

# CONSTRUCTUM

17B Nassington Road, London, NW3 2TX

## Design and Access Notification



Date: July 2021

17B Nassington Road, London, NW3 2TX Design and Access Statement

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## **1. CONTEXT AND VIEW**

### **1a) Site, History and Context**

The upper floor apartment of the property - Apartment B - belongs to the applicant. The flatness on the lower ground floor has a rear extension, built with a bitumen felt roof when viewed from the application feature recently.

The design proposal is to add a Juliette balcony to the rear of the property. The applicant's property is located on the south side of Nassington Road. Nassington Road runs west from Parliament Hill road to the east and becomes a road for pedestrians where it meets Hampstead Heath in the east. The immediate area can be defined mainly as housing.

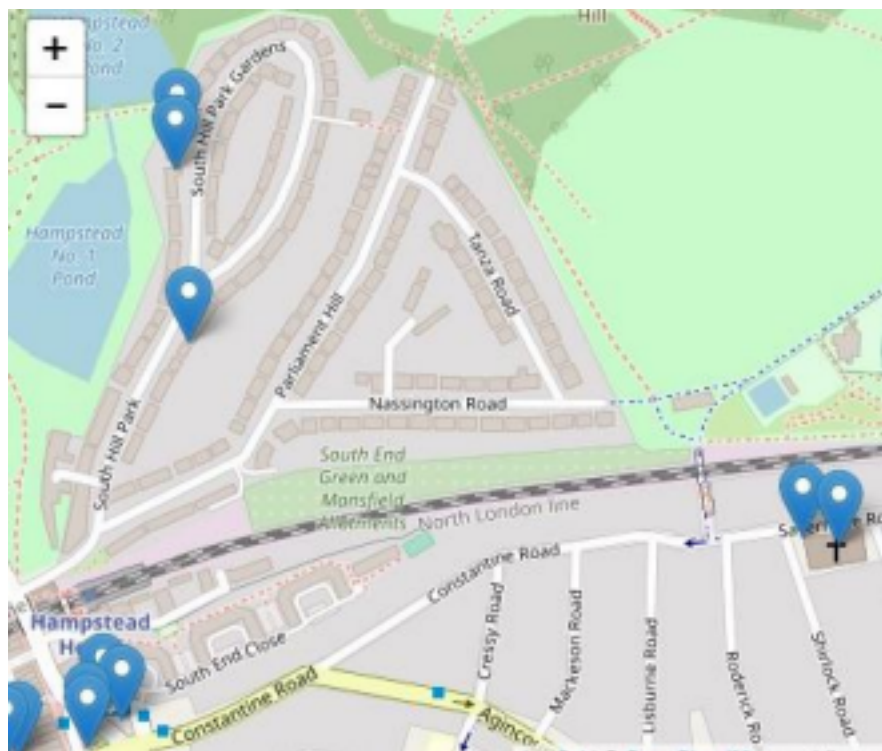
### 1b) Heritage Statement

The buildings in the immediate neighbourhood at 17 Nassington Road are beautiful examples of red brick Victorian townhouses with meritorious examples of cornicing and fenestration detailing. The red brick façade of the property is in good condition.

#### Local Listed and locally listed buildings.

17a Nassington Road - the subject of this application - is not listed.

There are no listed buildings along Nassington Road, but most of the buildings have been identified as positive contributors to the conservation area.



**Figure 1: Nearby listed buildings to Nassington Road**



Photograph	Asset Details	Description
<p>Ref204:</p>  <p><a href="#">(Click here to return to the ward map)</a></p>	<p><b>Address:</b> Boundary Marker - Parliament Hill, South part of Parliament Hill at Nassington Road entrance.</p> <p><b>Significance:</b> Historical and Townscape Significance</p> <p><b>Asset Type:</b> Street Feature or other Structures</p> <p><b>Ward:</b> Hampstead Town</p>	<p>This parish boundary marker is a cast metal marker in shape of a cylinder with domed top cut vertically in half, the flat rear mounted against wall. Marked London County Council Boundary. Even though it is marked LCC property boundary it follows the line of the Hampstead and St Pancras border. This marker is one of a network of parish boundary markers that once existed across Camden and beyond, marking the boundaries of civil parishes which were the administrative precursors to the current London borough of Camden.</p> <p>Civil Parishes are an important part of our social history as they were the administrative bodies with responsibility for carrying out a wide range of civil functions. The functions were presided over by the vicar or rector, and his churchwardens and other officers as required by law, such as constables, watchmen, lamp lighters, scavengers, surveyors of highways, inspectors of nuisances and so on. Eventually entire organizations were established to carry out these duties, latterly including supplying water, gas and electricity (both Hampstead and St Pancras generated their own which was sold to consumers within their parishes). All these developments made it even more important to know where the boundaries were.</p> <p>The boundary markers themselves add interest to the townscape and the structures upon which they are fixed; they give an understanding of the origins of the present borough and they are an intimate and conspicuous part of its history. Parish boundary marks indicate boundaries often of huge antiquity, hundreds of years old (often even older) and given the extent of the network of markers that once existed the relatively few remaining markers are also significant for their rarity.</p>

**Figure 2:** Nearby locally listed buildings/street furniture to Nassington Road

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As indicated in Figure 2 on the previous page, there is one item of street furniture on Nassington Road

that is locally listed, but this is at the end of the road, is very small and has no bearing on the development site.

### Historical Context

The character of the street is defined by the relatively steep slope and incremental steps of the houses, together with a series of Victorian Parliament Laws regulating the width of the street, the height of the buildings and the density and design of development in the area. 17 Nassington Road is not listed, but is located within the South Hill Park Reserve and has been designated as a positive addition to the conservation area. The building is a semi-detached Victorian house with 4 floors built of red brick and divided into apartments.

The 17 Nassington Road is converted into 2 flats. The upper ground floor is, Flat 17B - converted into flat accommodation, accessed through the building's original front door. The front height of the building has a series of steps leading to the front door.

It features a backyard about 80 feet from the house.

### **1c) Design Philosophy and Local Precedents**

There are a number of examples of local developments expanding properties along Nassington Road and previous planning approvals that are very directly related to this practice. After giving a brief summary of the building works that are clearly visible from the rear windows of the application feature, I will focus on three issues that are particularly highly relevant: Application 2020/4793/P: [9 Nassington Road](#) and especially Application 2016/1295/P: [17A Nassington Road](#). Also important is the terrace 19 Nassington Road, seen in figure 2 on the page below.

Visible precedents from the back windows of 17B Nassington Road.

- 11 Nassington Road has a relatively historic 1/1.2m metal balcony with two doors in the south elevation. (see Figure 1 below).
- 9 Nassington Road can be seen in Figure 1 below, which will be explained in more detail in the section below.

(See photographs on following pages)





**Figure 1:** View from the roof of the rear extension at 17 Nassington Road facing



west.

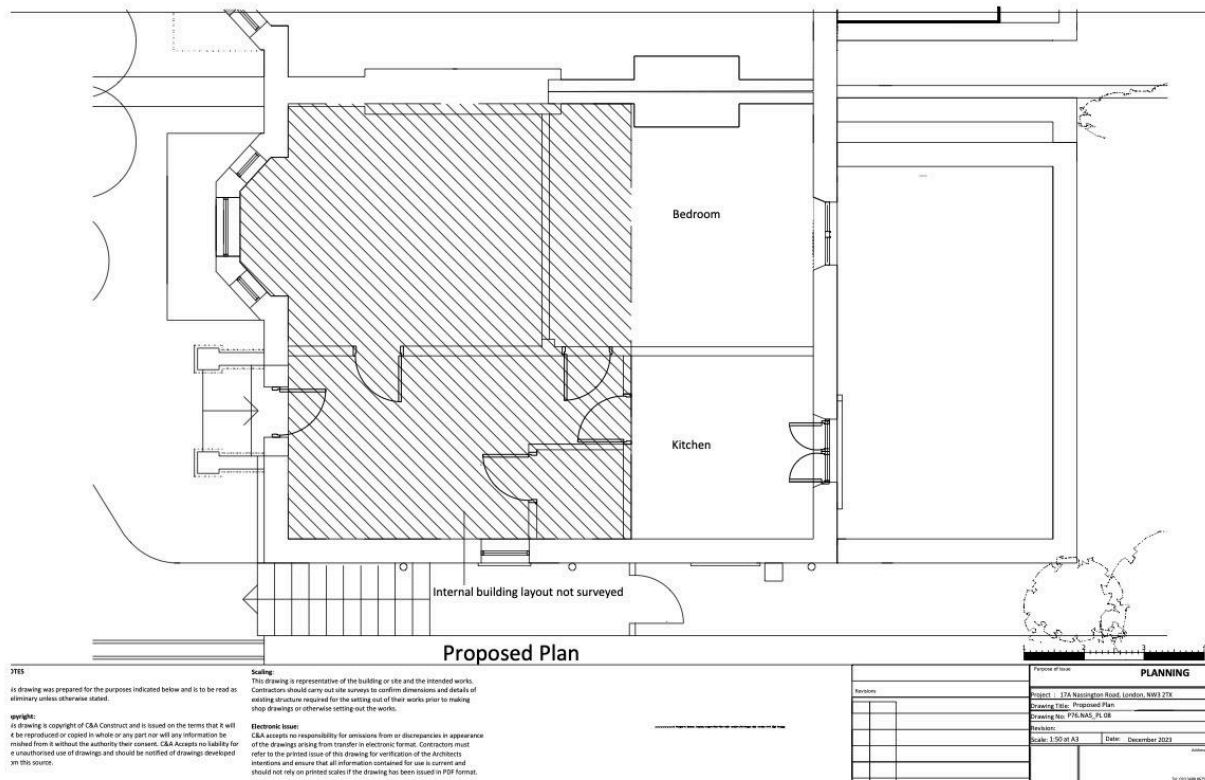
**Figure 2-** View from the roof of the rear extension at 17 Nassington Road, looking east, shows an existing roof terrace at number 19 - about 2650mm deep -with a 1500mm cage scan.

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The terrace and sweep of Nassington Road 19, seen in figure 2 above, is an excellent example of an immediate local design precedent. This design element can be partially replicated at number 17 in the form of a Juliette balcony which will be inline with neighboring features.

Application no. 2020/4793/P - 19 Nassington Road is a relatively large-scale domestic project and is a very modern extension with very pronounced gray metal cladding at the top ground level and a brick extension downstairs. Looking west through the windows, it is very visible from the property and there is no immediate evidence of the privacy scanning methodology used.

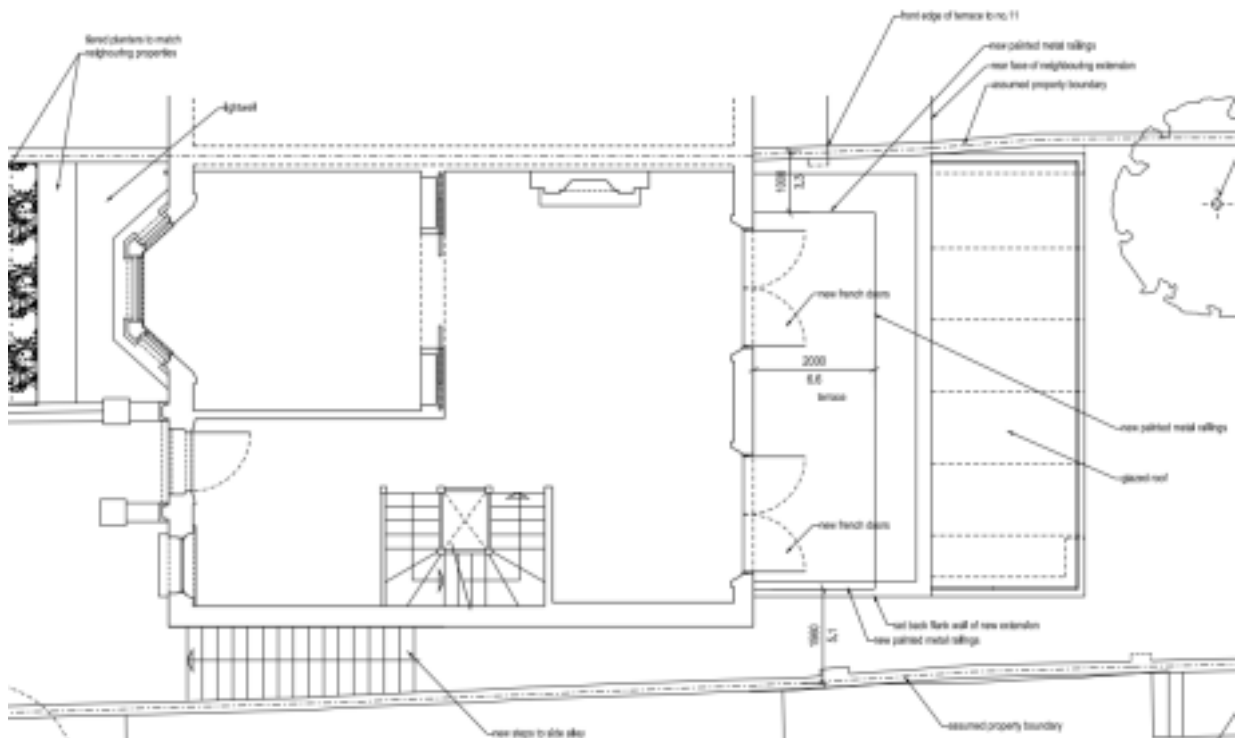


**Figure 3:** The upper ground floor plan of the application 2016/1295/P shows the approval of a roof terrace for the B Plain of 17 Nassington Road.

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The application proposal aims to get this permit for a Juliette balcony. This narrower feature and railings are positioned 325 mm away from the edge of the structural openings for the proposed wooden double doors, so it will provide a more balanced look directly from the back of the property. These wooden doors will be double or triple glazed wooden units. The Juliette balcony will be about 150mm deep and will be aligned with the southern railings of the neighbouring terrace at 19 Nassington Road. Significantly reduced in size and bulk in comparison to number 19 and the previous application for a terrace has been withdrawn. The current design is in keeping and will not affect anyone's privacy or adversely affect them in any way shape or form and will have minimal impact on the area. We note that the current occupants at 19 have erected illegal and dangerous razor wire to the current fenestration of their roof.



**Figure 4:** Recently completed extension and terrace at 19 Nassington Road – Photo and Top GF plan (NTS)

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**1d) Material Pallet, specification and sustainability.**

This proposed Juliette balcony will be constructed with wooden construction matching the existing and a steel enclosure.

**2 USAGE/MANAGEMENT.**

**2a Use**

**Figure 5:** Proposed outline project renderings



## 2b Extent of Juliette Balcony/external amenity – Options A and B

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The structural openings for the existing windows may need to be very slightly enlarged in order to replace the UPVC windows with (high thermal performance) a door.

### 3 ACCESS

#### 3a) Site Location

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**Figure 6: Aerial photograph of side**

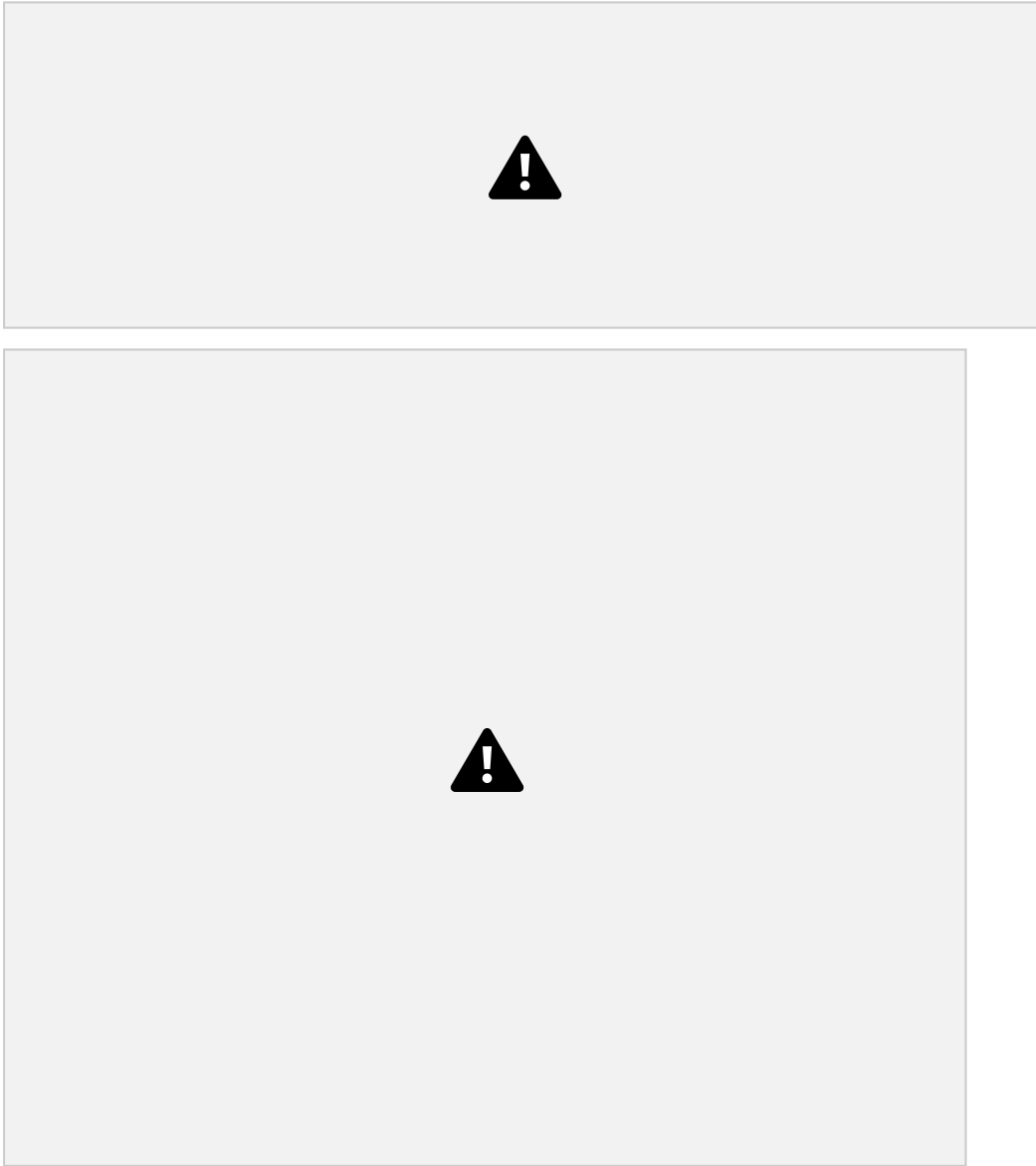


**Figure 7:**

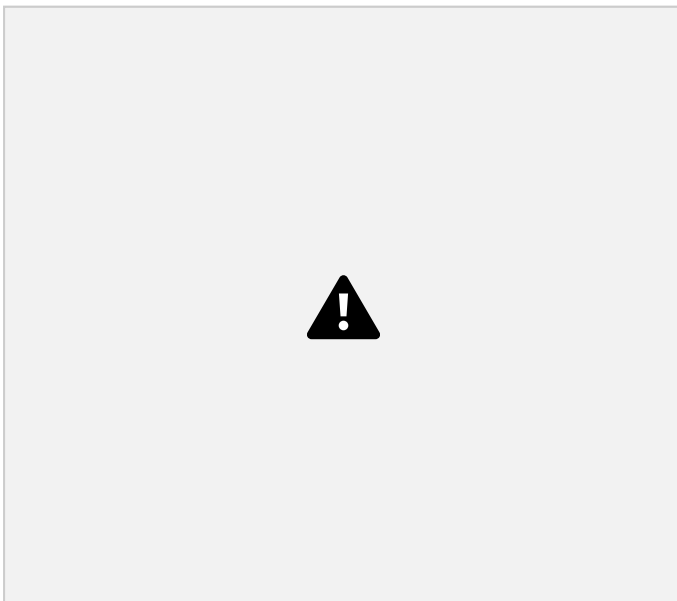
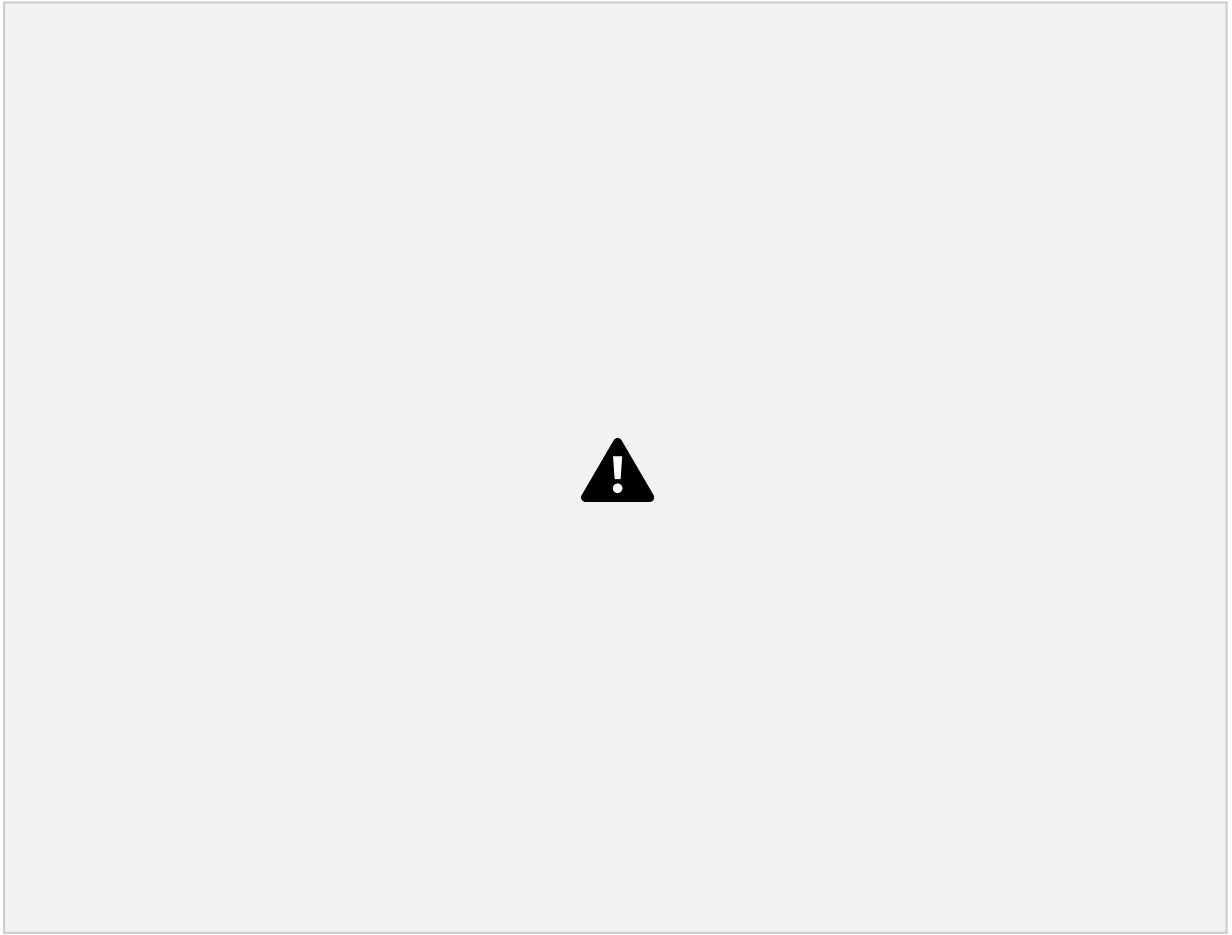
*The application site is a four-storey terraced dwelling situated on Nassington Road. This Victorian semi-detached house in Hampstead is located near Hampstead Heath, and the property is housed in a series of terraced residences.*

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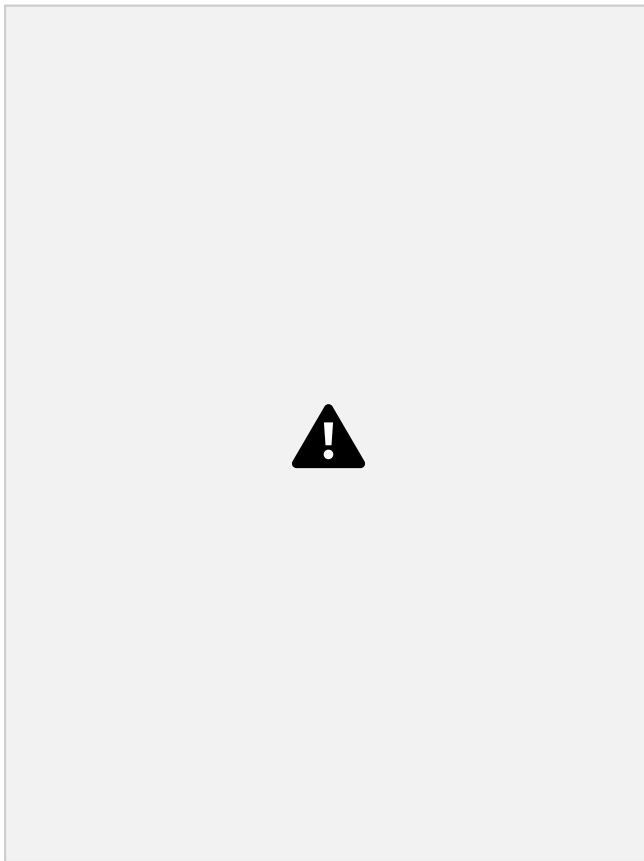
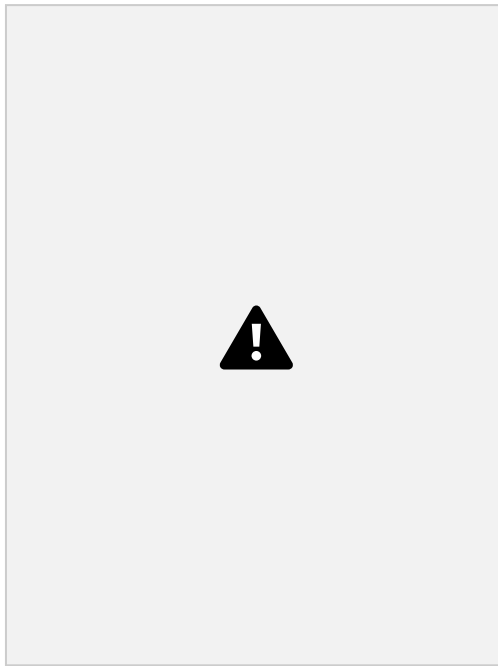
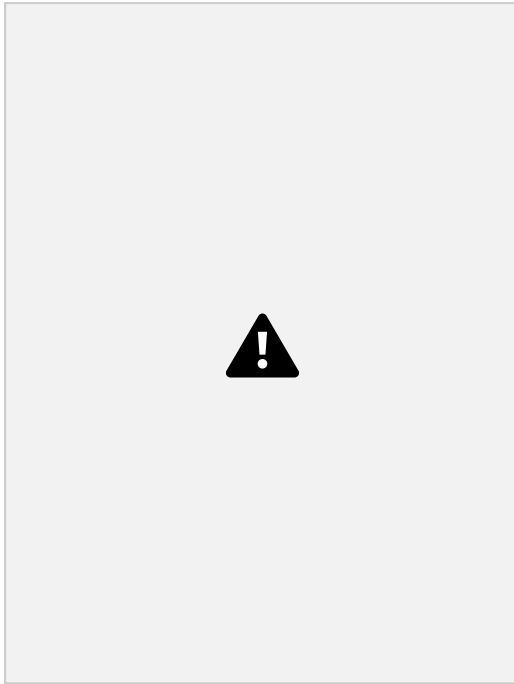
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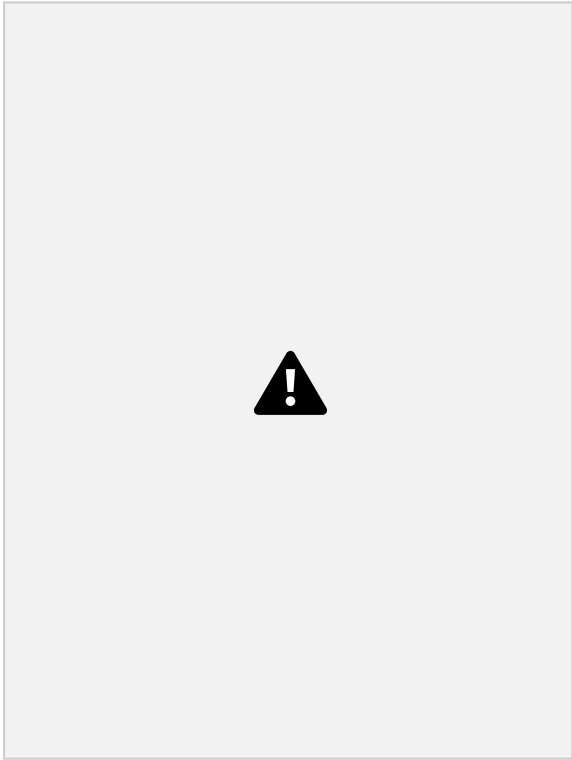
**Figure 8:** Aerial view showing no.17 with nos.15 to left and 19 to right



**Figure 9:** *Transport connections to the development site*

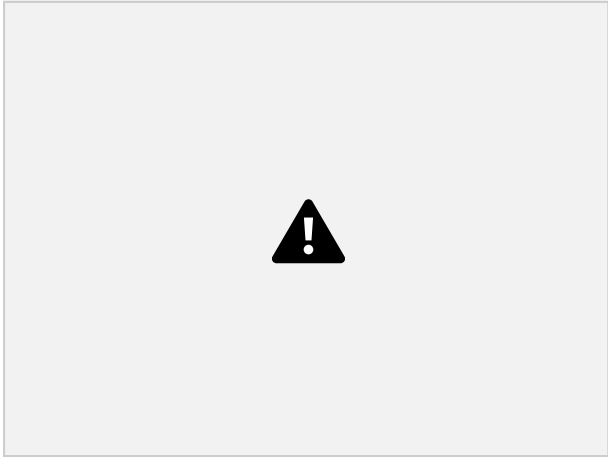
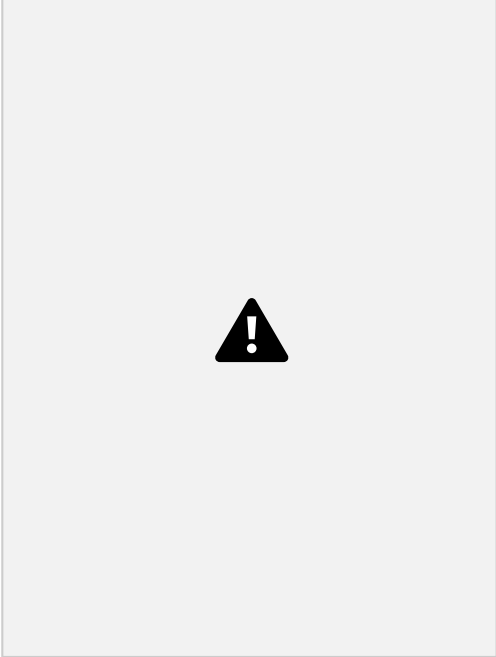
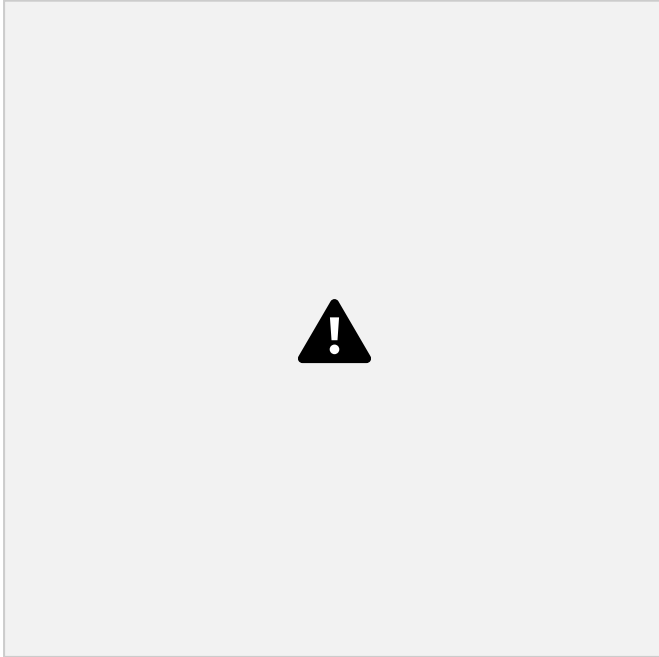


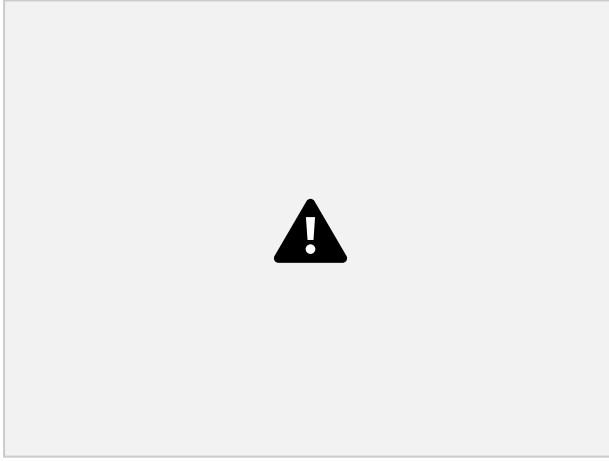




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