

Aerial: New End and surrounding area. No. 21 highlighted in red



21 New End
London NW3 1JD
Planning Submission
May 2016



SQUARE FEET ARCHITECTS

8a Baynes Mews, London NW3 5BH . 0207 431 4500 . studio@squarefeetarchitects.co.uk . www.squarefeetarchitects.co.uk

Introduction

Square Feet Architects have been appointed by our client to prepare a Planning application for extending their current family home, a 4-storey Victorian terraced property. The property is situated within the Hampstead conservation area and it is not listed.

Permitted development rights have been partially restricted to the development site as set out in Camden's Article 4 direction applying to the Hampstead conservation area.

Purpose of the report

The purpose of this report is to detail the extent of the proposals we are seeking planning permission for, and to demonstrate our understanding and fulfilment of the Council's planning policies in relation to this proposal.

Drawings

All drawings reproduced in this report are Not To Scale. For scaled drawings please see Planning Application set.

Planning History

Case No: 27293 Submitted: 21/03/1963

Status: Refused

The erection of an extension forming a third storey, to No. 21 New End, Hampstead.

Case No: 15089 Submitted: 26/09/1963

Status: Conditional approval

The erection of a one-room extension on the roof of the dwelling-house at No. 21 New End, Hampstead.

Case No: 2950 Submitted: 01/02/1964

Status: Conditional approval

The erection of a one room extension on the roof of the dwelling house at No. 21 New End, Hampstead.

Contents

1.0 Context + Planning Policy

2.0 Proposal

3.0 Sustainability

4.0 Access

5.0 Conclusion



Location Plan. No.1 (highlighted in red) NTS

1.0 Context

1.1 Existing site

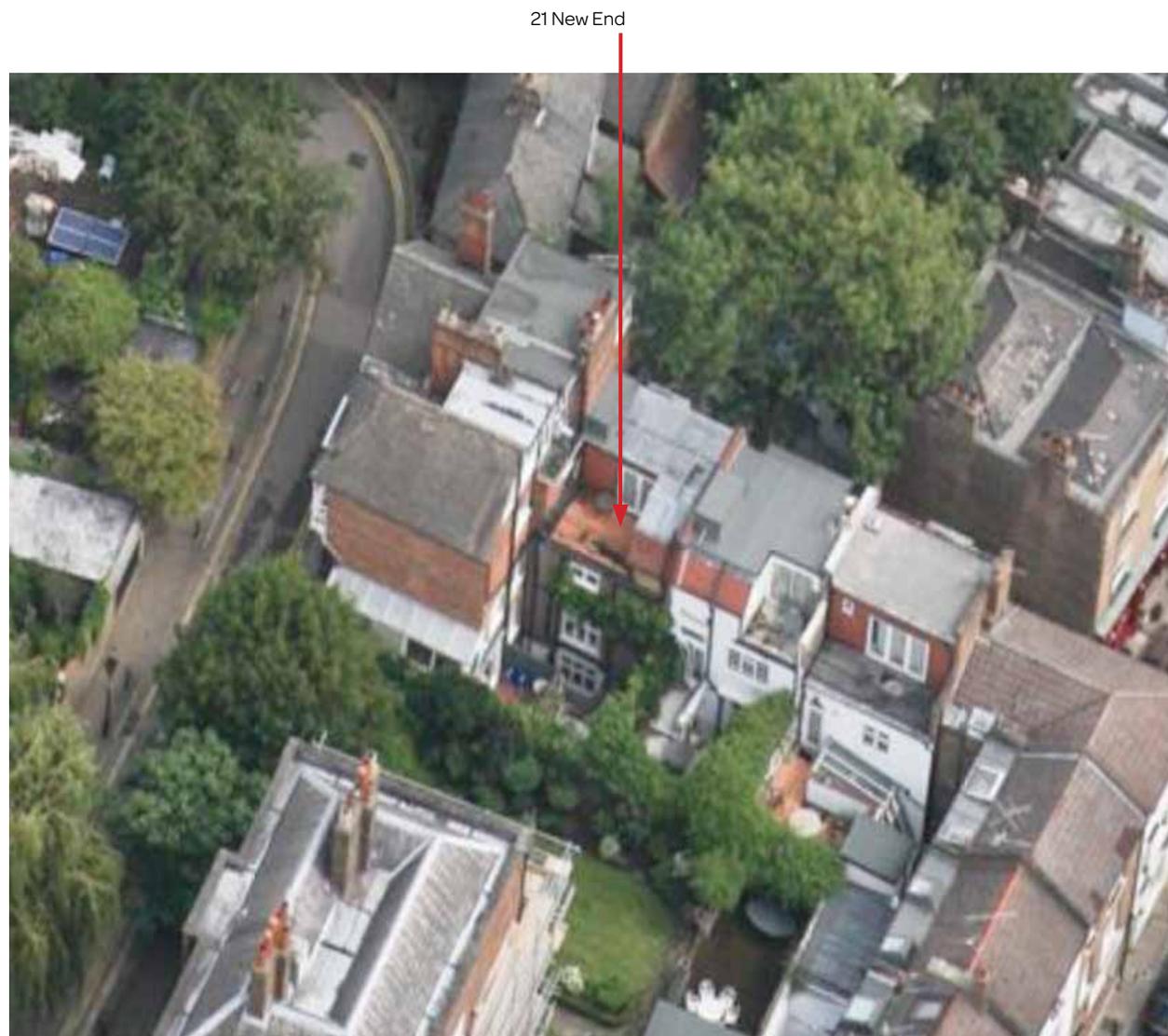
The house faces east onto a small pedestrian walk on the north side of New End, close to its junction with Heath Street. It passes immediately to the west of the Duke of Hamilton public house and runs steeply uphill to Elm Row.

The house and its immediate neighbours in the terrace sit directly on the alleyway, with just a half-metre wide strip separating the two. The alleyway is mentioned in the Conservation Area Statement, described as 'one of many spaces that emphasize the feeling of a hill town'.

New End itself has a varied character with a mix of building types and uses; the Christ Church / Well Walk sub-area of the Hampstead Conservation Area (of which New End is a part) is described in the CAS as containing 'an extraordinary variety of building types, ages and styles, ranging from tiny cottages of all ages, grand 18th century houses, Victorian tenements and substantial villas to 20th century council flats and small private houses.'

The house and its neighbours are identified in the CAS as making a positive contribution to the conservation area.

As the site is outside the historic core of Hampstead village, it is not part of the Hampstead archaeological priority area.



Birds eye view of area

1.2 Planning Policy

Camden's planning policies wish to promote respect for local character in the design of buildings - aiming to help improve the local area through good design.

The principle of subordinate extensions in this area is acknowledged in the Hampstead Conservation Area statement. With this guidance in mind the proposal has also been carefully designed. Policies CPG1 Section 4 and CPG2 Section 4 have also been taken into consideration.

The proposal carefully demonstrates how well considered contemporary design shows sensitivity and respect to original key characteristics that define the Conservation Area, without pastiche replication.

1.3 Existing Building

21 New End is currently used as a single family dwelling split over four habitable floors (lower ground, upper ground, first, and mansard second floor). There is a very small courtyard at lower ground floor level, and a garden at the rear of the site accessed from upper ground floor level. The bedrooms are located on the lower ground, first and second floors.

The total floor area of the house as existing is approx. 110m², which includes the attic level.

The house has a flat frontage facing the alleyway in painted stock brickwork. Windows are painted timber casements, some of which are older with single glazing and others are slightly newer with double glazed panels. Elevations at the rear of the building are also in brickwork, which has been painted at basement level but otherwise retains its natural yellow colouration. The mansard roof is clad in red / brown roof tiles.



View of alleyway from New End - street scene

2.0 Proposal

2.1 Design

The house will remain as a single family dwelling. The modest proposal is focused on increasing the usability of the existing living space by covering over the courtyard at lower ground level with a glass roof, in conjunction with works to refurbish the lower ground floor and install a new kitchen.

2.2 Lower Ground Extension

The extension will provide additional living space for the property. The extension has been conceived to ensure that the proposal remains subordinate to the host building and is designed in line with Camden's planning and conservation area guidance.

The extension consists simply of a new glass roof to the existing lightwell, with a very minimal increase in height of the existing party fence wall separating the courtyard with an adjoining external area to allow the roof to be practically constructed against it whilst maintaining basic ceiling heights to the newly enclosed space. Ancillary works such as moving and rationalisation of existing pipework will also need to take place.

It is not considered that the proposals will have any adverse effect on neighbours' privacy, amenity, or natural light levels.

The proposal will not be visible from anywhere in the public realm. Also, as a modest single storey extension the extension is subservient to and in proportion with the existing building. The largely frameless detailing of the new glass roof will help it to be read as a contemporary addition to the building. As such it is felt that the proposal will preserve the character of the conservation area.



Alleyway between New End & Elm Row - street scene



Alleyway between New End & Elm Row - street scene

2.0 Proposal

2.3 New rooflight at second floor level

A new roof light is proposed to be inserted to the existing rear mansard slope above the staircase. This will help bring natural light into the upper floors and particularly the stairwell which has no windows at first floor level, and consequently is quite dark. This is a minor alteration at the rear of the proposed building and so should not have any material effect on the character of the building or the wider conservation area.

2.4 Replacement of existing single glazed windows

The existing house has a mix of older single-glazed casement windows and newer double-glazed ones. The older windows are in poor condition and contribute also to the poor energy performance of the house.

As part of the proposals, the building owner wishes to replace the remaining single-glazed casements with new double-glazed casements in painted timber. These will match the pattern of the existing windows (with larger side hung casements and fixed lights below smaller top hung casements and fixed lights) and consequently will not result in a noticeable difference in the overall appearance or character of the building.

2.5 Planning Policy

In preparing the proposals, reference has been made to the contents of Camden Planning Guidance document CPG1, particularly Section 4 (Extensions, Alterations and Conservatories), CPG2 Section 4 (Residential development standards).

The Hampstead Conservation Area statement provides more detailed guidance.

Additionally, DP24 requires any alterations to be carried out with consideration of the host building's scale, context and quality of materiality; CS14 gives guidance on providing quality of life for the building's users whilst preserving the conservation heritage.

It is considered that this modest and considered proposal fully complies with the relevant policies.

Please refer to the full set of planning drawings for further detail and review.



View from roof down to courtyard & rear garden

3.0 Sustainability

In preparing the proposals, reference has been made to the contents of Camden Planning Guidance document CPG3, Sections 4 & 8. Where possible, building materials to be used will be either reclaimed, or environmentally friendly products accredited by the Environmental Statement/ISO 14001.

The proposals provide for the extension to be constructed to contemporary standards of thermal insulation and airtightness. As such, the result will be an improvement in the energy performance of the building envelope.

4.0 Access

The existing building is a historic Victorian terraced property. The main entrance door at raised ground floor level is accessed by a flight of nine steps from an existing, steeply sloping cobbled alleyway. The entrance door has a leaf less than 80cm wide.

The property has a PTAL rating of 3.

Within the context of the proposals and the need to preserve the historic character of the street scene, it is not reasonably possible to improve the accessibility of the property from the street.

However, it is proposed that the lower ground floor works will create a single, open-plan area with a level floor which will represent a moderate improvement in the internal accessibility of this space.

5.0 Conclusion

This proposal is considered to be in keeping with the scale and proportion of the host building. There is an established precedent of Lower Ground rear extensions in the immediate area, and as a result the scale and massing proposed is in keeping with neighbouring properties. By using a simply detailed frameless glass roof to cover the existing lightwell, the overall sense of character of the property and wider area will be retained.

As there is demonstrably no material harm either to neighbours' amenity or to the appearance of the surrounding area, we trust that the application will be met with your support. Please do not hesitate to contact Gavin Challand of this office if you require any further information.