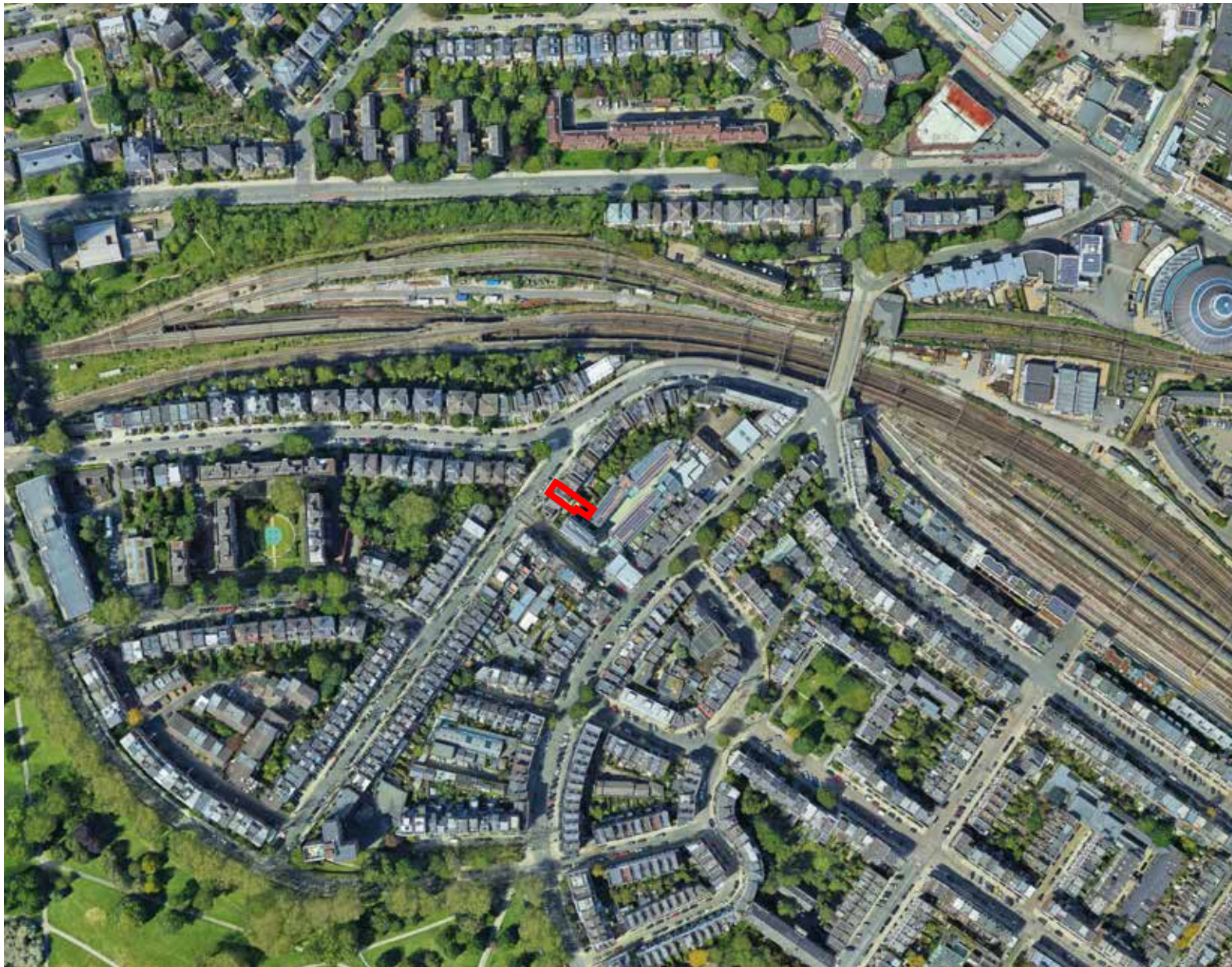


Flat A, 25 King Henry's Road, London NW3 3QP

DESIGN & ACCESS STATEMENT

Householder Planning Application
- submitted to The London Borough of Camden

February 2024



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Drawing Schedule

1 Introduction

This householder planning application has been prepared by architects MATHESON WHITELEY and is for minor alterations to an existing garden maisonette within a mid terrace property in the Primrose Hill area of The London Borough of Camden.

The address of the site is - Flat A, 25 King Henry's Road, London NW3 3QP.

The property is not in a conservation area and is not statutorily listed.

The property is the lower two floors of a four storey mid-terraced converted house. The house is part of a group of houses, described as 1-49(odd), 8-54(even) King Henry's Road, which are included in the Camden local list. The property is with a non-designated heritage asset and the heritage status has been considered when the proposed alterations have been developed.

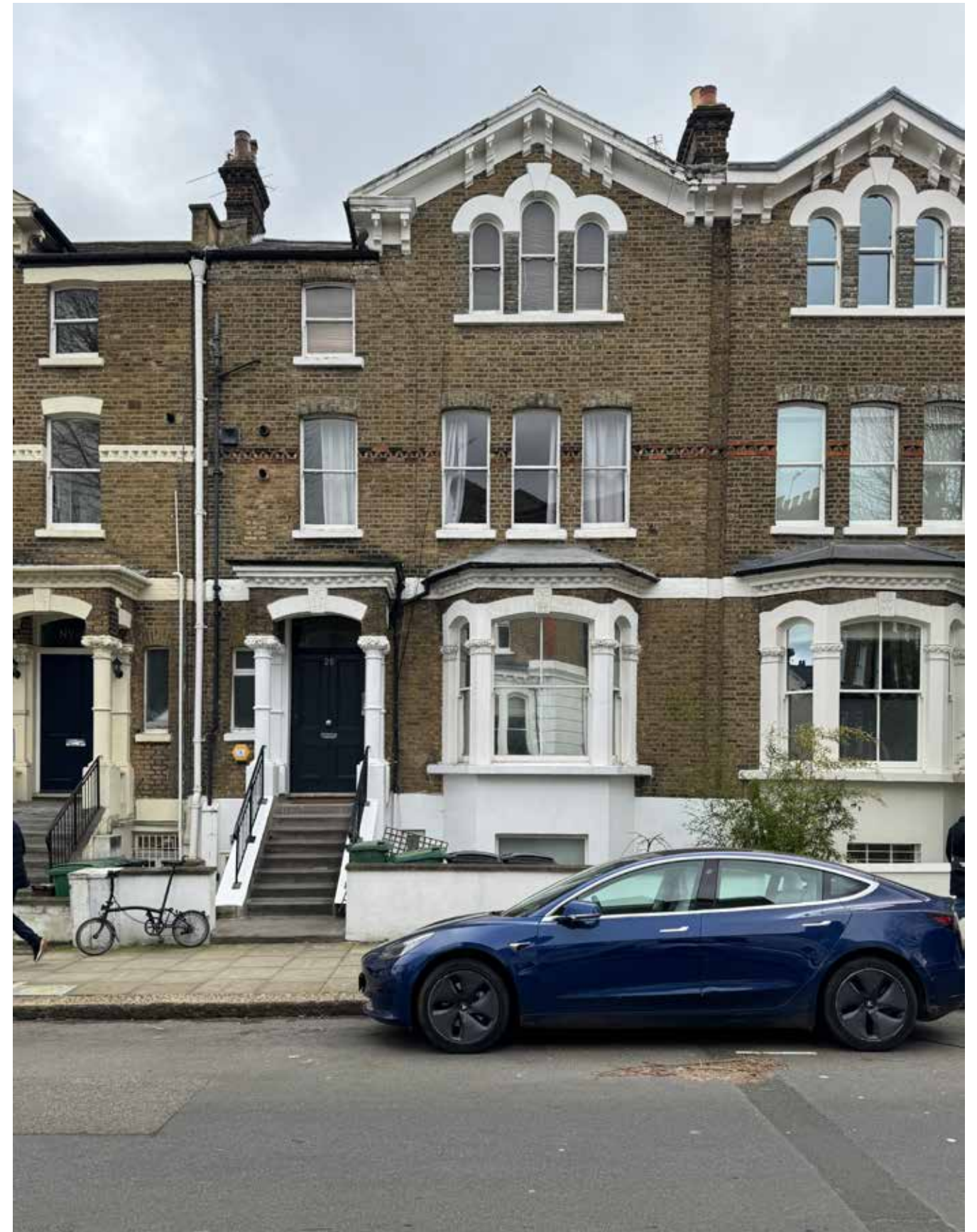
The property has residential (C3) use. No change of use is being proposed and no volume is being added or taken away as a result of the proposals.

It is planned to undertake refurbishment of the flat to improve the internal layout, the quality of accommodation and the energy performance of the property. In conjunction with the proposed internal changes a number of external modifications are proposed and these can be summarised as follows -

- Replacement of existing single glazed sash windows to front ground floor bay window with double glazed like for like sash windows
- Removal of two small windows to front elevation at lower ground floor level
- Replacement of existing uPVC doors and windows to rear elevation at ground floor and lower ground floor level - to be replaced with painted timber framed double glazed door and window sets
- Replacement of existing plastic rainwater accessories to lower ground extension with powder coated aluminium gutter and downpipe
- Installation of a external staircase at the rear to connect the existing raised ground floor level terrace to the rear garden at lower ground level

In preparing the proposals reference has been made to the following supplementary planning documents -

- Home improvements. Camden Planning Guidance. January 2021
- Energy Efficiency and Adaptation. Camden Planning Guidance. January 2021
- Primrose Hill Conservation Area Statement (January 2021)
- Camden Local List (Adopted June 2015)



View of 25 King Henry's Road front elevation. Flat A is the garden maisonette on the lower two floors.



Location - 25 King Henry's Road, London NW3

2 Existing

The property address is -

- Flat A, 25 King Henry's Road, London NW3 3QP

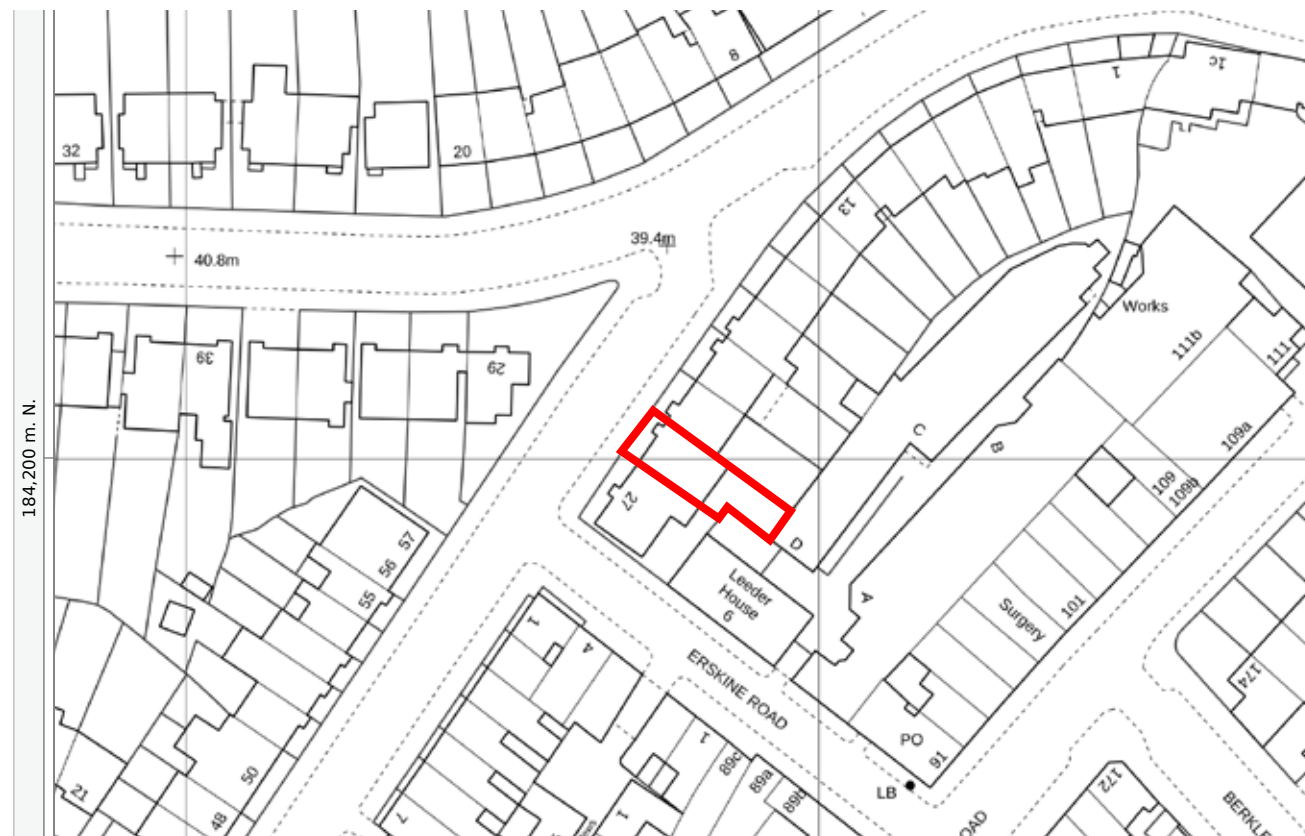
The property of which Flat A is part is a typical example of many of the historic houses on King Henry's Road, being a large four- storey terraced house in stock brick with a tall, Corinthian portico entrance. This entrance is raised a short flight of steps above street level over a semi-basement which extends backwards to open out into the rear garden.

The garden flat has an existing lower ground rear extension that was added following approval of a consent 2017/0917/P granted on 13-04-2017. There have been two subsequent applications for additional volume to be added the first floor rear elevation, both have been refused on the basis of impact on the adjacent conservation area. The proposals in this application consider the previous planning history and feedback given in the process. This application proposes a more appropriate means of improving the quality of the internal accommodation considering the setting and character of the building itself and its surroundings.



25a King Henry's Road

View of 25 King Henry's Road, London NW3 from north



Location - 25 King Henry's Road, London NW3



25a King Henry's Road

View 25 King Henry's Road, London NW3 from east

2.1 Heritage Context

The site is not in a conservation area and the building is not listed. It sits on the edge of the Primrose Hill Conservation Area.

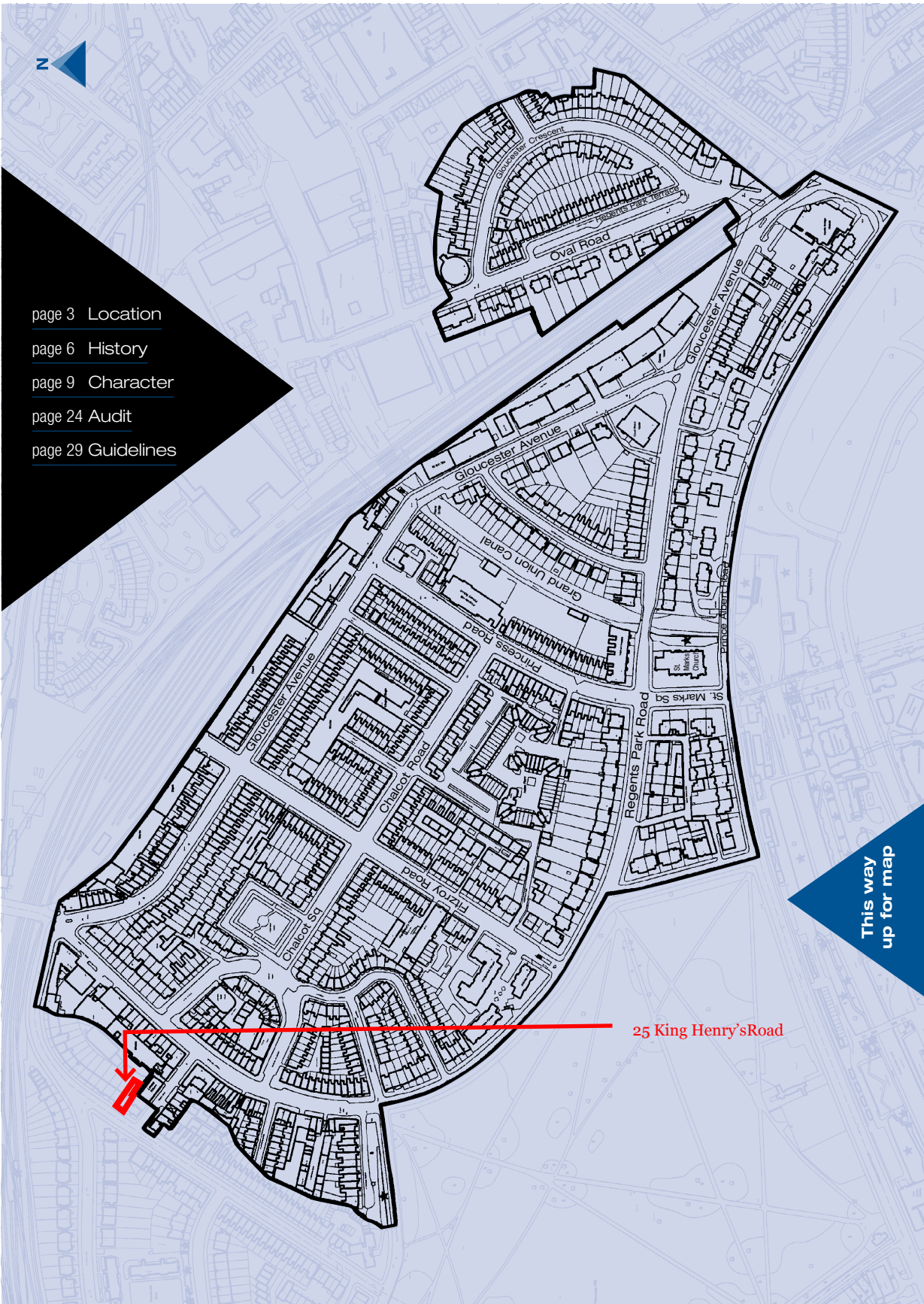
It forms part of a group of similar large residential properties along King Henry’s Road that are noted as being of “Architectural and Townscape Significance” in the Borough of Camden’s Local List. Together, this line of mid-19th century semi-detached houses presents an impressive frontage to the street.

The proposed works to the front elevation have been carefully considered to respect the particular qualities consistent in this group of houses and the qualities reflected in their local listing. The proposals to the rear of the property have also been developed to respect the character and setting of the adjacent conservation area.

Photograph	Asset Details
<div>Ref645:</div>  <div>(Click here to return to the ward map)</div>	<div>Address:</div> <div>1-49 (odd) 8-54 (even)</div> <div>King Henry’s Road</div> <div>Significance:</div> <div>Architectural and Townscape Significance</div> <div>Asset Type:</div> <div>Building or Group of Buildings</div> <div>Ward:</div> <div>Camden Town with Primrose Hill</div>

Description
Group of mid 19th century semi detached (and in some cases linked) and terraced houses on both sides of street. Intact and relatively unaltered group of high architectural quality creates fine consistent townscape.

Extract from local listing for King Henry’s Road



Location of site outside of Primrose Hill Conservation Area



View of King Henry's Road



View of 25 King Henry's Road



Existing bay window at upper ground level



Existing bay window at upper ground level



Planting to front garden



Side entrance at lower ground level



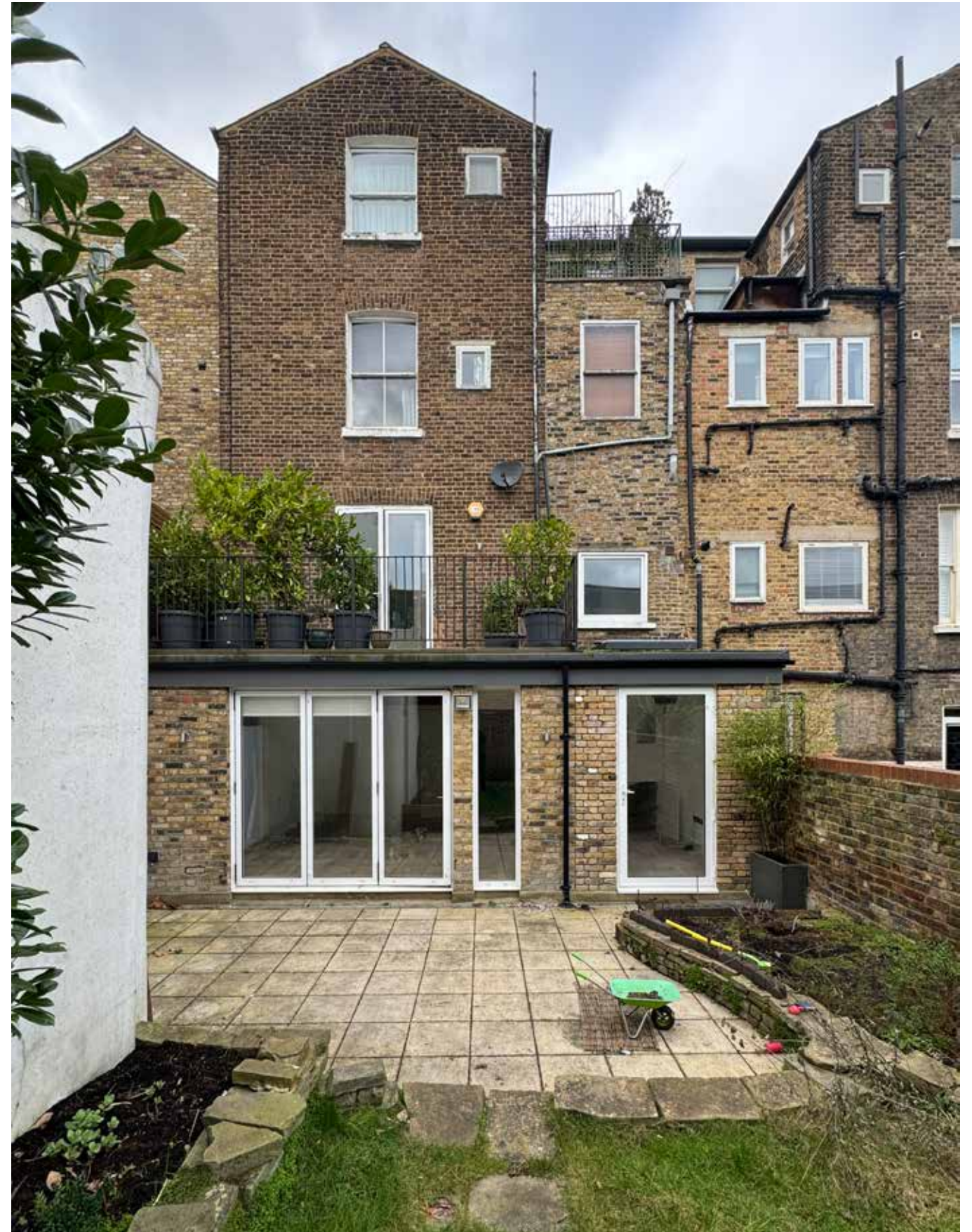
Side of entrance stairs at lower ground level



Rear garden and LG extension



Rear garden and LG extension



Rear garden and LG extension



Rear garden and LG extension



Rear garden and LG extension

3 Planning Context

3.1 Property planning history -

The property has the following recent planning history -

Flat A 25 King Henry's Road London NW3 3QP

- 2012/0395/P - Granted 03-04-2012 - Replacement of bay window at front elevation of basement flat (Class C3)
- 2017/0917/P - Granted 13-04-2017 - Construction of single storey rear extension (following the demolition of the existing conservatory) and the installation of patio doors to the rear
- 2017/0918/P - Refused at Appeal 13-04-2017 - Construction of first floor rear extension on existing terrace, single storey rear extension (following the demolition of the existing conservatory) and external alterations including the installation of patio doors to the rear and new access with glass canopy to the front
- 2017/6501/P - Refused 02-03-2018 - Construction of a first floor rear bay-window extension on existing terrace, single storey rear extension (following the demolition of the existing conservatory) and external alterations including the installation of patio doors and window alterations to the rear and the addition of a glass canopy to the lower ground floor entrance

3.2 Neighbouring planning activity -

The following recent local planning activity is considered relevant as within the consented proposals are elements similar to those proposed in this application for the property -

- 44/44a King Henry's Road London NW3 3RP

2023/3130/P - Granted 02-02-2024 - Alterations to front and rear elevations including installation of new and replacement windows and doors and erection of external staircase to rear. Installation of air source heat pumps to side elevation and solar PV panels to flat roof. Associated external works including paving and fencing to garden

- 3 King Henry's Road London NW3 3QP

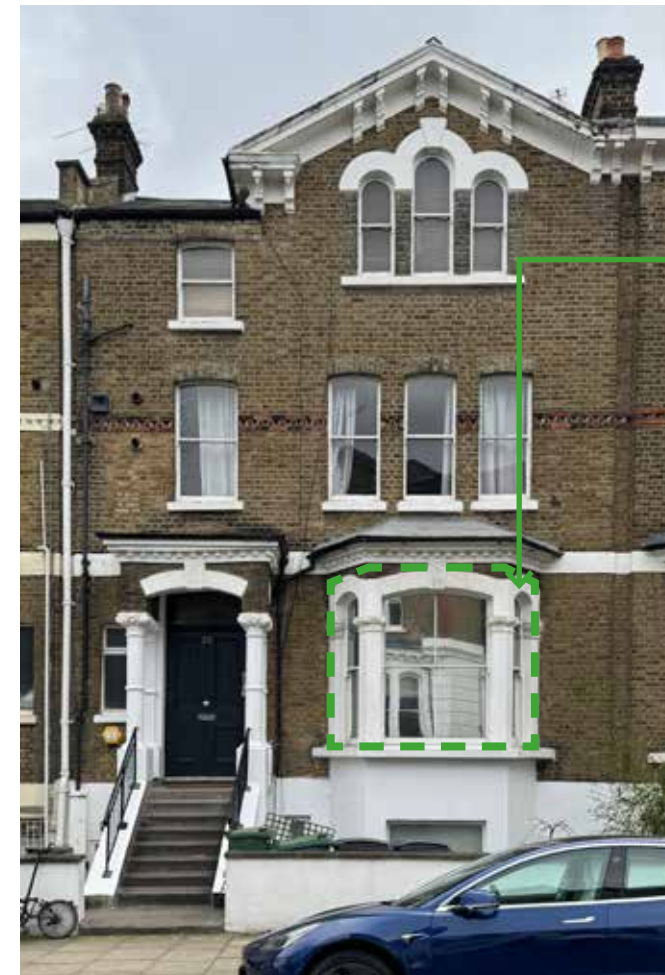
2022/1225/P - Granted 05-08-2022 - Erection of a single storey ground floor extension and replacement of the existing doors all to the rear at first and second floor level

4 Proposed

4.1 Proposed alterations to front elevation

A strategy of refurbishment has been considered which will result in improvements in quality and energy performance of the property without any negative impact on the qualities that has been highlighted by the local listing. The proposed alterations to the front elevation are -

- Replacement of existing single glazed sash windows to front upper ground floor bay window with double glazed like for like box sash windows (note - as previously consented under 2012/0395/P - Granted 03-04-2012)
- Replacement of existing single glazed timber framed window at lower ground level to east side of entrance stairs. To be replaced with double glazed timber framed like for like window
- Removal of two small windows (one uPVC, one metal framed) to front elevation at lower ground floor level. These windows are not required for internal room ventilation and their removal will result in a cleaner and less cluttered appearance



25 King Henry's Road - upper ground bay window sashes to be replaced with double glazed box sash like for like windows

Upper ground bay window - upper ground bay window sashes to be replaced with double glazed box sash like for like windows



Example double glazed box sash like for like window

Timber framed window to be replaced



Existing small timber framed single glazed window to east side of front entrance stairs



Existing 2no. small windows to west side of front entrance stairs which are proposed to be removed, closed up and finished in matching white painted stucco render

uPVC window to be removed and infilled

Metal framed window to be removed and infilled



Example at no.27 King Henry's Road - lower ground level undercroft with no additional windows



Example at no.21 King Henry's Road - lower ground level undercroft with no additional windows

4.2 Proposed alterations to rear elevation

Alterations at the rear are generated by the wish to reverse previous unsympathetic changes, namely the use of uPVC framed windows and doors to all openings on both floors. These are to be replaced with high quality painted timber doubled glazed door and window sets with carefully chosen ironmongery. The new elements will have adjusted sizes to suit the internal alterations to the flat, to improve the overall proportions of the openings, to allow for secure ventilation to the internal rooms and to ensure good levels of daylight internally. The specific external alterations are -

- Replacement of existing uPVC doors and windows to rear elevation at ground floor and lower ground floor level - to be replaced with painted timber framed double glazed door and window sets
- Replacement of existing plastic rainwater accessories to lower ground extension with powder coated aluminium gutter and downpipe



Rear garden and LG extension - as existing



Example for timber framed double glazed doors

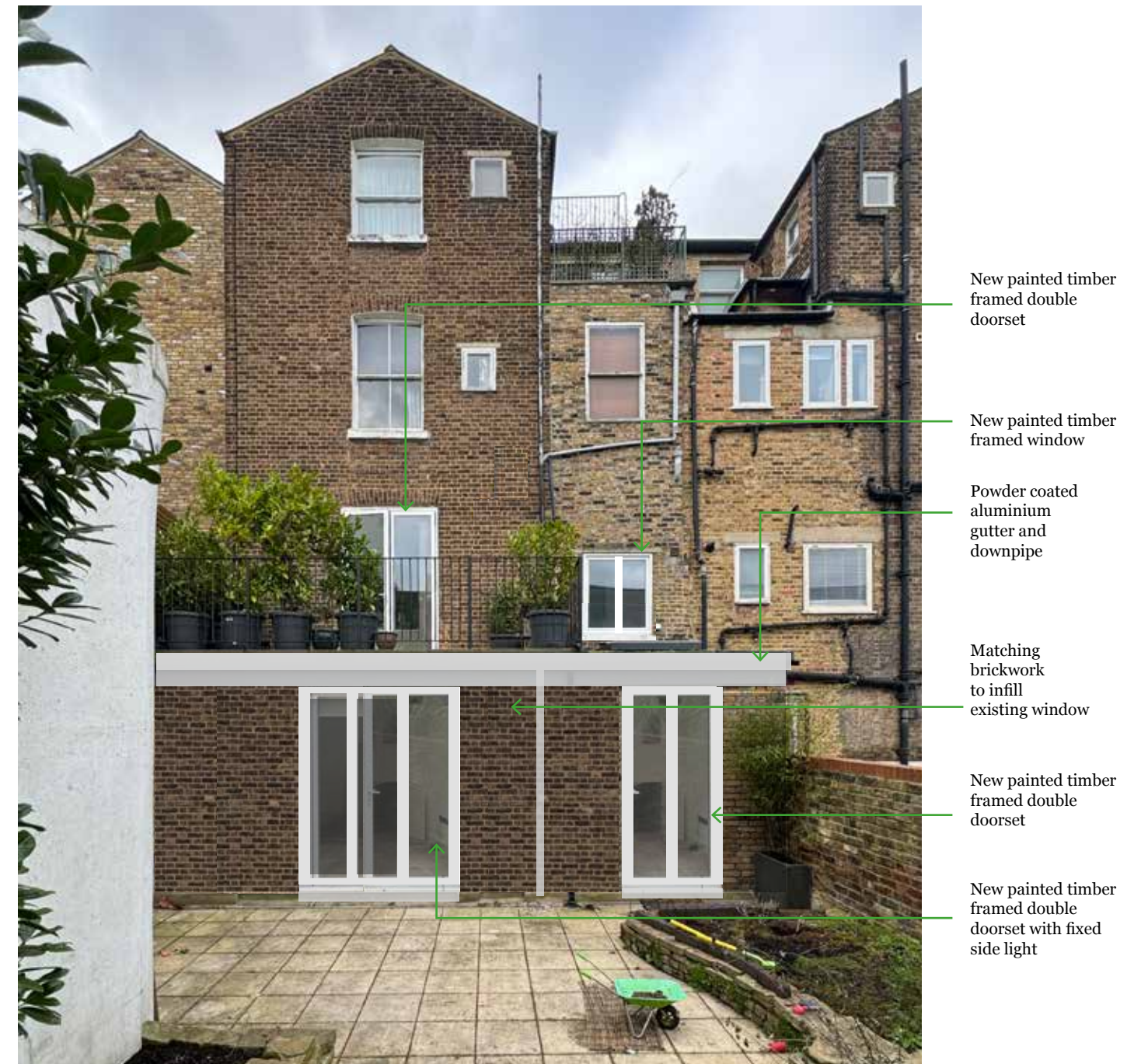


Image showing proposed rear extension with alterations to doors at upper and lower ground level

4.3 Proposed external access stairs

At present the flat benefits from an external terrace to the rear of the raised ground floor level which can currently be used in conjunction with the raised ground living accommodation.

To allow a separate access to the lower garden level that does not rely on access via the lower ground internal accommodation and the private bedrooms, it is proposed to install an external staircase at the rear. The stair would utilise a recess that is formed from the position of the boundary walls to the west side of the rear garden.

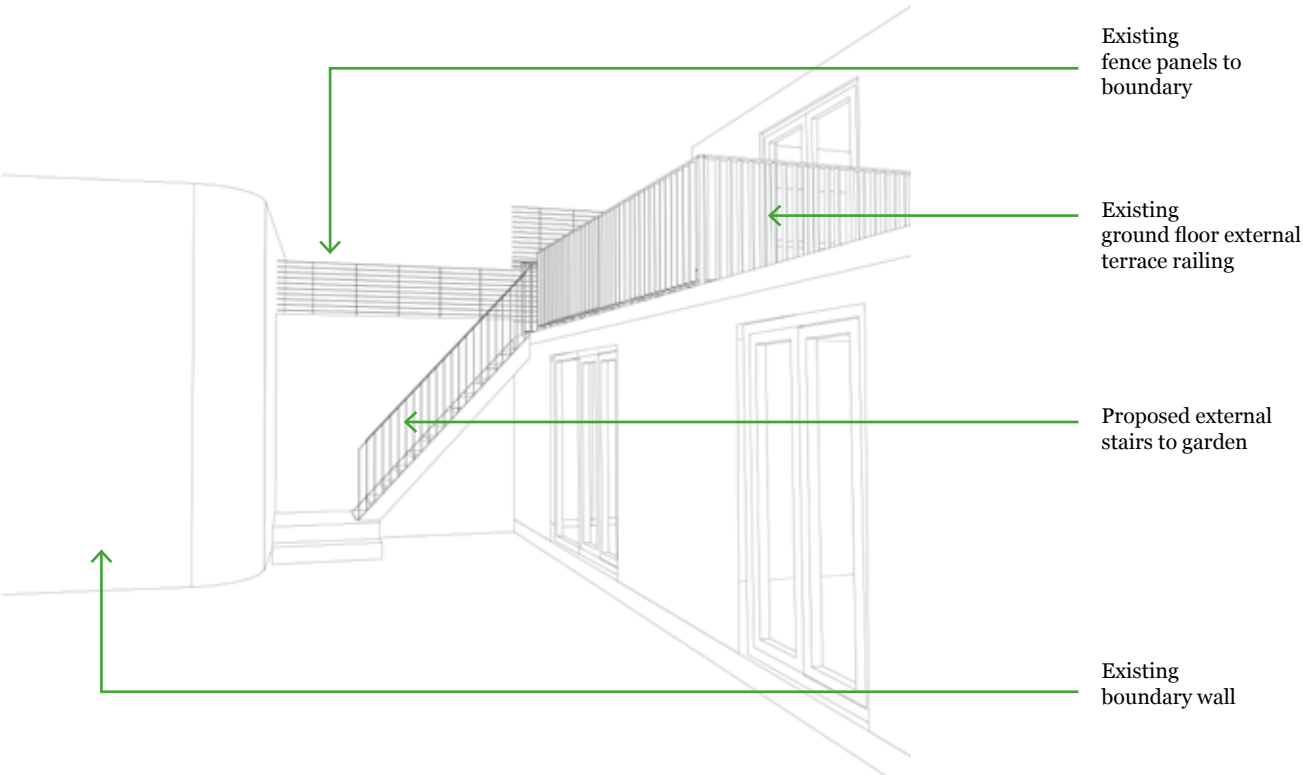
The new stair will be made in a black painted metal fabrication to match the existing terrace railings at ground level. To allow access to the stair at terrace level the existing railings will be modified to form an opening but otherwise unchanged.



Existing recessed area to west side of rear garden - proposed location of new external stairs



Example black painted metal external staircase



Sketch view of proposed external stair

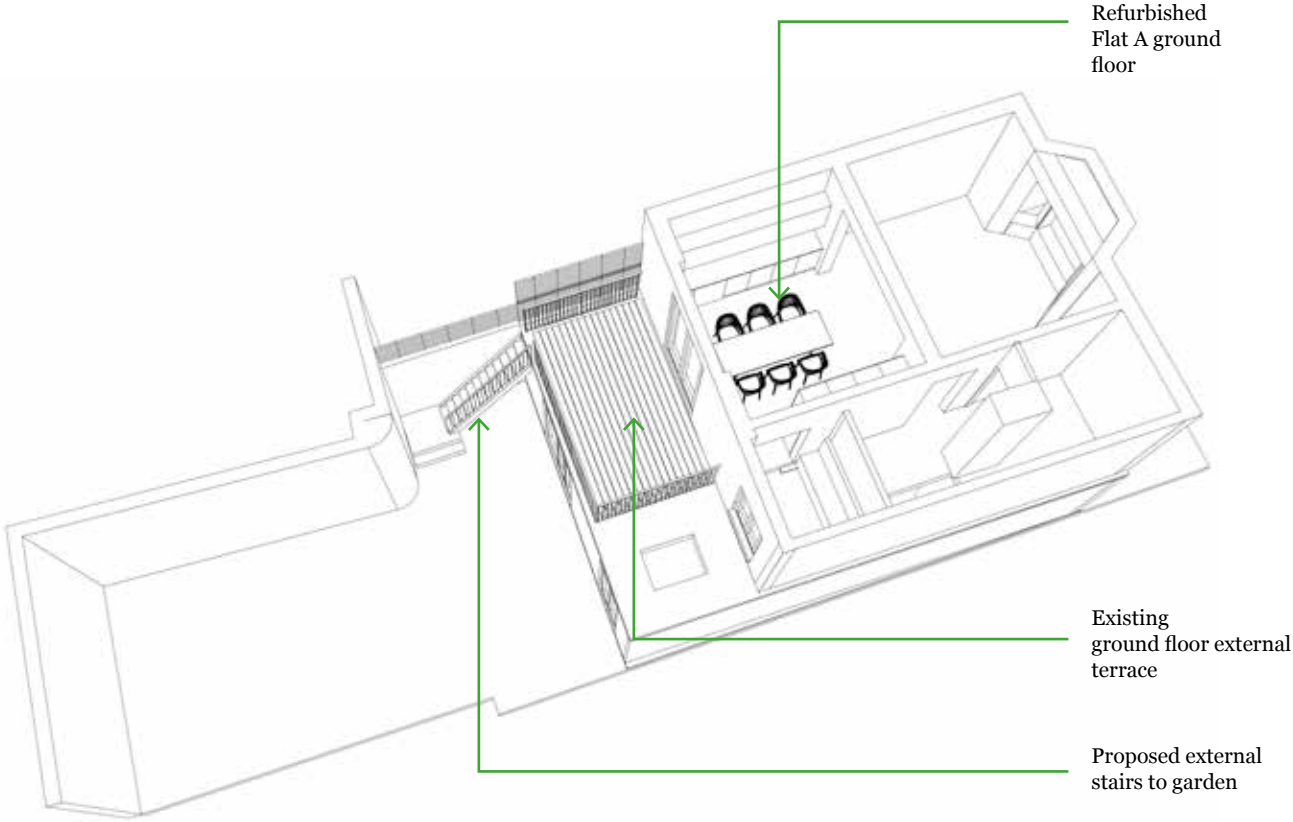


Diagram showing position of external stairs from existing ground level terrace to lower ground garden level

5 Summary

In summary, these works will repair, refurbish and enhance the property which is acknowledged as of “Architectural and Townscape Significance” as noted in the Borough of Camden’s Local List.

The proposals do not harm or adversely impact the existing building nor the setting or character of the adjacent conservation area and will result in a range of practical and energy saving improvements that will ensure continued enjoyment and enhanced value for the property.



Front elevation - proposed image



Rear elevation - proposed image

Appendix 1 -
Drawing Schedule

Existing -

133 - 001	Location Plan
133 - 100	Existing Lower Ground Floor Plan
133 - 101	Existing Ground Floor Plan
133 - 300	Existing Front Elevation
133 - 301	Existing Rear Elevation
133 - 302	Existing Sections AA & BB
133 - 303	Existing Section CC

Proposed -

133 - 110	Proposed Lower Ground Floor Plan
133 - 111	Proposed Ground Floor Plan
133 - 310	Proposed Front Elevation
133 - 311	Proposed Rear Elevation
133 - 312	Proposed Sections AA & BB
133 - 313	Proposed Section CC

