DESIGN, ACCESS & STATEMENT

DECEMBER/2024

ALTERATIONS TO FRONT GARDEN LANDSCAPING,

CHANGES TO REAR FENESTRATION &

INSTALLATION OF AIR SOURCE HEAT PUMP

INTRODUCTION

This statement accompanies the planning application for works to a single family dwelling house at 98 Maygrove Road in relation to the proposed alterations to the fenestration of the rear extension, refurbishment and installation of an air source heat pump in the rear garden.

Additionally, the proposal includes the reconfiguration of the internal areas and layout to provide new living spaces tailored to the owner's needs and their lifestyle.

The report and proposals have been produced by Scenario Architecture on behalf of the current owner of the property Alvaro Jimenez Ortiz.

Existing aerial view

EXISTING BUILDING

98 Maygrove Road is located in the London Borough of Camden. The Victorian terraced house is not part of a conservation area.

The property is a short walk from West Hampstead Underground, Overground and Thameslink Stations.

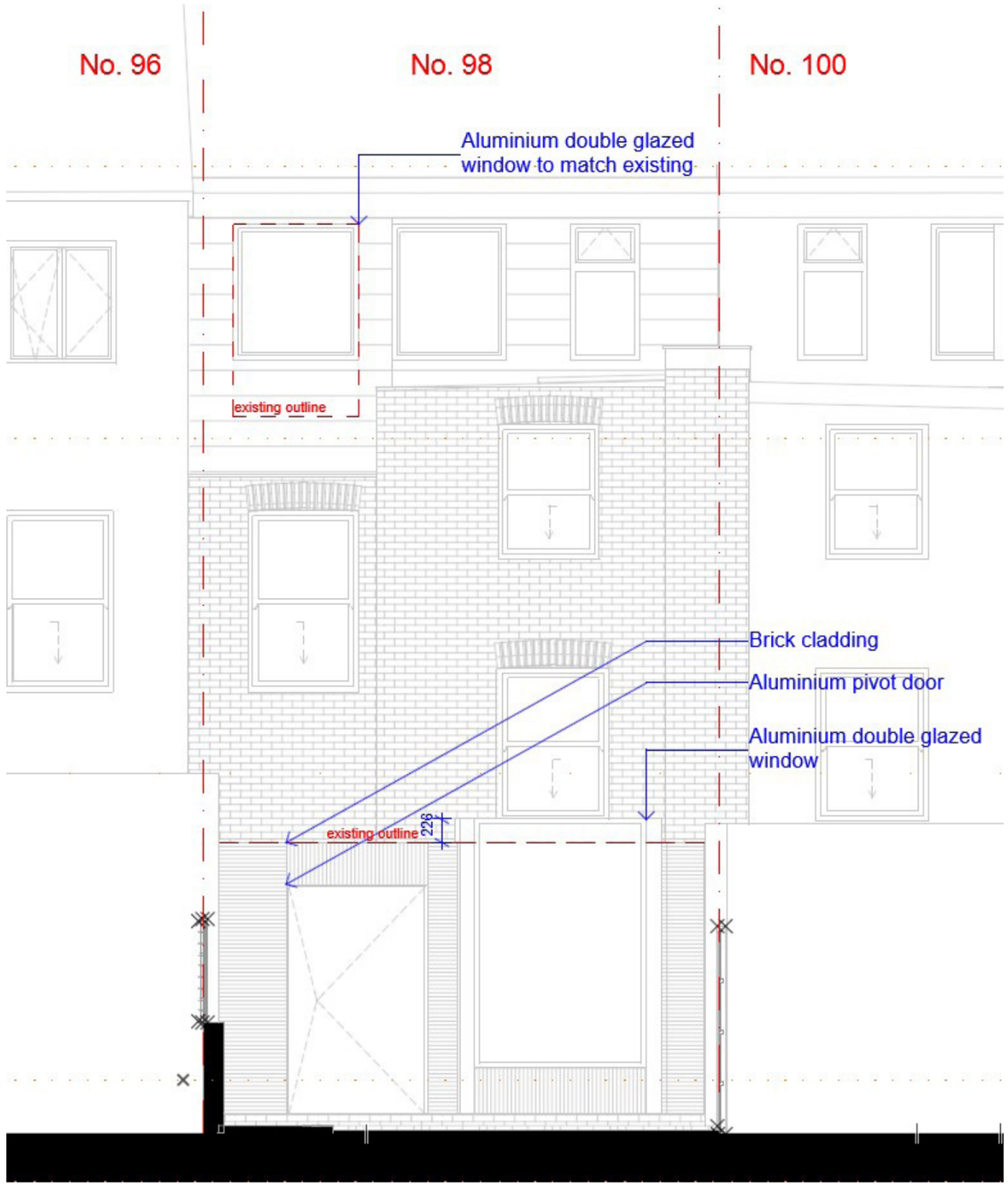
PROPOSALS - ALTERATIONS TO REAR EXTENSION & LOFT

The proposal involves minor alterations to the rear fenestration: the loft window and the ground floor garden access doors (highlighted below). The loft window will decrease in size, offering increased privacy, whereas the ground floor existing doors are replaced with a large pivot door towards No.96 and a fixed window + skylight corner opening towards No.100.

The new aluminium framed rear openings will enhance the living areas by providing the residents with tailored natural light intake, based on orientation and more convenient access to the rear garden. (see proposed rear elevation)

The proposed alterations are considered to satisfactorily complement the form and style of the dwelling and would result in no harm to the appearance of the property or the visual amenities of the area.

Existing rear view

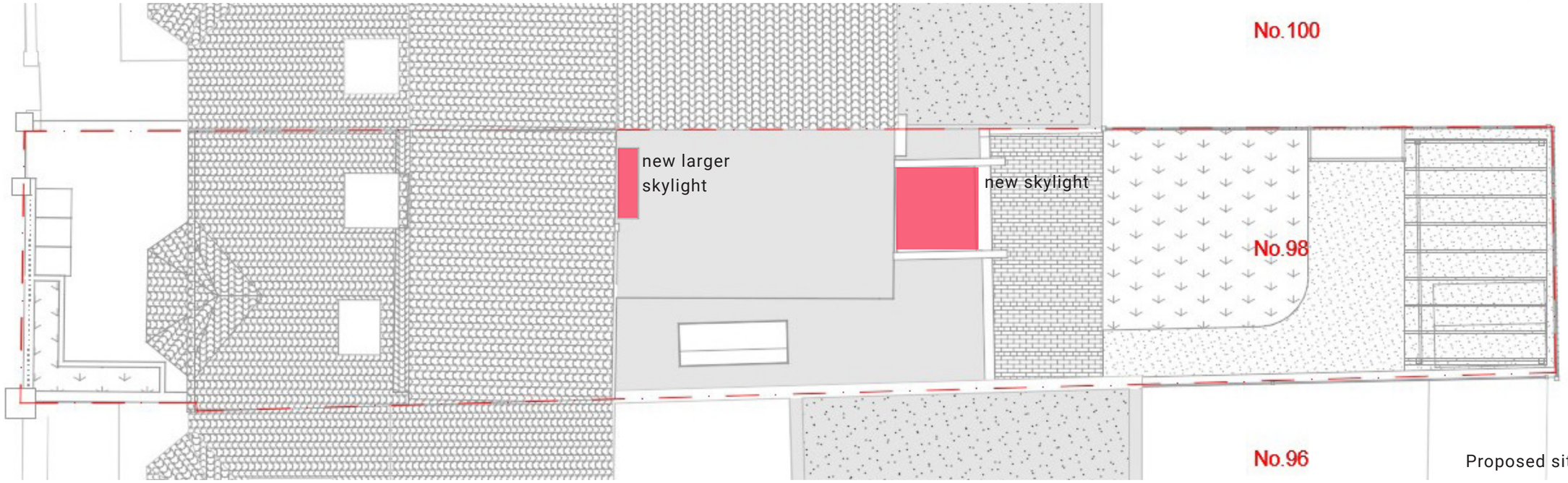


PROPOSALS - REAR SKYLIGHTS

The proposal includes the installation of new skylight on the roof of the rear extension (see highlited on proposed site plan), and an alteration of an existing skylight.

The existing one will be demolished (see highlight on exsiting aerial view) and it will be relaced with an elongated skylight that better caters for the interior spaces.

Existing aerial view



Proposed site plan

PROPOSALS - AIR SOURCE HEAT PUMP

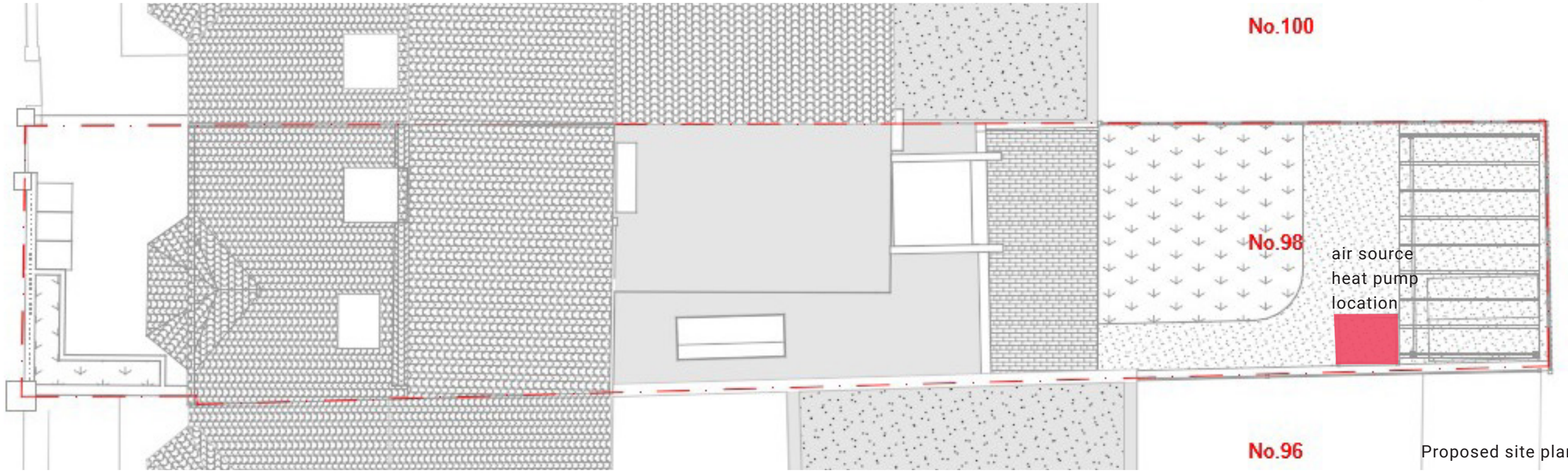
The proposal includes the installation of an air source heat pump to the rear of the property.

The location of the unit is marked on the site plan below, this will sit by the party fence with the neighbouring property at No.100. (see highlighted below in red).

The model of the unit proposed is NIBE F2050-10 (see attached manual for more information).

Additionally a noise mitigation unit will be installed around hte NIBE unit. The acoustic enclosure is produced by Environ, the model is SC100. Please see attached specification document.

Existing aerial view



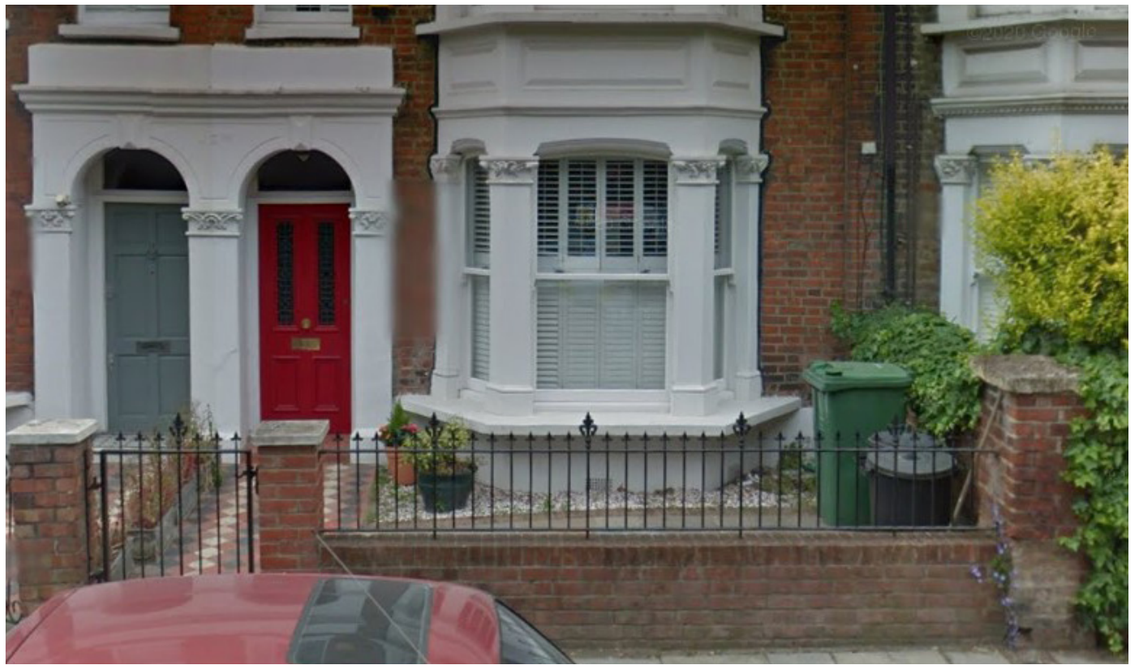
Proposed site plan

PROPOSALS - FRONT GARDEN LANDSCAPING

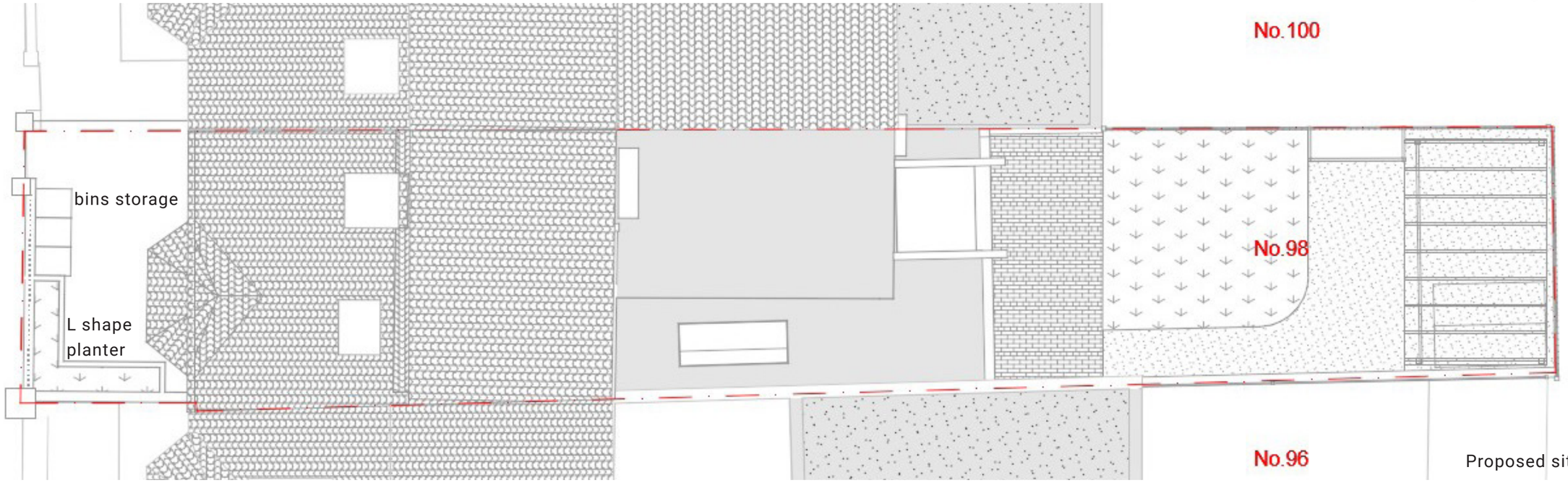
The proposal includes alterations to the front garden landscaping.

This area is completely bare of vegetation, so following Camden's plan of introducing vegetation that promotes biodiversity, the proposal is to introduce a large L shaped planter towards No.96.

Additionally, this area will house the bins storage that will follow the Home Improvements Camden Planning Guidance addopted in January 2021.



Existing front garden view



Proposed site plan

RELEVANT POLICIES

National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework ('NPPF') was published in July 2021 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.

Paragraph 218 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

Chapter 2 Achieving sustainable development
Chapter 11 Making effective use of land
Chapter 12 Achieving well-designed places
Chapter 16 Conserving and enhancing the historic environment

The London Plan 2021

London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

Policy D4 Delivering Good Design
Policy D12 Fire safety
Policy HC1 Heritage conservation and growth

Camden Plan 2022

The Camden Local Plan was adopted by the Camden Council on July 3, 2017. It is the main strategic document in the borough's development plan, which is the starting point for planning decisions. The plan replaced the Core Strategy and Camden Development Policies.

Home Improvements Camden Planning Guidance - January 2021

MATERIAL STRATEGY

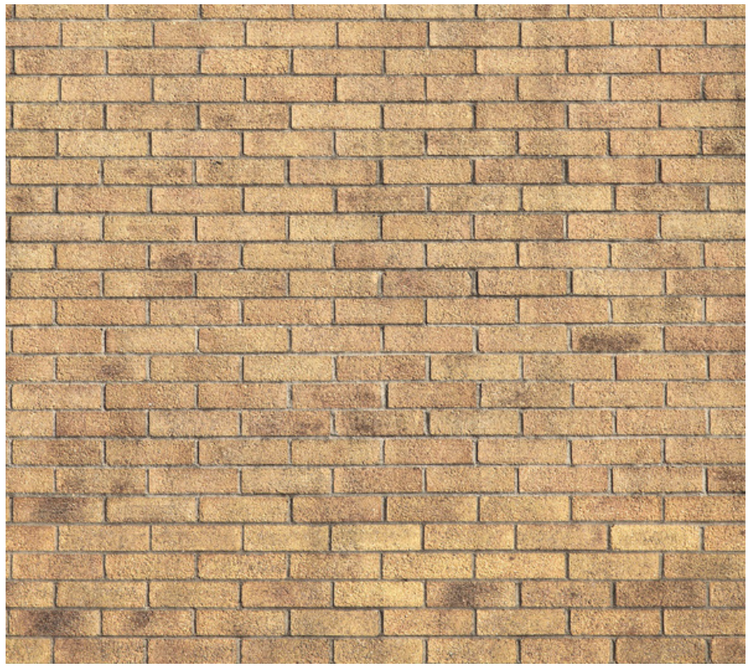
The materials in the existing context are predominantly of brick with blends of traditional London Stock brick and Multi London Stock bricks.

The materials, detailing and form of the amended ground floor elevation are proposed to be sympathetic to the host building.

The rear elevation will be clad in new brickwork that relates to the existing aged London Stock of the terrace. It has been selected to harmonise with the existing building.

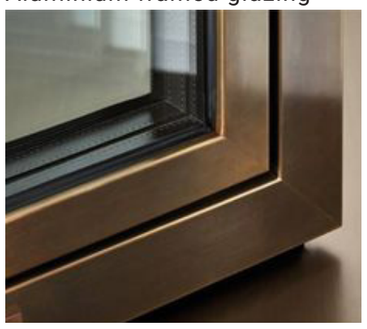
The openings are treated with aluminium framed glazing which is already present to the loft at the rear of the property.

Brick cladding



Brick cladding laid vertically

Aluminium framed glazing



OTHER CONSIDERATIONS

ACCESS

Access to the house remains unchanged.

USE

The property is to remain as a single owned dwelling (C3 residential). The alterations are necessary to enable the continued use of the property by the owner.

ENVIRONMENTAL IMPACT

Regarding the conservation of energy and materials, there are the following design considerations and strategies:

- The proposal seeks to tailor direct daylight intake to the ground floor level which is likely to be occupied in daylight hours.

- The installation of the air source heat pump will have a major environmental impact:
Reducing carbon emissions;
Improving air quality;
Minimizing reliance on fossil fuels;
Lowering running costs;
Providing long-term energy savings.

- External materials of extensions are self-finishing; they are unlikely to need renewal for years.

- The proposal will seek to minimise the amount of waste produced during construction by promoting sustainable construction methods ensuring that the principle of reduce, reuse, recycle is supported.

The proposal is high quality and contextually sensitive and aims to have minimal impact on neighbouring dwellings.