

Design and Access Statement

Site Address:

11 Hartland Road, London
NW1 8DS

File Code:

1417 12.04 REP 001

Date:

26.11.2014

Revision:

P01



1.0 INTRODUCTION

Emrys Architects have prepared this Design and Access Statement on behalf of the applicant. It should be read alongside Emrys Planning Drawings.

This Design and Access Statement is assembled to support the Full Planning Application for the renovation and expansion of a tired three story period terraced house in need of rejuvenation.

The site is located on the north side of Hartland Road, close to the junction with Chalk Farm Road. The site is not listed and is not within a conservation area.

2.0 EXISTING PHOTOGRAPHS

01 – Street Façade



02 – Rear Elevation



03 – Neighboring rear extensions (no 13 & 15)



04 – Neighboring rear extensions (no 13 & 15)



3.0 PRE APPLICATION ADVICE

- [1] EMRYS sought pre application advice for Camden on 12.06.2014, Fergus Freenev provided formal feedback to the scheme on the 16.07.2014. This was largely positive to the possibility of a two storey rear extension.
- [2] A subsequent telephone conversation between Fergus and Emrys Architects followed and the discussion was summarized in an email sent to Fergus on the 16.07.2014 which has been appended to this application. The main points have been included below:

'With regard to the ground floor extension we propose to maintain the existing line of the building adjacent at number 13 Hartland Road which along with number 15 and 17 form the building line at the rear of Hartland Road. You have confirmed that this is acceptable in principle.'

'With regard to the first floor extension we understand that Camden require a set-back to reduce the perceived bulk. We cannot set back as far as number 15 (as you suggest in your letter) because this will substantially impact upon the use of the first and ground floor spaces. We propose to set back by nominally 500mm which is approximately equivalent to the line of the existing single storey extension at number 11 Hartland Road. You have confirmed that this is acceptable in principle.'

These changes have been included in the current application.

4.0 PROPOSAL

- [1] Demolition of existing single storey rear extension including previously capped off rear chimney breast.
- [2] Two storey extension to the rear of the property will increase living space for occupants while maintaining the rhythm of neighboring properties. The building steps back at first floor level as per the advice received at pre application.
- [3] The proposed alterations will have no visually impact on the Hartland Road streetscape.
- [4] A glass slot has been introduced to separate the new extension from the host building, this allows for a large void which will allow light to penetrate deep into the plan.
- [5] Both party walls are too raised; the massing to the boundary with no 13 has been reduced following neighbourly consultation.

5.0 NEIGHBOURLY CONSULTATION

The applicants have taken the time to involve their adjoining neighbours at no9 and no13 during the design development of the scheme, several meetings have been held to discuss the design with elements being amended to take on board their constructive comments. Both neighbours are now in support of the scheme with No13 Hartland Road writing a letter of support which is appended to this application.

5.0 MATERIALS

Materials palette for the extension is that of a contemporary finish. Aluminium high performance glass windows/doors form a large part of the rear elevation. This is complemented with the use of polyester powder coated Aluminium panels and capping's.

6.0 ACCESS

Access from Hartland Road to remain as existing. Level access to rear patio area provided by a new glazed pivot door in the ground floor extension.

7.1 APPENDIX 1

From: [REDACTED]
Sent: 16 July 2014 17:22
To: 'Freaney, Fergus'
Subject: RE: 11 Hartland Road

Fergus

Thank you for your letter of the 16th July 2014. I write to confirm our subsequent telephone conversation this afternoon.

With regard to the ground floor extension we propose to maintain the existing line of the building adjacent at number 13 Hartland Road which along with number 15 and 17 form the building line at the rear of Hartland Road. You have confirmed that this is acceptable in principle.

With regard to the first floor extension we understand that Camden require a set-back to reduce the perceived bulk. We cannot set back as far as number 15 (as you suggest in your letter) because this will substantially impact upon the use of the first and ground floor spaces. We propose to set back by nominally 500mm which is approximately equivalent to the line of the existing single storey extension at number 11 Hartland Road. You have confirmed that this is acceptable in principle.

You have confirmed that the use of contemporary design and the proposed material use is acceptable in principle.

We will revise our drawings and submit for planning permission in due course.

Thanks again for your time.

[REDACTED]
Associate
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RIBA 

7.2 APPENDIX 2

13 Hartland Road, London NW1 8DB • [REDACTED]

**Regeneration and Planning
Development Management**
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

26th October 2014

Dear Sir/Madam,

PLANNING APPLICATION
Re. Proposed Back Extension of 11 Hartland Road, London NW1 8DB.

We live next door to Mr and Mrs Monico of 11 Hartland Road. This month they showed us their architect's drawings for their proposed back extension. Following discussions between us and after one or two amendments to the drawings, we now have no objections to their plan.

We are writing this now – as they send in their request for planning permission to the Council – in hope that it may help progress the start of building work before the onset of less favourable winter months.

The plans referred to were drawn up by MRS Architects of Long Lane, London EC; reference 1417.sk.007, dated 27/05/2014.

With thanks,
Yours faithfully,

60 [REDACTED] [REDACTED]