

Westall Walker Associates

ARCHITECTURE : PLANNING : ENGINEERING
DESIGN & BUILD CONSULTANT
PO Box 21, Hastings TN34 3WD

DATE: 21 FEBRUARY 2013

TO: CAMDEN COUNCIL
PLANNING – DEVELOPMENT CONTROL
CAMDEN TOWN HALL
JUDD STREET
LONDON WC1H 8ND

FROM: LAURENCE SW WALKER
CLIENT: MR & MRS R & S HATCH
PROJECT: 1A PRIMROSE GARDENS, CHALK FARM NW3 4UJ
SUBJECT: PLANNING APPLICATION DESIGN & ACCESS STATEMENT

DESIGN & ACCESS STATEMENT

Proposal

The proposal is to provide the basement flat with a main bedroom and en-suite bathroom facilities in a single storey rear extension. The new bedroom footprint would also have a basement room below for storage purposes.

The extension would be attached to the host building along half of the rear elevation and a new access point formed between the existing flat and the new extension.

To minimize the impact of this proposal a flat roof is proposed with a roof garden to replace the footprint lost by the extension.

Previous Proposals

This application is intended to replace the proposal which was successful at Appeal (Application No. PW9702946R1). This new proposal has been guided by the points made in the Planning Inspectors Report which allowed the appeal and granted planning permission for the erection of a single storey rear extension to the existing basement flat, together with the installation of an additional window in the flank wall, at 1A Primrose Gardens, London NW3.

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Reason for the Proposal

The reason for the proposal is to create a third bedroom (a master bedroom) in this basement flat and provide en-suite bathroom facilities for two bedrooms.

Conservation Area

The property is within the Belsize Park Conservation Area. We would note point 6 of the Planning Inspectors Report on the previous application: "There is no disagreement with the concept of increasing the size of the accommodation by extending to the rear. The issue, in my view, is the effect of the proposed development on the character or appearance of the Conservation Area." The Planning Inspector concluded that "the proposed development would have negligible impact and would preserve the character of the Conservation Area."

This new proposal improves upon the design and external appearance of the extension and also for the reasons set out below we believe this proposal is even more acceptable to both its immediate setting and the Conservation Area in general.

Visual Impact

The proposal is not visible from the street. Due to the enclosed nature of the rear garden and the low profile of the building set into the garden the proposed extension will not be obvious from any location. The idea of a green roof garden is to create more green space, especially from the perspective of residents living above the basement level.

Scale

The proposed extension, with its low profile, has no impact on the scale of adjacent buildings. The low profile is due to the flat roof option on the re-design combined with a lower ground floor level that is below the general garden level. This is best illustrated by the view shown on drawing 383-9/A. The extension appears sunken into the garden. This is achieved by keeping the floor level of the extension at or near that of the basement flat.

Due to the low profile of the extension there is no impact on the surrounding built environment. The scale of the existing built environment is maintained.

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The basement flat has a large garden as indicated on drawing 383-1. The extension is therefore not inappropriate in scale. It is worth noting here point 6 of the Planning Inspectors Report.

"Other properties, particularly those adjoining in Primrose Gardens, which are the ones most closely related to the ... property, are terraced and have gardens about half the size. There should therefore be no reason why this development should create a precedent for comparably-sized extensions that could well be significantly inappropriate."

Appearance

The character of the existing building is continued in the proposal. There is no impact on the neighbouring properties in terms of shadowing or over looking. The elevations will have brickwork to match the existing brick and external joinery will be timber. The rear french doors to the bedroom and the side doors from the lobby will be matching in style to the existing french doors from the kitchen/dining room. They will have full height glazing. The window and door openings will align with the existing openings.

A low parapet wall will encompass the flat roof. This roof will receive an organic medium for planting of grasses, shrubs and flowers. This will be a low maintenance green space to encourage wildlife and provide the upper residential floors with a pleasant outlook. Solar pipes or sun tubes are proposed to the flat roof to give light to the en-suite bathrooms.

A brick path will run around the extension and connect to the side boundary or flank wall access. A brick retaining wall, to match the existing, will separate this path from the higher garden area.

Internal Layout

Within the existing flat the hall is to be extended and a window removed to give access to the extension. The proposal is therefore integrated with the basement flat. The window is to be relocated to the SE elevation of the existing corner bedroom, as outlined in the previous application.

The extension will provide an en-suite bathroom to the existing corner bedroom, a lobby for access to the rear terrace, a new master bedroom with en-suite bathroom and internal stairs down to a basement space that equates in area to the bedroom space above.

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Access

The existing basement flat is accessed by a flight of steps down from the footpath on Primrose Gardens.

There is also a side boundary passage along the side of the building to access the rear garden. This access is retained by the proposal.

Crime Prevention Measures

The proposed extension to the rear of the basement improves vision to the rear garden. This in itself will improve the security to the rear of the property. There is no change to the front elevation in terms of security. Increased security will come with the installation of alarms and surveillance equipment. A gate will be installed on the side passageway to provide security to the rear garden.

Conclusion

The proposal, although larger than the previously agreed scheme, is in fact less imposing than the earlier proposal. The extension will dramatically improve the amenity offered by the property with the addition of a main bedroom and bathrooms. A basement within the footprint of the proposal provides a solution for all storage requirements. A 'green roof' adds a green space and compensates for the loss of the garden area with the extension. There is still an adequate provision of garden space, with the proposed extension taking less than 15% of the garden.

In terms of size, bulk and relationship with the main building, the proposed development would have negligible impact and would preserve the character of the Conservation Area.

Laurence SW Walker
WESTALL WALKER ASSOCIATES