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To:
Camden London Borough Council

Ref: 28 & 30 HEATH HURST ROAD, NW3

Design and Access Statement for a single storey rear extension and side infill to both properties.

This application includes the following drawings:

- Location Plan
- Existing and proposed drawings

The Properties:

The existing properties three storey Victorian terraced Houses over four levels (ground, first, second and loft) with a two-storey rear projection. Both dwelling houses are situated within a conservation area. There is a small rear extension to both properties.

Assessment

- The current side passages are unused and dark to both properties
- The properties share a separate access passageway to the side between the houses.
- The existing construction of the small existing rear extensions is tired and in need of attention.
- Side and rear extensions can be seen on neighbouring properties such as No. 32 and 34.
- The properties share a communal passageway in-between.

Proposal:

- The Proposal involves the erection of a single storey rear extension and side infill to each property.
- The Extension to No.30 features a flat roof rear extension with a recessed parapet detail, and a sloped roof to the side infill. One horizontal roof light will be situated on the rear extension with a linear roof light over the side infill.
- The extension to No.28 features a glazed roof over the rear and side, sloping in both directions towards the rear of the extension.
- A shared party wall between No.28 and No.30 will contain a shared gutter and drain
- The neighbours have worked together to design their proposals
- All New materials are to match existing throughout whole extension, retaining the character of the properties on the street.
- The communal passageway will remain.

It is deemed that extensions to dwelling houses are acceptable in principle provided that they are in keeping with the character and appearance of the property. They do not have a detrimental impact on the amenity of each other, as the owners of no.28 and no.30 have worked together to design these proposals. Both houses are proposing to remove unsightly outbuildings in their gardens to replace with neater rear extensions.

Design

The proposed extension has been designed to make sure that the built form and spaces are of a scale, design and relationship to each other, which promotes the amenity of the users, providing a satisfactory level of sunlight, daylight, privacy and outlook for existing and proposed residents. Materials used will be to match the existing walls and roofs.

Amenity

There are no neighbouring properties that will be affected in amenity terms by the proposed development. The current side areas are used as external storage and access only and these additional spaces will provide valuable storage and utility spaces for both houses, for current and future needs of developing families.

Recent planning permission was granted for a rear and side extension to no.30 (Planning REF: 2017/4378/P), and subsequently the neighbours would like to submit plans together. It is deemed that the proposed two side extensions are of a size and scale which is in keeping with the character of the dwelling and have an acceptable impact on the amenity of the neighbouring residents.

Access:

Access to the property remains unchanged. The increased space of the kitchen areas allows for greater lifetime usability for meeting changing needs of the occupants including space for wheelchair circulation and/or assisted living.

Please consider this application favourably,

Yours sincerely,

PEEK Architecture