

## **151B King Henry's Road, London NW3 3RD**

### **Design and Access Statement**

#### **1.0 Introduction**

This Design and Access Statement has been prepared to describe the proposed works at 151B King Henry's Road, London NW3 3RD. The application site is within the London Borough of Camden and within the Elsworthy Road Conservation area.

No. 151B is a 5-storey semi-detached house situated on the southern side of King Henry's Road. The property and its adjoining neighbour (151A) were constructed as a pair of infill villas in 2004, replicating the size and style of nearby Victorian semi - detached properties. As part of this same development a further two contemporary houses were constructed in the rear garden of both properties.

The property has been extended in the form of a contemporary glazed conservatory at lower ground floor level. This would be demolished to accommodate the proposed extension.

This statement should be read in conjunction with the following drawings:

- 1606\_PL\_010 Location Plan
- 1606\_PL\_020 Proposed Site Plan
- 1606\_PL\_100 Proposed Lower + Raised Ground Floor Plans
- 1606\_PL\_101 Proposed First + Second Floor Plans
- 1606\_PL\_102 Proposed Third Floor + Roof Plan
- 1606\_PL\_200 Proposed Front and Rear Elevations
- 1606\_PL\_201 Proposed Side Elevation
- 1606\_PL\_300 Proposed Section A
- 1606\_PL\_301 Proposed Section B
- 1606\_EX\_020 Existing Site Plan
- 1606\_EX\_100 Existing Lower + Raised Ground Floor Plans
- 1606\_EX\_101 Existing First + Second Floor Plans
- 1606\_EX\_102 Existing Third Floor + Roof Plan
- 1606\_EX\_200 Existing Front and Rear Elevations
- 1606\_EX\_201 Existing Side Elevation
- 1606\_EX\_300 Existing Section A
- 1606\_EX\_301 Existing Section B

The application includes the following proposals:

1. A single storey lower ground floor rear extension.
2. New conservation style rooflights to front and rear roof slope
3. New timber framed picture window to rear elevation



*Front view of 151B King Henry's Road*



*Rear of 151B King Henry's Road (Location of proposed extension)*

## **2.0 Design**

The proposed extension to the rear of the property is of a high standard of design and compatible with the scale and character of the existing property and the site surroundings. Camden CPG1 Design, CPG2 Housing and CPG3 Sustainability have been reviewed and considered during the design and development of the project.

The proposed extension will project out into the garden only as far as the existing extension and will have minimal impact on the outdoor amenity space of the property. The landscaped green sedum roof will promote biodiversity and rain water retention.

The height of the proposed extension will not result in any overshadowing, overlooking or loss of amenities for the adjoining neighbours. The overall appearance will be subordinate to the existing house.

The new conservation style rooflights will be repositioned to allow a more even distribution of light to the top floor.

The new timber framed window on the rear elevation replaces an existing window which is partially blocked by a stair landing and will align with the existing window above.

## **3.0 Access**

Access to the front of the house will remain unchanged. Access to the rear garden will be via sliding doors in the new glazed facade of the extension or via a new passage along the side elevation of the house.

## **4.0 Environment**

The proposed works include measures to conserve natural resources by improving the thermal efficiency of the building envelope. The extension will be built from high quality sustainable materials and to a high standard ensuring low U-values and good thermal performance.

## 5.0 Planning Policy

### NPPF (2012)

Section 7 Requiring Good Design

Section 12 Conserving and Enhancing the Historic Environment

### London Plan 2015 (FALP)

Policy 7.4 Local Character

Policy 7.6 Architecture

Policy 7.8 Heritage Assets

### Camden Core Strategy

Policy CS14 Promoting High Quality Places and Conserving our Heritage.

### Camden Development Policies

Policy DP24 Securing High Quality Design

Policy DP25 Conserving Camden's Heritage.

Policy DP26 Managing the Impact of development on Occupiers and Neighbours.

Camden's Planning Guidance CPG 1 Design

### London Plan

*FALP Policy 7.8* states that development affecting Heritage Assets and their setting should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.

### Local Plan

*Policy DP24* requires all development to be of the highest standard of design and consider the character, setting, context and form and scale of neighbouring buildings and the quality of materials.

*Policy DP25* expects development to consider Conservation Area Statements and only permit development that preserves and enhances the character and appearance of the area.

*CPG1* sets out several criteria for rear extensions. Principally an extension should be secondary to the building, respect the original design, preserve architectural features, respect the historic pattern of built development, allow for the retention of a reasonably sized garden and retain natural landscaping.

### Elsworthy Road Conservation Area Appraisal and Management Strategy (2009)

The Council's Conservation Area Appraisal defines the Elsworthy Road CA as being made up of large semi-detached villas. The statement acknowledges that No. 151A and B are relatively recent infill properties but says:

*'these modern replicas have sufficient attention to detail to blend in well with the overall streetscape and represents a modern development that enhances the character of the conservation area'.*

Interestingly the appraisal notes that a gap was initially left to enable an extension of Kings College Road, but this never happened. Instead the site was occupied by a stained-glass artist (1901-1960). Their studio occupied the site where the two rear garden buildings now stand.

Paragraph 12.5 of the appraisal lists types of extensions and alterations that are harming the character of the CA. It states that extensions should be subsidiary to existing buildings and should not detract from its character by becoming over dominant.

## **6.0 Appraisal**

### **Single Storey Rear Extension**

The proposed single storey rear extension would be subordinate to the character of the host dwelling.

The adjoining neighbour would not be affected by the proposed extension. As can be seen in the photo of the existing rear elevation, the neighbouring property already has a single storey rear extension and a high boundary wall separates both properties.

In common with the existing rear addition the proposed extension would have a contemporary appearance. It would have predominantly glazed elevations and a sedum roof. Visually it would read as a responsive and interesting addition to the property.

A review of the planning history of the road reveals that similar single storey rear extensions have been permitted on the following properties.

31 King Henry's Road 2016/ 2572/P  
54 King Henry's Road 2016/0898/P  
109 King Henry's Road 2015/7091/P.

### **Rear picture window**

The application also proposes to insert a picture window in the rear elevation. This would extend between the ground and first floor.

If this were one of the original period properties on the road then the insertion of this contemporary opening might be harmful to the original pattern and placement of windows. However, it isn't and while the architect who designed the pair of infill properties made sure that the window depths and architectural detailing on the front elevation slavishly copied neighbouring villas, less attention was paid on the rear elevation, particularly at upper floor level.

As can be seen in the photograph of the rear elevation there are no plasterwork lintels above the windows and the depth of the second-floor windows are very shallow. The upper floors of this property do not faithfully reproduce the original architecture of the other properties on this road. Overall it is considered the insertion of a picture window would not materially detract from the character of the existing rear elevation, nor would it harm the intrinsic character of the conservation area.

## **7.0 Conclusion**

In the light of the above it is considered the proposed extension and alterations to the rear elevation would preserve the character of the conservation area and they would be compliant with the key aims of Camden's local plan policies and the Council's conservation area appraisal. Accordingly, planning permission can be granted.