

URBAN ROOTS ARCHITECTURE & DESIGN

ARCHITECTURE | PLANNING | PROJECT MANAGEMENT

DESIGN, ACCESS, PLANNING & HERITAGE STATEMENT

“REPLACEMENT FLAT ROOF AND PARAPET TO REAR OUTRIGGER AND ERECTION OF REAR DORMER”

126B MAYGROVE ROAD,
WEST HAMPSTEAD,
LONDON,
NW6 2EP

DECEMBER 2024

01-V1

Contents

Section 1: Introduction

Section 2: Existing Site Description

Section 3: Planning History

Section 4: Description, scale and appearance of proposals and demonstration of compliance with Planning Policy

Section 5: Residential Amenity

Section 6: Heritage Statement

Section 7: Conclusion

Section 1: Introduction

- 1.1 This Design, Access, Planning and Heritage Statement has been prepared to accompany an “*Application for Full Planning Permission*” to the London Borough of Camden (LBC) for development proposed at 126B Maygrove Road, NW6 2EP.
- 1.2 This statement demonstrates that the proposed development complies with all pertinent planning policies at both local and national level, in particular:
 - 1.2.1 The National Planning Policy Framework (2023)
 - 1.2.2 The London Plan (GLA, March 2021)
 - 1.2.3 Camden Local Plan (2017)
 - Policy C1 Health and wellbeing
 - Policy A1 Managing the impact of development
 - Policy D1 Design
 - Policy D2 Heritage
 - Policy CC1 Climate change mitigation
 - Policy CC2 Adapting to climate change
 - 1.2.4 Camden Planning Guidance: Design (November 2018)
 - 1.2.5 Camden Planning Guidance: Energy efficiency and adaption (January 2021)
 - 1.2.6 Fortune Green & West Hampstead Neighbourhood Plan (March 2015)

1.2.7 Camden Development Policies: Local Development Framework (2010-2025)

Section 2: Existing Site Description

- 2.1** The Application Site is situated within London Borough of Camden to the east of West Hampstead Thameslink within the ward of West Hampsted and close to the boundary with Fortune Green Ward. The property is not within a Conservation Area nor is it a Listed Building.
- 2.2** Maygrove Road and the surrounding residential streets are characterised by two -three storey terraced houses built around gardens that back onto each other. The properties are similar in character and appearance throughout however the details vary from street to street. The majority of the properties have been the subject of Householder extensions and alterations at Ground, First and Roof Levels.
- 2.3** The existing property was built between the 1870s and 1890s. The Victorian terrace house is in a poor state of repair and has been subject to several poor-quality, unsympathetic and ad-hoc additions and alterations that do not meet today's statutory regulations.
- 2.4** These proposals have been designed to positively respond to the dwelling and those surrounding it, proposing the use of traditional high-quality materials and detailing in accordance with Policy D1 (Design) and D2 (Heritage) and Policy A1 (Managing the impact of the Development).
- 2.5** The purpose of this Planning Application is to improve the Site's contribution to Maygrove Road and the wider West Hampstead area through high-quality design, detailing and materials in accordance with Policy CS5 (Managing the impact of growth and development). The structural integrity of the property has been eroded over the years therefore essential structural works have to be undertaken. Please see attached structural report prepared by Derek Lofty & Associates Structural Engineers. The young family that owns the property plan to move into the house once the works are complete. They have also taken this opportunity to upgrade the unsympathetic alterations and improve the buildings thermal performance.
- 2.6** A similar pattern of development to that proposed here can be found at many properties on the street such as:

168C Maygrove Road NW6 2EP
2015/1567/P
Granted July 2015

106 Maygrove Road, NW6 2ED
2014/5075/P
Granted September 2014

35 Maygrove Road, NW6 2EE
2014/1682/P
Granted April 2014

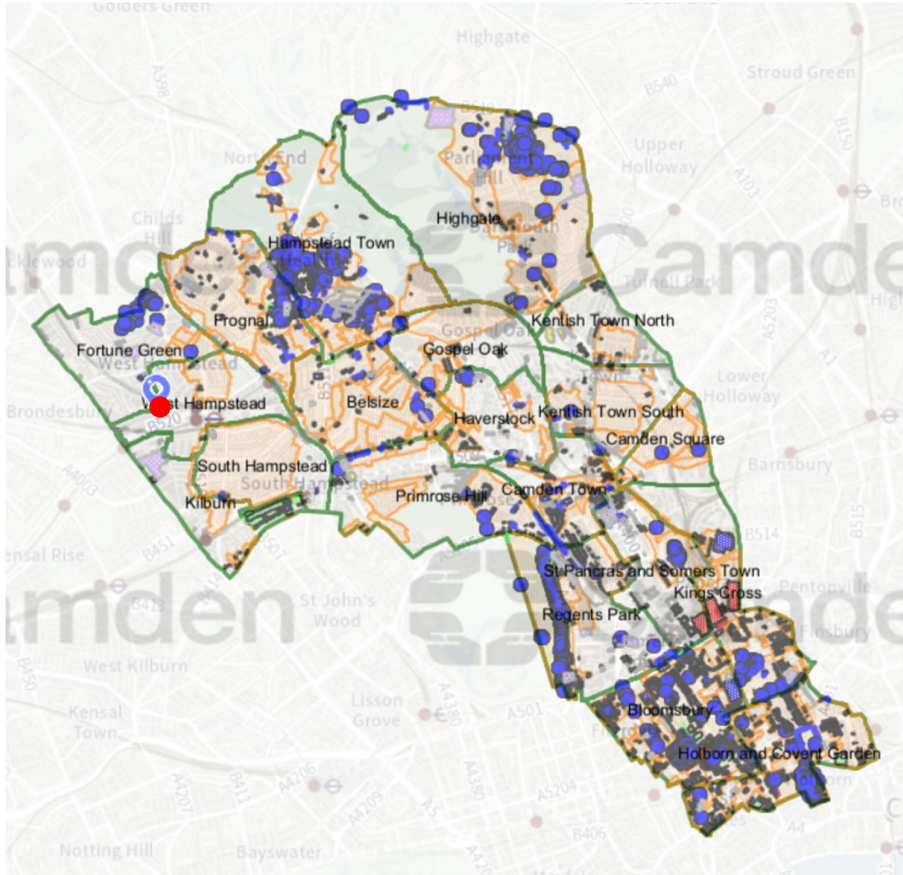


Figure 1: London Borough of Camden Local Plan Policy Map (snip taken from Camden council website)

● Application Site



Figure 2: Site Location Plan



Figure 3: Front Elevation of 126 Maygrove Road



Figure 4: Rear Elevation of 126 Maygrove Road

Section 3: Planning History

3.1 9500776

"Certificate of lawfulness for an existing use as 2 flats."

Granted Lawful - 28 July 1995

Section 4: Description, scale and appearance of proposals and demonstration of compliance with Planning Policy

- 4.1 The proposed development is illustrated in the accompanying drawings and can be described as the replacement flat roof structure and parapet wall to the existing rear outrigger at second floor level and the erection of a rear dormer to the main buildings rear roof slope.
- 4.2 The property must undergo some essential repairs to the main sloped roof which includes removing and replacing the structure on both sides. The replacement roof on the front slope will be identical to the existing roof with slate tiles. Leaving the appearance of the front elevation unchanged.
- 4.3 The replacement roof on the rear slope will be converted to a dormer to create a habitable room within the roof space whilst upgrading the thermal performance of the entire roof. The Design is in accordance with Camden's core Principles of High-Quality Design as the Development promotes health and wellbeing, by upgrading the roof structure and its thermal properties, contributing to making places better for people that reside at the property by increasing the usable space within the roof and improving the thermal comfort of the whole building.
- 4.4 The dormer has been designed to be compatible with the scale and character of the host building, neighbouring properties and the general setting in accordance with Policy D1 (Design). Only 50% of the existing roof slope is to be developed. The height of proposed extension sits below existing ridge height and is set back from the existing eaves.
- 4.5 In addition to these works the rear outrigger has been poorly altered which has resulted in an uninsulated roof and internal room height of 1.8m that does not meet current building regulations for a habitable room. The applicant would like to reinstate the flat roof at a height that allows the room below to meet current statutory regulations for a habitable space.
- 4.6 The massing of the proposed dormer is sensitive to the host building in accordance with 2.12 of the CPG DESIGN and 2.13 Building Design:
- 4.3.2 The massing of the dormer is subservient to the original house with clear set backs from the existing rear elevation that negates any overlooking down to the surrounding gardens to the rear. In this instance, the impact on the street scene will not be affected. It will not be visible from the street, including long views, and is a common precedent on the street, therefore, a high-quality traditional dormer extension design solution is appropriate
- 4.6.1 Special attention to detail has been paid to improve the views of the Application Site from neighbouring properties providing visual interest for onlookers from all aspects and distances.

The extension has been designed to be compatible with the scale and character of the host building, neighbouring properties and the general setting in accordance with A1 – (Managing the Impact for the Development)

- 4.7 The proposed improved thermal performance is in accordance with DP24 (Securing high quality design) in the LBC Development Framework, by providing sustainable buildings and spaces of the highest quality.
- 4.8 The proposal also is in line with CS14 preserving the architectural character of the host building and surrounding terrace. The applicant wishes to ensure the development is of the highest standard and responds positively on the local context (a) with special care taken to preserve and enhanced terraces character and setting.
- 4.9 The proposed 'Juliet' balcony is adjacent to 128 Maygrove road which is a members club operating out of 128 & 128a Maygrove Road for over 100 years and is only in operation over the weekend. In addition, the loft room that shares the boundary with the Application Site is an office and will not be used during the evenings. The owners of this property have also accepted our party wall notice and proposed design.
- 4.10 The chance to update the thermal performance of the building is inline with Policy CC2 – Adapting to climate change. The proposal seeks to reduce the impact of overheating and improve the energy efficiency by upgrading the thermal insulation in accordance with 3.8 of the CPG Energy Efficiency and Adaption. Energy efficiency in existing buildings makes a considerable contribution towards the borough's reduction on carbon dioxide emissions. The installation of triple glazed windows and high performance insulation are in line with 8.9 and 8.10 as the most cost effective solution to improving an existing building energy efficiency.
- 4.11 These proposals have been designed to have a beneficial impact on their environment in line with CS13- tackling climate change through promoting higher environmental standards.

Section 5: Residential Amenity

- 5.1 As described above, the proposed extension has been carefully designed to respect neighbouring amenity and complies with policy A1 and DP26 ensuring the amenity of communities, occupier and neighbours is protected. The host property already benefits from upper-level rear windows serving a habitable room which overlooks neighbouring properties. The proposal will not materially increase this existing level of overlooking. Dormers are also a common feature of the prevailing pattern of development where mutual overlooking already exists.
- 5.2 The closest property opposite the proposed dormer is 85 Iverson Road and is 70meters away. The closest window at eye level to the Application Site is 22 Ariel Road at an oblique angle and is over 17m away. Therefore, any noise disturbance will be negligible and in accordance with policy DP26.



Figure 5: Location plan showing the distances between the Application Site and neighbouring properties.

- 5.3** The Co-freeholder of 126 Maygrove Road (owner of the ground floor flat 126A) has been informed of the works, accepting the applicants party wall agreement for the proposed works. The tenants who live in the flat below have also been informed and are happy with the proposed works. The works have also given the opportunity to improve the soundproofing between the flats.
- 5.4** The owners of 124 Maygrove road have been informed of the works and are now finalising the party wall agreement. The siting of the windows to the rear dormer have been sensitively placed four meters away to ensure there is no impact on their residential property.
- 5.5** The proposed 'Juliet' balcony is in accordance with point 26.12 – Standards of Accommodation providing the young family residents of 126B Maygrove road with a much-needed outdoor amenity space, an important resource for residents. It is inset from eaves to limit noise and disturbance of other occupiers and does not reduce the privacy of other neighbouring properties.

Section 6: Heritage Statement

- 6.1** The Application Site is not Listed and is not in a Conservation Area.

- 6.2** Care has been taken to preserve the unique character of the site and surroundings. The front elevation, seen from the street, will remain unchanged.

- 6.3** Policy D2 requires developments schemes to improve the quality of buildings, the proposed design is appropriate in its context and looks to improve the existing condition of the unsafe and dilapidated roof structure that is sagging and poorly constructed rear outrigger. Thereby improving the immediate context and lifting the rear terrace elevation on Marygrove Road.

Section 7: Conclusion

- 7.1** These proposals have been informed by a clear understanding and appreciation of the Application Site's significance in terms of scale, proportions, character, and appearance.

- 7.2** The proposed extension is modest in nature and sympathetic to the original building. It has been conceived as sensitive and proportionate addition to 126b Maygrove Road. Materials have been selected to either match or sensitively complement those found at the host building.

- 7.3** These proposals are consistent with the aims and provision of both national and local planning policies and will conserve and enhance the Site's contribution to West Hampstead and the Borough of Camden.

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