
GROUND FLOOR FLAT, 8 AKENSIDE ROAD, LONDON NW3 5RA

DESIGN, ACCESS & HERITAGE STATEMENT

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INTRODUCTION

Ground Floor Flat, 8 Akenside Road is part of a semi-detached dwelling located in the Fitzjohns-Netherhall Conservation Area, within the London Borough of Camden. The property is not listed, nor do the proposals directly affect any listed building in the vicinity.

The property in question is comprised of a single storey, though the building itself is three stories.

In summary, our proposals involve the following:

- Change in finish of existing side extension
- Introduction of rooflights
- Minor alterations to door openings

This report has been prepared to support a planning application for alterations to the property. The purpose of the report is to establish the property's urban and architectural context, and assess the proposals against national and local policies.

The purpose of the proposed scheme is to provide reasonable, up-to-date accommodation for a family.

This report should be read in conjunction with the drawings attached to the application.



Birds eye view

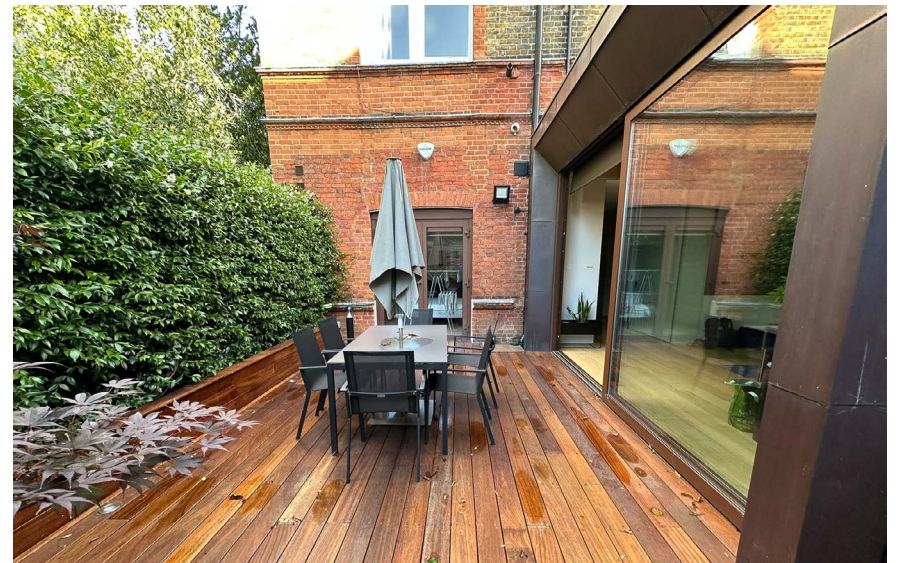


Entrance side of property

INTRODUCTION cont'd



Rear of side extension



Rear terrace

LOCAL HISTORY & CONTEXT

The Fitzjohns/Netherhall Conservation Area has a rich historical background, developed on the southern slopes of Hampstead between Rosslyn Hill and Finchley Road. The area evolved across three historic estates (Hampstead Manor, Belsize Estate, and Greenhill) during the late 19th century, with development occurring in two distinct phases.

The first phase, focused around Fitzjohn's Avenue with its grid layout, was developed from the late 1870s to late 1880s in Queen Anne and Domestic Revival architectural styles.

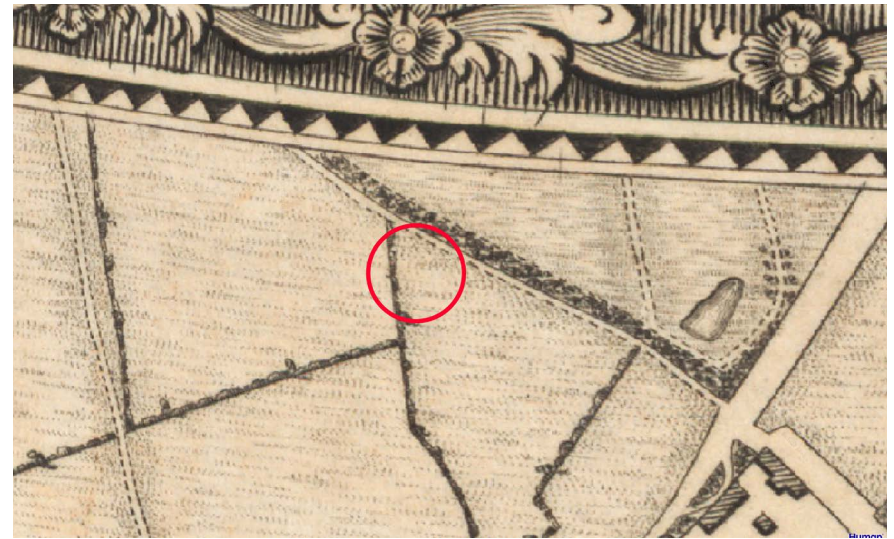
The second phase, which includes Akenside Road where number 8 is located, features a more intimate character with gentler gradients, with architecture dating from the 1860s into the 1880s. Akenside Road itself is distinctive, running at a 45-degree angle to Fitzjohn's Avenue and falling sharply southwards, with property number 8 specifically recognized as making a "positive contribution" to the conservation area's character.

The Conservation Area Appraisal provides clear guidance regarding alterations and extensions, emphasizing that all modifications must be sympathetic to the original structure and surrounding context.

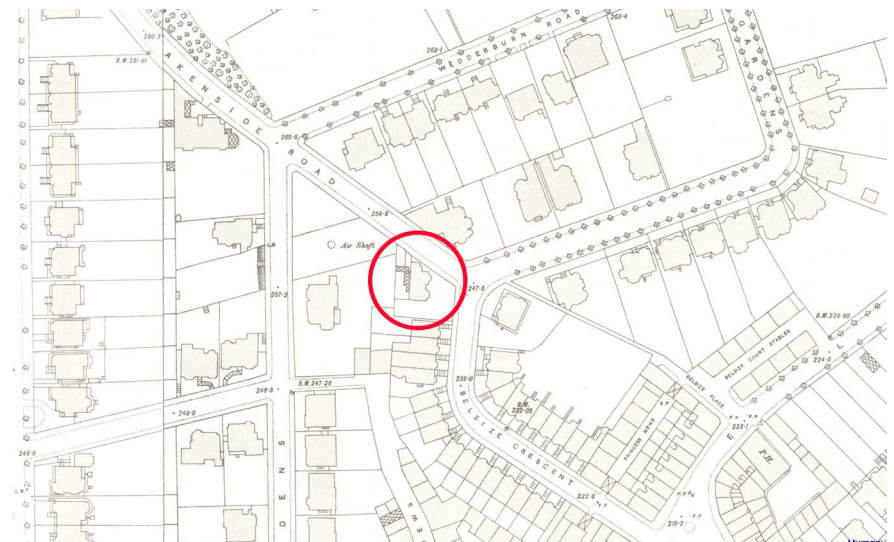
Extensions to existing buildings should be:

- Subservient in height, scale, massing and set-back
- Complementary and unobtrusive to existing landscape and townscape character
- Generally no more than one story in height
- Designed using materials that match existing buildings

The appraisal notes that rooflights and dormers should be positioned on rear roof slopes rather than front roof frontages to minimize visibility from public areas. Windows are described as "an important part of a building's character and architectural language," with the degree of recession within openings being particularly significant. The appraisal also emphasizes that alterations should minimize impacts on historic fabric, with modifications being reversible where possible, and specifically recommends the retention of original windows, chimneys, and decorative features.



Above: From C. and J. Greenwoods map, 1828



Above: OS Maps, 1893-96

PLANNING HISTORY & CONTEXT

Relevant history for existing extension:

- Ref. No: 2017/3716/P
(Withdrawn)
Extensions to single-storey side extension (approved 2009/0298/P) including kitchen and summer house along side western boundary with a cantilevered bay window extension to the front elevation.
- **Ref. No: 2009/0298/P**
Decision: 16 Mar 2009
Erection of single-storey side extension with green roof, installation of timber screening adjacent to side extension to create side passage along boundary with No. 33 and alterations to windows on north elevation (Akenside Road elevation) at ground floor level all in connection with ground floor level flat.
- Ref. No: 2008/4550/P
(Withdrawn)
Erection of a green roofed single storey side extension to the ground floor flat.
- Ref. No: 2007/0318/P
(Withdrawn)
Alterations to north courtyard (off Akenside Road) including creation of new bin store, replacement of UPVC bay window with timber window at ground floor level, installation of trellis at ground and first floor level on east and south courtyard walls, new entrance gate, paving, installation of canopy over entrance doors on south wall of courtyard and replacement of existing skylight with retractable rooflight at first floor level.



From consented application ref 2009/0298/P

Note:
1. The architect retains copyright of this drawing. It should not be reproduced without prior written consent.
2. Do not scale from this drawing. Errors and omissions should be reported to the architect.

PLANNING

Revisions
A 28.08.08 New extension glazing reviv
B 25.11.08 New extension elevation
details modified

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Job No:
8 Akenside Road NW3

PROPOSALS: ELEVATIONS

Proposed alterations at this level include the following:

- Replacement of existing metal cladding with brick to match main house
- Replacement of existing metal framed, glazed, sliding doors with new, also metal framed, to a different mullion design
- Alteration to sliding door reveal on both sides, to make rectilinear (currently splayed)



Existing



Proposed

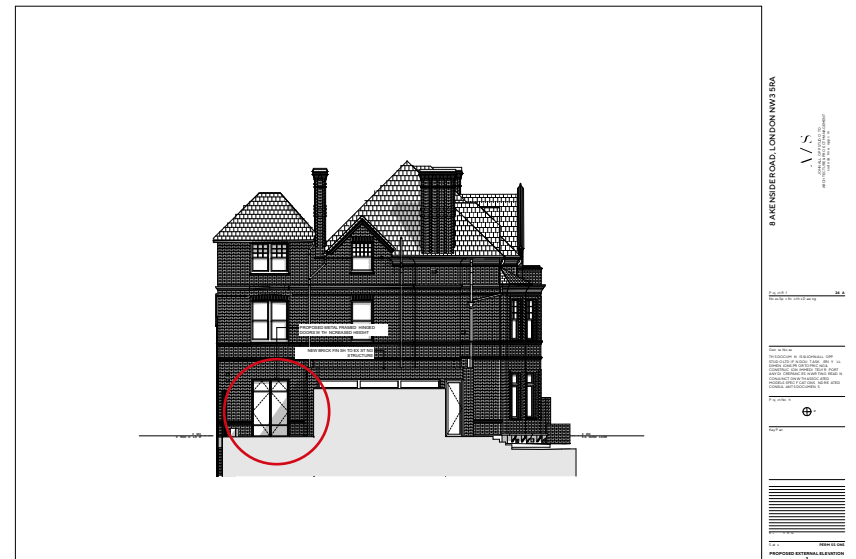
PROPOSALS: ELEVATIONS cont'd

Proposed alterations at this level include the following:

- Rised head height to existing door opening, to match adjacent sliding doors of side extension
- Proposed metal framed, glazed doors with openable fanlights in enlarged opening



Existing

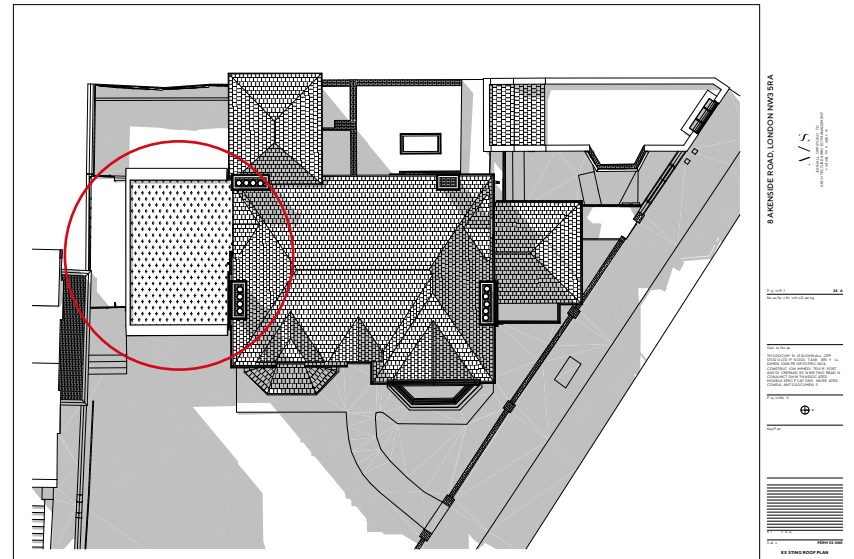


Proposed

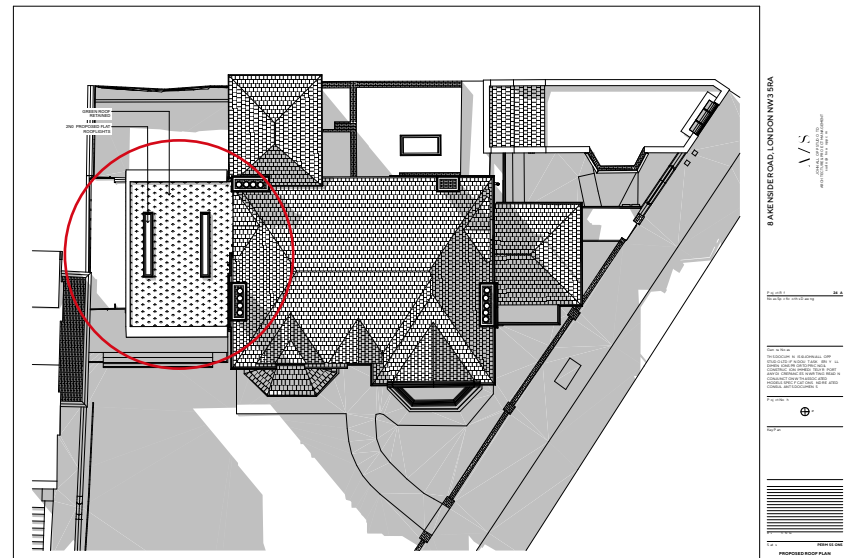
PROPOSALS: ROOF

Proposed alterations at this level include the following:

- Introduction of two slim, flat rooflights (approx 400 x 3000mm each)
- Green roof otherwise retained



Existing



Proposed

PROPOSALS: SUMMARY

Response to context

- Walls / cladding: We have chosen to revert to materials that match the existing building
- Doors / windows: Metal framed and glazed format of existing retained in principle, with updated design
- Rooflights: Low profile, flat format keeps these elements below the level of the existing parapet

Use

- No change, currently domestic residential

Amount

- Building volume and footprint unchanged

Scale

- As above

Appearance

- The choice of brick to replace the metal cladding serves to make the existing side extension more harmonious with the main building

Layout

- Unchanged

Access

- Unchanged

Landscaping

- New cementitious tiles proposed to front and rear terrace & side extension
-

NATIONAL POLICIES & GUIDANCE

National Planning Policy Framework (NPPF)

- *Section 2, Paragraph 7:*
The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- *Section 16, Paragraph 189*
Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
 - *a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- *Paragraph 194:*
In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- *Paragraph 197:*
In determining applications, local planning authorities should take account of:
 - *a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Response: Our proposed modifications to the existing extension represent sustainable development by preserving the property's architectural integrity while meeting current needs. We have carefully assessed the property's significance within the Fitzjohns/ Netherhall Conservation Area, ensuring our design respects its special architectural character. The sensitive alterations will sustain the heritage asset's significance while making a positive contribution to local character through appropriate design and materials that align with the Conservation Area's established architectural language.

LOCAL POLICIES & GUIDANCE (extracts)

Policy D1 Design

“The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- e. comprises details and materials that are of high quality and complement the local character;”*

Response: Our proposal respects the local context by replacing metal cladding with brick to match the main house, enhancing the visual harmony of the building while maintaining high-quality materials and detailing that complement the character of the conservation area.

Policy D2 Heritage

“Conservation areas are designated heritage assets... The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;”*

Response: The proposed changes will enhance the appearance of the conservation area by using materials more sympathetic to the historic character, with brick replacing metal cladding to better integrate with the original building fabric and surrounding context.

Policy CC1 Climate change mitigation

“The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.”

Response: The proposal maintains the existing green roof, contributing to urban cooling and biodiversity, while the improved building fabric will enhance thermal performance without increasing the building’s footprint or carbon footprint.

Policy CC2 Adapting to climate change

“The Council will require development to be resilient to climate change. All development should adopt appropriate climate change adaptation measures such as:

- a. the protection of existing green spaces and promoting new appropriate green infrastructure;”*

Response: Our scheme retains the existing green roof, preserving this valuable green infrastructure feature that helps mitigate surface water runoff and contributes to urban cooling and biodiversity in the conservation area.

Policy A1 Managing the impact of development

“The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.”

Response: The proposed modifications maintain the existing footprint and massing of the extension, with minor glazing changes that do not increase overlooking or impact neighbour amenity, while improving the visual appearance through higher quality materials.

IMPACT & CONCLUSIONS

Our over-arching approach with our proposals has been to balance the preservation and enhancement of the Conservation Area with the (modest) contemporary needs of a twenty-first century family.

This approach has guided us throughout.

8 Akenside Road's Victorian, semi-detached house building type has survived in large part because of its suitability to adaptation, while retaining its distinctive architectural identity.

The proposed scheme will help to maintain the property in residential use, its original use and design, and help to secure its future over the long term. The measures required to provide reasonable, up-to-date, family accommodation and modern facilities are incorporated into the property without compromising the special architectural and historic interest of the building and Conservation Area.

The submitted scheme strikes a balance between change and conservation that the relevant national and local policies seek.

We respectfully request that you grant planning permission for the proposed works.

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