

PLANNING, DESIGN & ACCESS STATEMENT

Address : 106 King Henry's Road, London, NW3 3SL

- Description :**
- Excavation and construction of new basement
 - Reconfiguration of rear elevations
 - Infill of existing 1st floor rear terrace
 - 3No. new rooflights



106 King Henry's Road

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Site location plan

1.0 Introduction

This Planning, Design & Access Statement forms part of a planning application for proposed alterations to 106 King Henry's Road, London, NW3 3SL.

The proposal involves:

- Excavation and construction of new basement
- Reconfiguration of existing rear elevations
- First floor side infill extension to rear terrace
- 3No. new rooflights

Pre-application advice was sought and received for the proposed works (2016/7024/PRE)

The following drawings and documents should be read in conjunction with this statement:

- Site Location Plan (1/1250)
- Site Plan (1/500)
- Existing and Proposed Plans (1/50)
- Existing and Proposed Elevations (1/50)
- Existing and Proposed Sections (1/50)
- Basement Impact Assessment
- Basement Impact Assessment Audit form

The pre-application planning officer has confirmed since issuing advice that a draft Construction Management Plan is not required at planning application stage.



Aerial view of 106 King Henry's Road (from south)

1.1 Site Context

106 King Henry's Road is a mid-terrace single dwellinghouse constructed circa 1970 as part of the Chalcots Estate post-war redevelopment scheme. The property is located on the northern side of King Henry's Road between Lower Merton Rise and Lyttelton Close. It is not listed and is not within a conservation area.

106 King Henry's Road is a 2-storey white-painted brick property with dark timber infill panelling. It has an L-shaped plan surrounding a small courtyard which is fully paved. The courtyard leads out onto large communal gardens behind which are for the exclusive use by the residents whose properties back onto them.

Whilst all the buildings to this terrace (and surrounding streets) are of the same basic form, most have undergone some sort of change/development. The original single storey rear extensions have been built over to varying degrees (including that of 106 King Henry's Road in 2006 - see 2006/4719/P) and many of the rear elevations' original glazing has been altered. The properties at 5 & 7 Lower Merton Rise have had an additional storey added (see planning permission 2008/4919/P).



Aerial view of 106 King Henry's Road (from north) with communal garden behind

2.0 Planning History

2016 - Pre-application advice - 2016/7024/PRE

Pre-application advice was sought and received for the proposed works included in this planning application.

The advice was that the proposed basement and side infill extension are considered acceptable in principle.

On the specific design elements, the following advice was received

1. Basement

The proposed basement extended under the full footprint of the house and the small courtyard and *'although Camden Planning Guidance generally recommends the construction of basements below the existing footprint, the existing rear courtyard is entirely paved and so the development would not result in the loss of any trees or vegetation. The proposed extension of the basement outside of the footprint of the existing house is considered acceptable in principle'*.

As an amount of terrace was retained to the courtyard at ground floor level and as the property benefits from access to a private communal garden, *'the proposal is therefore considered to retain a reasonable amount of rear amenity space'*.

2. First floor side infill extension

The proposal was seen to *'present a continuation of the existing building and would not have an adverse impact on the host building' and would 'respect the character and appearance of the host building and surrounding buildings and would thus be considered acceptable and an improvement on the current situation'*.

3. Alterations to fenestration and roof.

'The proposed new openings would be of a uniform appearance in size and scale and would align from basement to first floor level. Full-height glazing at both ground and first floor level is a feature of the host building and surrounding properties in the Chalcot Estate, therefore the alterations are considered acceptable in principle, subject to detailed design.'

4. Front lightwell

The front lightwell providing light to the basement rooms was not considered acceptable and has been removed from the proposed scheme

Since the introduction of Camden's Local Plan (Adopted June 2017), planning policy regarding basements changed. The planning officer who provided pre-application advice, Charlotte Meynell, was contacted to understand if the new policy would affect the original advice. Whilst there was policy change in the retention of garden/amenity space, it was confirmed that due to the amenity of the communal garden, the proposal complied with points f-m of the new policy and the pre-application advice would be unchanged.

2006 - 2006/4719/P

The erection of a rear extension at first floor level and erection of refuse store in front garden of the dwellinghouse

Granted 01/12/2006

From: Meynell, Charlotte Charlotte.Meynell@camden.gov.uk
Subject: RE: 2016/7024/PRE - 106 King Henry's Road, London, NW3 3SL
Date: 2 August 2017 at 17:01
To: Johanna Molineus johanna@johannamolineus.com
Cc: Patrick Brice patrick@johannamolineus.com, David Nash david.nash@solid-geometry.com



Dear Johanna,

Many thanks for your email including the images of the courtyard and trial hole.

I ran the proposal past one of my colleagues in planning policy this afternoon, and they have confirmed that the rear yard would indeed not be considered as a garden, and so a proposed basement development under the full footprint of the property and rear yard would comply with the points f) to m) of Policy A5. My original pre-application advice would therefore be unchanged.

Kind regards,

Charlotte Meynell
Planning Officer
Regeneration and Planning
Supporting Communities
London Borough of Camden

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2.1 Planning Considerations

The following Camden planning policy and guidance documents were taken into consideration in the proposed design during the pre-application stage:

Core Strategy (adopted November 2010)

- CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010-2025

- DP22 Promoting sustainable design and construction
- DP23 Water
- DP24 Securing High Quality Design
- DP26 Managing the impact of development on occupiers and neighbours
- DP27 Basements and lightwells

Camden Planning Guidance

- CPG1 Design
- CPG4 Basements and lightwells

Since receiving pre-application advice and prior to submitting this application, Camden have introduced a new Local Plan (adopted June 2017) which has replaced the Core Strategy and the Camden Development Policies 2010-2025.

The following policies within the Local Plan have been taken into consideration in the proposed design during the planning application stage:

- A2 Open Space
- A3 Biodiversity
- A5 Basements
- D1 Design
- D2 Heritage
- CC3 Water and flooding

3.0 Design Proposal

1) Excavation and construction of new basement

The scheme proposes the excavation and construction of a new basement level underneath the footprint of the house and courtyard garden. Whilst the excavation will be to the full 20m² courtyard, only 8.5m² will be enclosed basement with the remaining 11.5m² left as open courtyard. The proposal allows for the sections of the ground floor terrace and basement courtyard to be planted, the beds allowing for drainage attenuation. This is an improvement on the current courtyard which is paved and rainwater taken directly to the main sewer via a gully. Avoiding adversely affecting drainage and run off is required under point o. of Local Plan policy A5.

Construction of the basement will not lead to a loss of biodiversity as the excavation will occur beneath the footprint of the building or hardstanding of the courtyard/front garden only. This is in line with Policy A3 (Biodiversity).

A courtyard will allow for natural light and ventilation to the basement rooms.

The courtyard, situated within the angle of the L-shaped plan, will be set away from the neighbouring properties, be discrete and not harm the architectural character of the building, in line with the guidance for basement lightwells provided in CPG 4 (para 2.19)

The basement windows and external doors have been designed to relate to the windows above at ground floor level in number, form and scale ensuring coherent elevations to the side and rear.

The external basement walls to the rear courtyard will similarly be faced in white painted brick to match and respect the finish and appearance of the walls above.

A number of basements have been granted planning permission and constructed at the following properties in the immediate vicinity on the Chalcots Estate, including:

- 26 Lower Merton Rise (2013/7042/P)
- 56 Hawtrey Road (2015/2665/P)
- 86 Hawtrey Road (2013/6694/P)
- 2 Quickswood (2011/3626/P)



View of rear of 106 King Henry's Road from communal garden

3.0 Design Proposal

2) First floor terrace infill extension

The scheme proposes to infill the small first floor terrace that remains after the work carried out in the 2006 application.

A number of properties in the immediate vicinity, which are visible from the same shared communal gardens that serve 106 King Henry's Road, have fully extended over the original first floor terrace, including:

- 4 Lyttelton Close (P9600360)
- 5 Lyttelton Close (PEX00000258)

The external walls and windows to the extension, as with those in the basement, have been designed and scaled to respect the existing main rear elevation with the parapet wall pulled around the corner to replace the existing unsightly roofing felt drip-nose. The walls will be white painted brick/render.

Pre-application advice noted that the existing timber extension is unattractive and unsympathetic whilst the proposed extension is considered to respect the character and appearance of the host building and surrounding buildings.

3) Glazing to rear elevations

The scheme proposes to make alterations to the door and window openings to the new rear elevations to serve the new internal layout. The new openings, while large, are scaled to match existing large openings on the rear elevations. Other nearby properties have similarly modified the openings to their rear, including:

- 5 Lyttelton Close (PEX00000258)
- 5 Lower Merton Rise (2008/4919/P)
- 7 Lower Merton Rise (2008/4919/P)

Pre-application advice noted that the proposed new openings were uniformed and aligned and the full height openings are a feature of the host building and surrounding properties. Accordingly they were considered acceptable in principle.

4) 3No. new rooflights

The scheme proposed the replacement of 3No. existing rooflights with 3No. new rooflights to serve the revised internal first floor layout. The rooflights will be set in from the roof edge and will not be visible from the street or communal gardens.

Pre-application advice noted that the rooflights would be obscured by view by the parapet walls and would not have a detrimental affect on the character and appearance of the building.



View of rear of 5/7 Lower Merton Rise from communal garden



View of 4/5 Lyttelton Close from communal garden

4.0_Use

No change is proposed to the use of the property; it will remain as a C3 residential dwelling.

5.0_Layout

Internally, beyond the excavation of a basement level, the layout will undergo alterations which are not subject to planning permission.

6.0_Access

The existing access to the property will not change nor will the access of neighbouring properties be affected.

7.0_Scale and Appearance

The proposed scheme's external appearance has been designed to work with the existing building in terms of appearance and materiality.

The works will add no above ground volume to the building except for the infilling of the small terrace at first floor level.

The proposed scheme, will have no impact on the neighbours in terms of overlooking or overshadowing.

8.0_Conclusion

To conclude, the proposal seeks to improve the amenity of the residential occupier by providing additional accommodation in an efficient and unobtrusive manner.

The proposed scheme has received supportive pre-application advice which considered the proposals acceptable, a position which has been reconfirmed since the change in basement planning policy following the council's adoption of the Local Plan. The front lightwell considered unacceptable at pre-applicaition stage, has been removed from the proposal.