

FELIXDB

25/11/2023

118 King Henrys Road, NW3 3SN

LOFT EXTENSION: APPLICATION FOR PRIOR APPROVAL DESIGN AND ACCESS STATEMENT

Introduction

118 King Henry's Road, NW3 3LD, is a semi detached single dwelling house located on the north side of King Henrys Road within the Chalcot Estate within the borough of Camden. The house is arranged over Ground and 1st floors with a flat roof. There is an existing roof water tank box currently situated on the roof of the building, which is a feature of all surrounding properties. The existing property and surrounding properties are constructed from a combination of brick, painted render, and black weatherboarding to both front and rear. The windows are white uPVC which is consistent with this building type in the area. The application site is located within a planned residential estate (the Chalcot Estate), dating from the 1960s. The property is not listed or located within a conservation area, however the designs have been prepared in accordance with the Chalcot Architects' Forum (CAF) design guide for property alterations and have the support of the Chalcot Estates Ltd management agents.

Description of the Proposed Development (AA. 3. (2)(a))

It is proposed to construct an additional residential storey on the existing residential property. The additional storey has been carefully and sensitively designed to ensure that it is in complete compliance with all the criteria set out within Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020.

The proposed extension complies with all criteria set out in AA.1 and AA. 2:

- AA.1(a) The dwelling house is to remain a single family dwelling (also complying with AA.2(2)(d))
- AA.1(b) The dwelling house is not sited on article 2(3) land or a site of special scientific interest.
- AA.1(c) The dwelling house was constructed in the 1960s.
- AA.1(d) There has been no previous addition of storeys to the dwelling house.
- AA.1(e) The proposed development total height is 9.15m (*it does not exceed the 18m limit*).
- AA.1(f)(i) The proposed development sees an increase from the existing roof line of 2.9m (*below the 3.5m limit*).
- AA.1(g)(ii) The proposed development sees an increase from the existing roof line of 2.9m (*below the 3.5m limit*).
- AA.1(h) Proposed floor to ceiling height in loft extension is 2.5m (*below 3m limit*)
- AA.1(i) The additional storey is constructed over the principal part of the dwelling house.
- AA.1(j) No visible support structures will remain after completion of the development.
- AA.1(k) All engineering works required will be within the curtilage of the dwelling house.

- AA. 2(a) The materials for the additional storey (white brick, wooden weatherboarding and white painted concrete) have been selected to match the materials of the existing dwelling house.
- AA. 2(b) In line with the requirements, no windows will be located on the side elevations of the additional storey. Additional glazing will be located in the front and rear elevations in order to provide the new bedroom with good levels of light. The new windows will match the design of the existing windows at first and second floor and will be aligned with window positions on first and second floor.
- AA. 2(c) The proposed development is to have a flat roof as the existing dwelling house.
- AA. 2(d) The dwelling house is to remain a single family residence; the loft extension is designed to meet the needs of a growing family needing more space.

Design

The loft extension will provide approximately 66m² of additional useable space. It would accommodate two bedroom with an ensuite bathrooms and a tv / play room.

The existing building has a height of approximately 6.26m to the top of the parapet wall.

The proposed additional storey would increase the height of the building to 9.15m to the top of the parapet wall.

The total height of the additional storey, at approximately 2.9 metres, falls within the parameters set by the guidance.

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Impact on the amenity of adjoining premises

The property is semi detached with a gap to number 116 of approximately 4.4m so there will be minimal effect to the light at number 116. The adjoining neighbour at number 120 will also not be significantly effected as the proposed extension is only to the main part of the house and not over the projecting rear element. As the addition height of 2.9m is modest the shading will be only slightly increased. The neighbours privacy will be kept intact as there are no proposed side windows.

Access

No access considerations are needed for this extension and alterations to an existing domestic residence in which the current occupants have no access problems.

Please see enclosed existing and proposed plans, elevations and sections illustrating the design of the extension.

Please let me know if you require any further information.

Regards,

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