

58C King Henry's Road

Planning Design and Access Statement

58C King Henry's Road
London
NW3 3RP

Planning Application for

- Addition of a basement level with front structural glass roof light and light well.
- Demolition of the ground floor rear balcony and stairs to rear garden.
- Addition of rear two story extension at basement and ground floor level.
- Rear terrace at first floor level.
- Reinstatement of garage door in front elevation.
- Replacement of front door, windows and panels to front elevation.
- Landscaping design at the front of the property.

Site / Location

58C King Henry's Road forms part of a three storeys terrace of 11 houses built in the 1970's in a modern style. To the rear of the terrace, a brick and masonry retaining wall backs on to the National Rail Line at 10m below the level of King Henry's Road.

The adjoining houses (58, 58A, 58B & 58D) have all received a permission for the addition of basement and rear extensions.



Image 1.1 Street view of terrace houses (Left to right : 58D, 58C, 58B, 58A, 58,56E,56D, 56C,56B King Henry's Road.

The property does not lie within any of the London Borough of Camden's Conservation Areas, and is not listed.

Site Photos



Image 1.2 Front elevation to 58C King Henry's Road



Image 1.3 Front elevation to 58B, 58C, 58D & 58E King Henry's Road



Image 1.4 Existing balcony and spandrel panels



Image 1.5 Front door



Image 1.6 Rear street view (Right to left: 58D, 58C, 58B, 58A, 58 & 56E King Henry's Road)

Planning History of Neighbouring Properties:

- 56 D Rear extension and 1st floor balcony (PEX 0200643 & 2003/090/P)
- 56 E Basement constructed under lawful development
- 58 Basement and rear extension of basement and ground floor (2007/4507/P & PEX0001102/R2)
- 58 A Basement and rear extension of basement and ground floor (2008/4216/P & 2010/1438/P & 2012/5177/P).
- 58 A New front entrance door, replacement balustrade and infill of existing opening at first floor level with rendered panel (2012/5177./P).
- 58 B Basement and rear extension to first, second and third floors (2012/6456/P)**
- 58 B Replacement of front door, glass balustrade, windows and spandrels to front elevation (2013/2983/P)**
- 58 D Basement and rear extension to first and second floors (2013/2958/P)**
- 58 E A new house (adjacent to 58D) has is being added to the terrace (2008/4216/P & 2010/3800/P). The new house is designed as an extension to the existing terrace. The building line has been extended both at the front and the rear over basement, ground, first and second floor when compared to the existing houses in the terrace.

Design and Access Statement:

The proposal of a basement for 58C King Henry's Road and rear extensions are intended to match the approved basements and extensions of several neighbouring properties (56D, 56E, 58, 58A, 58B, 58D & 58E King Henry's Road)

The extension will lengthen to the line of the existing rear ground floor balcony and stairs, and will match the approved 58D basement and extension application (2013/2958/P), projecting approximately 1.8m from the existing rear façade, only half the depth of the approved 58B application (See image 1.7). The basement will continue to the front boundary of the property (Including the off-street parking area) in line with the approved basement to 58D.

The rear garden is currently on a lower level and external stairs are required for access, the new basement design will provide direct access to this amenity space through full height glazed bi-fold doors, which will improve the quality of the garden area. The rear elevation at ground floor level will feature double-glazed PPC aluminium sliding doors and glass Juliet balcony, at first floor the existing PVC windows will be replaced with full height PPC aluminium framed double-glazed sliding doors. The flat roof of the ground floor extension will provide a terrace offering valuable amenity space and replacing the original ground floor rear terrace. The terrace will employ glazed balustrade to minimise visual impact and frosted glass privacy screens on both laterals to prevent overlooking to 58B first floor extension of and 58D existing façade. At second floor windows will be replaced by a curtain walling system to match exactly the second floor windows of 58B. The new rear walls will be finished in decorated render to match other houses.

This extension will not present overshadowing to adjoining properties.

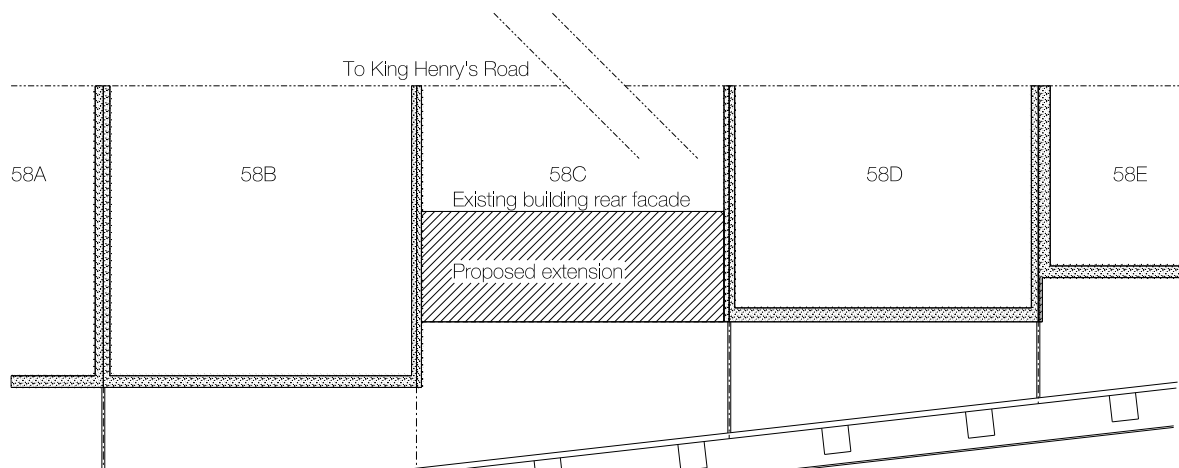
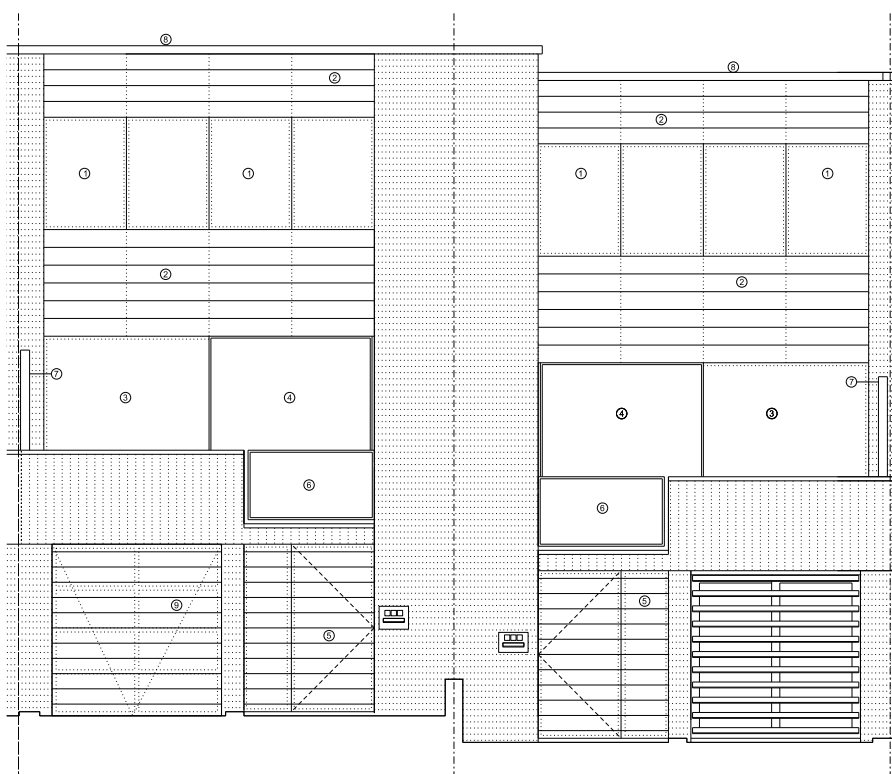


Image 1.7 Overview of approved extensions for 58A, 58B, 58D and 58E in relation with existing facade line of 58C and proposed (hatch) line of extension.

The property has previously modified the original design of a garage door to the front elevation, with a window and secondary door. It is proposed to restore the original design and replace this window and door with a glazed garage door. The front door is to be replaced with an enlarged single leaf door with horizontal lines to match 58B's (application 2013/2983/P). The existing plastic windows will be replaced with a high quality aluminium double glazed system. Head and cill height of the new replacement windows will match the original design of the terrace.

The original aluminium spandrel panels between the windows are in extremely poor conditions due to damage and water stains (See Image 1.4), and will be replaced by matching aluminium and glass curtain walling system which will be integrated to the new window system. The new glass and aluminium spandrel panel will be sandblasted / tinted white to match the design of the original spandrel panels with horizontal banding maintained in the design.

The front elevation to 58C is intended to match exactly the approved certificate of lawfulness design for 58B (application number 2013/2983/P) with exception of the reinstated garage door. (See Image 1.8)



Schedule of materials:

1. Structurally glazed replacement top hung windows.
2. Structurally glazed spandrel panel. Back painted white solid panel with horizontal lines.
3. Structurally glazed fixed panel.
4. Lift and slide anodised aluminium replacement door.
5. White back painted fixed and opening replacement front door set with clear horizontal lines.
6. Replacement glazed balcony screen.
7. Replacement anodised aluminium privacy screen.
8. Replacement anodised aluminium parapet pressing.
9. (Only 58C) Glazed garage door

Image 1.8 Proposed elevation to King Henry's Road of 58C (Left) and neighbouring property 58B (Right) (58B certificate of lawfulness application 2013/2983/P)

The new landscaping to the front of the house will mirror the accepted proposal for 58B cycle and bin store, with a large planter installed over the structure. There are no trees in close proximity to the site that will be affected by the proposed development.

The proposed scheme complies with Camden Planning Guidance CPG4.

See also attached Basement Impact Assessment