

**1A HARLEY ROAD
DESIGN & ACCESS STATEMENT**

Introduction

This document has been written to support the Planning and Conservation Area Consent application for a rear and side extension to the Lower Ground Floor flat to No.1a Harley Road, Including the demolition of an existing rear conservatory and minor alterations to the lower ground floor front retaining wall.

This document includes the design and access statement and it explains in photographs, drawings and words how the proposals have developed in terms of use, massing, layout, scale and appearance. In writing this statement and devising the proposals we have taken into account the site area, the physical and social characteristics of the surroundings and the relevant planning policies.

Patrick Owens Architecture are a design orientated practice with a reputation for finding bespoke solutions for challenging sites. Our success is built on an emphasis of tailoring the building form, material palette and overall aesthetic to meet the needs of current and future occupants whilst responding sympathetically to site context in line with national and local policies.

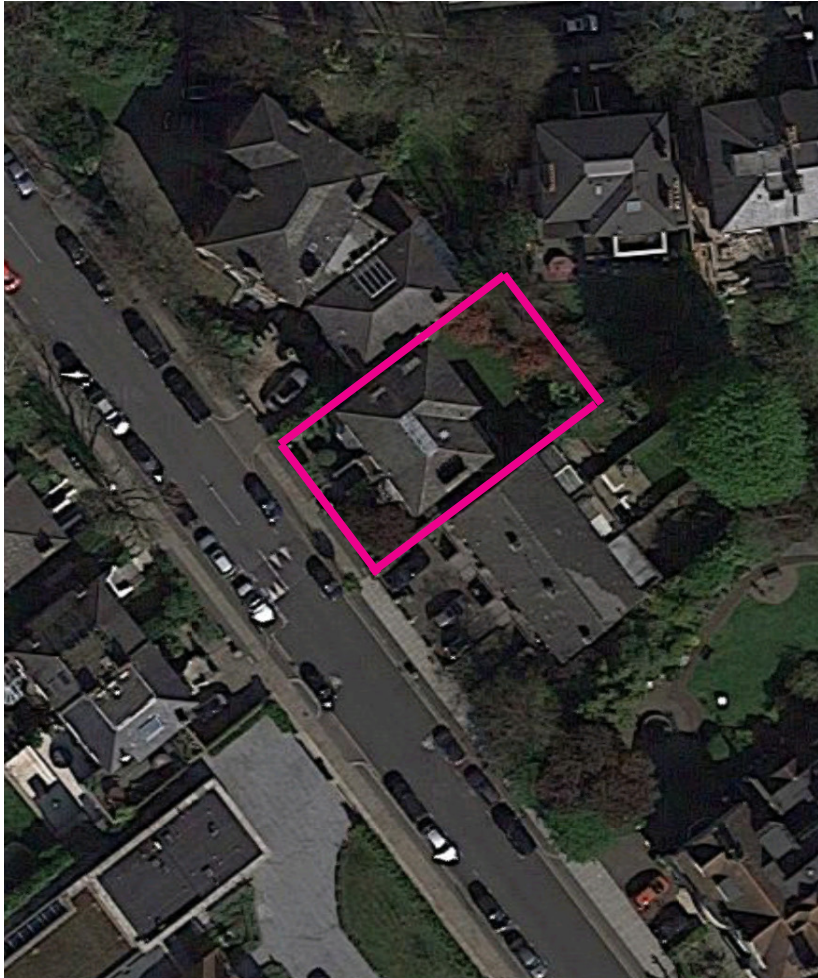
Description

1a Harley Road is a 3 bedroom flat on the ground floor of a detached Victorian double fronted house. It is located within the Elsworthy Conservation Area, which consists mainly of residential properties from the Victorian era.

The house has an existing poor quality single storey extension which the owner wishes to replace with a smaller extension to the rear and side in order to improve the quality of the house.

A number of neighbouring houses, on both sides of the street have side and rear extensions, under construction or recently completed.

It should be noted that the neighbouring properties on both sides have existing ground floor footprints which are much larger and extend considerably further than that proposed at 1A.



No. 1A Harley Road

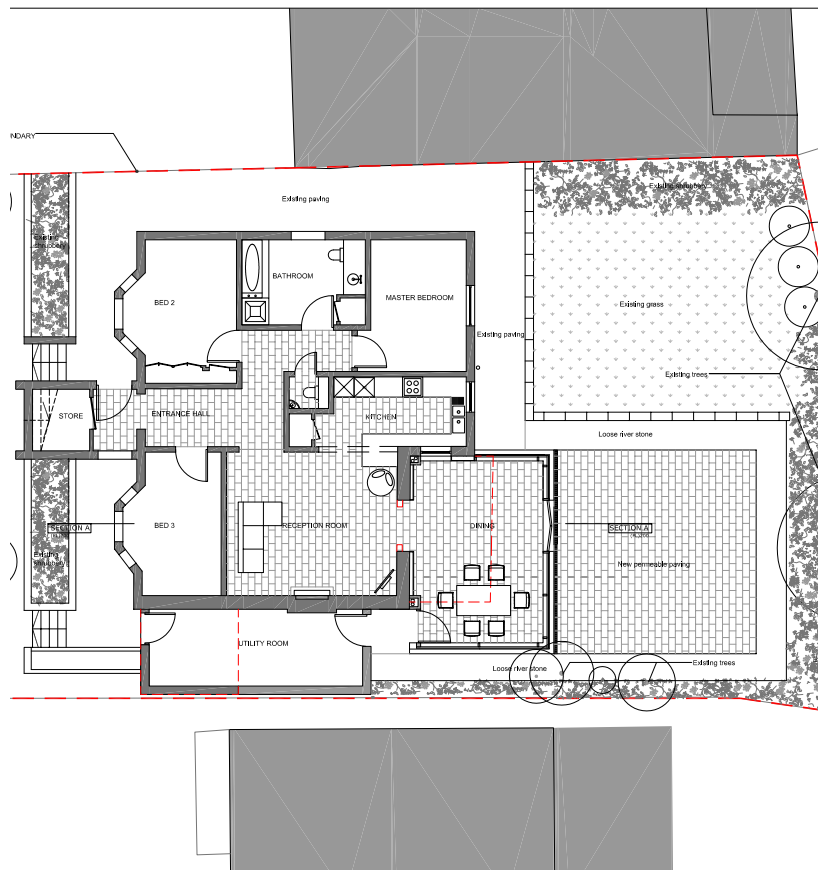


No. 1A Harley Road

Planning history

2012/0211/P - Approved application for Erection of single storey rear extension and enlargement of side extension to existing residential flat

In recent years planning permission has been granted by Camden Council for a number of rear and side extensions on both sides of Harley Road and neighbouring streets.



No. 1a Harley Road Previous Planning Application - Ref 2012/0211/P

Planning policy

The proposed rear extension meets the following criteria inline with CPG1 Design 2015;

- secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;
- allow for the retention of a reasonable sized garden; and
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

Materials

- ensuring good and optimum arrangement of the site in terms of form, mass and scale, including usable amenity space where appropriate and addressing biodiversity matters.
- adopting a rigorous design and impact approach to assessing the heights and bulk of buildings in relation to existing surroundings and views, which may involve a detailed local area analysis.
- identifying with and respecting the architectural, historic quality and character of the surrounding environment.
- enhancing of the area between the public and private domains including boundary treatment and access for all.

Width

- not visible from the street and should respect the rhythm of existing rear extensions.

Similarly the proposed side extension meets the following criteria inline with CPG1 Design 2015; (it should be noted the side extension is exactly the same footprint as that previously approved)

- no taller than the porch; and
- set back from the main building.

Planning precedent

There is a strong level of precedent of similar successful planning applications with in the immediate area of 1A Harley Road, notably the recently approved application for No. 28 Harley Road. Which contains a larger rear/side extension than that proposed.

Approved - 2016/2889/P - 28 Harley Road London NW3 3BN - Demolition of part single storey side extension. Construction of a part single and part double storey rear extension, part single storey side extension - This is a much larger

Approved - 2015/7015/P - 9 Harley Road London NW3 3BX - Replacement of the rear conservatory; excavation of lower ground floor/basement level at the rear of the house; alterations to the front boundary fence and vehicle access

Approved - 2015/5846/P - 28 Harley Road London NW3 3BN - Erection of a part width single storey rear extension. Installation of a new front door and porch canopy.

Design

The design approach for the rear of the house is to create a high quality, contemporary and complementary rear/partial side extension which provides improved living accommodation. The design will introduce a contemporary architectural addition to the house that draws on a simple material palette and high quality detailing.



3d model of proposed extension

Sustainability

The proposed extension will be very well insulated, and high quality double glazing will be used so that the overall energy consumption of the house will be reduced. These measures will comply with Building Regulation requirements and LB Camden's stated aims in improving the sustainability of its housing stock.

Access

There are no proposed changes to the existing site access.

Conclusion

This Design and Access statement demonstrates that the proposed development would make a positive contribution to the property and would not adversely impact on the Conservation Area, in line with Camden's planning policies.

The new rear extension does not detract from the original building, rather it introduces a high quality, complementary and elegant architectural design addition, replacing a poor quality construction.

It will improve the quality of the interior living accommodation thus improving the overall quality of the property both presently and for the future.

The proposed extension replaces the existing rear conservatory with a level of development which will not detract from the character of the property or the surrounding streetscape and represents a modest increase from a previously approved application.

The extension is not full width across the back of the property and as such is clearly subordinate.

It is significantly short of the building line on neighbouring properties.



**PATRICK
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