

Flat 4, 23 Nassington Road, NW3 2TX

Design and Access Statement

This Design and Access Statement is in support of the Full Planning Application for the reduction in size of an existing dormer window in lieu of which a small terrace is proposed. The proposals also include the replacement of the existing dormer windows with doors along with metal railings in lieu of the consented Juliette balcony railings.

The proposals in this application are new and the existing dormer window and loft development project was consented and implemented in 2007 (2007/2232/P).

Flat 4, 23 Nassington Road is the third floor and loft level dwelling within a semi-detached late Victorian terrace house in the Sub-Area 2 of the South Hill Park Conservation Area. The Conservation Area Statement describes it as a building which makes a positive contribution to the area. The Hampstead Neighbourhood Plan identifies the house as part of a 'non-designated heritage asset'.

This statement follows the guidance from CABE's Design and Access Statements with additional sections addressing LB Camden's design guidance.

In developing the design, careful consideration of Camden Planning Guidance on Design, Home Improvement (2021), Biodiversity, Energy Efficiency Planning Guidance for Conservation Areas and the Conservation Areas Statement for South Hill Park have been undertaken.

The proposals are very small scale and to the rear of the property, respecting the character of the Conservation Area while seeking to bring greater amenity to the home dweller by providing a small but valuable outdoor space. The proposals comply with the guidance of CPG Home Improvements 2.2.3 Balconies and Terraces to the extent that they can equally honour the site context and constraints of the existing and neighbouring dormers in accordance with the Conservation Area Statement for South Hill Park.

The proposals do not impact in any way the views identified in both the Conservation Area Statement and the Hampstead Neighbourhood Plan; though, the plans do increase the biodiversity of the property in support the allotment gardens (SEGMA) designated a Local Green Space by the Hampstead Neighbourhood Plan.

Similar roof terraces, usually of a larger scale, have been consented in the South Hill Park Area, for example along Tanza Road, Parliament Hill and Nassington Road itself. Independent of these local precedents, the small rear facing roof terrace proposed for 23 Nassington Road brings amenity to the applicant while supporting local biodiversity. It respects the existing pitch roof profiles which remain unaltered and reduces the mass and bulk of the dormer window. The rear of the property is distant from facing neighbouring buildings.

The Existing

Flat 4, 23 Nassington Road is accommodated across the 3rd and loft levels of a substantial semi-detached house characteristic of the area originally built between 1879 and 1899 in the Victorian Gothic Revival style. The house is currently formed of 3 separate households.

The building is of London stock brick with rendered areas to the principal elevation bay window with a steeply pitched gable roof over the bay with painted decorative timber trim at roof level. No.23 forms a matching pair with No.21 next door.

The various pitched roofs of the house are slated, while existing flat roof elements and the dormer window extension roof and cheeks are leaded. The existing dormer window is made of three tri-folding polyester powder-coated grey windows. An externally installed metal balustrade, forming a 'Juliette' balcony, was consented in the 2007 planning consent, so that the dormer window cill would be 800mm up from the roof eaves while being safely guarded to a level of 1100mm above finished internal floor level. The external fabric of the existing dormer is becoming dilapidated and needs refurbishment.

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The window façade of the dormer window aligns with the extant dormer window at no 21 next door, in accordance with the 2007 planning consent.

Views of the dormer windows are hard to come by. Nassington Road is topologically high when looking from the South. Furthermore, the rear garden, then allotment gardens, then railway lines, rear gardens and houses of Constantine Road make views to this rear elevation and roof possible only from a considerable distance. Furthermore, houses opposite are facing more to the west at this point.



View of the existing dormer from the SEGMA allotments



Google aerial view of the site within its local context

The Proposal

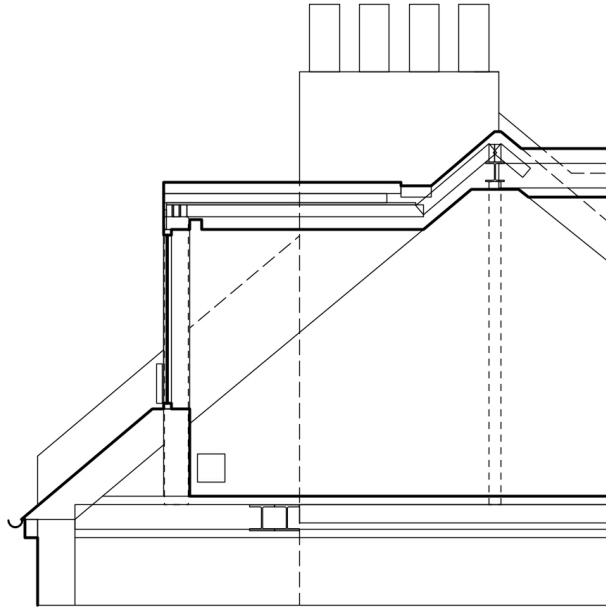
The proposal is to reduce the depth of the dormer with the new fenestration in line with the flank of the existing chimney so that an inset terrace can be made in the newly made available

Lucy Read Architects

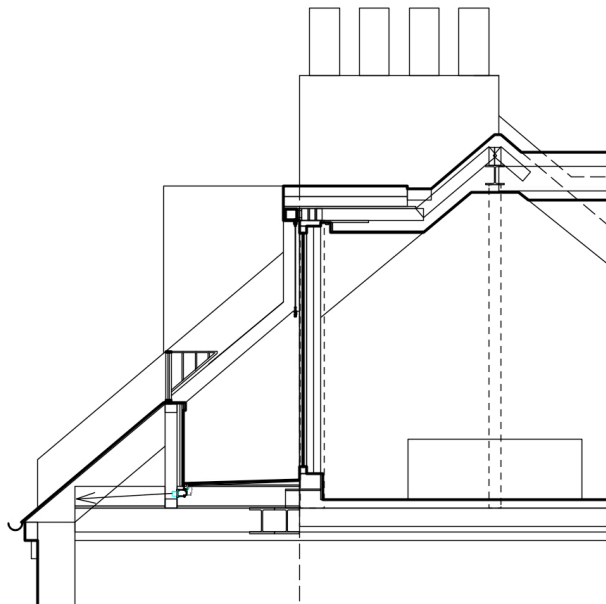
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space. The proposal is to keep the roofing slates and lead flashing currently forming the cill to the dormer window where they are, so that no change is made to the mass arrangement or layout of the pitched roof and so that these cill details would still align with the dormer next door at No.21.

The consented Juliette balcony railings would be reinstated but now forming balustrading to the terrace and making a small return at either side to maintain the height from the floor needed to comply with Part K of the Building Regulations.



*Existing section through dormer
(extract from drawing 5101 Existing and Proposed Section BB)*



*Proposed section through dormer
(extract from drawing 5101 Existing and Proposed Section BB)*

The effect of this proposal is to reduce the mass of the dormer and retain the existing shape of the pitched rear roof as it is currently with the installation of a metal guarding, which is in lieu of the Juliette balcony guarding.

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With regards to the Home Improvements CPG section 2.2.3 Balconies and Terraces, were the proposals to strictly follow the guideline dimensions in the image on p55 (see below) the arrangement would no longer be compliant with the guidance in the Conservation Area Statement for dormers to reflect the symmetry of any pairing and not to change the shape and profile of the roof. For example, were the terrace to be set back 1400mm from the eaves, it would be higher than the cill of the next door's dormer, which would not look scaled to its context.

The proposals establish a middle ground between these guidelines, creating a modest-sized terrace, providing amenity space while retaining the roof form by maintaining the break in the pitched roof form as it is currently, aligning with the dormer next door. The dormer is scaled back so that the fenestration aligns with the face of the chimney making a resolved elevation.

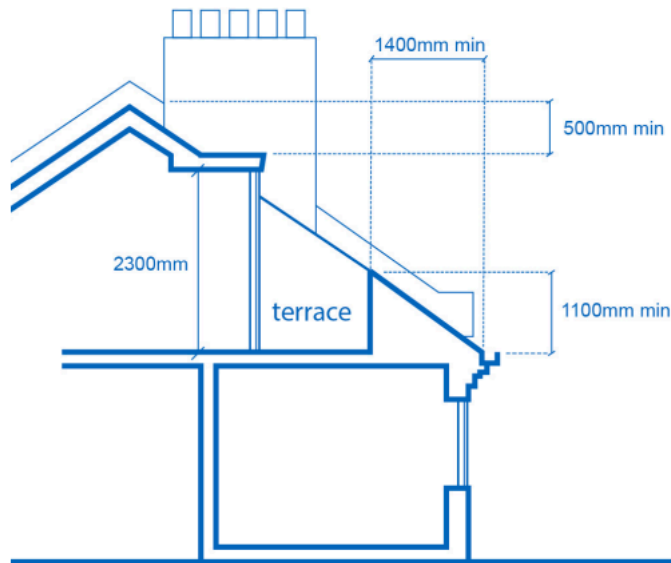
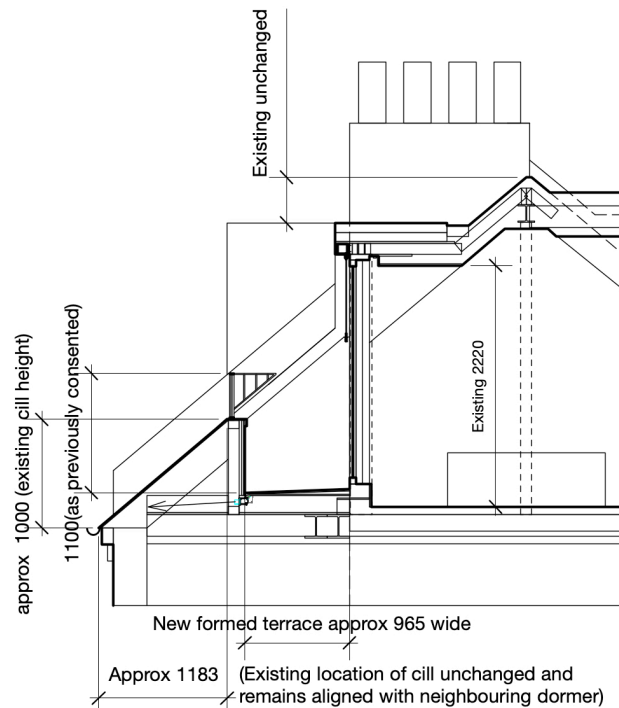


Image from Home Improvements CPG section 2.2.3 Balconies and Terraces p55



Proposed section through dormer as page above with explanatory dimensions added (extract from drawing 5101 Existing and Proposed Section BB)

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In lieu of the existing tri-folding windows, tri-sliding doors are proposed. As noted above, the distance of the dormer and roof to any neighbouring dwelling overlooking is long and also always looking up higher. Even so, retaining the slate roofing and reinstatement of a similar metal guarding to one previously consented would make the view from other properties materially similar to the current arrangement. The view would look similar except that the mass of the dormer would be less.

The terrace is not forward of the neighbour's dormer at no21 so there are no overlooking issues. Artificial lighting is not proposed for the terrace. With regards the view out in the direction of no25, the 2007 consent included a window to the flank side of the dormer window, so the view is unchanged.

The proposals do not affect the principal elevation and are entirely restricted to the rear dormer area. They do not affect the views from South End Road and East Heath Road to the Conservation Area as identified by the Conservation Area Statement or the key view identified in the Hampstead Development Plan (Section 3.5 views).

The proposals seek to bring a greater amenity to the home dweller providing a modestly sized outside space that maintains privacy to others by no change in overlooking, light pollution, noise or security.

The creation of new terraces is not resisted in principle in the current planning policy framework and, furthermore, is regarding by both CPG1 Design and CPG Home Improvements as a way to provide valuable amenity space to those who would otherwise have little or no exterior space, the latter of which is the case here.

Energy and Sustainability Aims

There is an opportunity to increase the biodiversity net gain of the site through the proposals, despite their small scale. The Hampstead Neighbourhood Plan designates the South End Green and Mansfield Road allotment gardens as Local Green Space (LGSs as defined in NPPF 77). The allotments are not designated as a Site of Importance for Nature Conservation (SINC) by the Hampstead Neighbourhood Plan or the CPG: Biodiversity Appendix 3a and 3b so Biodiversity Net Gain is not required, though the positive impact the proposals has on this Local Green Space is considered a valuable project asset.

The terrace, accommodating planters and planted pots, is in effect a green roof with vertical planting in the form of ordinary garden plants as opposed to sedums which remain low to their soil substrate. The Local Green Space of the allotment gardens are enhanced by these proposals. As already noted, no lighting is proposed for the terrace which is also a benefit to nature.

Use and Layout

The use of the remodelled dormer will remain the same, with the added amenity of a small outside terrace.

Amount

The current gross internal floor area is reduced by 3.5M² from 106M² (GIFA) to 102.5M² through the proposals.

Scale and Massing

The mass of the dormer will be reduced and the terrace is modest in size at approximately 3M². The scale and mass of the proposals are considered in their immediate context, using the design guidance as presented earlier.

Appearance and Materials

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The materials are chosen for their appropriateness to the Conservation Areas setting, and also for their robustness. Dormer and roofing materials will remain as existing – slate and lead. New sliding doors would match the existing window material – polyester powder coated aluminium (grey). The balustrading would match the consented ‘Juliette balcony’ guarding – black metal. The water-proofing within the terrace would be a single-ply or a painted waterproofing system, though all edges would be flashed/trimmed with lead and the floor would be tiled.

Rainwater drainage

The proposals do not change the amount of rainwater run-off from the roof, though, planting on the terrace will contribute positively to rainwater attenuation.

Security

The proposals do not impact the security setting, being at roof level.

Precedent

In line with planning policy that finds in favour of terraces as valuable amenity space, especially for flat dwellers, a number of terraces have been consented in the immediate area of 23 Nassington Road. These include at No.19A and 45 Nassington Road, as well as 17, 19, 23 and 27 Tanza Road and also 46, 62 and 72 Parliament Hill.

Conclusion

The reduction in size of the dormer window with the additional amenity of a small terrace will bring improved enjoyment of Flat 4 to its occupants by providing a small outside space. It is additionally positive for the local natural environment, enhancing the biodiversity of the Local Green Space as well as providing a small retention benefit with regards to rainwater.

The proposal have no impact on neighbours or detrimental impact on local context, including the Conservation Area. This is due to the small scale and sensitive design of the proposals along with an approach to the materiality that is in accordance with the Conservation Area Statement.

END