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DESIGN & ACCESS STATEMENT

FEBRUARY 2017

16 HARMOOD STREET, LONDON NW1 8DJ

FIRST FLOOR REAR INFILL EXTENSION TO SINGLE FAMILY HOUSE



INTRODUCTION

This Design and Access Statement is submitted on behalf of the applicant, Stephan Janes, in support of a proposal for the construction of a rear infill extension on the first floor of a terraced, single-family house in Harmood Street, located in the Harmood Conservation Area of the London Borough of Camden.

The purpose of this document is to explain the proposal, design rationale, sustainability, and impact of the proposal, in relation to relevant planning policy. It is intended to illustrate a strong commitment to design excellence in delivering a high-quality project that seeks to enhance the character of the application site and the local area.

This Design & Access Statement is to be read in conjunction with the following drawings, which also constitute the Application submission:

Drawing No. 512-102-P1 - Proposed First Floor Plan

Drawing No. 512-103-P1 - Proposed Roof Plan

Drawing No. 512-104-P1 - Proposed Rear Elevation & Section BB

Drawing No. 512-105-P1 - Proposed Section AA

Drawing No. 512-106-P1 - Proposed Section CC



1. Aerial view of application site



2. Location Plan

1.0 EXISTING SITE AND CONTEXT

- 1.1 The application site is in Harmond Street, an established residential street in Camden, located within the Harmond Conservation Area, which was designated in September 2005.
- 1.2 The application site, no. 16 Harmond Street, is a flat fronted, two-storey, mid-terrace, late Georgian house, within a row of similar terrace houses, constructed in yellow London stock brick with sliding sash windows, although presently with a heavy overgrowth of ivy.
- 1.3 The rear garden is only accessible through the house, and is enclosed on all sides by brick walls. Currently the garden is not overlooked by surrounding properties, nor does the view from the terrace overlook or invade the privacy of the neighbouring properties.
- 1.4 Adjacent houses in the terrace are not handed, so that the original two-storey rear extensions form deep recesses or light-wells, and the majority of houses in the terrace have extended into these light-wells with one or two-storey extensions, e.g. the adjoining no.18 Harmond Street was granted planning approval in 2009 for a first-floor infill extension on the existing terrace (ref. 2009/1532/P).
- 1.5 The application site, no. 16 Harmond Street, has an existing ground floor extension within this light well, forming an extension to the ground floor living space with glazed doors on to the garden. This extension forms a roof terrace for the first floor rear bedroom, which

is the location of the present application extension.

- 1.6 The house has been well-maintained, and recent internal changes have been carried out to a high standard. Although the property has three-bedrooms, it has only a single bathroom, located on the top floor of the rear extension, remote from the bedrooms. Whilst there is also a single WC serving the living area, it is considered that the number of sanitary facilities is inadequate for the size of the house.



2.(above) Front elevation of no.16 Harmond Street



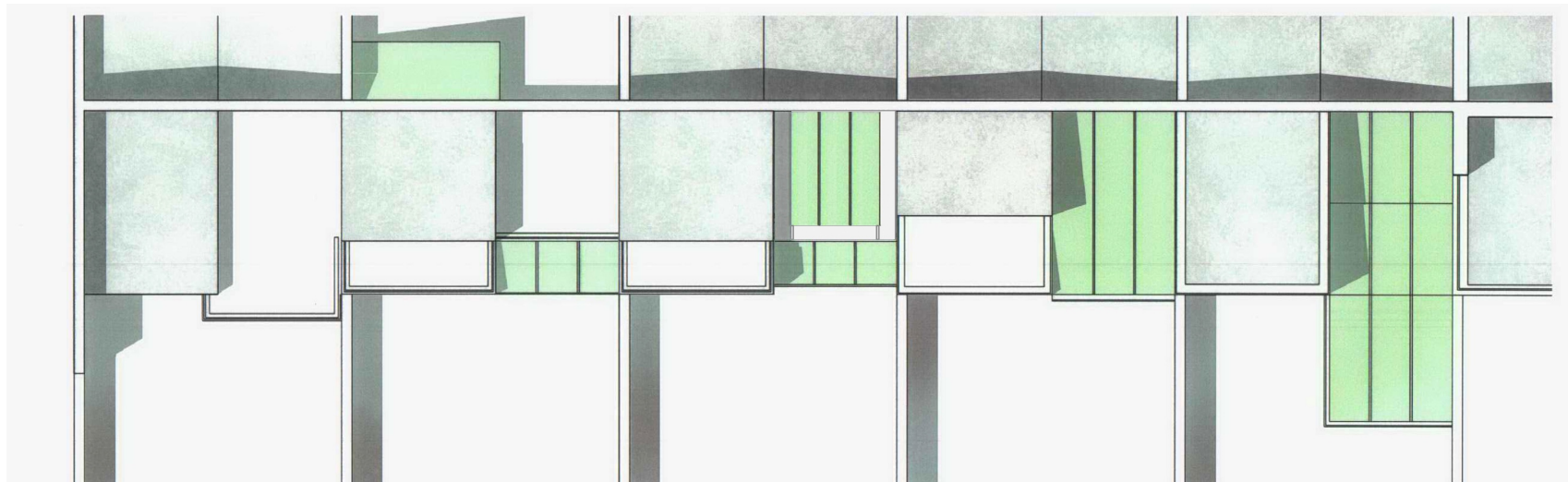
3. Rear elevation of no.16 Harmood Stree, with mature rear garden

2.0 DESIGN CONCEPT

- 2.1 Planning history – full planning consent was granted in October 2005 (ref. 2005/3358/P) for a glass conservatory extension to the rear of no.16 Harmood Street, on both ground and first floors within the rear light-well. The proposed scheme was not constructed.
- 2.2 The present proposal is for a smaller glass conservatory extension at first floor level only, which, in contrast with the approved design of 2005, now retains the existing ground floor conservatory.
- 2.3 The proposed first floor extension is recessed within the depth of the light well and, as it replaces an existing roof terrace, the present potential for overlooking adjacent properties is significantly reduced.
- 2.4 The proposal is a discrete intervention at the rear of the property, almost impossible to view from any adjacent property, and does not alter the rest of the property, including the front elevation, in any way.
- 2.5 The proposed design is conceived as a simple glazed structure that will appear as a subordinate element contained between the brick side walls of the rear extensions to nos. 16 and 18 Harmood Street.
- 2.6 The proposed design enhances the regular, ordered form of the existing house, but contrasts in material and transparency to maintain the existing pattern of solid and void of the rear elevations.



4. Existing rear elevation of nos. 14,16,18,20,22 Harmond Street



5. Existing roof plan of nos. 14,16,18,20,22 Harmond Street

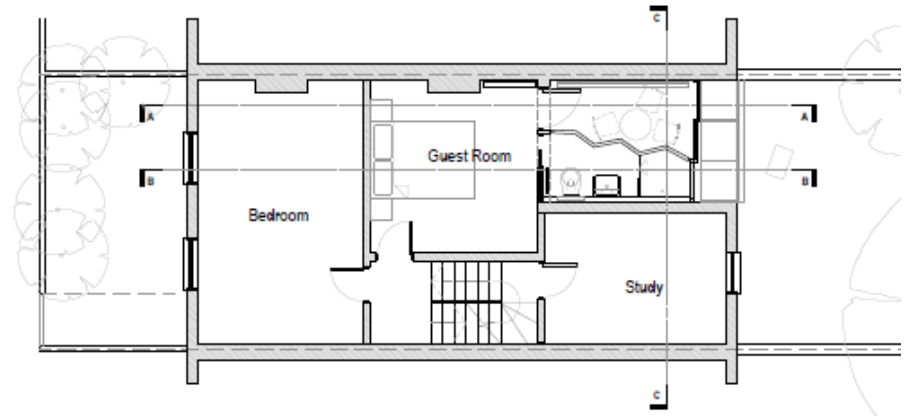
3.0 INTERNAL LAYOUT

- 3.1 The simple external form of the proposed conservatory contains an ensuite shower/WC to serve the rear guest bedroom, together with a conservatory space, as an extension of the bedroom, that can fully open to overlook the garden.
- 3.2 The shower/WC is conceived as a 'room-within-a-room', and appears within the conservatory space as a folded screen dividing the space.
- 3.3 Sufficient daylight and ventilation will be maintained to the existing rear bedroom by means of a large glazed clerestory on the line of the existing back wall of the house.

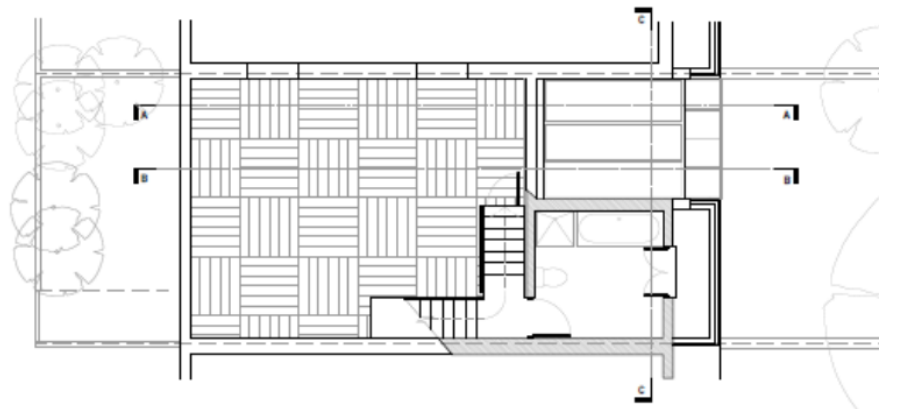
4.0 DESIGN DETAILS

- 4.1 The conservatory roof is supported off the brickwork flank walls, with double-glazed panels supported on timber/aluminium glazing bars spanning from the front façade to the main rear elevation.
- 4.2 The conservatory front façade is formed of a 3-leaf sliding door unit, double-glazed in a timber/aluminium frame, with a large double-glazed clerestory above, with all external aluminium coloured white, and the glazed panel to the bathroom is to be obscured for privacy.

- 4.3 There will be no additional rainwater pipes on the rear elevation, as the roof of the conservatory falls away from this elevation to a new concealed gutter adjacent to the main rear elevation of the house.



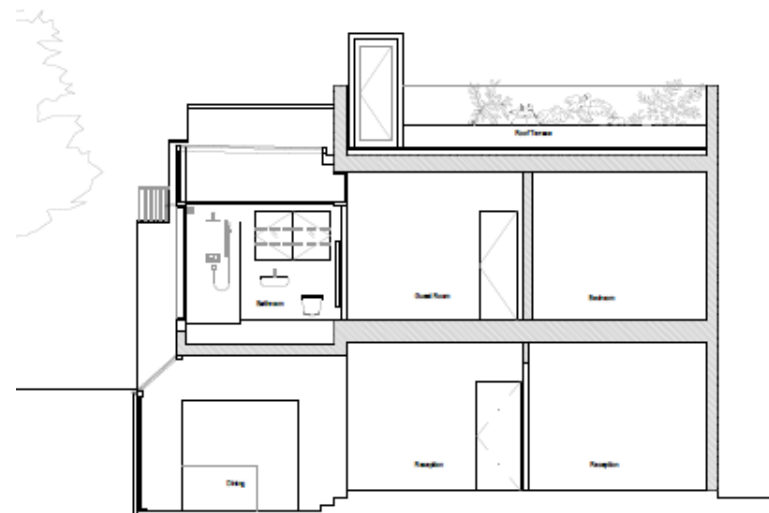
6. Proposed first floor plan - showing the plan of the new extension



7. Proposed second floor plan - showing the roof plan of the new extension



8. Proposed rear elevation



9. Proposed section BB

5.0 CONCLUSION

ACCOMMODATION

- 5.1 The proposed first floor conservatory extension is primarily intended to address the current imbalance in sanitary provision in this 3-bedroom house, as it provides an additional shower/WC usable by one of the double bedrooms, as well as an appropriate extension of the habitable space of this room.

ADJOINING PROPERTIES

- 5.2 The proposed first floor conservatory extension will have no negative impact in terms of loss of overlooking, or daylight, sunlight, or visual amenity, on any adjoining properties.

DESIGN

- 5.3 The proposed first floor extension is intended to be a sensitively-designed and appropriate addition to both the existing house and the form of the residential terrace as a whole.