

28 HARTLAND ROAD, NW1 8DD

DESIGN AND ACCESS STATEMENT

Introduction

This project is for ground floor and roof extensions as well as alterations to an existing two-storey single family house. This planning application is the third application that we have submitted for works to this property.

Planning History

We submitted a first planning application in June 2007 (2007/3019/P). The scheme added an additional storey to the existing building, as well as a side extension that extended to the boundary with 26 Hartland Road. The case officer was Adele Castle, who felt that amendments to the scheme would be necessary to satisfy approval, but that these would constitute a material difference. She therefore advised that we either withdraw the application, or wait for a rejection to identify the points that needed to be addressed. We waited for the rejection and liaised with Adele to make amendments to the scheme in response to her delegated report. She intended to table these amendments at a design surgery 06/11/07, but we are unsure if this ever happened as she left Camden towards the end of 2007.

We submitted a second planning application in July 2008 (2008/2648/P). The amended scheme lowered the parapet height of the additional storey, as well as pulled the side extension back from the boundary with 26 Hartland Road. The case officer was Philip Niesing, who felt that the amendments had not gone far enough. We therefore requested that the application be withdrawn, but this was not processed for some reason. When we received a rejection a few days later, we called Philip to query, but found that he had also left Camden. We made further amendments to the scheme in response to his delegated report.

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Adele Castle stated in her delegated report that there was no loss of amenity with respect to daylight/sunlight. Phillip Niesing subsequently stated in his delegated report that there was no loss of amenity with respect to overlooking/privacy, but despite our dialogue with Adele, loss of outlook/sense of enclosure was still an issue, as was the relationship between the host building and the extension – a design issue.

In the light of the complicated planning history and changes in personnel, we sought to move the project forward by meeting with Camden LPA to discuss the amended scheme which had been developed in response to Phillip Niesing's delegated report. Following a meeting with Victoria Fowles of Conservation and Design on 21/07/09, Victoria was able to confirm that she was happy with the current scheme in design terms, subject to development of elevational details. to discuss the remaining design issue.

The two sets of amendments that we made to the scheme since the first planning application each reduced the overall volume of the building envelope. We understand that loss of outlook/sense of enclosure depends upon an onsite assessment, and whether there are justifiable objections. However, as it concerns the angle of view from a window, it normally relates to rear extensions, especially where they are particularly long, and built close to a boundary. As the amended scheme is for a roof extension only above ground floor level, we feel that loss of outlook/sense of enclosure is not relevant, even for an end of terrace property.

Design

The extension at ground floor level enlarges an existing single storey element at the side of the house which adjoins a similar single storey element of 26 Hartland Road. By extending this element to the street edge it provides delineation between itself, the main volume of the house, as well as the front garden. It also clarifies the relationship between the terraces of Hartland Road and Hawley Road, and the townscape gap in-between.

The extension at roof level improves the relationship between the property and the adjoining terrace, by raising the existing parapet level to be consistent with those of 30-32 Hartland Road.

Both extensions are painted brickwork, which in combination with the painted brickwork of the existing house, provides a coherent and unified appearance for the building as a whole. The new window openings at second floor level, in combination with alterations to the existing windows at ground and first floor levels, form a coherent fenestration pattern on the street elevation.

The window openings feature a half-brick reveal (i.e. 110mm), and the windows themselves have painted timber frames. The window cills and parapet copings are folded aluminium, which provides a crisp edge to the brickwork. Drawing 155_PL03_500 shows these details, as well as a precedent for the materiality of the folded aluminium cills and copings.

Access

The existing arrangements for access to the site are maintained. The site is landlocked on three sides, with access provided directly from the street. The entrance door is at the new ground floor extension. The ground floor and first floor levels remain as existing.

The existing ground to first floor stair is replaced with a new ground to second floor stair. This new stair is more generous than the existing stair, despite being constrained by the existing conditions of the site.