

DESIGN, ACCESS AND HERITAGE STATEMENT:

PROPOSED NEW REAR EXTENSION REPLACING AN EXISTING GLAZED CONSERVATORY AND ASSOCIATED ALTERATIONS TO THE FENESTRATION AND REAR PATIO INCLUDING FORMING A NEW GLAZED DOOR AND NEW GARDEN STEPS TO THE EXISTING RAISED GARDEN TO THE LOWER GROUND FLOOR FLAT 15A CARLINGFORD ROAD, LONDON, NW3 1RY.



Existing front and rear elevations to 15 Carlingford Road. To the front the lower ground floor flat has a dedicated entrance below the front steps, and to the rear the photograph shows the existing conservatory and ad hoc glazed cover to the patio to the right of the image.

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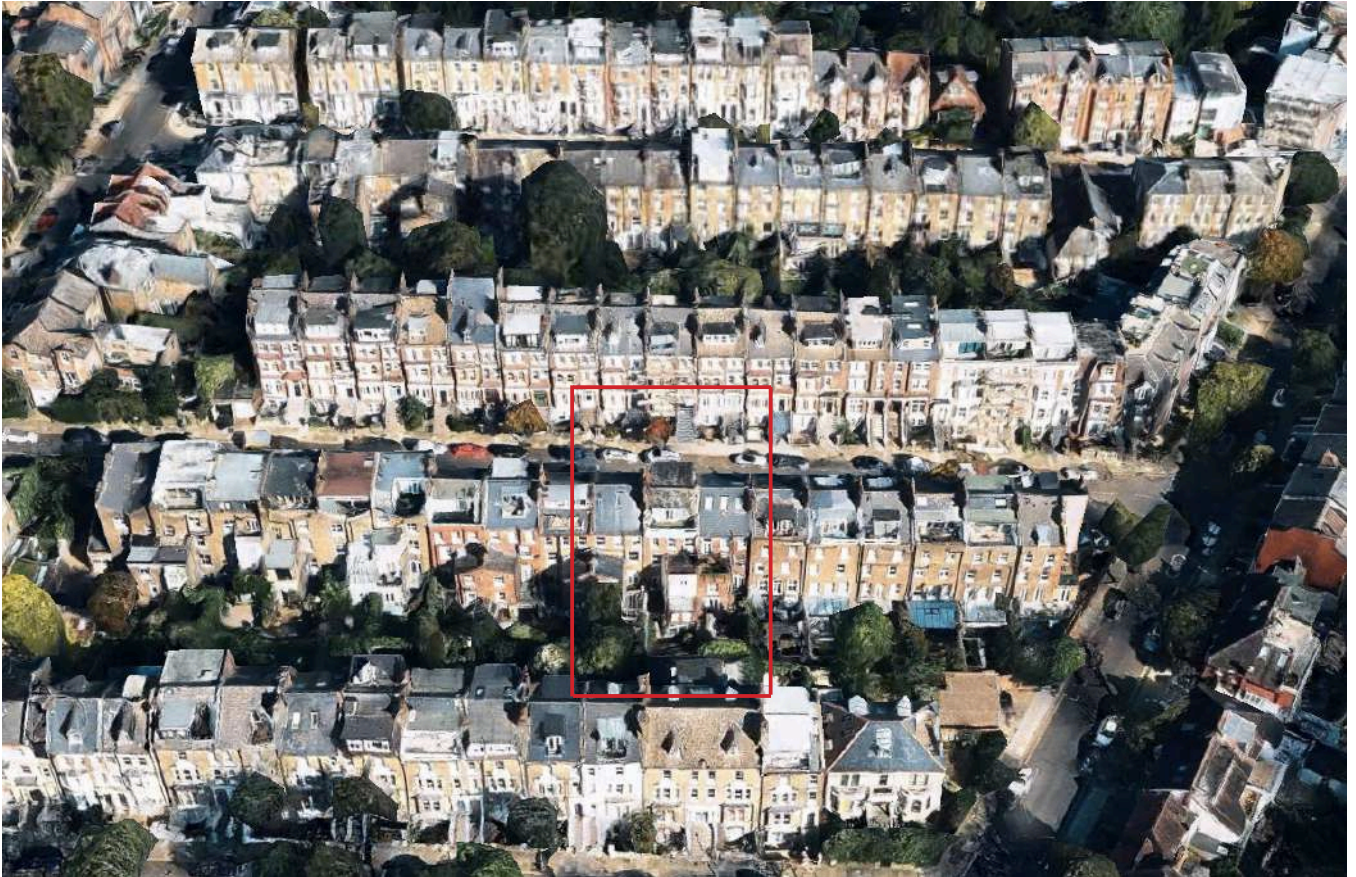


Aerial map showing 15 Carlingford Road located on a ladder of picturesque streets between Hampstead High Street and Hampstead Heath.

1. Introduction

This Design and Access Statement and Heritage Assessment has been prepared in accordance with the guidelines set out in the Commission for Architecture and the Built Environment (CABE's) Design and Access Statements (2006) and the criteria outlined in the 'Historic Environment Good Practice Advice' suite of documents (2017), as issued by Historic England with reference to the National Planning Policy Framework (NPPF) and related guidance given in the Good Practice Advice notes 1, 2, 3 and Advice Note 2.

The report accompanies an application for Full Planning Permission for the addition of a new glazed rear extension to the lower ground floor flat at 15A Carlingford Road, London, NW3 1RY. The new rear side return extension will replace and slightly enlarge the existing glazed conservatory structure to form an updated and thermally insulated habitable room. The proposals also include additional works to adjust the existing patio and form new external steps to the raised garden to replace an existing metal ladder; removal of temporary plastic roofing over the patio to the rear of the outrigger; and lowering the sill to the existing outrigger window to form a new door opening fitted with a double glazed timber framed door..



View to the rear of 15 Carlingford Road, showing the existing rear and side extensions to the subject property and neighbouring houses.

2. Context, Site Analysis and Heritage Assessment

15A Carlingford Road is located in the London Borough of Camden, Hampstead Town Ward, and within the Hampstead Conservation Area. The flat comprises the entire lower ground floor of the host building with sole use of the rear garden and a wide front lightwell patio and private entrance door under the steps up to the main house front door. The upper floors are divided to form 4 separate flats accessed through this communal entrance.

The street comprises a terrace of matching pairs of stately red brick Edwardian villas with square front bay windows up to first floor level and sparsely decorated lean-to porches elevated above the pavement up pairs of mirrored entrance stairs. The subject building and a number of neighbours have large roof dormer extension to the front and rear elevations which give an irregular roof line to the otherwise formal setting out of the terrace.

To the rear the building the outrigger has been extended at ground and lower ground floor levels and the alleyway infilled with the conservatory which it is proposed will be entirely rebuilt. The ground floor flat has access to a narrow balcony located on a section of the roof of the conservatory. This will be retained and incorporated into the new design and structure. The neighbouring house at number 17 has the matching arrangement over a newly constructed side return extension.



Existing rear elevation to 15 Carlingford Road showing the existing lower ground floor side return conservatory and glazed cover to the rear patio.

The rear garden is set across two levels with a patio at lower ground floor level and private area of raised garden backing onto the rear gardens to Kemplay Road. This is currently accessed via a steep metal ladder and forming a better connection between the levels is an important aspect to the proposed works.

The Hampstead Conservation Area guide provides a detailed overview of the streets around Carlingford Road and notes that:

Willoughby Area - These streets form one of the most dense and homogenous parts of Hampstead, laid out somewhat like a grid. The houses are mostly of red or gault brick. Few are of high architectural quality, but many have attractive timber porches, ornamental brickwork or other flourishes typical of their period.

Denning Road, Carlingford Road, Kemplay Road all run downhill away from Willoughby Road comprising largely four storey terraced Victorian houses with their rooflines stepping downhill to the east. Many of the houses have semi-basements and steps up to the front door with boundary walls to the pavement. Architectural details vary from street to street adding character to the area as a whole.

The proposed works comprise a specific effort to improve the currently run down rear elevation to the lower ground floor of the house and enhance the building as a whole to reflect the broader character and arrangement of the Conservation Area.



Top right: View showing the dedicated front entrance door to the Lower Ground Floor Flat; Top right: View to the front elevation; Bottom left: View to the front elevation showing the existing steps; Bottom right: View to the front lightwell.

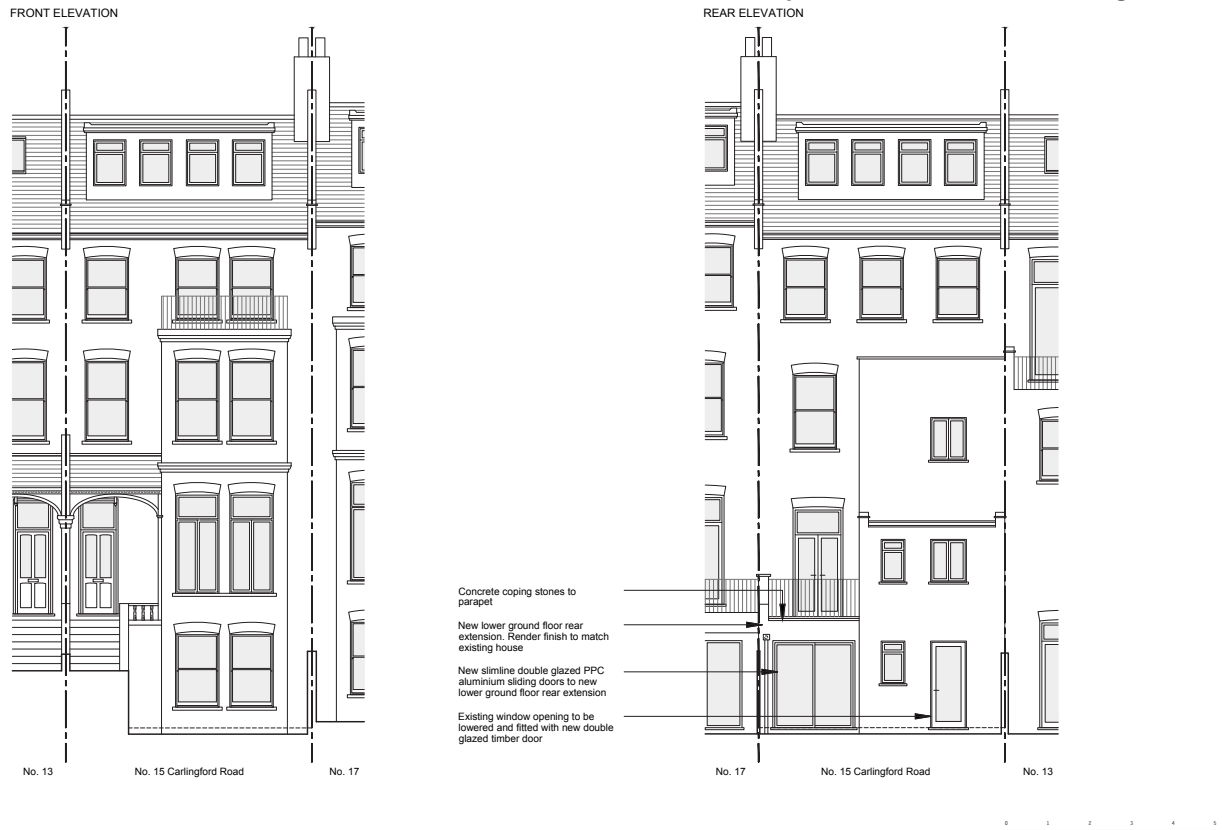


*Top left and right: View to the rear elevation to the Lower Ground Floor Flat showing the balcony to the ground floor flat;
Bottom left: View to the existing lower ground floor patio; Bottom right: View to the existing rear outrigger extension.*



Top left and right: Views to the existing lower ground floor patio and metal ladder to the raised garden; Bottom left: View to the rear elevation showing the existing conservatory; Bottom right: View to the rear elevation showing the raised garden.

Project Reference: 2502_15A Carlingford Road



Front and rear elevation drawings showing the proposed new side return rear conservatory extension to the Lower Ground Floor Flat.

3. Proposed Design and Volume

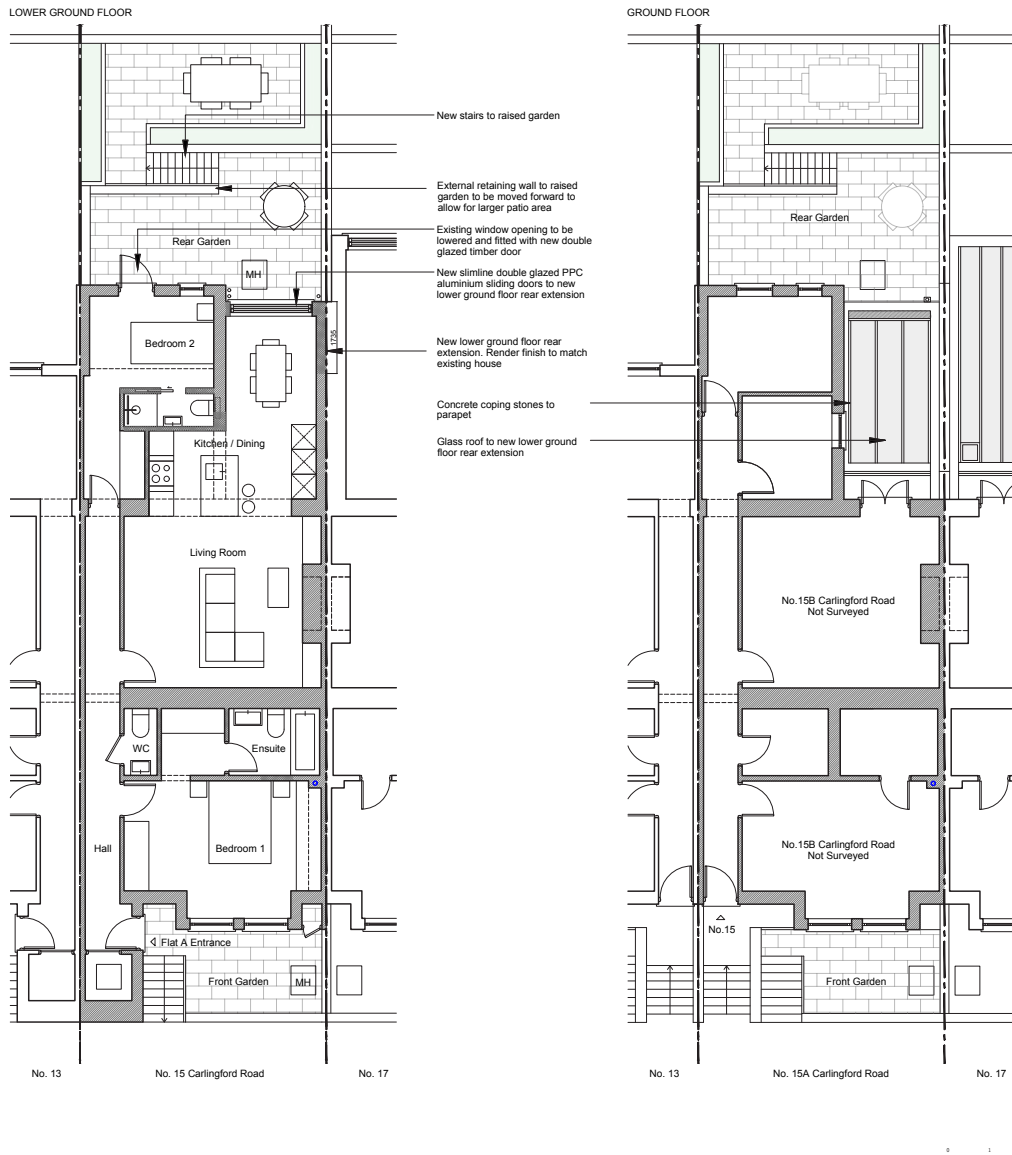
The proposed alterations comprise forming a new glazed side return extension to replace the existing conservatory. Other works include remodelling the existing patio to match the patio line of the neighbouring house at number 17 and forming a new external staircase between the patio and raised garden. Other works include removing clutter and plastic sheeting over the patio lightwell and lowering an existing window sill to form a single glazed door opening to the rear wall of the outrigger.

The new extension comprises a double glazed lean-to style glass roof with parapet walling over new sliding double glazed doors to hide guttering and to match the design of the neighbouring house extension. The proposals represent a substantial improvement on the current polycarbonate roof and ad hoc structure and are to be constructed to a very high level of workmanship to exceed Building Regulations requirements and to form a healthy and energy efficient family home.

4. Amenity Space

The house is located a few minutes walk from Hampstead Heath and the subject flat has a private rear garden across two levels and a generous front lightwell. The strip of gardens between Carlingford Road and Kemplay Road form a protected area of greenery with tall hedges and trees visible to either side of the subject garden and the proposals will increase the area of usable exterior space adjacent to the main living spaces and improve accessibility to the raised garden.

Project Reference: 2502_15A Carlingford Road



Proposed Lower Ground Floor and Ground Floor Plans showing the proposed new side return rear conservatory extension to the Lower Ground Floor Flat.

5. Biodiversity Net Gain, Trees and the Surrounding Environment

The proposed extension and alterations will have no impact on existing trees and planting and are below the LB Camden de minimis threshold for BNG assessment. The extension and patio will align with the neighbouring patio line and will have no impact on neighbouring gardens and amenity.

The proposals represent a substantial improvement to the current garden area and planting with new shrubs and planting to the existing border beds and additional space for pots and planters on the lower patio. The existing small garden is currently entirely paved over with narrow raised planting beds to the rear wall and along one side. These beds will be retained and existing shrubs maintained providing both a biodiversity resource and privacy hedging between gardens.

SECTION A-A



Section drawing showing the proposed new side return rear conservatory extension and patio garden steps to the Lower Ground Floor Flat.

6. Design, Materiality & Sustainability

The proposed lower ground floor glazed extension is designed to read as a natural addition to the existing building volumes, in keeping with the Conservation Area streetscape and subordinate to the main house.

The proposals represent a substantial improvement on the current polycarbonate roof and ad hoc structure and are to be constructed to a very high level of workmanship to exceed Building Regulations requirements and to form a healthy, damp free and energy efficient family home.

7. Access, Parking and Public Transport

Local shops, supermarkets and amenities at Hampstead High Street and Hampstead Heath are located within walking distance from the property, and the site is extremely well located for cycling and public transport links without the need for a private car.

Hampstead Heath Overground and Hampstead Northern Line stations are within a few minutes walk from the house, there are bus routes north and south from Hampstead High Street and dedicated cycle lanes into central London via Camden Town. There is no off street parking serving the property and on street parking in Carlingford Road and all nearby streets is limited to residents permit bays and pay by phone bays.

8. Bins and Recycling

The proposed alterations do not affect the existing arrangements for bin and recycling storage. Domestic rubbish, recycling and compostable kitchen food waste are currently collected weekly from wheelie bins stored in a dedicated space within the front lightwell.

9. Conclusions

The application proposals comprise replacing the existing infill conservatory structure and polycarbonate roof with a new slightly longer fully insulated and high quality side return extension with glazed roof and sliding patio doors and miscellaneous associated alterations including lowering one of the existing outrigger rear windows to form a single glazed door to the patio, widening the existing patio to match the neighbouring house and adding more accessible paved steps up to the existing raised garden area.

The flat has been unoccupied for a long time and is in need of refurbishment, repair and upgrading. The proposals are modest in scale and the result of a thorough design process, exploring different options and prioritising the conservation and character of the historic fabric and spatial integrity of the existing building and streetscene and strip of rear gardens between Carlingford Road and Kemplay Road. The proposed alterations are well judged and both exterior volumes and interior floorplans carefully designed to provide well proportioned, future proof habitable space, filled with daylight and set out to enhance the relationship between the interior and exterior spaces.

The proposals are derived from an understanding of the National Planning Policy Framework, the London Plan, the Camden Local Plan, the Hampstead Conservation Area Appraisal and all relevant supplementary guidance. On the basis of this assessment we would conclude that the scheme is in keeping with the existing house, garden and locality.

10. Supporting Drawings and Documents

2502_EX_001	Site Location Plan
2502_PA_100	Lower Ground Floor and Ground Floor Plans as Existing
2502_EX_110	Roof Plan as Existing
2502_EX_200	Section as Existing
2502_EX_300	Front and Rear Elevations as Existing
2502_PA_002	Site Location Block Plan
2502_PA_100	Lower Ground Floor and Ground Floor Plans as Proposed
2502_PA_110	Roof Plan as Proposed
2502_PA_200	Section as Proposed
2502_PA_300	Front and Rear Elevations as Proposed

Design and Access Statement, Heritage Statement and BNG Exemption Statement.