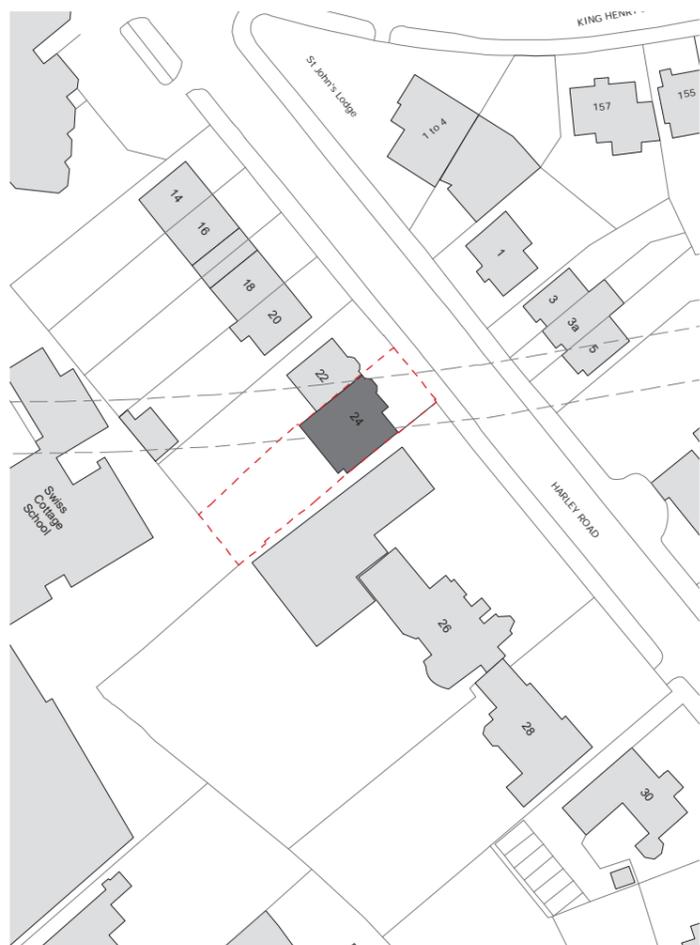


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Location Plan - 1:1250 - Red line locates 24 Harley Road

Photograph - Harley Road



Design and Access Statement

24 Harley Road, London, NW3 3BN

Development Location/ Existing Building

The property is a four-storey, semi-detached single-dwelling house, including a lower-ground floor. It is the last of a row of three Victorian semi-detached buildings on the west side of Harley Road.

The house lies within the LBC Elsworth Conservation Area - it is 6 houses in from the north-west tip of the area close to Adelaide Road - and is listed in the Conservation Area appraisal as a 'positive contributor'. The conservation area is noted for being distinctly residential in character and largely made up of detached houses following a 'garden suburb pattern'.

The property is the last in a row of three semi-detached Victorian buildings (No.'s 14 to 24) built c.1866, which although similar in height and proportion vary in architectural detail and massing. No.24 is the only one of these properties to remain as a single-dwelling as all the others have been sub-divided into flats. No.24 also differs from its neighbours in that it includes a 2-storey side extension to the south of the property. This element is believed not to be original to the building but was added soon after the house was constructed, (historic maps suggest it was added between 1871 and 1895).

The Elsworth Conservation Area Appraisal notes that the consistency of the streetscape is 'stronger in the south and tends to disintegrate towards the edge of the Conservation Area', where the development site is located.

The house has been occupied by the current owners since 2007, when they undertook a full refurbishment of the building, which had fallen into disrepair. They brought it up to current living standards and made it more suitable as a family home. These works included demolition of an unsafe ground floor conservatory, alterations to the lower-ground floor extension to the rear as well as the infill of a covered passage through the side extension at lower-ground floor level. These works were carried out as permitted development (see Ref. 2009/3112/P).

24 Harley Road is a 4-bedroom house arranged over four-storeys. The property is set back from Harley Road with a front garden and is approached via a stepped entrance and porch. The living spaces are arranged over the ground and lower-ground floors and bedrooms over the first and second floors. The lower-ground floor opens out at the rear to a garden backing onto Swiss Cottage School.

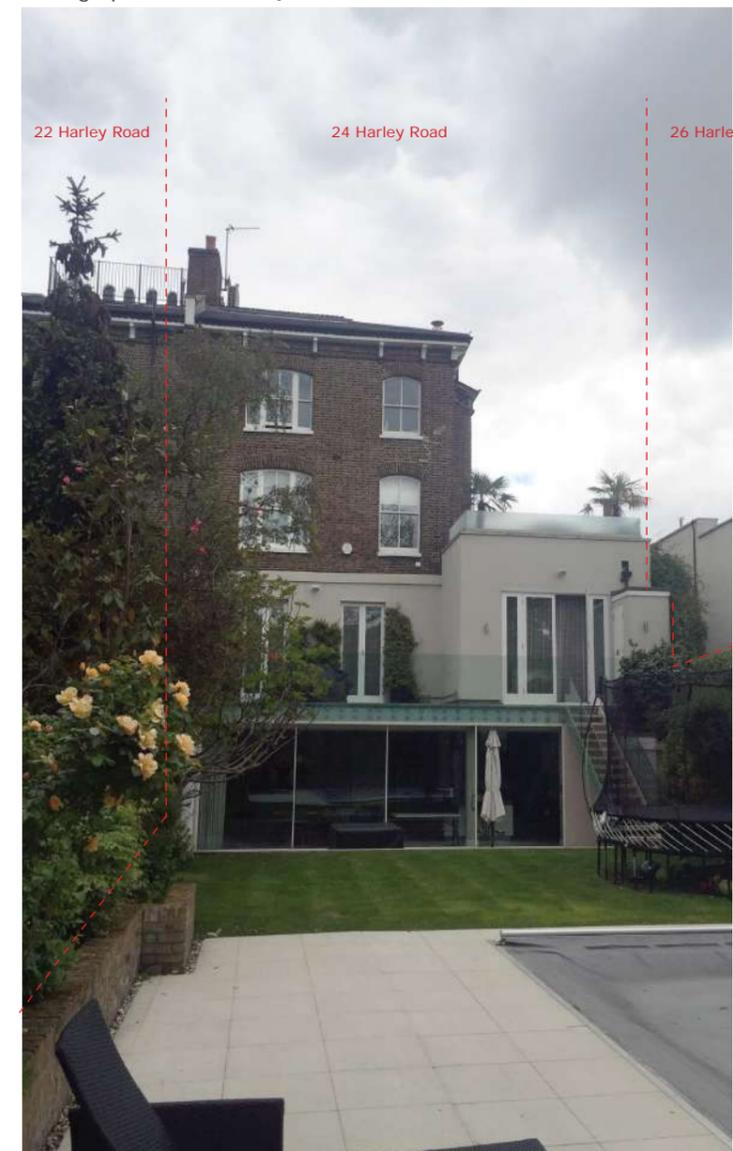
Background to Proposal - Disability Adaption

The property is owner-occupied by a single family who have lived in the house for 10 years. Their need to extend the property is to provide an additional bedroom for an elderly parent who would then be able to live with them and be cared for at the address. The parent is registered disabled (a disability registration number can be provided on request) with physical and visual impairment, needing regular but not constant care.

The current arrangement of the property does not provide any guest accommodation and this proposal is to provide a new, naturally well-lit annex that affords a level of independence from the main house but offers connections that enable support to be easily provided by the family.

Due to the multiple levels in the house, reconfiguring the existing accommodation would not be suitable or appropriate as the existing bedrooms are over the first and second storeys - up three flights of stairs. This application proposes an extension to a level lower than the first-floor, over the flat roof to the side extension. This location for the bedroom is seen as a suitably accessible position in the house - close to the main entrance, living spaces and other family members - and a setting where a purpose-built, universally-designed and well-lit annex can provide accommodation for an elderly occupant.

Photograph - Rear of 24 Harley Road



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Drawing No.: 214 DAS 01		

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Extension
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Planning History

In 2009, a planning application (Ref. 2009/3112/P) was made to extend the property at first-floor level over the side extension. This proposal featured a flat-roofed, brick fronted extension in a traditional style with timber sash-window set back from the existing parapet wall to the existing building. The proposals in this application were then altered, prior to the application being determined, so that the side extension element was omitted and the application reduced to solely the retention of an external storage cupboard at the rear of the house. The altered application was given consent.

The delegated report for this application includes an assessment of the withdrawn, side extension element. This includes a summary of why the LBC urban design and conservation area officer considered the proposed side extension to be unacceptable in principle: *'It would be bulky and higher than the height of the porch of the existing house, contrary to policies B1, B3 and B7 of the UDP and the Councils Guidance'*. It is understood that the extension was also considered to obliterate the views of the attractive high level flank window, although this is not stated in the report.

The illustrations to the left show views looking north-west and south-east down Harley road with the mass of the withdrawn proposal for the extension shown in grey.

A pre-application advice submission was also made on the property (Ref. CA\2013\ENQ\00270). Although the proposals in this relate to development to the side extension this advice is not specifically referred to in this application as the design proposals differ.



Sketch View - Withdrawn Element of 2009 Planning Application shown in grey, looking north-west along Harley Road

Sketch View - Withdrawn Element of 2009 Planning Application shown in grey, looking south-east along Harley Road



Elevation - Withdrawn Element of 2009 Planning Application, NTS



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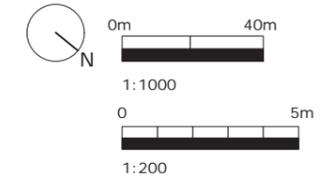
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Proposed Block Plan - 1:1000

Development Proposal

This application proposes to:

1. Form an annex extension at first-floor level over the existing side extension, providing a bedroom with en-suite bathroom and a new circulation link connecting back to the main stair within the existing property.
2. Provide naturally well-lit accommodation with compliant and accessible spaces suitable for an elderly and disabled occupant.
3. Locate the extension to the rear of property so it does not appear as a conventional side-extension and is barely visible from the street.
4. Make a contemporary, high-quality design response that is sympathetic to the host building and does not detract from the conservation area or streetscape.
5. Form an extension that has a 'glazed front', where the circulation space is fully glazed with minimal frame using structural glazing to create a transparent element that reduces the visual affect and mass.
6. Create sensitive and controlled planting to soften the appearance of the extension and provide a roof terrace that is accessible from the new bedroom; a terrace that does not overlook and is consistent with the terraces to the neighbouring properties.

Proposal Scale of Development

The proposal is for a small 27 square metre annex extension to an existing 4 bedroom property. The extension is modest in scale to provide adequate space for the intended occupant, who is elderly and disabled, and serve their specific needs. It is located to the rear of the property in order to minimise impact on the streetscape and reduce any visual effect in it appearing as a conventional side extension.

Design - Footprint

The plan of the proposed extension is set out at an angle to the front of the building. This footprint is intended to minimise the appearance of the extensions when viewed from the street, in particular the view looking south-east down Harley Road, and to avoid forming any massing near the existing side window, whilst retain a physical connection with the stair to the existing house.

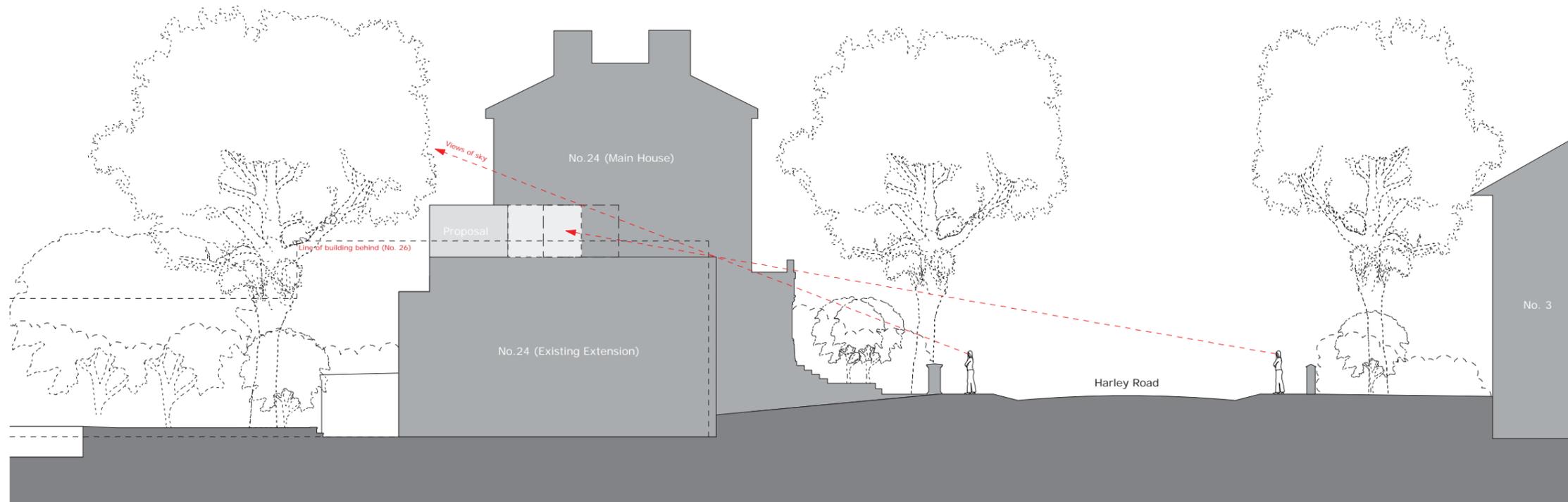
The proposal would reduce the level of the roof structure to the existing side extension, lowering the height of the proposal and minimising its appearance.

The extension is set back 5.3 and 8.3 metres from the front of the property. This location reduces the appearance of the extension so that from the front of the house it is largely not visible from the pavement and only part of the glazed element is visible from the pavement on the north-east side of the road.

Key:

- Existing Houses
- Proposed Fully Glazed Extension
- Proposed Extension
- Development/ extension to original property
- Site Boundary

Proposed Site Section - Long section illustrating views of proposal from Harley Road, 1:200



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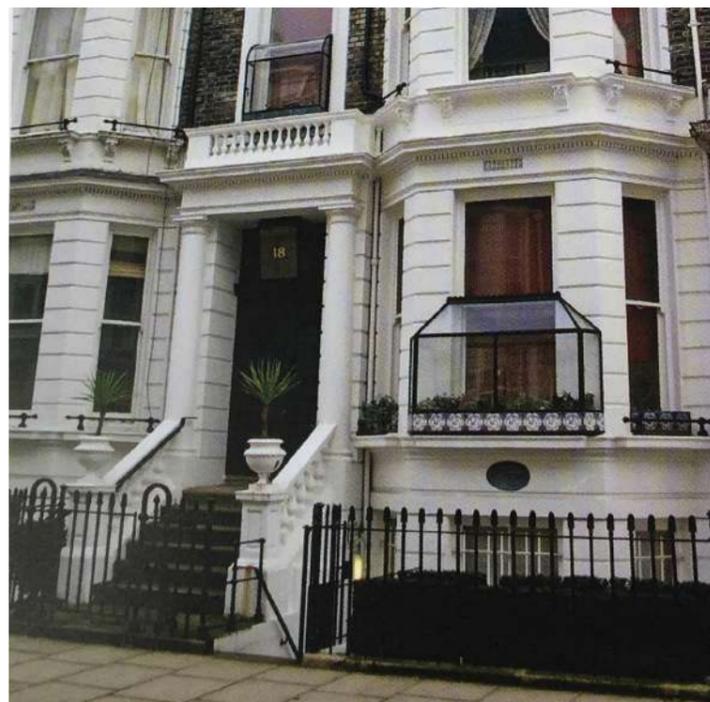


Design - Appearance (front)

The proposal includes a fully glazed elevation to the street using structural glazing for the façade and for the roof. This frontage will provide a totally transparent element that will minimise the appearance of the extension and reduce the presence of the massing where visible from the street. An approach using high quality glazed details alongside traditional contexts is a sympathetic way to contrast from the original period details but not detract or compete with them.

The design proposal for the glazing is that it will form a thick enclosure for planting. This idea is influenced by the Victorian trend of Pteridomania or Fern Fever. It was common for Victorian properties in London, similar to the host building, to have Wardian cases built into the architectural fabric. This early version of the terrarium protected plants behind glass and created a means to display planting in a controlled manner. In London these cases can still be found within building fronts.

This proposal creates a modern interpretation of the Wardian case by providing an enclosure for full height planting within the thickness of the glass façade. This planting will provide screening to the internal circulation route and a decorative element to the elevation where visible from the street. The enclosure for the planting is a high-quality design element that will enrich the contribution the extension makes to the streetscape and local area.

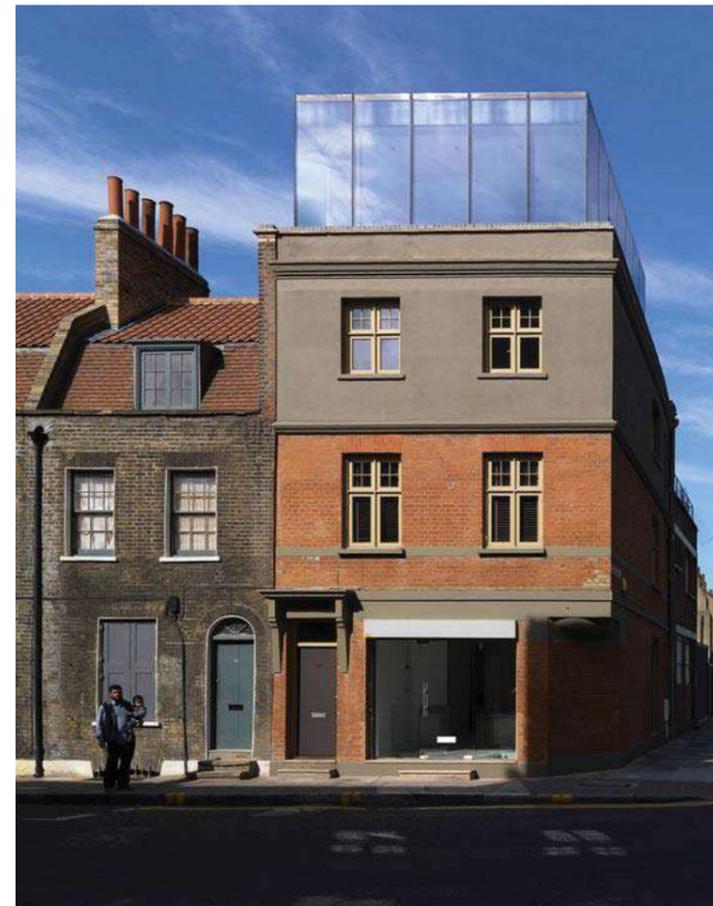


Precedent Image - Victorian Wardian Cases integrated into a London facade

Design - Appearance (rear)

The extension is designed to sit within the parapet wall to the roof of the existing side extension. The roof structure will be lowered to minimise the height of the proposal.

The proposal will reconstruct the parapet to this roof to the original level and remove the render finish that has been applied above the first-floor level at the rear. This will be constructed in reclaimed brickwork to match the host building. The extension to the rear is largely glazed with large windows facing south-west and north-west. The solid surface cladding to the garden and to the flank wall facing No.26 will be finished in a dull-grey metal cladding. This finish is consistent with the metal lead work to the host building and neighbouring buildings. Metal cladding of this appearance (although a different finish), is also a feature to the front elevation to the new development at No.26, adjacent to the proposal.



Precedent Photograph - Modern glazed extension to Grade-II listed building and conservation area historic setting, Whitechapel London.

To avoid any overlooking to neighbouring amenity created by the extension, timber louvres will be set vertically to the north-west window. These will shield any views from the proposed bedroom into neighbouring properties. The design of the louvres provides a contrasting but sympathetic addition to the host building. The extension restores the visual balance to the rear of the property that has been lost due to the very large construction recently approved to No.26. The composition of the proposed mass of the extension creates a better hierarchy of heights and elevational materials than the existing arrangement has.

Design - Streetscape

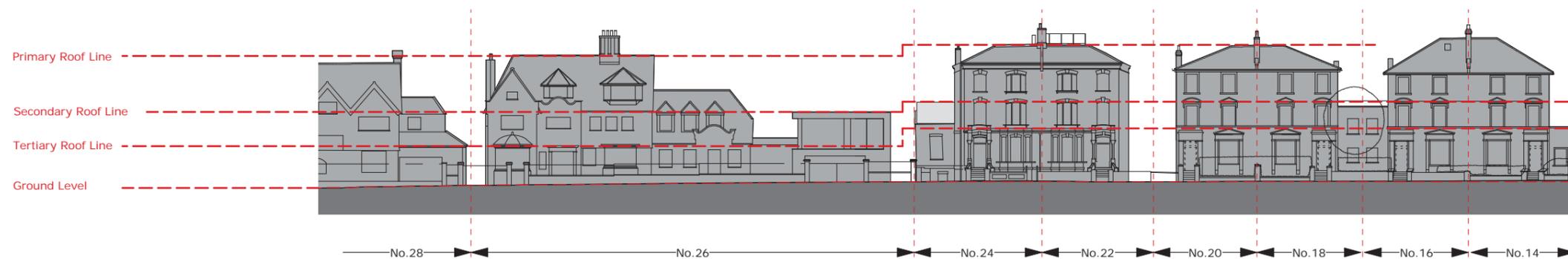
As the Elsworth Conservation Area Appraisal notes, Harley Road has a varied make up of properties. 'The four-storey townhouses, of which 24 Harley Road is one, have a repeat pattern of fenestration, entrances and storey heights. At roof level there is a consistent pattern and rhythm of parapets, repeat chimneys and to lesser extent dormer windows.' This pattern of heights can be read as continuing along the streetscape to the later development of residential properties, No.'s 26 and 28, with eave and roof heights aligning but stepping down in height after No.24

We have indicated on the street elevation below, how the proposed extension sits within this language of levels and the proposed height of it is consistent with the historic context as well as the more recent development to neighbouring properties No.'s 16, 18, 26, and 28. This elevation demonstrates how the primary roof line of the buildings fronting Harley road step down from No.24 to No.26 as does the tertiary roof line made up of porches and eaves. This step would be entirely consistent with our proposed level for the height of the extension, which would sit at the same height as the infill to No.16-18 and would step down to the height of the roof to No.26, which in turn aligns with the dormer window eaves to the main building and to the eaves to No.28.



Precedent Photograph - Timber louvres over windows used to direct and screen views.

Street Elevation - Streetscape elevation hierarchy - 1:500



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Response to previous (withdrawn) planning application

The proposal is in a similar location to the withdrawn element of the 2009 planning application (Ref. 2009/3112/P). However, the footprint of the extension is set at the rear of the side extension so far back that it should not be interpreted as a conventional side extension.

This design responds to the points raised by the planning officer on the 2009 application as follows:

1. The extension cannot be read as 'bulky'. It is a 'light', transparent glass box that will be barely visible from the street.
2. The footprint of the proposal is set to the rear of the roof to the existing side extension and is significantly lower in height than the previous design. The massing is minimal and it is subordinate to the existing house.
3. The height of the extension will be higher than the porch. However, it is set so far back from the front of the house that the extension is not read in the same elevational plane as the host building or the other elevations or roofs in the streetscape. The extension will not be read in the same plane as the porch so the height should be interpreted differently.
4. The proposal retains the existing side window to the house and does not build in front of it or block views of it from the street.

Heritage/ Conservation Area Statement

24 Harley Road is the last of three four-storey semi-detached townhouses and is identified in the Elsworth Road Conservation Area Appraisal and Management Strategy (CAAMS) as part of a group of buildings (No.'s 14-24) that make a positive contribution to the character and appearance of the conservation area.

The location of the proposed extension minimises the visible appearance of it from the street. The materials contrast with the host building but are sympathetic and in relief, with the glazed façade and roof forming a transparent element that will blur the appearance of the roofline and allow light to pass through it.

The elevation to the host property is unchanged by this proposal and it will retain its character and pattern with its neighbours.

Part 3.9 (v) of the Elsworth Conservation Area Appraisal states that the view looking south-east along Harley Road is notable. As indicated in the adjacent sketch views, the proposed extension will not be visible in this view. The appraisal goes on to state that *'the view northwest down Harley Road, is not of significant conservation interest and is dominated by a distinct tall, modern, residential tower at Swiss Cottage, designed by Terry Farrell, which immediately draws the eye away from the smaller historic buildings.'* The proposed extension will only be partly visible in this view.



Proposed Sketch View - looking north-west along Harley Road - dashed line shows glazed element

Proposed Sketch View - looking south-east along Harley Road - proposal is not visible



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Planning Policy Review

The following have been considered in the development of the proposals;

- Camden Local Plan,
- Camden Core Strategy and Development Policies
- Supplementary Planning Documents:
 - Camden Planning Guidance 1 Design
 - Camden Planning Guidance 2 Housing
 - Camden Planning Guidance 6 Amenity

- Elsworthy Road Conservation Area Appraisal and Management Strategy (CAAM) (See Heritage Statement on previous page)

CS14 and DP24 - The character, setting, context, form and scale of the neighbouring building have been considered in the design of the proposal and in the choice of materials.

The proposed design is of high architectural merit and quality, and will see an improvement to the existing extension.

The design:

1. Is compatible with the local character and context
2. Enhances the design layout and the opportunity for equal access, increasing the building's life span.
3. Proposes high quality detailing and materials.

DP25 - With regards to Conserving Camden's Heritage the proposal preserves and enhances the character and appearance of the conservation area by making a positive contribution to the streetscape and improving the rear elevation.

DP26 The location and scale of the proposed extension and landscape works has no adverse impact on the occupiers of adjacent properties, with no loss to light or privacy. The main vistas out from the extension will be over the property's own garden and the window to the north-east will have louvres to direct views away from the neighbours' garden.

CPG1 (Design)

The proposal is a high-quality design specially developed in response to its sensitive urban setting. The footprint and mass of the proposal responds to the context, surrounding buildings and to the host building and will employ high-quality materials to achieve excellence in design. The scheme;

1. Enhances the host building making a positive contribution to the streetscape and to the rear elevation,
2. Respects and is sensitive to the features of the site and proposes new planting to the roof level,
3. Provides connectivity specifically suited to those with visual impairments,
4. Will not overshadow any neighbour or amenity space,
5. Will not overlook,
6. Is considered in how it sits within views down Harley Road,
7. Respects views of gardens and does not block any view through the site,
8. Contributes to the character of the area,
9. Provides visual interest,

It is noted that figure 3 of CPG1, Side Extensions, illustrates a formal Victorian style townhouse, similar to 24 Harley Road. However, the proposed extension does not fit the model of side extension referred to in this passage due to its location - set back from the front elevation - and that it sits one-storey below the roof to the host building.

It is understood that the intent of this planning guidance is to avoid 'terracing' to detached properties. The development site, at the end of the run of villas, and the massing of the proposal, which is set well back from the front elevation, does not make an appearance of terracing' or provide any harm to the appearance of the semidetached villa being separate from its neighbours.

CPG2 and CPG6 (Housing, Amenity)

The new accommodation is designed specifically for an elderly and disabled occupant. The accommodation has a dual aspect and will provide significant levels of natural light to the habitable room an important requirement for the visually impaired occupant. The levels of sunlight and daylight the spaces will receive are relevant to standards CPG2 (housing) and CPG6 (Amenity) as well as guidance from the Royal National Institute of Blind People (RNIB).

Access

Access to the development is to ensure equal and convenient access to the property and access for the emergency services where relevant. This application is for the extension of a residential unit. As a residential unit, the space will not be accessible to the public, but should however cater for people with varying levels of access ability. The entrance from Harley Road remains unaltered.

The development is for an elderly and disabled occupant and has been designed to specifically cater for these needs.

Conclusion

In conclusion, the proposed development provides an annex extension to the existing property that provides accommodation for an extended family member with specific disability requirements. The extension will not have an adverse impact on the character and appearance of the surrounding area or streetscape.

The design enhances the quality of the living environment inside the dwelling and does not result in any loss of residential amenity, nor result in any impact, harm or the loss of any amenity to the neighbouring properties with regards to loss of light, outlook or privacy. The design and scale of the proposal has been developed with consideration to previous planning applications and advice. It is seen as a sympathetic form of development to the host building and not to unacceptably detract from the character or appearance of the surrounding area nor the conservation area character.

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Existing - View looking north-west along Harley Road



Proposed Extension - Photoshop view looking north-west along Harley Road

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Existing - View looking at the rear of the building



Proposed Extension - Photoshopped view looking at the rear of the building

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About the Architect

Hayhurst and Co. are an award-winning architectural practice that specialise in designing well-crafted and contemporary buildings in sensitive environments. They have a proven track record to delivering high-quality design projects in conservation areas as well as to listed building and sites in the shadow of Grade-I listed monuments.

They have particular skill in intergrating planting into the architectural fabric of a project to provide long-term sustainable, ecological and delightful solutions.

In 2012, Hayhurst and Co. won an RIBA National Award and the RIBA London Small Project Award for Hairy House - an extension to a Victorian House in a Conservation Area in London Borough of Hammersmith and Fulham. The project was the subject of a recent lectures for Urban Design London as part of the Understanding Heritage Assets Conference.

Image Right: Hairy House, LB Hammersmith and Fulham.

In 2016, Hayhurst and Co. won an RIBA Regional Award and was a finalist for the RIBA House of The Year Award for Garden House, a contemporary new build house in Dalston, located in a land-locked plot behind Victorian terraced housing in London Borough of Hackney's de Beauvoir Conservation Area. The new two-storey building looks to create a prototype for densifying back-lot, inner-city development whilst avoiding any loss of daylighting or overshadowing to adjacent properties.

Image Bottom Right: Garden House, LB Hackney.

In 2013, Hayhurst and Co. won an NLA 'Don't Move Improve' Award for Hampstead Beach House - a house extension in a the Mansfield Conservation Area in London Borough of Camden.

Image Below: Hampstead Beach House, LB Camden.



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