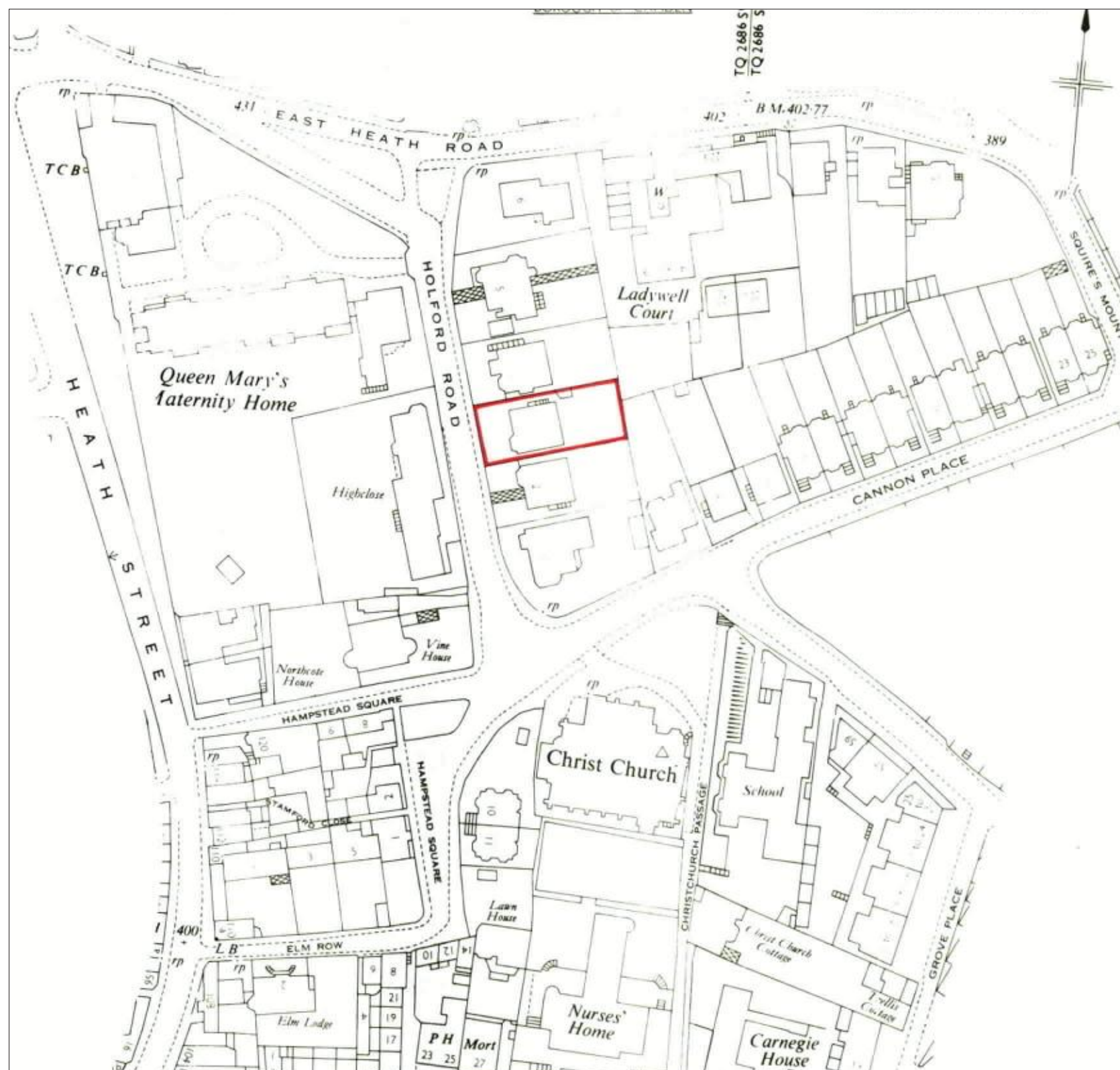


Document A.01/12
Design and access statement.



Application for Planning Permission
for the reinstatement of a rear balustrade at
3 Holford Road, London NW3 1AD **01/2012**





Site Location 1:1250





GENERALLY:

Holford Road is a fairly quiet residential street within the Hamstead Conservation Area. The building stock is varied in size and type with a high proportion of large-scale detached houses and apartment blocks.

IN PARTICULAR:

Number 3 Holford Road is a detached house with a private driveway and large back garden. It is not listed and not subject to any Article 4 directives. The house is currently undergoing extensive renovation in accordance with the planning permission 2009/4699/P & 2009/4225/P issued by Camden. These works include replacing the earlier extension but its replacement balustrade was not included so that the Application could be dealt with quickly under the Permitted Development rights of the Family. This application is to reinstate the balcony area with a new balustrade in-keeping with extension and re-design currently nearing completion.

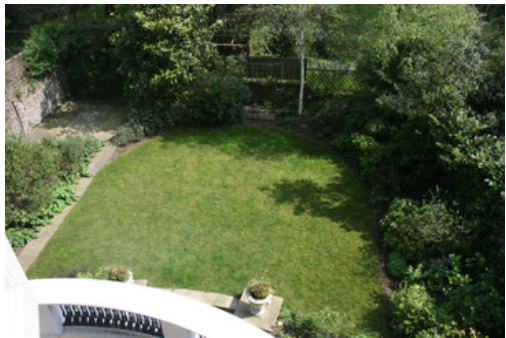
More detail can be found on the previously submitted Document A (submitted 10/2009 as part of Application 2009/4699/P)

COMPLIANCE WITH POLICY:

Having consulted Planning Department documents and discussed the scheme with the Planning officer in question, and having consulted with the local residents, we present a sympathetic scheme that complies with current London Borough of Camden policies.



IMAGES OF AND FROM PREVIOUS BALUSTRADE



View into garden



View north from terrace



View from above showing relation to garden



View from above



View of balustrade from garden

PREVIOUS BALUSTRADE

The 1980's pseudo-classical extension had a heavy-looking steel and painted masonry balustrade along its outer edge, allowing the roof of the extension to be used as an east facing sun terrace. The poor design and heavy nature of the previous construction was the principal reason for its demolition, and the approved new scheme.

The public family rooms to the house are spread across the Upper Ground and Lower Ground Floors, as was the case with the original houses. The upper ground floor living rooms look-out onto the large rear private garden, and the existing balconies (to both No. 3 and No.4 Holford road) allowed for the enjoyment of this amenity.

A Balustrade and terrace has been enjoyed without interruption at this property for many years, as it has on surrounding properties, and the Previous Balustrade at No.3 was enjoyed without loss of privacy or overlooking as the gardens in these streets are sizeable and the distances between properties comfortably large.



IMAGES OF THE COMPLETE NEW EXTENSION (awaiting balustrade)



NEW BALUSTRADE

Our proposal is to reinstate a balustrade in a manner in-keeping with the house as it has been renovated. The new extension was designed to allow more natural daylight into the lower floor whilst being as transparent as possible: the overall effect to sit as neutral as possible, enhancing the rear elevation and bringing-out the Architecture of the original building.

During the extensive consultation with local residents at the time of the original application, the intention to re-instate this balustrade was outlined, and it was agreed that this was reasonable so long as some consideration to the form of the original upper ground floor windows was included in the application. This is why the previously approved Ground Floor opening have been complemented by an obscured pattern outlining the previous window fenestration on this application.

The extension has been designed to take a balustrade of glass, and we propose that the balustrade is constructed of glass in a minimal manner that remains visually un-intusive and in-keeping with the approved additions to the house.

We understand that as this is the replacement of an existing amenity there should be no issues related to overlooking.

Please see the attached drawings for detail of the proposal.



PLANNING POLICY FRAMEWORK:

We have taken care to consult with Camden to produce these proposals. It is with the officers' advise and within these parameters that we have drawn up the proposals, and we would note that:

- In accordance with B1 of the UDP, we have drawn-up proposals that respect the site and its surroundings, the neighbouring buildings and the natural features in a manner that improves the amenity; using materials and detailing that are appropriate in this context.

- UDP Policy SD6 - Amenity for occupiers and neighbours states that the Council will not grant planning permission for development that it considers causes harm to the amenity of occupiers and neighbours. We have drawn-up proposals that do not harm the visual privacy or result in overlooking of the neighbouring properties, and have no effect on their levels of sunlight or daylight.

- UDP Policy B3 - Alterations and extensions, advises that: "The Council will not grant planning permission for alterations and extensions that it considers cause harm to the architectural quality of the existing building or to the surrounding area. The Council will consider whether:

- a) the form, proportions and character of the building and its setting, including the garden and nearby trees, are respected;
- b) extensions are subordinate to the original building in terms of scale and situation;
- c) original features are retained or restored;
- d) high quality materials that match or complement existing materials are used;
- e) unsympathetic alterations or extensions are removed or improved;
- f) the architectural integrity of the existing building is preserved; and
- g) building services equipment is appropriately located."

(Cont.)

The replacement balustrade being of transparent glass, and will not affect the form, proportions or character of the building or garden, other than to enhance it. The elements of the proposal have been designed using high quality materials that match the materials and design of the existing extension, which is being re-built to reduce its impact on the setting main house (see previous Application for Lawful Development) These elements have been designed to work with the rear extension and it's setting, to be transparent and reflect the sky, the main house and the garden planting and to emphasise their existing qualities rather than impose its own.

- In accordance with B7 of the UDP, we have drawn-up proposals that enhance the character of the area.

IN SUMMARY:

We have taken great care to consult with Camden to produce a proposal that reflects Camden's commitment to design excellence as well as its desire to respect its existing housing stock and surroundings. We have made careful consideration of the characteristics of the site, its features of local distinctiveness and its wider context to achieve a high quality development.

Our proposal seeks to bring the kind of comfort and well being usually reserved for the borough's new build developments, without harming the existing fabric. We are making a home that enhances the existing and will last for a long time to come; helping to improve and protect amenity and quality of life.

In this we believe we are supported by Camden's published aim: "to encourage outstanding architecture and design, (we) believes that innovative and imaginative designs can play an important role in the enhancement of the built environment", and would ask that the proposals be considered in this light.

