

Design and Access Statement

7 King Henry's Road, London NW3 3QP

Undertaken on behalf of: Emily MacKay
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1. Summary

This Design and Access Statement has been prepared on behalf of Mrs Emily Jane MacKay. It accompanies a planning application for the rear first floor extension containing a new bedroom and rear second floor extension with en suite at 7 King Henry's Road, London NW3 3QP.

2. The Site and Surrounding Area

The site is situated within the London Borough of Camden, within two minutes walk from Chalk Farm underground station and Primrose Hill Park.

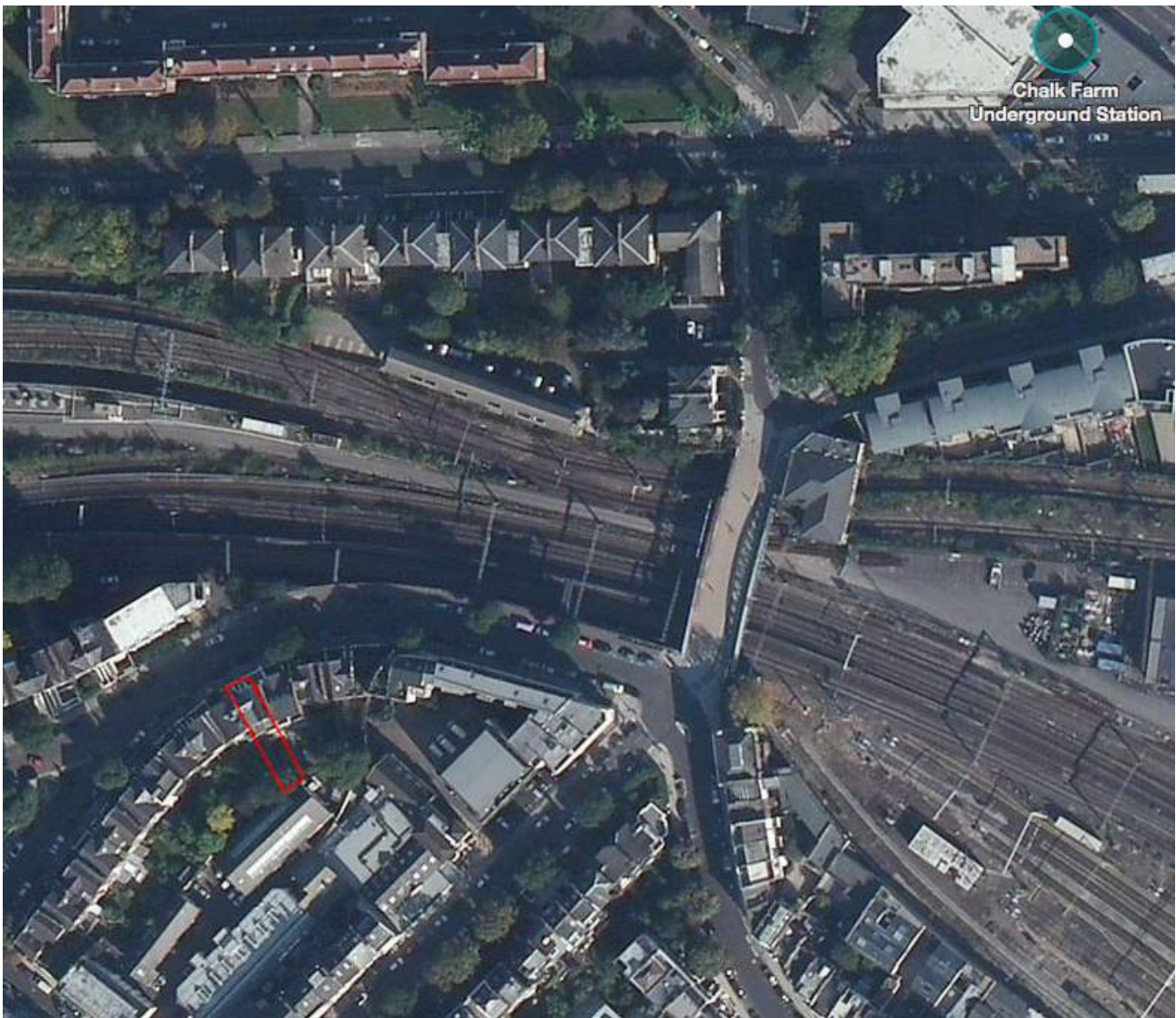


Image. 1 Site Location, source: <https://www.bing.com/maps>

3. Conservation Area Status

The building is not listed and not in a conservation area.

4. Use

7 King Henry's Road is a single family dwelling. Two adults and four children have lived there for the past six and a half years. It consists of four floors: basement, ground, first and second floor. There will be no change of use, the dwelling will continue to be residential.

5. Design

5.1 First Floor

- Rear first floor extension

The extension and layout change to the first floor are to create a fourth bedroom, so all four children can benefit from their own private bedroom. Currently two children are sharing 'bedroom 1'. This application proposes that the existing bathroom will be extended and will be converted into 'bedroom 4'. Part of the hallway and 'bedroom 1's' walk in wardrobe will allow for a new WC with a separate shower room.

- Overlooking and Amenity

Currently, both neighbours at no. 7 & no. 9 King Henry's Rd are experiencing an issue of overlooking. This is illustrated on drawings 17.01.100 & 17.01.104. Both terraces on the first floor level have no privacy including the side window to 'bedroom 1'.

The proposal eliminates this issue by extending the existing bathroom and setting back the new roof terrace balustrade, eliminating the view down to the terrace of no. 9.

The existing 'bedroom 1' side window is to be blocked.

The new 'bedroom 4' extension is proposed to have one rear elevation window in the same place as the existing door to terrace, but enlarged to align with the basement window, and one, non-openable clerestory window with no glazing below 1.7m above finished floor level. This will allow for natural daylight to the new 'bedroom 4' and improved privacy between the two properties.

- Enlarged window to first floor 'bedroom 1'.

This application proposes that the existing sash window of 'bedroom 1' (in rear elevation) is enlarged and replaced with a casement window to allow for more daylight. This will overcome the resultant reduction in daylight by the removal of the side window.

Delegated Report for the previously approved application number 2009/3600/P supports the window enlargement providing the host building's window pattern is retained.

5.2 Second Floor

- Rear second floor extension

The second floor rear extension will provide an en suite to the existing 'master bedroom' and will partially occupy the existing second floor terrace.

- Overlooking and Amenity

The second floor rear extension is within the planning guideline of a 45 degree angle, not affecting the neighbours privacy, daylight or existing use of space. The extension has been shaped to align with the existing gable end pitched roof and will not be visible from street level.

7 King Henry's Rd 5 King Henry's Rd



*Image 2.
Rear Elevation showing
no. 5 King Henry's Rd.*

5.3 Design Summary

- The dwelling was extended in 2005/2006. It has been noted by the application ref. 2009/3600/P Delegated Report, that widening the existing window openings is subordinate to the host building provided they are aligned.
- The extension works proposed will only affect the rear of the dwelling and will not be visible from the street.
- Both extensions are to be built on the footprint of the existing rear extension. The dwelling is similar in bulk and mass to the rear of no. 5 King Henry's Rd and will not overshadow it, see image 2.
- The extensions do not exceed 100sqm.

6. Materials

Both rear extensions will be built with matching London Stock brick to complement the existing villa. White timber framed windows and doors will be in keeping with the character of the dwelling and have been aligned with windows below.

7 King Henry's Rd 5 King Henry's Rd



*Image 3.
Rear Elevation*

7. Precedents and context.

The council's design policy discourages rear extensions higher than one full storey below roof eaves height.

In this instance, the property is situated within a row of terraced houses excluded from the Conservation Area Primrose Hill. There are many extension examples within this row of terraced houses different in design, scale, shape, width and detail.

The property next door at no. 5 King Henry's Rd already has an extension at second floor level, see image 2. The proposed extension would therefore align with it.

The existing site specific context, with the lack of privacy will be eliminated by the new extension and will improve the amenity of both current and future neighbours. In respect of no. 9 King Henry's Rd their need for the existing obscured glass rear facing door will no longer be required as their privacy is improved by way of this proposal.



Image 4.

View from first floor terrace of no. 7 King Henry's Rd towards no. 9 King Henry's Rd obscured glass door.

8. Access

Access to the property and bin store will not be altered.

10. Supporting Drawings:

- 17.01.001 Location Plan & Site Plan
- 17.01.100 Existing & Proposed First Floor Plan
- 17.01.101 Existing & Proposed Second Floor Plan
- 17.01.102 Existing & Proposed Roof Plan
- 17.01.103 Existing & Proposed Section AA
- 17.01.104 Existing & Proposed Rear Elevation