and extended already and this proposal is maintaining similar design principles previously approved by the Council.

The proposal is therefore designed not to upset the existing massing of the building. The extension is designed to be as unobtrusive as possible and will not adversely affect the character of the building or the conservation area. The harmony and the original form and the character of the semi detached houses will therefore be maintained and enhanced.

The existing windows will be upgraded by conservation type timber sash double glazed windows.

The green roof proposed will follow the Council's guidelines on Sustainability.

The existing two bedroom dwelling will be converted into a three bedroom dwelling which will deliver an increase in family sized accommodation to the housing stock in Camden.

There are no massing proposed alterations to the front of the building and therefore the streetscape will be unaltered except for the new rendered side extension which will improve the façade matching it with the host building.