

Project: 882
Ground & First floor extension to dwelling
5 Back Lane, Hampstead, London, NW3 1HL

882/DA/01A: DESIGN & ACCESS STATEMENT
November 2016



Front view of property

PROPOSAL

- Alterations to ground floor layout with reduced floor level
- Replacement and enlargement of existing conservatory
- First floor rear extension (part width)

SITE CONTEXT

The application relates to an unlisted dwelling located in the Hampstead conservation area. It is in sub-area 2, Christ Church/Well Walk. The Conservation Area statement notes it as one of the buildings that make a positive contribution to the special character and appearance of the area.

The house is the end unit of a small terrace of three late 19th century 3-storey properties with a lower and setback terrace of properties partially joined to the SW end elevation. The houses are flat fronted with sash windows and painted brickwork. At ground level the SW boundary adjoining the house is an access route leading to a back-land plot. The unusual terrace and stepped boundary configuration results in a garden plot to the rear that is effectively split down the middle creating two separate spaces.

The proposed works are all at the rear of the building and will not be visible from the street.

PLANNING HISTORY

Relevant Planning Applications:-

9501548R2: Erection of a rear roof extension at third floor level as shown on plan numbers 13/ga/110, 111, 112 and 113 as revised by letters of 28/11/95 and 5/2/96. Decision: Grant Full Planning Permission (conds) 28-02-1996

9560181R2: Erection of a rear roof extension at third floor level as shown on plan numbers 13/ga/110, 111, 112 and 113 as revised by letters dated 28/11/95 and 5/2/96. Decision: Grant Conservation Area Consent (conds) 28-02-1996

9560181: Lower roof terrace level to back half of house (by 700mm) erection of roof sun room on lowered terrace at back half of house (1m back from party wall) and lower parapet on rear side elevation. (REVISED PLANS SUBMITTED). Withdrawn Application-revision received 08-02-1996.

9501548: Lower roof terrace level to back half of house (by 700mm) erection of roof sun room on lowered terrace at back half of house (1m back from party wall) and lower parapet on rear side elevation. (REVISED PLANS SUBMITTED). Withdrawn Application-revision received 05-02-1996.

9070953: Demolition of single storey rear extension as shown on drawing nos. 363.101 102 121 and 122. Appeal received against refusal of consent. Decision: Refuse List.Build. or Cons Area Consent 28-05-1991.

9005727: Erection of a two storey rear extension as shown on drawing nos.363.101 102 121 and 122. Appeal received against refusal. Decision: Refuse Full or Outline Permission 28-05-1991.

8502196: Installation of two additional windows one on the ground floor and one on the second floor. *(Plans submitted). Decision: Permitted Development.

34350: The erection of a single storey residential rear extension. Decision: Conditional 21-07-1982.

PRE-APPLICATION ADVICE

Prior to this application, Pre-application advice was sought from the council, Camden ref. 2016/4921/PRE. A response letter was issued by Obote Hope on 18/10/2016. This concluded that, "The principle of a ground and first floor extensions is considered acceptable in accordance with policies DP24, DP25 and DP26 neither harming the character and appearance of the location or the amenity of neighbouring properties." The submission of a tree report was requested, and one is now provided as part of this application.

USE & FLOOR AREA

The building is a single residential property and no change of use will occur. The proposed extensions at ground and first floor level are part width to the rear elevation with an approximate increase in gross floor area of 7 sqm to each.

DESIGN & MATERIALS

The owners of this house have just started a family and the aim of the alterations and modest rear extension proposed here is to provide more family-orientated accommodation including a light and decent-sized kitchen/dining space opening directly onto the rear garden.

As noted above, the unusual configuration of the plot means that the rear garden is divided into two separate areas. A very small and dark area to the north is dominated by a Japanese maple tree and partially enclosed within a small existing conservatory extension. The main garden to the south is accessed through the linear kitchen contained within the single-storey closet wing.

The proposal here is to replace the existing conservatory by enclosing the whole of the small north garden (alongside the closet wing) under a glass conservatory roof, amalgamating this floor area with that within the closet wing to create a more spacious family kitchen/dining room opening directly onto the main garden on the south side of the plot via bi-fold glass doors.

On the first floor above this, a new study/bedroom would be created in an extension to the existing, which would be set back to align with the existing rear wall of the adjacent property to the south. The latter following positive historic advice received from Camden for a similar proposal.

The profile of the ground floor extension has been deliberately kept as low as possible, by lowering the existing ground floor internal floor level as illustrated here, thereby keeping the party wall to the north as low as possible, in order to minimise impact on the neighbouring property. Removal of the Japanese maple tree in this area, proposed as part of this scheme, should improve natural light penetration to both properties.

The proposed glass infill roof, with associated new glazed doors/windows, will be constructed from high performance powder coated aluminium systems. The first floor extension, located over the existing ground floor closet wing, is a metal clad façade and roof construction using pre-weathered zinc with a standing seam detail.

LANDSCAPING

A mixture of hard and soft landscaping is proposed, as currently. The existing pear tree to the rear of the house will be retained and protected throughout the course of the works. As noted above the existing Japanese maple tree that was planted by the current owner of the house is to be removed to allow for the new ground floor extension. There will be a step up into the rear garden onto a new flat, level decked area (which will thus be permeable) to allow for a table and chairs.

Please refer to the Tree Report that accompanies this application for more details, including protection and maintenance pruning of the retained pear tree.

ACCESS

The proposals maintain the existing access condition from the pedestrian pavement into the house (one-step up). There already exists a step down into the rear spaces at ground floor level and thus the further reduction of the floor level to this area is not considered detrimental given the prevailing condition.

SUMMARY AND CONCLUSIONS

- The proposed design approach has taken full account of the form and character of the existing building and its neighbours;
- The proposed rear extensions are subordinate to the original building and the height of the first floor extension does not conflict with the roof form of the building or its neighbours;
- The proposed scale, form and detailed architectural design and materials respond to the site, using high quality durable materials;
- The streetscape and the Conservation Area are not harmed by the proposed rear extensions which are not visible from the street. The proposals therefore satisfy the requirement to preserve or enhance the Conservation Area;
- The amenity of adjoining properties will not be affected adversely in any way, and the removal of the Japanese maple tree will in fact improve the sunlight and daylight to the neighbouring property.

Taking into account this assessment and all relevant planning and conservation matters, we consider that this scheme should be supported.

PHOTOS AND IMAGES



Semi-aerial view of site



View from main rear garden looking back to existing ground floor closet wing with rear building line of adjoining lower terrace to SW boundary



View from roof of existing ground floor closet wing looking over existing conservatory glass roof



View from staircase window down onto roof of current ground floor closet wing showing existing neighbouring wall to the right, pear tree in the centre and Japanese maple tree (to be removed) to the left.



View down onto roof of existing conservatory showing Japanese maple tree (to be removed) in north courtyard garden



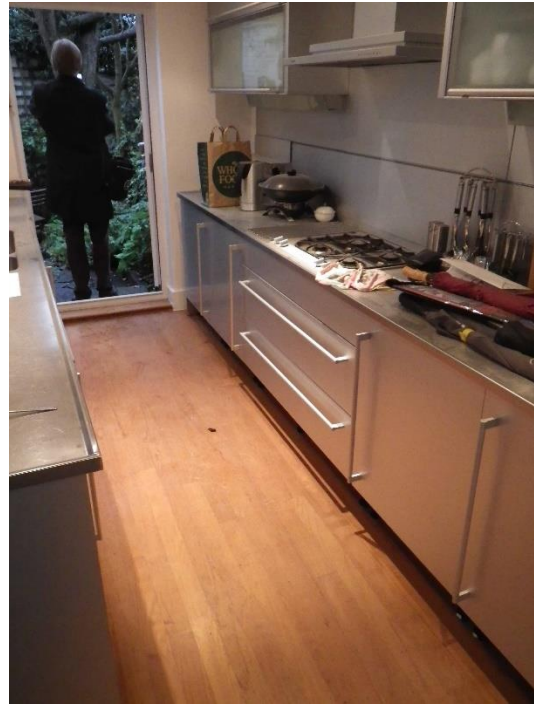
View into existing rear garden showing pear tree to be retained



View of existing conservatory roof from inside



Views towards rear garden showing existing narrow kitchen in ground floor of closet wing.



Existing rear elevation of ground floor closet wing.



View of tiny gap between the 2 separate garden spaces.



Design concept image showing semi-aerial view of proposed infill glazing and first floor metal clad extension, aligned with rear building line to adjoining lower terrace