

Brod Wight

ARCHITECTS

PLANNING, DESIGN AND ACCESS STATEMENTS IN RESPECT OF PLANNING
APPLICATION FOR:

18 PRINCE ARTHUR ROAD
HAMPSTEAD
LONDON NW3 6AY



Front Elevation from Prince Arthur Road

REF 1003-AP-DAS

April 2011

1.0 The Site Location/Photos

The house is located in Prince Arthur Road close to the northern boundary of the Fitzjohns/Netherhall Conservation Area in the London Borough of Camden.



Rear Elevation 1



Rear Elevation 2



Front Garden

2.0 Relevant Planning History

- Application 24-10-1934 (ref: 13140) - *the premises know as 18, Prince Arthur Road, Hampstead, erect two garages at the side thereof in accordance with the plan 96, 98.*

This application appears to be for the conversion of the house into 2 flats as well as the erection of garages at the side. Decision = Conditional Permission.

- Application 25-03-1948 (ref: 12303) - *The conversion of the basement floor of No.18, Prince Arthur Road, Hampstead.*

This application was for use of the basement as a one bedroom flat. Decision = Conditional Permission.

3.0 Planning Statement

This application is for the de-conversion of the property from 3 flats into 2 flats. The existing 3 flats consist of one 1-bedroom flat, one 2-bedroom flat and one 3-bedroom flat. The proposals are for one studio flat and one 5-bedroom flat.

This is in accordance with Policy CS6 of LDF Core Strategy and Policy DP2(f) of Development Framework Development Policies.

Planning permission for similar de-conversions has been granted by Camden recently, for example:

- 14 Heath Drive NW3 7SN - 2008/4615/P and 2009/5153/P – 14.10.08 and 27.11.09
- 26 Ferncroft Avenue NW3 - NW3 7PH - 2010/6477/P and 2010/6484/L – 17.01.11

4.0 Amount

The existing 'built' footprint will be extended at basement and ground floor levels – at basement level – the location of the existing 1-bedroom flat - to the front and rear and at ground floor level - the location of the existing 2-bedroom flat - to the rear only. As such, as part of this application a feasibility report has been commissioned from Structural Engineers, C J Cowie Associates, Consulting Engineers to describe the means by which this would be achieved (Ref: Structural Report-April 201).

5.0 Layout

The proposed layouts (room configurations) are broadly similar to those existing. All newly created space has a specific purpose and together with the proposed changes to the existing spaces it compliments the overall new layout of the proposal.

There will be no more overlooking than in the existing conditions. The proposed terraces at ground floor level at the rear include a privacy screen.

The proposals involve no loss of light to neighbouring properties habitable rooms.

The proposed new studio flat is in excess of Camden's minimum requirement of 32 sq.m. Good quality light is proposed by way of windows to the side elevation as well as a ground level lightwell consisting of a flat walk-on pavement light.

6.0 Scale

The proposed basement extension at the front of the house will not be visible from the street. The extensions at basement and ground floor levels at the rear maintain the current scale of the building with matching floor heights and window sizes. The roof extension 'completes' the missing pitched section of roof at the rear, enhancing the overall appearance.

7.0 Landscaping

It is proposed that one existing tree, a decayed *Rhus typhina* on the front boundary, be removed and an alternative planted. Please refer to Arboriculturalist Report TC/1-38-2754, dated 7th April 2011 for this and the measures proposed to ensure the healthy survival of the remaining existing trees

8.0 Appearance

There are no proposals to change the front of the house itself. The existing rear elevation has suffered from some unsympathetic alterations over time but the proposed extensions at the rear have been sympathetically designed to match the material, style and best proportions of the existing building and we believe represent a distinct visual improvement on the current elevation. As noted above, the proposed roof extension 'completes' the missing pitched section of roof at the rear, enhancing the overall appearance.

9.0 Access

The existing access principles will be retained and no change to the existing access is proposed.

10.0 Structure/Hydrology

A report into the methodology for the formation of the extension to the existing basement under the house has been carried out by C J Cowie Associates, Consulting Engineers. This report forms part of the application – see Structural Report-April 2011.pdf. In essence this report describes the construction using standard building techniques and states that the lay of the land and the presence of an existing basement under most of the house eliminates any issues associated with water run off or standing water (flooding).

11.0 Delivering Sustainable Development

In accordance with the general approach to delivering sustainable development, the extensions will be designed to meet the current Building Regulation requirements, which will result in an overall upgrade in the thermal insulation properties to the house.

12.0 Conclusion

The proposed extensions, have no detrimental affect on any of the neighbours, enhance the Conservation Area, are of high architectural quality, are in keeping with the character of the house and do not conflict with any relevant policies of the UDP.