

Design & Access and Heritage Statement

Wednesday, 01 February 2017

10 Highfield Mews, London, NW6 3GB

Application for planning permission for construction of single storey rear extension and associated elevational changes, first floor side extension, dormer to rear roof slope, flue to rear roof slope.

This statement is designed to be read together with the submitted planning drawings.

UPDATE /// PLANNING PERMISSION FOR MAJORITIVELY IDENTICAL PROPOSALS HAS ALREADY BEEN GRANTED BY THE COUNCIL UNDER 2016/5785/P DATED 16 DECEMBER 2016. THIS APPLICATION SEEKS APPROVAL FOR A SLIGHTLY WIDER EXTENSION, AND AN UPDATED DAYLIGHT, SUNLIGHT AND OVERSHADOWING REPORT IS INCLUDED IN SUPPORT OF THE PROPOSALS.

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1. Heritage Statement

This Heritage Statement is prepared in accordance with the National Planning Policy Framework, Chapter 12, Conserving & Enhancing the Historic Environment, and with the requirement to describe the significance of any heritage assets and their setting.

1.1 The Heritage Asset, Setting and Significance

1.1.1 Setting

Highfield Mews is a modern gated mews development completed around 2001. It is accessed from Compayne Gardens. The site is located within the South Hampstead Conservation Area in the London Borough of Camden.

1.1.2 The Existing Building

The existing house is arranged over 4 stories. The lower ground floor provides garage parking and access from the Mews. The upper ground floor provides living accommodation and access to the rear garden. The first floor provides bedroom accommodation, and the second floor provides further bedroom accommodation within the roof space.

1.2 Design Concept and Impact of the Proposed Development

The proposals have been developed with regard to:

- The London Plan
- The National Planning Policy Framework,
- Camden Planning Guidance
- Camden Core Strategy
- Camden Development Policies
- The South Hampstead Conservation Area Appraisal

The design intentions of the proposed development are to:

- Preserve and enhance the character of the Conservation Area
- Preserve and enhance the character of the existing building
- Respect and safeguard the amenities of neighbouring properties
- Improve the amenity of the property through high quality design
- Improve the energy use and environmental impact of the property

The way in which each of these design intentions is successfully achieved is described below.

1.2.1 Preserve and enhance the character and appearance of the Conservation Area

With regard to the proposed single storey rear extension and associated elevational changes. Planning permission for a similar proposal at this property was granted by the Council on 28 June 2016 ref 2016/2517/P. The Council's approval notice states that:

"The rear extension would replace and existing conservatory and, by virtue of its similar size and lightweight design, would remain subordinate to the host property and is considered acceptable".

This statement is also true of the current design and it is therefore considered to preserve and enhance the character and appearance of the Conservation Area.

UPDATE /// PLANNING PERMISSION FOR THE SINGLE STOREY REAR EXTENSION AND ASSOCIATED ELEVATIONAL CHANGES HAS ALREADY BEEN GRANTED BY THE COUNCIL UNDER 2016/5785/P DATED 16 DECEMBER 2016.

With regard to the proposed first floor side extension. Planning permission for a similar proposal was granted by the Council of 28 June 2016 ref 2016/2517/P. The Council's approval notice states that:

"The proposed side extension would be set back from the front elevation and down from the roof ridge. Although visible from the front, it would not read as an overly dominant or bulky extension to the host property. Furthermore, as the extension is situated on the end of terrace mews on a private courtyard, it would have limited visibility from the mews itself". The approval notice goes on to state that: *"The proposal is considered to preserve the character and appearance of the Conservation Area".*

UPDATE /// PLANNING PERMISSION FOR A FIRST FLOOR SIDE EXTENSION HAS ALREADY BEEN GRANTED BY THE COUNCIL UNDER 2016/5785/P DATED 16 DECEMBER 2016. THIS APPLICATION SEEKS APPROVAL FOR A SLIGHTLY WIDER EXTENSION, AND AN UPDATED DAYLIGHT, SUNLIGHT AND OVERSHADOWING REPORT IS INCLUDED IN SUPPORT OF THE PROPOSALS.

With regard to the proposed dormer to the rear roof slope. This has been designed to preserve and enhance the character and appearance of the Conservation Area, as it is limited to the rear of the roof slope only and is therefore not readily visible from the public realm. The dormer is designed to be small in scale and clearly subordinate to the original building. The dormer will have slates to the dormer cheeks to match the existing roof finishes, and windows to match those on the first floor of the house.

UPDATE /// PLANNING PERMISSION FOR THE DORMER HAS ALREADY BEEN GRANTED BY THE COUNCIL UNDER 2016/5785/P DATED 16 DECEMBER 2016.

With regard to the proposed flue to the rear roof slope. It is considered that this would preserve and enhance the character and appearance of the Conservation Area as the work is minor in nature, not readily visible from the public realm, and is in keeping with the age and character of the building.

UPDATE /// PLANNING PERMISSION FOR THE FLUE HAS ALREADY BEEN GRANTED BY THE COUNCIL UNDER 2016/5785/P DATED 16 DECEMBER 2016.

With regard to the glazed door to the rear ground floor. This replaces an existing window in the same position. Although larger than the existing window this elevational change is minor, restricted to the rear ground floor, and will preserve and enhance the character and appearance of the conservation area. It would ordinarily be considered Permitted Development.

UPDATE /// PLANNING PERMISSION FOR THE GLAZED DOOR HAS ALREADY BEEN GRANTED BY THE COUNCIL UNDER 2016/5785/P DATED 16 DECEMBER 2016.

1.2.2 Preserve and enhance the character and appearance of the existing building

With regard to the proposed single storey rear extension and associated elevational changes, and the proposed first floor side extension. Planning permission for similar proposals were granted by the Council on 28 June 2016 ref 2016/2517/P and were considered to be subordinate to the host property and acceptable.

UPDATE /// PLANNING PERMISSION FOR THE SINGLE STOREY REAR EXTENSION AND ASSOCIATED ELEVATIONAL CHANGES HAS ALREADY BEEN GRANTED BY THE COUNCIL UNDER 2016/5785/P DATED 16 DECEMBER 2016.

With regard to the proposed dormer to the rear roof slope. This has been designed with careful consideration of the Camden's Planning Guidance and the South Hampstead Conservation Area Appraisal. The dormer will be small in scale and appear modest and clearly subordinate to the original house. It will be well set in from both edges (by 2m from the boundary with the adjoining house and by 1m from the edge of the existing roof) as shown on the drawings. It will be set lower than the existing ridge height of the roof and will be set clear of the roof eaves at the base. Furthermore, the dormer will be finished in slate to match the existing roof, and the windows will match those on the first floor. It is therefore considered that the proposal will preserve and enhance the character and appearance of the existing building.

UPDATE /// PLANNING PERMISSION FOR THE DORMER HAS ALREADY BEEN GRANTED BY THE COUNCIL UNDER 2016/5785/P DATED 16 DECEMBER 2016.

With regard to the proposed flue to the rear roof slope this work is considered to be minor in nature and will have no adverse effect on the character and appearance of the existing building. Although in a Conservation Area it is noted that the existing building itself is modern in appearance, construction and material. The proposed flue to the rear roof slope would ordinarily be considered Permitted Development within a Conservation Area.

UPDATE /// PLANNING PERMISSION FOR THE FLUE HAS ALREADY BEEN GRANTED BY THE COUNCIL UNDER 2016/5785/P DATED 16 DECEMBER 2016.

1.2.3 Respect and safeguard the amenities of neighbouring properties

Particular attention has been paid in the design to ensure that the proposals respect and safeguard the amenities of neighbouring properties. The Council's approval notice ref 2016/2517/P of 28 June 2016 granting approval for similar proposals at this property states that:

"The side extension would have no windows to the front elevation and therefore not lead to overlooking. By virtue of its location, the balcony would not lead to any overlooking to the rear ... the side extension would only have a negligible impact in terms of daylight and sunlight on the neighbouring properties and would not lead to seriously harmful overshadowing of the adjoining roof terrace. The extension, on account of its profile and context adjoining a garden, will not lead to serious loss of outlook to the windows opposite. The proposals are therefore not considered to have an adverse impact on the amenity of adjoining occupiers".

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1.2.4 Improve the amenity of the property through high quality design

The existing building is in need of some modernisation and maintenance. The proposed works will significantly improve the amenity of the property through the selection of high quality design and materials. This includes the sliding glass doors and glass roof to the ground floor extension which will improve natural daylight and ventilation and will reduce heat loss, and the careful consideration of high quality construction and materials for the first floor side extension and dormer.

1.2.5 Improve the energy use and environmental impact of the property

The proposals are considered to greatly improve the energy use and environmental impact of the property. The proposals will be designed to meet and exceed modern building regulations standards and will reduce energy consumption and improve the environmental impact of the property, and are therefore considered to be in accordance with Policy 5.4 of The London Plan.

2. Design & Access Statement

This Design & Access Statement is prepared in accordance with the Design Council Cobe (Commission for Architecture and the Built Environment) Design & Access statement guidance document and headings.

2.3 Design

2.3.1 Use

The use of the existing building is a house in single occupancy, which will be unaltered by these proposals.

2.3.2 Amount

The proposals include construction of single storey rear extension to replace an existing conservatory, a first floor side extension to provide an additional bedroom, and a dormer window to improve the amenity of the existing second floor bedroom. There is also an existing window to the rear ground floor that is to be changed to a glazed door.

2.3.3 Layout

The proposals will have no impact on the basic layout of the buildings on the site.

2.3.4 Scale

The proposals are small in scale and are designed to be clearly subordinate to the original house as shown on the drawings.

2.3.5 Landscaping

The proposals will have no impact on landscaping.

2.3.6 Appearance

The proposals are designed to take in to account the character and design of the property and surroundings. The windows, doors, and materials will be high quality and appropriate to the existing building. The extension is suitably sized and will appear subservient to the main building.

2.4 Access

2.4.1 Vehicular and Transport Links

The proposals will have no impact on vehicular or transport links.

2.4.2 Inclusive Access

The proposals will have no impact on inclusive access.

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