

HAS/X/DA/02

25 July 2012

StudioMarkRuthven
architecture

DESIGN & ACCESS STATEMENT

96 HARMOOD STREET, LONDON, NW1 8DS

Urban Situation – Harmood Street

This property is located in the Harmood Street Conservation area which focuses on terraces of period properties of a modest scale, generally two-story.

Typically the backs of these houses have been developed over the years with extensions at ground, first and second floor level. The rear elevations are varied in character, as observed by Camden Council Planning officers in historic planning reports. Two-story, partial width extensions are common and most certainly establish the historic grain of the rear of the terraces. However, over the past several decades these have been extended or the side passage has been in-filled at ground floor level. Typically these ground level extensions have been either consented or undertaken under permitted development rights. Examples of some full width extensions to the rear of properties in Harmood Street are: No. 18 (ref. 2009/1532/P – consented); No. 26 (ref. 2011/2448/P – consented); No. 32 (ref. 2004/2764/P – consented); No. 75 (ref. 2009/3167/P – consented); No. 76 (ref. 2008/2543/P – developed under PD rights); No. 88 (ref. 2008/0283/P – consented) and 16 Powlett Place (same conservation area, ref. 2066/2988/P – consented).

The Site – 96 Harmood Street

The applicant site is held under freehold ownership and offers accommodation as a single family dwelling. The accommodation is modest at approximately 70 square meters and the building is in semi-derelict condition. The principle terraces of Harmood Street were built in the mid to late 19th century, however, it is understood No. 96 was re-built in 1979 along with adjoining numbers 98 and 100. The re-built section of the terrace replicates the original period detail to an extent, but is not of original fabric.

Significantly the rebuilding of No. 96 did not include the typical two-story extension and it appears to be the only dwelling house in the terrace without the two-story extension.

98 Harmood Street, to the North, was rebuilt with benefit of the two story extension, extending approximately 4.1 meters from the rear of the main property, as is the historic rear most building line, prevalent to the original two-story extension to the South.

94 Harmood Street, the adjacent property to the South, has a typical original two-story extension, approximately 4.1 meters in depth; however, at ground level this extends further to a depth of approximately 7 meters from the rear of the main property.

The recent planning history of No. 96, the applicant site, includes three applications. Application reference 2010/5605/P proposed a full width extension at ground floor level, a two-story partial width extension of the same depth (3 metres deep) and a second floor extension. This application was refused. Subsequently, a Certificate of Lawfulness was granted (ref. 2011/1387) for a single-story conservatory extension to be sited against the North boundary adjoining No. 98, and Planning Permission was consented (ref. 2011/1389/P) for a two-story rear extension on the South boundary adjoining No. 94.

The Design Proposal

This proposal is generated in part by the emerging pattern of rear extensions in the greater terrace being two-story, solid, with predominantly glazed ground floor, infill structures that appear more lightweight and subservient to the two-story extensions.

The proposal also reflects the intent that stems from the two recent consents for the site, referenced above, that combine the two-story solid with the single-story glazed conservatory.

The typical constructed pattern of two-story extensions in Harmood Street locates each extension on the Southern property boundary leaving narrow dark side passages on the North boundary. As previously noted, a number of these side passages have been in-filled.

A more typical pattern to rear extensions on historic terraced housing would have the alternate extensions so the two-story structures share the party wall line and a broader, more open space is developed between dwellings at the ground level. This pattern also benefits energy consumption as the 'handed' extensions have less exposed external wall area in being joined on the party wall. This scheme proposes to 'hand' the prevailing pattern and locate the two-story solid extension on the North boundary so directly adjoining No.98.

The benefits of this are:

- Less energy consumption for heating to both No. 96 and No. 98's rear extensions;
- Broader space between the rear extension of No. 94 and the proposed extension to No. 96 to provide better light and ventilation;
- Lower party wall structure between No.94 and No.96 so offering better quality external amenity to No. 94

Whilst reinforcing the pattern of emerging rear extensions, the design of this scheme is expressed in a contemporary vocabulary of materials, products and details. Camden Council has supported good quality contemporary design both in new-build works and to the rear of properties in conservation areas. (First-hand examples of this can be provided). This design proposal is intended to reinforce the dominant and subservient pattern of rear extensions while also creating a more contemporary design expression that reflects 21st century living.

The scheme brings more light into the ground-floor living spaces and creates generous openings to the external amenity of the garden. The proposal also affords the opportunity of integrating high-performance energy-efficient materials and construction systems. So, while the property retains its historic character to the public face of the conservation area, the newly-built rear reflects a fully refurbished, previously derelict property, and a contemporary living arrangement.

The garden of the applicant property is very secluded and not visible from the public realm. The rear property line is heavily treed and the modern housing project that was developed beyond does not view into the garden. There is a tree, believed to be a Cypress tree, located on the boundary with No.98 to the North, at the end of the rear extension of No.98. Its very close proximity to the boundary wall is already causing movement in the garden wall. The two previously consented applications, referenced above, would have both necessitated the removal of this tree. This proposal necessitates the removal of the tree and this is illustrated on the drawings accordingly. We believe the very substantial mature trees on the rear property boundary provide ample arboricultural amenity. We have consulted with the owners of No.98 and they have no objection to this proposed rear extension and the associated removal of the tree.

The current size of the rear garden is 65.5 square meters. With the development of the proposed rear extension the garden would be 45.6 square meters.



Fig. 1 Front Elevation

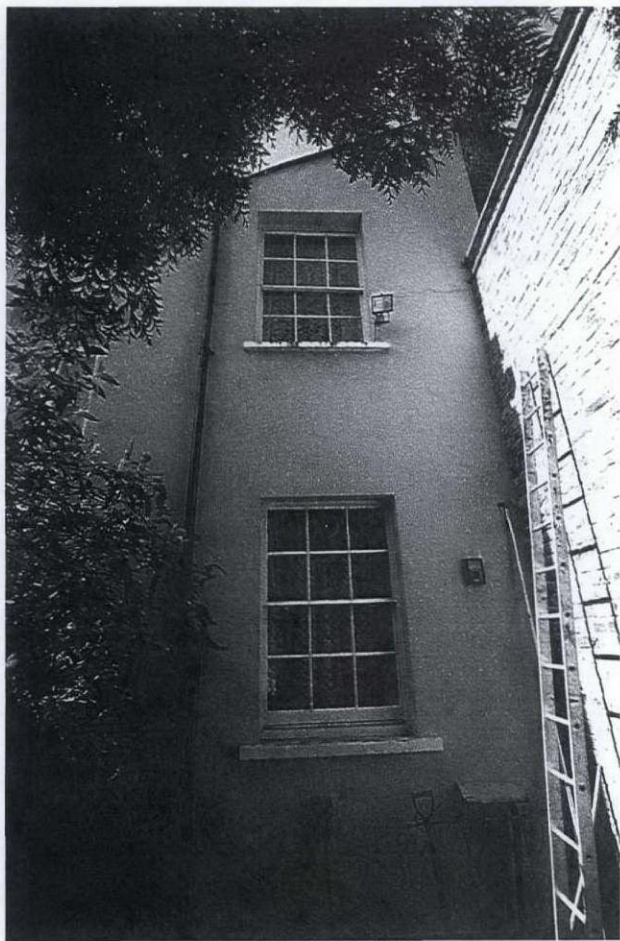


Fig. 2 Rear Elevation



Fig. 3 View to North showing adjoining extensions (No. 98-100 Harwood Street and beyond)



Fig. 4 & 5 View to South showing a range of various existing rear extensions
(No. 94-88 Harmood Street, NW1)

12th July 2012
J360

Craig Raybould
London Borough of Camden
Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

Dear Sir



96 HARMOOD STREET, NW1, (ref) 2012/2839/p

We act as Consulting Structural Engineers for the proposed development of 96 Harmoood Street, and are advising Studio Mark Ruthven on the detailed structural design.

The rear extension and structural alterations as proposed will be undertaken implementing conventional structural methods of support and bearing.

The new structural load will bear on foundations formed as mass concrete strip footings set at a level to ensure they do not undermine those of the adjoining properties. The structural itself is being designed as lightweight to limit its loading.

This work will be monitored throughout the construction process, and carried out by a competent contractor. This conventional form of structure should not adversely affect either adjoining structure, and has been designed as such.

The Party Wall Procedures, which we understand are underway, further protect both adjoining properties in this regard.

Yours sincerely



Michael Shaw
Director

Cc Studio Mark Ruthven

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Craig Raybould
London Borough of Camden
Planning Services
Camden Town Hall
London
WC1H 8EQ

Date : 12th July 2012

Ref : SMR.HMD.L.12.07.12

Dear Sir

Site : 96 Harmood Street, NW1, Project ref No : 2012/2839/p

As a qualified and licensed Code For Sustainable Homes Assessor, I consult with and advise Studio Mark Ruthven on matters relating to energy efficient design, sustainable technologies and compliance with regulatory environmental assessment schemes, such as the Code for Sustainable Homes, EcoHomes and BREEAM Domestic Refurbishment.

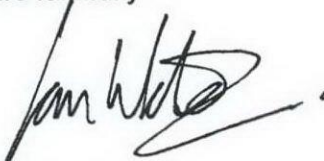
I can confirm the potential development at 96 Harmood Street, NW1 proposes to adopt individual environmental design measures that offer a very good level of environmental practice and will provide cost-effective performance standards, surpassing that required by the building regulations. The proposed measures should significantly improve the dwellings efficiency performance in relation to Energy, Health and Wellbeing, Water and Materials categories.

Projects environmental design measures of a significant high standard are :

- Replacement roof with high levels insulation for a very low heat loss
- Upgrade of existing wall fabric to the front façade with Internal insulation
- Existing windows replaced with new operable and secure double glazed windows
- Generous amounts of natural daylight and ventilation to the new rear façade
- New build rear elements highly Insulated, new walls to provide internal thermal mass
- Installation of new efficient central heating and hot water system
- Reduced water consumption and fitting of external rain water collection system
- Designated home office space and an external clothes drying area
- Use of Low energy lighting
- Proposal to install A+ rated white goods
- Secure rear cycle storage
- Enhancement of the existing ecological features

I believe that with the inclusion of the measures listed above, the completed development would be comparable at least to an EcoHomes 'Very Good' rating.

Yours faithfully



IAN WATERS