

April 2016

# Planning + Design and Access statement

**25 Holmdale Road, London, NW6 1BJ**

Prepared for:

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## **1.00 Introduction / Existing Context**

25 Holmdale road is a Victorian terrace house. It is not in a conservation area.

The property is not listed.

The front facades of the houses on the street are fairly uniform with the plan form of the houses mirrored in pairs along the street. Although uniform in their footprint and predominant form there is still much variation resulting from the installation of dormer windows and roof lights on various properties over time.

A new property adjoining 33 Holmdale Road, which is of a contemporary design, has been granted planning permission (2013/0680/P) and is currently being built. Immediately beyond that property there is a mid- 20<sup>th</sup> Century four storey block of flats.

The rear /garden elevations have an eclectic mix of windows and extensions that have been added and altered over time This typical of London terraces where the picturesque higgledy piggledy massing of the rear elevations contrasts with the more restrained and uniform street elevations.

The front and rear elevations including the various extensions are shown on drawing 'PL – 500 Site Context'.

## **2.00 Planning History**

No records of previous planning applications for this site can be found on Camden's Planning Applications web page.

## **3.00 Proposed Scheme**

The proposed scheme is for a single storey rear extension, extending out into the garden by 3.85m and an infill extensions gap between the existing outreach extension and the garden wall. Importantly the infill extension only extends as far as the existing rear wall of the house.

This Statement should be read in conjunction with the following documents and drawings prepared by Paul+O Architects Ltd:

- PL – 001 Site Location Plan
- PL – 002 Existing Site Plan
- PL – 201\_202 Existing Elevations
- PL – 102 Existing Ground Floor Plan
- PL – 301 Existing Section AA
- PL – 012 Proposed Site Plan
- PL – 211\_212 Proposed Front Elevation
- PL – 112 Proposed Ground Floor Plan
- PL – 311 Proposed Section AA
- PL – 311 Proposed Section CC
- PL – 500 Site Context
- PL – 501 Precedent Projects

- PL – 502 Design Developments

### 3.00 Relevant Planning legislation and guidelines

English Heritage when giving guidelines regarding building in a conservation area advise that:

*7.8 When considering proposals for new development the local planning authority's principal concerns should be the appropriateness of the overall mass or volume of the building, its scale (the expression of size indicated by the windows, doors, floor/ceiling heights and other identifiable units) and its relationship to its context – whether it sits comfortably on its site. A new building should be in harmony with or complementary to its neighbour.*

*The aim of site-specific design guidance therefore should be to encourage new development that compliments the established urban grain or settlement pattern, whilst representing the time in which it is built and the culture it accommodates*

The London Plan noted that Good Design is central to the London Plan and advises that; Policy 4.101 “Good design is rooted firmly in an understanding and appreciation of the local social, historical and physical context, including urban form and movement patterns and historic character. London is highly diverse and constantly changing, but developments should show an understanding of, and respect for, existing character. The Mayor has already produced some guidance on best practice for well-designed higher density housing. Boroughs and Applicants may also refer to a range of guidance from the Commission on Architecture and the Built environment (CABE) on achieving the highest quality design in the built environment”.

In English Heritage and Cabe's guidelines 'Building in Context. New Development in historic area'. Sir Neil Cossons and Sir Stuart Lipton write:

*Thoughtless haste on the one hand and ill-considered imitation on the other have both over the years damaged the fabric of our historic towns and cities. But there is another way, in the form of **buildings that are recognizably of our age while understanding and respecting history and context.**” they go on to say that “the right approach is to be found in examining the context for any proposed development in great detail and relating the new building to its the right approach is to be found in examining the context for any proposed development in great detail and relating the new building to its surroundings through an informed character appraisal. This does not imply that any one architectural approach is by its nature more likely to succeed than any other. On the contrary it means that as soon as the application of simple formula is attempted a project is likely to fail whether that formula consists of ‘fitting in’ or ‘contrasting the new with the old’.*

Camden's own Development Policies 2010-2025 notes that:

5.38 DP24 Securing High Quality Design, sets out that the Council will require all development including alterations and extension to existing buildings to be of the highest standards of design and will expect development to consider:

- Character, setting, context and the form and scale of neighbouring buildings;
- The character and proportions of the existing building where alterations and extensions are proposed;
- The quality of materials to be used;

### Permitted developments

Under Permitted Developments, until 30 May 2019, extensions can be up to 6 metres from the rear elevation as long as they do not take up more than half of the Garden and the Eaves, within two meters of the neighbours can be up to three meters above natural ground level.

The West Hampstead Neighbour Consultation Scheme states that extensions '*must be constructed using materials of a similar appearance to those used in the construction of the rest of the house.*'

### 4.00 Design Justification

The proposed extension for 25 Holmdale Road is only 3.85 meters from the existing building line and has a maximum height at the eaves of 3.1 meters, this being required to fit the An extra 100mm of insulation in the roof build up to ensure proposed extension to have sufficient insulation to meet building regulations.

The extension does not cover more than half the area of the existing garden.

On Holmdale Road extensions of a similar scale have been granted permission in recent years.

- 20a Holmdale Road (2013/5366/P) was granted permission for a 3 metres long by 3 metres high conservatory.
- 12 Holmdale Road (2014/2347/P) was granted permission for the 'Erection of single storey rear extension at lower ground floor level (5m deep x 3m height and 2.3m high at the eaves) from rear wall of original dwelling house.'
- 4B Holmdale Road (2014/3189/P) was granted permission for a single storey rear extension at lower ground floor (3.31m deep x 3m height x 3m high at the eaves).

The Extension had been carefully considered to ensure it meets that everyday needs of the clients there family as sell and respecting the architecture of the exiting house.

Although under permitted developments the client could extend the infill extension 6 meters out from the rear wall of the main house we have designed an extension where by the infill extension only extends as far as the rear of the existing outreach extensions.

This ensures that the new rear extension continues the 'in / out' rhythm of the existing outreach extension. The garden is also allowed to wrap around the new extension.

The proposed extension is to be built predominantly with brick with a similar colour that that of the existing surrounding buildings. We propose using Vande Moortel Nature 7 Brick V, which has a very similar colour and texture to the existing aged London Stock bricks.

The parapet, where not brick, will be finished with bronze cladding that references the cladding of the roofs of the surrounding bay window. The use of the bronze cladding helps

break up the elevation and adds to the picturesque patch work of bay windows that vary in shape, size and materiality.

These high quality material combined with contemporary detailing ensure the extension is of its time and also embraces the sites history. The design also conform to the guidelines of the UDP, London Plan, and the English Heritage which states that:

*'The aim of site-specific design guidance therefore should be to encourage new development that compliments the established urban grain or settlement pattern, **whilst representing the time in which it is built and the culture it accommodates.***

Whilst the proposal's function and design and detailing elegantly represents the current and established culture of the area it also adds interest to and betters the urban grain utilizing the surrounding's forms, materials and existing building lines.

In DP25 – Conserving Camden's Heritage the council state that they will *'only permit development within conservation areas that preserves or enhances the character and appearance of the area.'*

CS14 the Council reaffirms this stating that;

*'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, including conservation areas, listed buildings and historic parks and gardens.'*

This high quality extension will preserve as well as maintain and enhance the character and appearance of the conservation area.

## **5.00 Amenity**

The extension will have minimal impact on the neighbour's amenity. There will be no increased overlooking and due to the extension's location to the North-East of the property neither of the neighbouring properties' daylight nor sunlight will be significantly affected by the proposed extension.

### **In conclusion:**

The proposed building is in line with the policies set out in the London plan, and the local UDP as well the advice given by English Heritage and is within the limits of the current permitted developments for extensions.

The proposed building reflects the character, setting, context and the form of neighbouring buildings, and high quality of materials are proposed.

We therefore request that Camden Council grant planning permission for this scheme.