



APPLICANT:

MR TRISTRAM FROST

LISTED BUILDING DESIGN AND ACCESS STATEMENT

**IN SUPPORT OF AN APPLICATION FOR LISTED BUILDING CONSENT FOR
AN EXTENSION TO THE GARDEN ANNEX, CONSTRUCTION OF A COVERED WALKWAY,
AND MINOR ALTERATIONS TO THE MAIN HOUSE**

AT

**NO.35 FLASK WALK, HAMPSTEAD,
LONDON NW13 1HH**

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1.0 GENERAL BACKGROUND

1.1 Introduction

This design and access statement is in support of an application for full planning consent and listed building consent for:

"An extension to the garden annex to provide accommodation on two levels, the construction of a covered walkway in the garden courtyard, and minor alterations to the main house."

The location of the above proposed development is illustrated in Fig.1: Location Plan (1:1250).

This application is being submitted on behalf of Mr Tristram Frost who is the freehold owner of No.35 Flask Walk, Hampstead. This document describes the existing situation and the proposed changes, and sets out the current planning context. All drawings, illustrations, photographic plates are included in this statement. In addition, a listed building impact assessment and a visual impact assessment are included. This submission has been prepared by Adrian Salt And Pang Limited, as planning agent and designer of the scheme.

1.2 Reason for the Proposed Development

The last occasion that No.35 Flask Walk was comprehensively modernised was probably in the late 1960's, at the same time that the studio was built. Since that date, very little has been done to bring the property up to modern-day standards. However, the house is now vacant and so presents a unique opportunity to be refurbished, enabling it to be used more efficiently and to be brought up to today's standards. The intention is to enable it to be used as a family home, up to 'life-time homes' standards and with suitable amenity for family living, family recreation and for accommodation for house guests.

This objective to create a family home has particular repercussions on the garden annex which, with relatively minor alterations, could be converted into a family room on the ground floor and, above it, a bedroom with ensuite bathroom.

One of the aspirations for the refurbished property is to increase the usable area of the kitchen in the main house. At present it is cramped, with limited wall-space against which to put work surfaces or kitchen 'white goods'.

1.3 This Application

The extent of No.35 Flask Walk is outlined in red in Fig.1 Location Plan and has a gross site area of 0.0164ha. (163.6sqm.). No.35 Flask Walk comprises a two-storey end-of-terrace cottage which is Grade II listed, and is situated at the south-western end of a terrace of four similar cottages on Flask Walk (Nos.35, 37, 39 and 41). The property has a single-storey annex in the rear garden courtyard.

This application involves the internal changes to the Grade II listed house, extending the existing garden annex at first floor level and the introduction of a covered walkway between the main house and the garden annex.

1.4 Pre-application Advice

This submission follows pre-application advice received from Mr Charles Rose, Heritage and Conservation Officer at the Regeneration and Planning Department at LB Camden by email on 25 July 2014. In it, he confirmed his support of the scheme and recommended a full application be made.

1.5 Consultation with Neighbours

The majority of the immediate neighbours have been informed of the proposed development as outlined in this submission. Most comments received were from the neighbours residing in the block at No.29 Flask Walk and fronting Lakis Close (Nos.2 - 6 Lakis Close). Their primary concerns were that any noise and disruption caused by works should not impact any services and be kept within the property boundaries of No.35.

Other concerns were raised about their potential loss of views of the neighbouring gardens as a result of the new rear extension. Also of concern was the potential loss of privacy caused by the new bedroom windows on the first floor of the rear annex. However, it will be explained later that the effects of these changes to the overall current view of the property are quite minimal.

1.6 Planning History of No.35 Flask Walk

In 1968, a planning application (Ref: 5368) was submitted to Camden Council for the erection of a studio. The application was granted, with conditions, on 27, June 1968. There has been no other recorded planning activity since that consent was granted.

1.7 Planning Status

No.35 Flask Walk is a Grade II listed building and, as stated above, is located in the Hampstead Conservation Area (Sub-area 2: Christ Church/Well Walk Conservation Area). It is a single dwellinghouse (Use Class C3). The listing description by English Heritage reads:

"Terrace of 4 cottages. Early C19. Yellow stock brick; No.41 mostly refaced. Continuous stone 1st floor sill band, 2 storeys, 1 window each. Round-arched doorways with impost bands, patterned radial fanlights and panelled doors; entrance to No.35 on return. Gauged red brick flat arches to slightly recessed sashes with exposed boxing. 1st floors have tripartite sashes. Each front terminates in a truncated gable with a blind lunette outlined in red brick."

2.0 SITE AND SURROUNDINGS

2.1 Site Location

No.35 Flask Walk is located on the north-east corner of Flask Walk and Lakis Close, Hampstead. Flask Walk runs south-west to north-east, from Ginsberg Yard to Well Walk, intersecting with Back Lane at its southern end and passing Lakis Close and Murray Terrace on its west side.

Flask Walk forms part of the intricate network of lanes and narrow alleyways of Hampstead Village, built on the slopes of the land to the north-east of Hampstead High Street and Heath Street

2.2 Transport and Accessibility

Flask Walk is situated to the south of Hampstead LUL Station and is served by a number of bus routes as well as the LUL station.

According to the London Transport PTAL Studies, No.35 Flask Walk is 198m away from the station (2.48 minutes' walking time). Compared to the distance from the junction of Flask Walk/ Hampstead High Street, the application site is 89m further away and 1 minute longer to walk to Hampstead Station.

It is approximately 2 to 4 minutes' walk from the nearest bus stops (bus routes 46 and 268).

The PTAL rating allocated to No.35 Flask Walk is a rating of 3 although the rating changes to 4 at the junction of Flask Walk / Hampstead High Street. It can therefore be deduced that the accessibility to public transport is closer to a PTAL rating of 4.

2.3 Hampstead Conservation Area

Flask Walk is situated in the area that forms part of the Hampstead Conservation Area (Sub-area 2: Christ Church/Well Walk). A description of the Conservation Area is given in the Conservation Area Guide published by Camden Council. It states:

"... the area contains a variety of building styles ranging from tiny cottages to large 18th and 19th century houses, Victorian tenements, villas, and some 20th century designs. The main streets run more or less along the contours, linked by narrow footpaths, steps and lanes running down the slopes to connect different street levels".

Nos.35 to 41 are Grade II listed buildings, being early 19th century workers' cottages, set behind front gardens and with gardens or courtyards to the rear.

2.4 Description of the Application Property

No.35 Flask Walk comprises a two-storey end-of-terrace house with a front garden accessed via Flask Walk. Access into the house is via a front door at the side of the house. A rear garden is accessed via a separate garden door or via the ground floor kitchen.

An unusual feature of No.35 Flask Walk is that it has a detached, single-storey plus mezzanine artist's studio built at the back of the rear garden.

The art studio, which was built in the late 1960's, can be accessed from the rear courtyard, via the kitchen of the main house, or by an external rear side door. The studio has a clerestory window that runs the width of the building - the window, which faces south-east, gives a floor-to-ceiling height of 4.1m at the rear and 2.5m at the front. The building follows the boundary of the property at the rear and is irregular in shape.

2.5 Existing Accommodation

The accommodation for the main house and the garden annex currently comprises (gross external):

| | | |
|---------------|---------|-----------------|
| Main House | Cellar: | 5.1sqm |
| | G/F: | 53.4sqm |
| | 1/F: | 53.4sqm |
| Garden Annex: | G/F: | 36.1sqm |
| TOTAL | | 148.0sqm |

The amenity area to the property comprises a front garden of 30.2sqm and a rear garden courtyard of 32.6sqm.

The details of the existing accommodation are given in Table 1: Schedule of Accommodation. Figs.3 - 8 illustrate the existing situation.

2.6 Streetscape

A notable feature about No.35 Flask Walk is that it is dwarfed by its immediate neighbour, No.29 Flask Walk, and the adjacent residential block fronting Lakis Close (Nos.2 - 6).

Built in red brick and contemporary in style, Lakis Close is a terrace of houses with undercroft parking. No.29 Flask Walk is 3 storeys high and set 1m in front of the building line of Nos.35 - 41 Flask Walk. Two floors of No.29 Flask Walk bridge Lakis Close itself and, further into Lakis Close, there is only 4.5m - 5m separating the boundary wall of No.35 and the Lakis Close houses. Where the building of No.29 Flask Walk bridges the parking and garage area, the gap between No.29 and the flank wall of No.35 is only 1m wide.

Plates A - I show views of the property and the surrounding area.

3.0 DESCRIPTION OF THE DEVELOPMENT PROPOSALS

3.1 Design Approach

In summary, the design of the proposed changes is intended to respect the listed building, to enhance the conservation area, and to reduce the visual impact as much as possible. These objectives can be achieved by minimising the increase in volume of any extensions / additions, and using facing materials that are sympathetic to the listed building and the area as a whole.

3.2 Proposed Development

The overall development objective, as described in Section 2.6 above, is to refurbish the main house, bringing it up to today's life-time homes standards and, at the same time, making it into a family home. There are 4 development proposals to achieve this objective:

- 1) Provide a covered, weatherproof link between the main house and the garden annex. This link, with a ground-to-roof height of 2.4m, would feature a sloping slate roof and concertina glass doors that open out onto the courtyard.
- 2) To rebuild the garden annex on the same footprint as it is at present, and with the same roof height, but to lower its ground floor level by 1m so as to be able to create enough floor-to-ceiling height to be able to form a first floor level. The goal is to create a family room on the (sunken) ground floor level, with a bedroom and en-suite bathroom on the resulting mezzanine area.
- 3) In the kitchen of the main house, to increase the floor area and area of wall (for cupboards) by blocking off the door onto the courtyard and opening up a portion of the south-western wall. Access to the covered link to the garden annex would be through the kitchen.
- 4) On the first floor of the main house, to change the transition between the bedroom and bathroom in order to allow for an ensuite bathroom arrangement, and to provide an extra bathroom and W.C.

3.3 Design Proposals

The design solutions to the issues listed above are illustrated in the following drawings:

- Fig. 9 Proposed Ground Floor Plan
- Fig. 10 Proposed First Floor Plan
- Fig. 11 Proposed Roof Plan
- Fig. 12 Proposed Sections A - A and B - B
- Fig. 13 Proposed Elevations and Section (NE, Rear Annex and Section C - C)
- Fig. 14 Proposed Elevations (SW, SE, and NW).

3.4 Resulting Accommodation at No.35 Flask Walk

The additional gross floor area being proposed for the garden annex is 20.36sqm of habitable floorspace (net internal), and 3.8sqm (net internal) of kitchen extension to the main house. The resulting extra floorspace totals 24.1sqm (net internal) / 36.7sqm (gross external). This equates to an additional 21.3% (net) and 25.7% (gross) over the existing floor area. In addition, the glazed walkway provides a further 3.3sqm (net) / 4.2sqm (gross) of covered floor area. The total accommodation is shown in Table 1: Existing and Proposed Floor Area Schedule.

3.5 Habitable Rooms / Density

The proposed development adds one extra habitable room, resulting in No.35 Flask Walk having 7 habitable rooms.

The net site area is 163.6sqm (0.0164ha), so the resulting density increases from 365 habitable rooms per hectare (hrha) to the equivalent of 427 hrha (or 61 units per hectare).

3.6 Proposed Materials

The proposed materials are as follows:

| | |
|------------------|---|
| Walls: | London Stock Brick, topped with stone coping (the brick, brick bond, mortar mix and pointing to match existing walls. |
| Roofs: | To the covered walkway: slate tiles; To the rear annex extension: sedum roof; To the front annex extension: artificial stone slabs. |
| Windows: | Sliding painted hardwood windows. |
| External Doors: | Painted Wood Panelled Entrance Door; Glass Concertina Doors to the covered walkway. |
| Internal Doors: | Painted Wood. |
| Ceilings: | Skimmed and painted plasterboard. |
| Internal Walls: | Painted skimmed plaster. |
| Floors: | Ground level - tiled concrete; First Floor - timber. |
| Rainwater goods: | Metal drainage pipes, painted black. |
| Lighting: | Indoor lighting only. |
| Exhaust Vent: | New metal ventilation fixture. |

TABLE 1 SCHEDULE OF ACCOMMODATION - EXISTING AND PROPOSED

| | EXISTING | Net Internal Area | Gross External Area | PROPOSED | Net Internal Area | Gross External Area |
|-----------------------------------|------------------------------------|-------------------|---------------------|--|-------------------|---------------------|
| | | sq.m | sq.m | | sq.m | sq.m |
| Main House | (Internal alterations only) | | | (Internal alterations only) | | |
| | Cellar | 3.8 | 5.1 | Cellar | 3.8 | 5.1 |
| Sub-total Cellar | | 3.8 | 5.1 | | 3.8 | 5.1 |
| | Ground Floor | | | Ground Floor | | |
| | Dining Room | 10.6 | | Dining Room | 10.6 | |
| | Kitchen | 9.9 | | Kitchen (incl. extension) | 13.7 | |
| | Living Room | 16.2 | | Living Room | 16.2 | |
| | Hallway, Stairs, and WC | 6.5 | | Hallway, Stairs. and WC | 6.5 | |
| Sub-total G/F | | 43.2 | 53.4 | | 47.0 | 63.3 |
| | First Floor | | | First Floor | | |
| | Bedroom 1 | 15.6 | | Bedroom 1 | 17.6 | |
| | Bedroom 2 | 10.3 | | Bedroom 2 | 10.3 | |
| | Bathroom | 3.9 | | Bathroom | 3.9 | |
| | Stairs and Landing | 4.8 | | Stairs and Landing | 2.8 | |
| | Walk-through dressing room | 6.2 | | Walk-through dressing room | 6.1 | |
| Sub-total 1/F | | 40.8 | 53.4 | | 40.7 | 53.4 |
| Total Main House | | 87.8 | 112.0 | | 91.5 | 121.9 |
| | | | | | | |
| Garden Annex | Ground Floor | | | Ground Floor | | |
| | Annex/Studio | 29.2 | 36.1 | Family Room | 29.2 | 36.1 |
| | | | | First Floor | | |
| | | | | Bedroom | 14.4 | |
| | | | | Bathroom | 2.9 | |
| | | | | Stairs | 3.1 | |
| | | | | Subtotal 1/F | 20.4 | 26.8 |
| Total Garden Annex | | 29.2 | 36.1 | | 49.6 | 62.9 |
| | | | | | | |
| Total Main House and Annex | | 117.0 | 148.1 | Total Proposed House and Annex | 141.1 | 184.7 |
| | | | | | | |
| | | | | Floor space increase over Existing (sqm) | 24.1 | 36.7 |
| | | | | Floor space increase over Existing (%) | 0.2 | 0.2 |
| | | | | | | |
| | EXISTING | | | PROPOSED | | |
| | Circulation | sq.m | sq.m | Circulation | sq.m | sq.m |
| | Garden Path | 16.5 | 20.8 | Garden Path | 14.4 | 19.2 |
| | | | | Glazed Walkway | 3.3 | 4.2 |
| | Total Circulation | 16.5 | 20.8 | Total Circulation | 17.7 | 23.4 |
| | | | | | | |
| | Amenity Space | sq.m | sq.m | Amenity Space | sq.m | sq.m |
| | Front Garden | 28 | 30.2 | Front Garden | 28 | 30.2 |
| | Rear Garden | 28.4 | 32.6 | Rear Garden (incl. Glazed Walkway) | 28.4 | 32.6 |
| | Total Amenity Space | 56.4 | 62.8 | Total Amenity Space | 56.4 | 62.8 |
| | GROSS SITE AREA: | 163.6 | sqm | | | |

4.0 IMPACT ASSESSMENT

4.1 Amenity of Neighbours in Flask Walk

Except during the construction phase, the proposed new accommodation should have no adverse impact on any of the neighbouring properties. The gross height of the garden annex is to remain as it is, with the extra floor area being created as a result of lowering the ground level within the annex and bringing the clerestory forward by 1.5m.

The clerestory window closest to Lakis Close is directly over the staircase, whilst the other two windows are in the new bedroom. Because of the oblique angle of these windows to Lakis Close, the view out of them to the neighbouring properties on Lakis Close will be minimal. The windows on the ground level of the rear annex will only look out onto the private garden courtyard of No.35.

The slate roof of the proposed walkway will be visible from Lakis Court. The top part of the walkway may be visible, obliquely, from the rear of the other houses in Flask Walk (Nos.37, 39, 41 and 43).

In terms of use, the garden annex has always been ancillary to the residential dwelling and used by the occupier of No.35 Flask Walk. The extra floor space and conversion works will provide more usable living accommodation to the Applicant's family.

4.2 Impact on the Listed Building

The proposed alterations to the interior of the main house will have little or no impact on the listed building. The principal rooms will maintain their historic proportions and only a small amount of listed fabric will be lost.

The most significant impact will occur on the ground floor at the rear where a length of 2.3m of the flank wall to the kitchen will be demolished. The existing garden wall will be extended by 2m southwards along the boundary. A new back door will be created at the termination of this new length of wall (see Fig.V1(b)). The new slate roof to the walkway will not look out of keeping with other slate roofs in the vicinity (see Fig.V2(b)).

Blocking in the existing back door in the kitchen will have little visual impact on the rear of the building as it is proposed that the new wall will reflect the existing appearance wall. The window pattern will remain the same (see Fig.V3(b)).

4.3 Impact on the Setting of the Neighbouring Listed Buildings

All the proposed external changes to No.35 take place at the side of the property, where it abuts Lakis Close. As a consequence, there are no changes to the front of the listed building and therefore no negative impacts on the neighbouring buildings.

4.4 Visual Impact

The visual impact of the proposed changes to No.35 can be assessed from Figs.V1 - V4. These visualisations show a covered walkway in facing materials that are sympathetic to the local area, and an improved design to the garden annex. These changes enhance the local environment and, as discussed in Sections 4.2 and 4.3 above, do not impact negatively on the listed main house or on the area in general.

When viewing the south-west side of the property from Lakis Close, the proposed development would only increase in overall bulk by 1.75sqm which is the equivalent of 3.5%. This small increase will be hardly noticeable from the properties in Lakis Close.

4.5 Trees

The development proposals outlined in this Statement should have no negative effects on existing trees. There is one tree located approximately 0.7m beyond the northern (rear) boundary of the property, but this tree was planted after the garden annex was built. Because the foundations of the annex building extend at least a metre below ground level, the roots of this tree will not be affected by lowering the floor level of the annex by a metre.

4.6 Car Parking

The proposed development will have no impact on the car parking situation in this part of Hampstead.

5.0 PLANNING POLICIES

5.1 Relevant Planning Policies

The following assesses the conformity of the proposal against relevant national and local planning policies.

5.2 National Planning Policy Framework (NPPF)

The NPPF places its emphasis on sustainable development and seeking improvements on the quality of the built and historical environment and people's quality of living.

NPPF Para 9 states:

“Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- improving the conditions in which people live, work, travel and take leisure.
- widening the choice of high quality homes.”

NPPF core objectives of sustainable development. NPPF guidance (Para 60) states:

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”

Paragraphs 49 and 50 of the NPPF state that housing applications should be considered in the context of the presumption in favour of sustainable development. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create a sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on the needs of different groups in the community... families with children, ...people wishing to build their own homes; identify the size, type and range of housing that is required in particular locations, reflecting local demand.

Conformity:

The proposed extension to the garden annex adds habitable floorspace to an existing family dwelling house that makes it more appropriate in size for a growing family. The proposed development will not detract from the local street scene and will not have any detrimental effect on the neighbours.

The proposed development makes use of the existing studio annex to provide additional residential accommodation in a sustainable manner. The proposal contributes to the choice of high quality homes in the borough. The extension is economically sustainable, in support of the NPPF core objective for sustainable development and increases the range of the housing stock.

The introduction of the sedum roof to the first floor of the garden annex will also contribute to the local bio-diversity to achieving net gains for nature.

5.3 Camden Council Housing Policies

Development Policy DP2: Making full use of Camden's capacity for housing:

- a) expecting the maximum appropriate contribution to supply of housing on sites that are underused or vacant;

The Council will seek to minimise the loss of housing in the borough by:

- d) ...- enable sub-standard units to be enlarged to meet residential space standards

Camden Council Development Policy DP5: Homes of different sizes states that the Council will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes. It will:

- a) seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table, including conversion of existing residential and non-residential floor space;
- b) expect a mix of large and small homes in all residential developments.
- c) the character of the development, the site and the area, including the impact of the mix on child density;
- d) site size, and any constraints on including homes of different sizes

Conformity:

The proposed studio extension will provide one extra bedroom and bathroom (for a house guest) over a renewed studio that will serve as a recreation room whilst enlarging the existing residential accommodation. The main building will be re-arranged to provide a more usable kitchen and living spaces. Both buildings conform to life-time homes design standards. The covered, glazed walkway also enables wheelchair access and general ease of access between the main building and the studio annex. If necessary, the property can also be adapted for wheelchair access in the studio area by the integration of a stair-lift.

Camden Council Core Strategy CS6 - Providing quality homes

The Council's housing objectives, as stated in Policy CS6, aim to make full use of Camden's capacity for housing by:

- a) maximising the supply of additional housing to meet or exceed Camden's target of 5,950 homes from 2007-2017, including 4,370 additional self-contained homes;
- b) maximising the supply of additional housing over the entire plan period to meet or exceed a target of 8,925 homes from 2010-2025, including 6,550 additional self-contained homes;
- k) seeking a range of self-contained homes of different sizes to meet the Council's identified dwelling-size priorities

Conformity

The proposal adds suitable living and recreational amenities to the existing household, and therefore supports the above Core Strategy CS6 policy.

5.4 Sustainable Design and Heritage

Camden Council Core Strategy CS14 - Promoting high quality places and conserving our heritage states that the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible.

Camden Council Development Policy DP22 - Promoting sustainable design and construction; Development Policy DP24 - Securing high quality design states that it will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;

Camden Council Development Policy DP25 - Conserving Camden's Heritage Conservation areas and for Listed buildings state that the Council will

- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

It will preserve or enhance the borough's listed buildings:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building.

Conformity

The proposed changes within the listed house are minimal and follows the pre-application advice given by the Council by ensuring that no original historic fabric is removed. The door opening into the proposed covered walkway does not involve any original fabric to the listed house.

The first floor extension to the garden annex is designed to complement the surrounding buildings and the listed main building. In fact, the new design will improve the general environment of the conservation area.

The introduction of the sedum roof will also contribute to the overall ecological environment of the local area.

High quality materials and design in this proposal, aim to preserve and enhance the existing local environment and the characteristics of this conservation area.

5.5 Housing Density

GLA Housing SPG gives guidelines on the acceptable levels of Use Class C3 densities, summarised in Table 3.2 - Density matrix.

Conformity to Density Guidelines

The property is situated in an Urban Area and the recommended density levels for PTAL 3 are 450 hrha (120 units per hectare) and for PTAL 4, up to 700 hr/ha (185 units per hectare).

The net site area is 163.6sqm (0.0164ha) with the resulting density increasing from the existing 365 habitable rooms per hectare (hrha) to the equivalent of 427 hrha (or 61 units per hectare) for the proposed changes i.e. 17% increase in terms of density (hrha). They fall within the upper range of PTAL3. The impact on the residential density of the local area is negligible, particularly as the garden annex is designed to only provide occasional overnight accommodation for visiting guests.

5.6 Parking

UDP Policy Trans 23: Off-Street Parking: Residential Development states:

"(B) For any new residential development including residential extensions and conversions the City Council may take into account the likelihood of additional demand for on-street parking arising from the development.

Conformity to Transport Policy

The proposal does not include any additional parking spaces, thus supporting Policy Trans 23. The application site has a PTAL Rating of 3, located in an area with access to public transport, being within easy walking distance to the LUL station of Hampstead. Therefore the proposal conforms to policy.

Bicycle storage will be provided within the secure courtyard.

6.0 CONCLUSION

This application for planning and listed building consent has been submitted to the Council in order to seek its approval of the changes proposed at No.35 Flask Walk, Hampstead.

The extra floorspace being applied for totals 24.1sqm (net internal) / 36.7sqm (gross external). This equates to an additional 21.3% (net) and 25.7% (gross) over the existing floor area. The proposed extension of the annex by lowering the ground floor by 1m will provide an extra guest bedroom and a bathroom. The extra residential floor space will enable the Applicant to remain in the property - the alternative is to move away from the area into a larger property, but this not an attractive alternative for a growing family.

When it is completed, the proposed extension to the garden annex and the covered walkway will have no adverse impact on either the character of the Hampstead Conservation Area or on the immediate neighbours.

Careful consideration will be taken to reduce to a minimum the impact on the neighbours of the construction phase. The proposed extension will have no impact on the public footpath or on the parking situation in this area of Hampstead Village.

The proposed extension is in conformity to the planning guidance given in the National Planning Policy Framework, and in Camden Council's own policies. In summary, the development will add floor area to the property and create the opportunity to bring the property up to current day living standards, so increasing the quality of homes in the local area.

NO.35 FLASK WALK, HAMPSTEAD, LONDON NW3 1HH
APPLICATION FOR PLANNING AND LISTED BUILDING CONSENTS FOR
AN EXTENSION TO THE GARDEN ANNEX, CONSTRUCTION OF A COVERED
WALKWAY, AND MINOR ALTERATIONS TO THE MAIN HOUSE

