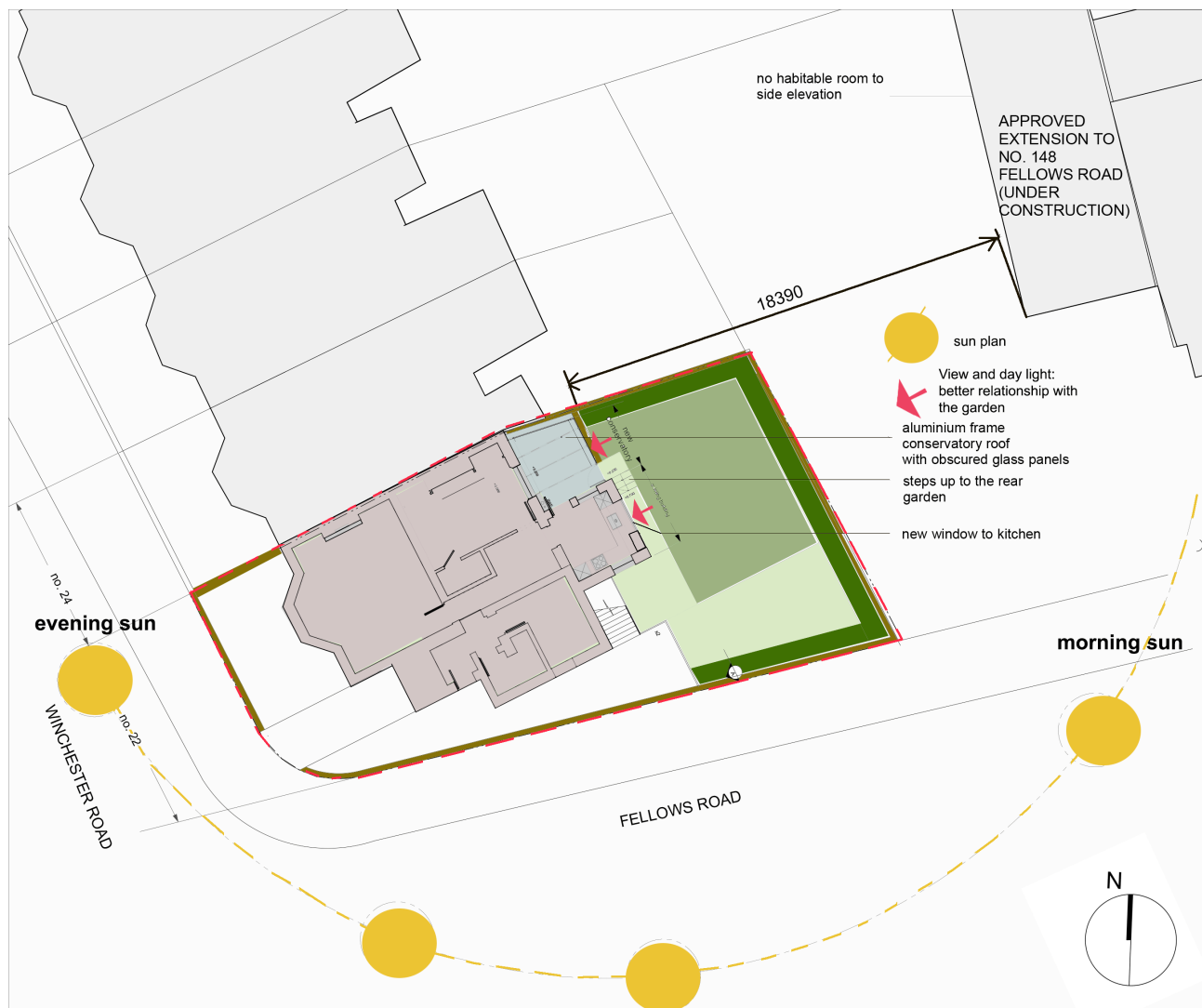


2 DESIGN



SITE ANALYSIS DIAGRAM

2.1 The proposal is to add a conservatory to infill a section of the sunken patio to the rear of Lower ground floor flat no. 22A Winchester Road, it amounts to an increase in gross internal area of 8.7 sqm.

2.2 A lean to glazed aluminium framed conservatory is proposed to allow slim frame dimensions. The frame will be painted. The simple form, modest scale and lightweight of the building are all intended to make the extension subservient to the existing house. The design is clearly expressed as a contemporary addition, preserving the integrity of the existing house.

2.3 Installation of a new timber window to the existing one storey height rear extension, which contains the kitchen. The size and position and material of the new timber

window will match the windows of rear elevation and in sympathy with the character of the house.

2.4 Currently there are two small windows to the existing one storey height rear extension; one of the windows is north facing with no direct sun light and the other is close to the timber fence and the metal stairs to the upper floor. The planting and foliage of the metal staircase has blocked much of the sun light to the kitchen. The new proposed window will bring in more light into the dark interior of the kitchen. The new proposed extension and new window enhance the connection between the interior and the southeast-facing garden.

2.5 External access is to be retained as existing.

3 AMENITIES

It is considered that the proposed works would not adversely impact on the amenity of the adjacent properties and flats above with regard to daylight, sunlight and outlook.

3.1 Impact on the street: there is no impact on the street elevation. The proposed conservatory would be located to the rear of the property and cannot be seen from the public realm.

3.2 Impact on the rear elevation: the impact of the proposal has been reduced as far as possible by proposing finely detailed glass roof and walls to allow views of the existing building through the conservatory.

3.3 The proposed conservatory will be contained within the existing sunken patio area. The visible height of the conservatory is also reduced by the ground level of the rear garden, which is approximately 0.5m above floor level. The visible height of the proposal from the garden is therefore reduced to approximately 2 m only.

3.4 The conservatory will be set by from the original building outside and it is considered to be subordinate to the original building.

3.5 The roof glass panels to the conservatory would be fitted with obscured privacy window films to protect privacy and to reduce solar heat gain, glare and UV radiation inside the conservatory.

4 KEY PLANNING POLICIES

As such, the proposal as a whole is considered to be acceptable and in accordance with Policies of London Borough of Camden Local Plan 2017:

G1 Delivery and location of growth

A1 Managing the impact of the development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity) 2011)

Belsize Park Conservation Area Statement 2002

5 PRE-APPLICATION CONSULTATION

Development of the design in consultation with London Borough of Camden

Extracted from Pre-Application advice 09.01.2018 (ref 2017/6627/PRE).

‘The installation of a modern window on a traditional extension considered out of context to the existing traditional building. It is recommended that any new windows in the rear elevation of the existing extension should match the windows of the main property in terms of location, size and design.’

‘With regards to the zinc material cladding on the existing rendered brick built rear extension...You are advised to revise this element of the scheme to retain the existing rendered brickwork rather than incorporate modern treatment.’

‘It is welcomed that you have proposed obscure glazing to the roof of the conservatory to avoid light spill and overlooking with Flat B above.’

‘Although the proposed conservatory is within the sunken patio area, no existing and proposed section drawings have been submitted with this pre-application enquiry to clarify if any excavation works are being proposed’

Highlight below the design changes to address pre-planning advice comment (ref 2017/6627/PRE):

5.1 We propose to retain the existing white painted rear extension instead of installing zinc cladding;

5.2 We propose a new timber window to be centre to the existing outbuilding and to match the style and material of the existing windows to the rear elevation.

5.3 The roof glazing to the conservatory would be fitted with obscured privacy window films to protect privacy, reduce the solar heat gain.

5.4 Please refer to our elevation and section drawings no. PL05A, 06A, 07A and 08A, showing the existing sunken patio and the proposed conservatory in relation to the existing rear garden, no excavation is proposed and the existing ground level to the sunken patio is to be retained. No tree work is proposed.

6 FLOOR SPACE

Existing Dwelling 83.5 m²

Existing Garden 84.7sqm

New conservatory 8.6 m²

6 CONCLUSION

Taking the above into account, the proposed conservatory aims to provide quality, increased accommodation to meet the family's needs whilst being mindful of minimising the volume added. It would not have a significant impact upon the amenity of neighbouring properties and would accord with the Camden Unitary Development Plan.

The proposed conservatory would be a sensitive and harmonious addition to the character of the house; historic patterns of development and it would preserve and enhance the streetscape, local identity, character and appearance of the Belsize Conservation area.

APPENDIX

3D SKETCHES OF PROPOSED REAR CONSERVATORY AND NEW PROPOSED WINDOW TO EXISTING ONE STOREY HEIGHT REAR EXTENSION



3D VIEW 1