

# DESIGN AND ACCESS STATEMENT – MARCH 2024

UPPER PARK LODGE, 10 UPPER PARK ROAD, LONDON NW3 2UP

We are writing on behalf of the applicant Mr Nikolas Pearmine in relation to the application at the above property for:

*"Erection of lower ground floor and ground floor extensions to rear of dwellinghouse (C3)"*

## Background

The application site is located on the south side of Upper Park Road, in Belsize Park. The application property, Upper Park Lodge, is a small two-storey dwelling created by the conversion of the original garage to neighbouring 10 Upper Park Road. The property is not listed but is within the Parkhill Conservation Area.

The current proposal is a resubmission of approved applications 2018/1634/P and 2021/1764/P, in order to further extend the validity of the permission. No changes are proposed.

The proposal is for a ground-floor rear extension, and a first-floor rear extension, to provide extra space. The ground floor extension will measure 3.4 by 2.9 metres and will provide a living area. The first-floor extension will provide an extra bedroom.

The extensions will have rendered walls and flat roofs. The ground floor extension will have a conservation rooflight and a green roof. The ground floor extension will have sliding doors and the first-floor extension will have a painted timber window. The extensions will match the existing property in appearance and style.

There will be no overall increase in height and the extensions will be set back from the building lines of the main house (10 Upper Park Road). They will therefore be subservient.

The scale and design of the proposal will ensure that there are no adverse impacts on neighbour amenity. The proposal will improve amenity at the property itself by providing extra living space.

## Proposal

Permission is sought for the extension at the rear of the property to create a slightly larger family dwelling in line with the original application drawings made in 2014: It is proposed to enlarge and alter the accommodation to gain additional floor space for the house by building out a new lower ground floor extension to this coach house to the rear by 3.4m (set back 250mm from the extent of the ground floor extension to the main house also granted permission in 2014) and by building the ground floor out again set back 250mm from the end of the main house.

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We have addressed the two issues of concern:

- The applicants have been in considerable discussions with their immediate neighbours at no.8 and their architect. They were granted Planning Permission to construct a new side extension in their gap, which will address the conservation officer's concerns about the view from the street. With the construction of their proposals, there will be no views from the street to the rear of the properties.
- The existing rear extension to the main house at lower ground floor has a similar extension and the light levels in that maisonette are very good in the middle of the plan. Our proposals will be similar and therefore we do not feel that loss of light should be a consideration.

Additionally, we provide these further comments for consideration:

- We have addressed the concerns of the other neighbours at no.10 about light pollution by changing our designs from a conservatory which would allow the most light to penetrate deep into the plan by providing a solid extension with a large rooflight instead. The applicants have additionally had extensive discussions with their neighbours at no.10 to address any concerns before making this application.
- The current arrangement as it is constructed has become a considerable security issue for the applicants who have suffered from burglars because of the hidden nature of the space on the ground floor where we propose to extend. Our extension will make it less likely to be burgled.
- Finally the street has a considerable history of side infill of a similar nature to that proposed at No.10 and a significant number of these have been granted permission. The most similar of these is at the Coach House of no.12.

In detail, our proposal on the lower ground floor will provide entrance, shower and utility rooms to the street side and a kitchen, living / dining rooms to the rear to the existing garden of the house. On the ground floor there will be an additional bathroom and bedroom with new low-profile skylights are also proposed over the staircase and landing to provide light deep into the plan.

The Conservation Area Design rules state that the open space between the pairs of houses in this area should not be in filled by side extensions but in this instance the "gap" has already been almost completely in filled on the side of no. 10. To further address this recommendation, we have set the new extension 250mm back from the main house proper on the ground floor. The rear extension is planned to be subservient in height to the main building as well, as recommended in Camden Planning Guidance on Home Improvements (January 2021). This recommends that side

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extensions should respect the dimension of the existing porch. The highest point of the proposed extension is no higher than the current front side wing elevation and therefore over 1400mm below the top of the porch and so comfortably meets this recommendation.

**Pre-Application Advice (ref: 2017/6155/PRE)**

The following pre-application advice in summary was received in respect of these proposals from Fiona Davis in January 2018:

*“Overall we consider that an extension to the existing property projecting further out into the rear garden could be accommodated. Nevertheless there are a number of changes to the proposal that we would advise would make the proposals more sensitive and subordinate to the existing property, preventing any harm to the attached main dwelling which as noted above forms a positive contributor within the Conservation Area. Our policies seek to preserve and protect the heritage features in the borough.*

*Lower Ground floor level extension*

*While considered acceptable in principle, we would suggest that the lower ground floor extension is slightly recessed from the existing adjacent building rear elevation at no.10 Upper Park Road. This depends on design and may be required to break up the massing. We note that there is already an existing rear extension at the main dwelling at no.10 Upper Park Road. Thus it is considered that an extension at the lower ground level at the application site, as long as subordinate in design terms in character will not detract from the character and appearance of the main dwelling.*

*Futhermore, at this level the proposal will mirror what has been recently approved at the adjacent property no.8 and will not be visible from the road.*

*Ground floor extension*

*Similarly we would advise that the extension at the ground floor level is recessed from the existing rear building line. We would recommend that this should differ visually from the main building in terms of fenestration to differentiate and breakup the massing.*

*It should be noted that this will be modestly visible from public views from the main road from some angles and whilst the view of this extension from the main road will be limited we note that this will cause moderate harm to the character of this part of the Conservation Area.*

*Essentially at both the lower ground and ground floor level we feel that rather than creating a sweeping line across the rear extension it would be good to set these back slightly to give some articulation and differentiation between the proposed extension from the adjacent dwelling to protect the features of this heritage asset.*

*Consequently, provided the two levels are each set back from the neighbouring building line, to avoid the creation of an unbroken slab of extension, and so remain subservient and preserve the legibility of the sequence of build, it is considered that the development will not harm the character and appearance of the Conservation Area. Similarly it was considered that the single-storey extension at the adjacent property no.8 approved under (2016/0827/P) would have a limited impact on the character and appearance of the conservation area.*

*The Conservation Area statement makes special mention that these semi-detached paired villas were laid out on a very generous scale and with ample gaps between buildings and long gardens which collectively make a green oasis behind the street fronts such as the crescent space behind Lawn Road, Upper Park Road & Garnett Road. It is considered that the picturesque quality of the street achieved through the homogeneity of the buildings and streetscape on both sides of the street, will not be harmed as a result of the proposed extensions.”*

We wholly heeded the advice and amended our proposals accordingly both in line with the information above and also further guidance on Amenity and the Additional Considerations by incorporating a green roof to the flat roof proposed extension at the lower ground floor level and have introduced a parapet to the edge of this part of the extension.

## **Impact**

The amenities of the neighbours will not be affected by the proposals.

The garden wall between Nos 10 and 8 is a party garden wall owned equally by both Freeholders. The applicants have been in extensive discussions with their neighbour who propose to construct a similar extension to their property which will match the scale and proportions of our property.

During construction there will be an impact on the neighbouring properties due to the proximity of their properties, but the utmost care and consideration will be expected of the contractor to effectively manage the works and where possible minimise the disturbance due to noise and vibration. It is hoped that the works will be carried out in tandem with those proposed at no.8.

## **Materials**

Any new external materials are designed to complement and enhance the character of the existing buildings and the general area.

There are no changes proposed to the front elevation.

The proposed side / frank elevation will be rendered and have no windows. The design of rear elevation will be identical to what has been constructed now including traditional white painted softwood sash windows and French doors and framing to the doors and windows as well reconstituted stone copings and to the rear.

## **Access**

The principle means of access to the property will not change. The access for Emergency Services would be unaltered under the proposal.

## **Design Summary**

Most of the 'coach houses' on the street have been granted permission to extend as we propose. The proposed two-storey rear side extension is designed to be subservient to the main house in regard to size, height, massing, design and materials and has been designed in consultation with Camden's Planning Guidance on Design (January 2021) and Home Improvements (January 2021). We have further taken on board the Planning department's pre-planning advice recommendations to ensure this.

The proposed development will not have any impact on the existing matter of access.

The project is, by its very nature, solely residential and involves only the house's owner; there is therefore no relevance regarding mixed use, density, public spaces, landscaping or access.

The design and scale of the proposals have been made to both co-exist with the existing original architecture of the street and the variety of styles displayed by the current two-storey extensions / Coach houses that exist in the street as well as being subservient to the original house and the general amenity to the street scene.

The proposals are discrete and take into account their visual impact in relation to heights on the street. Our design respects the existing front building line and boundary walls. We have echoed the detailing of the main house where appropriate.

Our proposals would not materially harm the character of the area, the amenity of neighbouring occupiers or highway conditions of the area.

### **Relevant Policies and Guidance**

There has been no material change in development plan policy that would alter the consideration of this application. The proposal accords with paragraph 135 of the National Planning Policy Framework (NPPF, 2023) which requires development to be sympathetic to local character, visually attractive as a result of good architecture and to provide a high level of amenity for existing and future users.

It accords with London Plan (2021) Policy D3 which requires development to accord with existing character and to ensure adequate outlook and amenity for neighbours, and with Policy 06 which requires development to achieve adequate daylight and sunlight to surrounding housing.

The proposal accords with Camden Local Plan (2017) Policy A1 which seeks to protect residential amenity and with Policies D1 and D2 which require that development respects local context and character and preserves or enhances the historic environment and heritage assets.

The Parkhill and Upper Park Conservation Area Appraisal and Management Strategy was adopted in 2011. Para. 7.2 states that the Council will expect original architectural features and detailing to be retained, protected and refurbished in the appropriate manner.

The following policy has been considered in relation to the proposals, which are in accordance with these policies and should therefore be granted planning permission.

### **Parkhill and Upper Park Road Conservation Area Appraisal Area and Management Statement – Adopted 11 July 2011**

#### **National Planning Policy Framework 2023**

#### **The London Plan 2021**

#### **LB Camden Local Plan 2017:**

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

**Camden Planning Guidance:**

- CPG Home Improvement (2021)
- CPG Amenity (2021)
- CPG Biodiversity (2018)
- CPG Design (2021)

**Conclusion**

This proposal is a resubmission of approved application 2018/1634/P and 2021/1764/P, with no changes. The proposal has been well-designed to respect the character of the area. It will improve amenity at the property and will have no adverse impacts on neighbours.