

**DESIGN STATEMENT**

**CONSERVATION AREA IMPACT ASSESSMENT**

**ACCESS STATEMENT**

Rebuilding of front wing with small side extension and canopy in courtyard, new rooflights, raised valley gutter between dwelling wings, new windows and Juliette balcony to the rear

at

Hollow Point  
Kings College Road  
London NW3 3ES

*16 October 2009*

## **1.0 Site and surrounding area**

- 1.1 Hollow Point is a two storey detached dwelling on the west side of Kings College Road.
- 1.2 The construction is brick with a slate roof. The windows are timber casements and sash and case windows.
- 1.3 The property is located within the Belsize Park Conservation Area. It is not listed.

## **2.0 Application proposals**

- 2.1 This application proposes to rebuild the existing front wing with a small extension to the north side. The existing accommodation was converted from a store and has poor thermal and structural properties. Since alterations are proposed to the fenestration and the levels, it is prudent to rebuild the wing to modern standards. The existing street elevation is to be retained.
- 2.2 The application also proposes a canopy covering the pedestrian route through the private courtyard.
- 2.3 The proposals also show that internal and external alterations are proposed. These are marked on the accompanying plans and include a basement excavation, additional rooflights and replacement of the existing windows. Since the alterations to the windows all use similar materials as the existing dwelling we consider that these are permitted development, as is the basement and rooflights.
- 2.4 For the avoidance of doubt we wish to include all of the proposed alterations in this planning application. Where works are permissible under permitted development we consider that this should present a compelling reason for its approval. The works are proposed to start as soon as planning consent is approved.

## **3.0 Design Statement**

### **3.1 Use and size**

- 3.2 The property is currently a single residential dwelling house and in that respect will be unchanged.
- 3.3 The extension of the dwelling is a very small addition to the existing front wing.

### **3.4 Scale and height**

- 3.5 The extension, as described above, is appropriate in scale and height and is compatible with the existing building.

### **3.6 Materials and appearance**

- 3.7 The materials are appropriate to the building, are generally to match the existing and are marked on the accompanying plans.

3.8 The entrance canopy and the large sliding doors to the kitchen are contemporary glass and metal elements. This is an entirely appropriate response to the introduction of new elements and ensures that the building's history is legible.

3.9 Amenity and daylight

3.10 The small extension is within the enclosed courtyards of the dwelling and does not impact on the daylight or amenity of any neighbouring dwellings.

3.11 The proposed Juliette balcony overlooks the garden of the application site. We consider that the enlargement of a window in this location is within the permitted development rights of the property.

**4.0 Conservation Area Impact Assessment**

4.1 The property is within the Belsize Park Conservation Area.

4.2 Most of the external alterations can be carried out under the property's permitted development rights. The elements that require planning approval are located within the private courtyards at a low level and are largely hidden from view. As such, the proposals will have a minimal impact on the conservation area and will not harm its setting.

4.3 In terms of the detailed proposals, the refurbishment of the dwelling using high quality materials and detailing will enhance the existing dwelling and make a positive contribution to the conservation area.

**5.0 Access**

5.1 The building is located in an accessible urban location with easy access to public and private transport and local amenities.

5.2 The property is accessed at ground level with internal access to the upper and lower floors by an internal stair. The principles of the access arrangements are unchanged by this proposal.

**6.0 Conclusion**

6.1 Having considered the character of the immediate townscape, the setting of the adjacent listed building and the amenity of surrounding properties, we consider that they do not adversely affect the townscape or local character and should be granted consent.

6.2 The local planning authority is therefore respectfully requested to grant consent for the enclosed application.

## 7.0 Appendix 1 – Photographs



Hollow Point from Kings College Road



View from Rear Courtyard