

DESIGN & ACCESS STATEMENT

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

- Description :
- Demolition of existing property
  - Excavation and construction of new basement
  - Construction of new-build 2 storey single-family property over basement



106 King Henry's Road

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Site location plan (scale 1/1250)



# 1.0 Introduction

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

The proposal involves:

- Demolition of existing property
- Excavation and construction of new basement
- Construction of new 2 storey single family dwelling over basement

This application follows the submission of a previous planning application for the same works but which retained the front elevation only (2017/5122/P). The new application involves the like-for-like replacement of the front elevation to upgrade the building's fabric. Replacing the front elevation will allow for quicker and easier construction of the basement.

Pre-application advice was sought and received for the previous application (2016/7024/PRE) and is referred to where relevant.

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
- Planning Statement
- Lifetime Homes Assessment

The pre-application planning officer has confirmed since issuing advice that a draft Construction Management Plan is not required at planning application stage and that a Sustainability Statement is not required for the construction of a single dwelling.



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



## 1.1 Site Context

106 King Henry's Road is a mid-terrace single family dwelling-house 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 black painted timber infill panelling. It has an L-shaped plan surrounding a small courtyard at the rear of the property which is fully paved. The courtyard leads out onto large communal gardens 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 alteration or 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 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 20m<sup>2</sup> courtyard, only 8.5m<sup>2</sup> will be enclosed basement with the remaining 11.5m<sup>2</sup> left as open courtyard. The proposal allows for 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 fully paved with 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 hard standing of the courtyard. 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



## 2.0 Design Proposal

### 2) Construction of new 2 storey single family dwelling over basement

The scheme that sought pre-application advice (2017/5122/P) involved considerable demolition of the existing property for the new layout, new window configuration and upgrading of much of the building's fabric.

This scheme involves the demolition of the remaining external fabric in order to upgrade the thermal efficiency of the property to current building regulations/planning requirements and facilitate the construction of the basement.

The external appearance of the proposed replacement front elevation, with its material palette of white painted brick/render and black painted timber cladding, will match the existing like for like. This is to ensure no loss to the group value appearance of the terrace which is distinctive in appearance and typology. Local plan policy D1 requires development to respect local character and context and be comprised of details and materials of high quality.

The layouts of the revised scheme have been designed to meet the requirements of a new build dwelling under both Camden policy and the Technical housing standards - nationally described space standard (2015). In particular

- All habitable rooms have ceiling height of 2.5 metres, above the 2.3 metres required under the technical housing standards and CPG2 (4.10)
- Reconfigured bedroom sizes - all double and single bedrooms above the respective 11m2 and 6.5 m2 requirement
- Window openings to the front will remain the same size. Window openings to the rear are reconfigured. All windows to habitable rooms allow high levels of natural daylighting and are sized well in excess of the 10% of the room footprint required in CPG2 (4.24)
- Outdoor amenity is retained within the small courtyard but the occupants additionally have access to large private gardens to the rear which are shared by all residents whose properties back on to them.

The layout of the property has also been designed to meet the criteria set out by the Lifetime Homes Standards. Measures to meet the standards are shown on the drawings and also within the Lifetime Homes Assessment included within the application.



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

## 2.0 Design Proposal

The rebuilding of the property above the basement involves the following changes from the existing property

### 3) First floor terrace infill extension

The scheme proposes to infill a small first floor terrace that remains after work carried out in a 2006 application (2006/4719/P) to erect a rear extension at first floor level.

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 4/5 Lyttelton Close from communal garden

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### 3.0 Use

No change is proposed to the use of the property. The new building will be a single family dwelling in C3 residential use. It will be occupied by the current owners.

### 4.0 Layout

Internally, the layout is described in the application drawings and has been configured to meet planning policy and national space standards.

### 5.0 Access

Points of access to the property from the street and communal gardens remain the same. Access to and within the building has been improved by following the requirements of the Lifetime Home standards - please refer the Lifetime Homes Assessment included within the application.

Access to neighbouring properties is not affected.

### 6.0 Scale and Appearance

The proposed scheme's external appearance has been designed to work with the existing terrace and urban context in both appearance and materiality.

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

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

### 7.0 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 (beyond the demolition and like for like replacement of remaining fabric not included in application 2017/5122/P) has received supportive pre-application advice which considered the proposals acceptable. This position 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-application stage, has been removed from the proposal.