

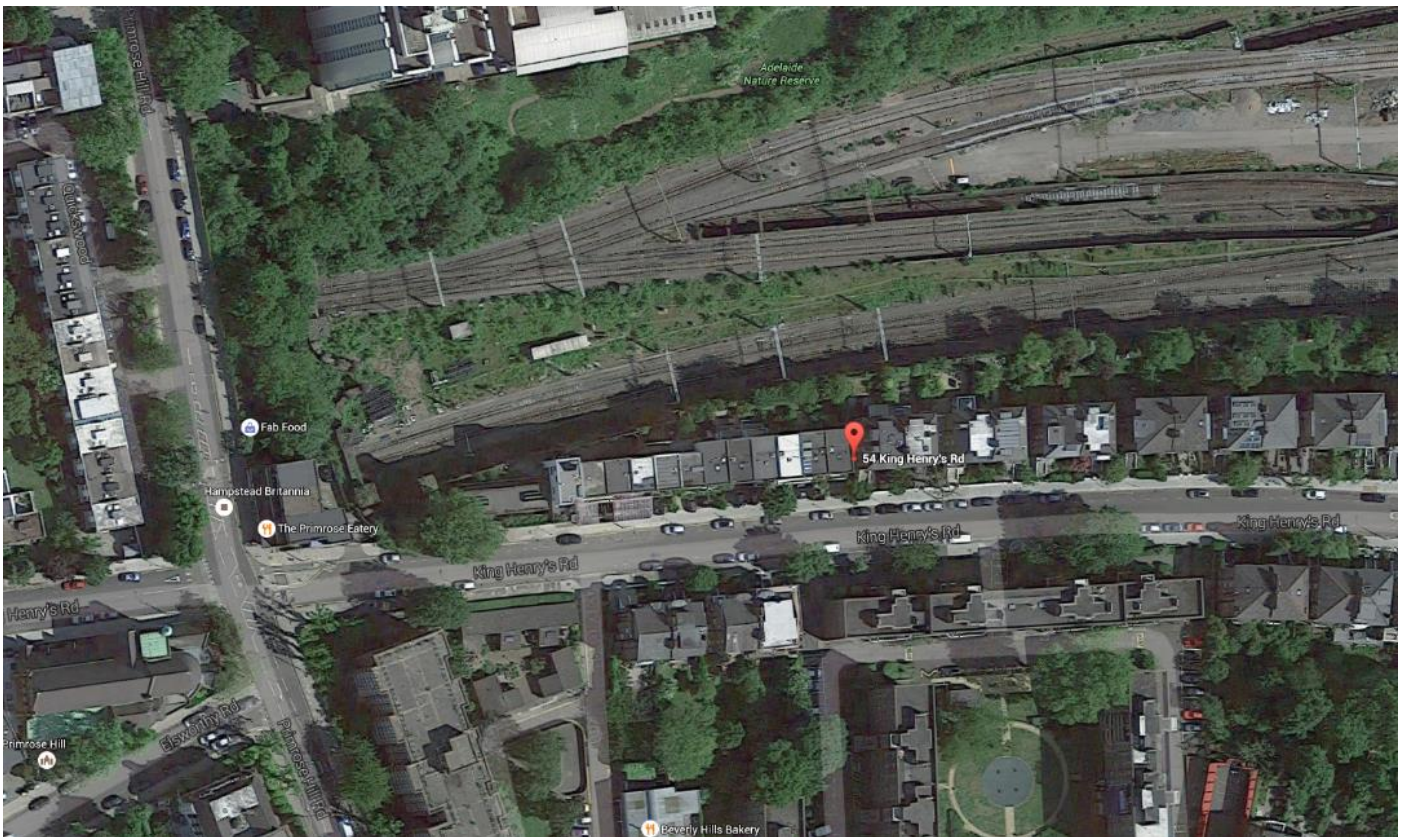
PROJECT ADDRESS: 54C King Henry's Road, London, NW3 3RP

SUBJECT Design Statement - DATE 17/02/2016

Site facade/context:



Site Location:



Introduction:

1. 54 King Henry's Road is a semi-detached house currently arranged as 4 flats. Flat C is the existing Lower Ground Floor flat.
2. The applicant seeks permission to build a rear and side extension to Flay 54C and reinstate the original style Corinthian porch to the main entrance.

Site and context:

1. King Henry's Road a pleasant street, with its period houses dating from the 1860's. The Project Address is located on a part of the street which does not fall within any conservation area and backs onto Network Rail tracks near to the Primrose Hill tunnels. The site is located next door to a row of 11 modern terraced properties built properties constructed in the early 1970's and opposite a Primrose Hill Court, a large Camden Local Authority housing estate built around the 1950's.
2. The front elevations of King Henry's Road are varied, and include groups of semi-detached period properties (Italianate villas), a small number of period terraced houses, modern terraced houses, detached houses and Local Authority housing blocks. A variety of extensions have been carried out the rear of the properties, creating a more varied appearance.
3. 54 King Henry's road is on the North side of the street, and its garden backs onto National Rail railway tracks which are located c.30ft below the garden level behind a retaining wall. The view onto the rear of the North side of King Henry's Road from the other side of the railway tracks (on Adelaide Road) shows a variety of different alterations and extensions that have taken place, although the lower ground floor extensions and are for the most part concealed from view from the public realm by rear fences, the railway, trees and other buildings on Adelaide Road. From the King Henry's Road side, the lower ground level rear and side of the properties are not very visible since there are generally front walls, fences and trees in place and the level is lower than the pavement level.
4. There are numerous examples of lower ground floor rear and side extensions on King Henry's Road, varying in scale and style. The adjoining property at 52 King Henry's Road has a side and rear extension [Planning number O14/4359/P] the next property along 50 King Henry's Road also has a side and rear extension [Planning number 2005/0423/P] both of which extended to the side boundary. Both of these are the same type of buildings as 54 King Henry's. Further, a number of the adjacent properties numbered 56-58 King Henry's Road have received planning permission for single storey ground floor extensions and basement excavations in recent years.

Description of the Proposal

5. The existing flat requires refurbishment and currently, due to its configuration, lacks sufficient bedroom space. The build quality and energy efficiency of the existing conservatory is also very poor (for example the conservatory roof is made from corrugated plastic). Through the addition of the rear extension, the quality of the construction of the garden room can be improved and through the side extension two bedroom units can be added together with an additional new bathroom.
6. The extension runs up to the boundary line with number 56 King Henry's Road however as the development is at a lower level than the neighbouring property without any side windows there will not be any issues of overlooking or of any reduction in light. The new extension is of a simple, modern design, identifying itself clearly as part of the 'new'. The side extension will be set back from the main front of the house in keeping with planning guidance while the extension height remains well below the ground floor entrance level.
7. The rear extension proposed has large sliding doors, to open the kitchen and living space out onto the garden, and to allow daylight into the space.
8. The project will include sedum green roof to the flat roof extensions, a dedicated area for waste and recycling and an area for bicycle storage. Further it includes the restoration of the front of the property

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to protect the heritage of the building and local area including the reinstatement of the Corinthian porch (portico).

9. The construction in white rendered finish will be in keeping with the existing frontage for the lower ground level which is also white rendered brick and will complement the London stock brick of the parent building. The scale of the development is clearly subservient to the overall property being located at lower ground level. The proposals have been carefully considered in order to improve the existing flat and to create a pleasant family home.

Layout:

10. The extension will be used to extend the living space and allow for two additional bedroom units to re-balance the space from what is currently a very living room dominant layout.
11. The property will retain its own front entrance which is to the side of the main property at the lower ground floor level (not visible from street level).
12. The rear extension will have access to the garden.

Scale:

13. The proposed extension is a single storey at the lower ground level with a flat roof and 3.0 meter height (to the eaves) and will finish just below the base of a small existing bay window to the rear raised ground floor of the property.

Landscaping:

14. The proposal does not include any landscaping. There are no protected trees on the existing part of the garden.

Pre-application advice:

15. The applicant consulted with a Camden Planning Duty Officer in January 2016 regarding the general scheme who did not highlight any potential issues based on a verbal description.

Access:

16. Access to the property is not proposed to be altered. No parking is intended to be provided as part of the development.

Other considerations:

17. Energy efficiency: The glazing to the new flat roof will be highly energy efficient and is limited in size to that required to allow for natural light inside the property.
18. Drainage: The extension will occupy less than 10% of the existing hard standing and the roof will have a "green roof" installed to benefit water drainage in the area.
19. Bike Storage: New bike storage facilities will be constructed at the bottom of the stairs out of sight from the road.
20. Waste/recycling: A new small waste and recycling store will be built as per the plans close to the public pathway behind the front boundary wall.
21. Disabled access: As the property is only accessed via stairs down to its own front entrance it is not possible to allow for level access. The accessibility of the flat will not be made any worse from the project.

Conclusion:

The proposal represents an extension, which is in line with Camden Council design guidelines. It follows the pre-application advice given, and aims to keep in harmony with the existing design, having however a valuable impact to the living conditions of the occupants.