

Project ref: **A0124 - A300 (Rev. A)** – Roof top A.C units removed – 29.05.2024.

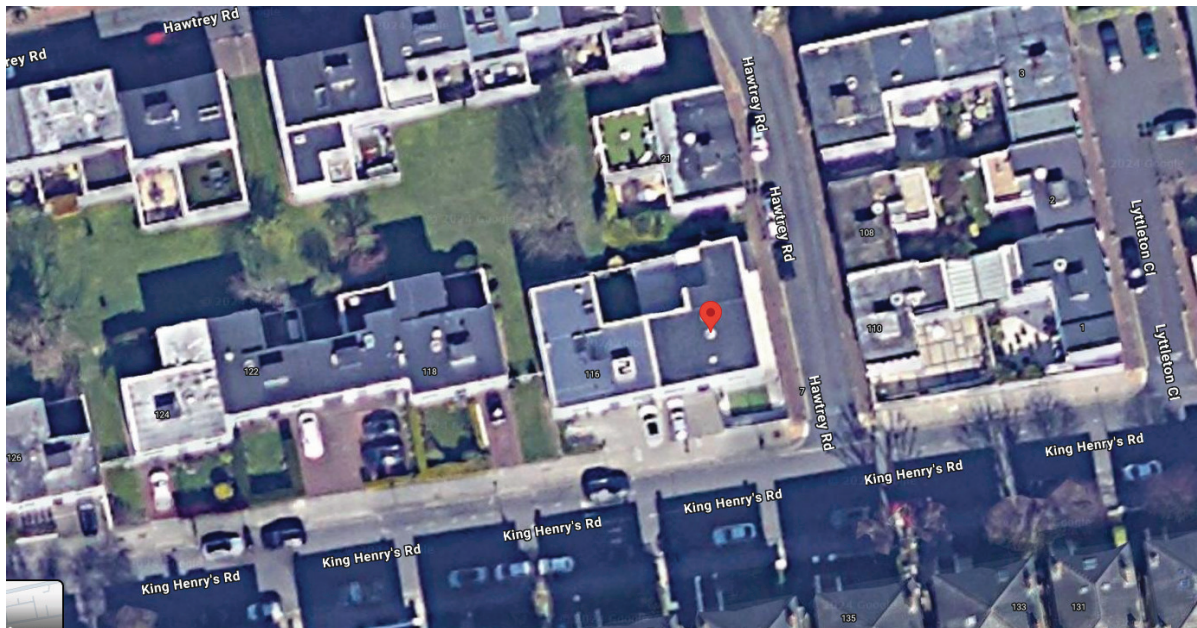
Date: 17th March 2024

Design and Access Statement

This revised statement is to accompany the full planning application for the proposed extensions and alterations to 114 King Henry's Road, London NW3 3SN

To be read in conjunction with current revision existing and proposed drawings:
A0124 - A001, A002; A003; A004; A006; A010; A011; A102; A103; A104; A105;
A106; A110; A111 & A112.

Existing Aerial Viewpoint to 114 King Henry's Road, London NW3 3SN:



Existing House – Front Viewpoint:



CONTEXT and USE

The proposed works are to a privately owned semi-detached dwelling house located on the north side of King Henry's Road within the Chalcot Estate and within the borough of Camden. The house is arranged over ground and first floors with a flat roof. The property has previously had several planning applications made, with granting approvals for a new window to replace a garage door and a rear extension added to bedroom at first floor.

The existing property and surrounding properties are mainly constructed from a combination of brick, painted render and black weatherboarding to both front and rear. The windows are white uPVC or powder coated metal frame, 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 will not affect any TPOs Trees or natural Ecological other planting or surroundings, is not listed or located within a conservation area.

There is no proposed change of use on the land from residential.

The designs have been prepared in accordance with the Chalcot Architect's Forum (CAF) design guide for property alterations and have the support of the Chalcot Estates Ltd management agents.

THE PROPOSAL

The proposal is to construct an additional second floor 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 should be no more than 9m circa. and will 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 proposed 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 proposed second floor/ loft extension is designed to meet the needs of a growing family needing more space.

In addition to the above, the right-light and any over-shading to side extensions have been investigated and as necessary designed measures will be put in place so that no adverse issue or impact will be resulted to cause any unnecessary harm to neighbouring properties.

DESCRIPTION AND SCALE

All external materials/ finishes and any associated fittings as described on proposed information presented, will be in line to best suit with the existing main house to achieve a coherent and carefully thought out solution.

So that to keep with the property and its local residential surroundings or character of the established area.

The new second floor extension will provide approximately 77m² gross internal net area of additional useable space. It would accommodate two bedrooms, one with a en-suite shower room and a tv / play room complete with kitchenette.

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

The property is semi-detached and to the right-hand side of 116.

The adjoining neighbours 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 neighbour's privacy will be kept intact as there are no proposed side windows facing 116.

LANDSCAPING

The existing front and rear courtyard garden landscaping areas will remain mostly unchanged.

All existing boundary treatments will be retained and maintained for privacy.

LAYOUT AND ACCESS PRINCIPLES

The existing access areas to and around the dwelling house are unchanged and no access considerations are needed for this extension and alterations to an existing domestic residence in which the current occupants have no access problems.

Where possible in relation to Building Regulations Part M and for future aging occupier matters on the new extension area will be looked at and implemented during the construction process on site.

PLANNING STATEMENT

We believe that careful design consideration have been taken to provide additional habitual spaces within the new extension in accordance with local Planning Authority guidelines and without making to many unnecessary changes of appearance to the character of the existing house.

COMMUNITY INVOLVEMENT

Chalcot Estates and their members were consulted on this proposal. Their comments were received and all have been addressed accordingly within this planning application.