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DESIGN & ACCESS STATEMENT

MAY 2018

16 HARMOOD STREET, LONDON NW1 8DJ

FIRST FLOOR REAR INFILL EXTENSION TO SINGLE FAMILY HOUSE



INTRODUCTION

This Design and Access Statement is submitted on behalf of the applicant, Stephan Janes, in support of a proposal for the construction of a rear infill extension on the first floor of a terraced, single-family house in Harmood Street, located in the Harmood Conservation Area of the London Borough of Camden.

The purpose of this document is to explain the proposal, design rationale, sustainability, and impact of the proposal, in relation to relevant planning policy. It is intended to illustrate a strong commitment to design excellence in delivering a high-quality project that seeks to enhance the character of the application site and the local area.

This Design & Access Statement is to be read in conjunction with the following drawings, which also constitute the Application submission:

Drawing No. 534-100-P1 - Proposed First Floor Plan

Drawing No. 534-101-P1 - Proposed Roof Plan

Drawing No. 534-102-P1 - Proposed Section AA

Drawing No. 512-103-P1 - Proposed Rear Elevation & Section BB



1. Aerial view of application site



2. Location Plan

1.0 EXISTING SITE AND CONTEXT

- 1.1 The application site is in Harmond Street, an established residential street in Camden, located within the Harmond Conservation Area, which was designated in September 2005.
- 1.2 The application site, no. 16 Harmond Street, is a flat fronted, two-storey, mid-terrace, late Georgian house, within a row of similar terrace houses, constructed in yellow London stock brick with sliding sash windows, although presently with a heavy overgrowth of ivy.
- 1.3 The rear garden is only accessible through the house, and is enclosed on all sides by brick walls. Currently the garden is not overlooked by surrounding properties, nor does the view from the terrace overlook or invade the privacy of the neighbouring properties.
- 1.4 Adjacent houses in the terrace are not handed, so that the original two-storey rear extensions form deep recesses or light-wells, and the majority of houses in the terrace have extended into these light-wells with one or two-storey extensions, e.g. the adjoining no.18 Harmond Street was granted planning approval in 2009 for a first-floor infill extension on the existing terrace (ref. 2009/1532/P).
- 1.5 The application site, no. 16 Harmond Street, has an existing ground floor extension within this light well, forming an extension to the ground floor living space with glazed doors on to the garden. This extension forms a roof terrace for the first floor rear bedroom, which

is the location of the present application extension.

- 1.6 The house has been well-maintained, and recent internal changes have been carried out to a high standard. Although the property has three-bedrooms, it has only a single bathroom, located on the top floor of the rear extension, remote from the bedrooms. Whilst there is also a single WC serving the living area, it is considered that the number of sanitary facilities is inadequate for the size of the house.



2.(above) Front elevation of no.16 Harmond Street



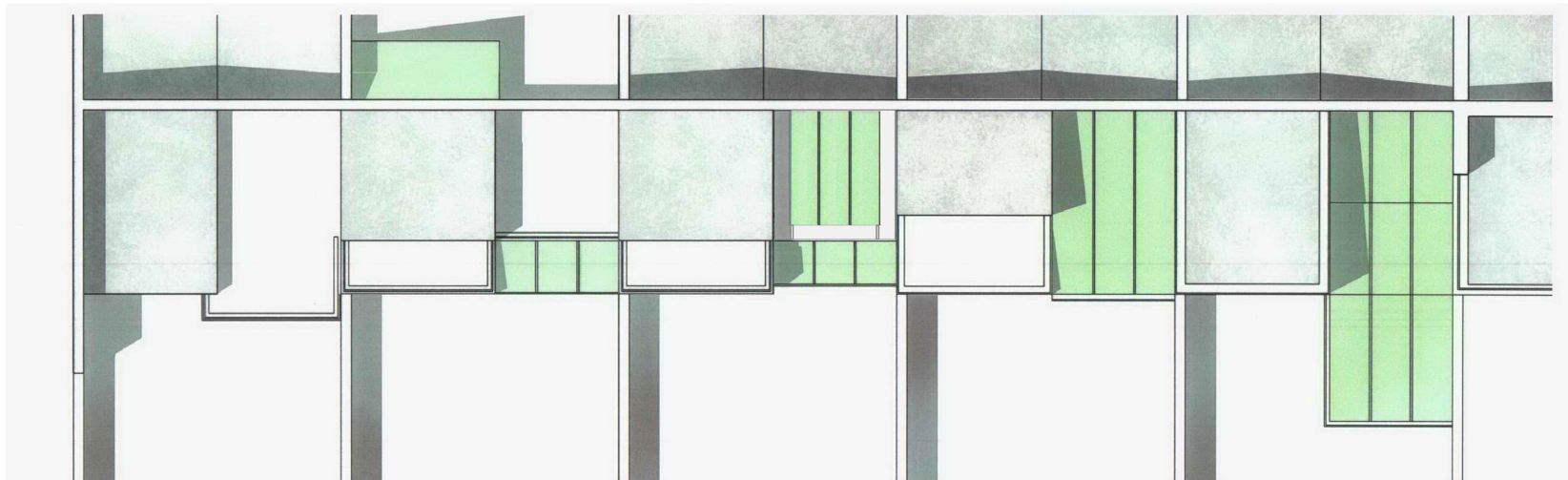
3. Rear elevation of no.16 Harmood Stree, with mature rear garden

2.0 DESIGN CONCEPT

- 2.1 Planning history – Full planning consent was granted in October 2005 (ref. 2005/3358/P) for a glass conservatory extension to the rear of no.16 Harmood Street, on both ground and first floors within the rear light-well. The proposed scheme was not constructed.
- 2.2 Planning history – Householder planning consent was granted in April 2017 (ref. 2017/1108/P) for a glazed infill extension at first floor level, retaining the existing ground floor conservatory. The present application is for a glazed first floor extension of similar design.
- 2.3 The proposed first floor extension is recessed within the depth of the light well and, as it replaces an existing roof terrace, the present potential for overlooking adjacent properties is significantly reduced.
- 2.4 The proposal is a discrete intervention at the rear of the property, almost impossible to view from any adjacent property, and does not alter the rest of the property, including the front elevation, in any way.
- 2.5 The proposed design is conceived as a simple glazed structure that will appear as a subordinate element contained between the brick side walls of the rear extensions to nos. 16 and 18 Harmood Street.
- 2.6 The proposed design enhances the regular, ordered form of the existing house, but contrasts in material and transparency to maintain the existing pattern of solid and void of the rear elevations.



4. Existing rear elevation of nos. 14,16,18,20,22 Harmood Street



5. Existing roof plan of nos. 14,16,18,20,22 Harmood Street

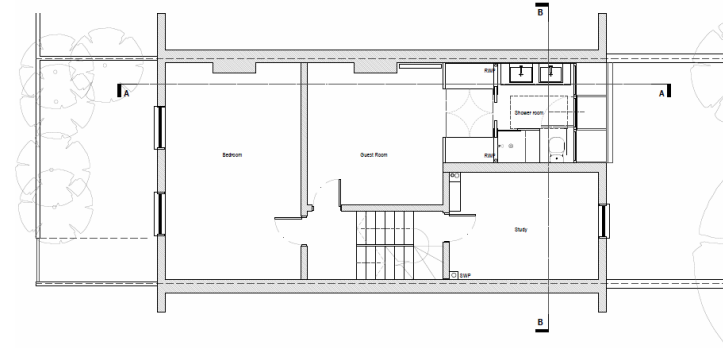
3.0 INTERNAL LAYOUT

- 3.1 The simple external form of the proposed extension contains an ensuite shower/WC to serve the rear guest bedroom, whilst providing views towards the garden of the property.
- 3.2 Ample daylight and ventilation will be maintained to the existing bedroom by means of a large glazed clerestory with opening lights, situated within a glazed conservatory space between the bedroom and the shower/WC.

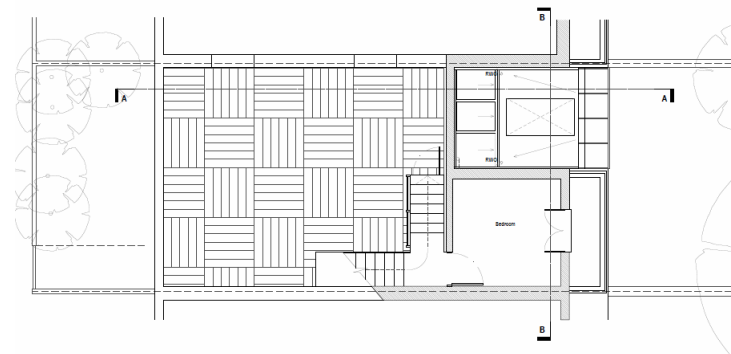
4.0 DESIGN DETAILS

- 4.1 The new extension roof, which is supported off the brickwork flank walls, incorporates a large, double-glazed central roof-light and supports a full-width glazed clerestory formed of aluminium glazing bars with electrically-operated, double-glazed opening lights.
- 4.2 The garden façade is formed of a three-panel fully-glazed screen, with a central tilt and turn opening light and fixed, double-glazed panels, in translucent glass, to either side. All windows are aluminium-framed, coloured white. There is a simple metal external balustrade to the central opening light, consisting of a stainless steel rectangular frame with horizontal wires between.

- 4.3 There will be no additional rainwater pipes on the rear elevation, as the roof of the extension drains via 2no. rain water outlets to the existing rainwater pipe serving the main roof of the property.



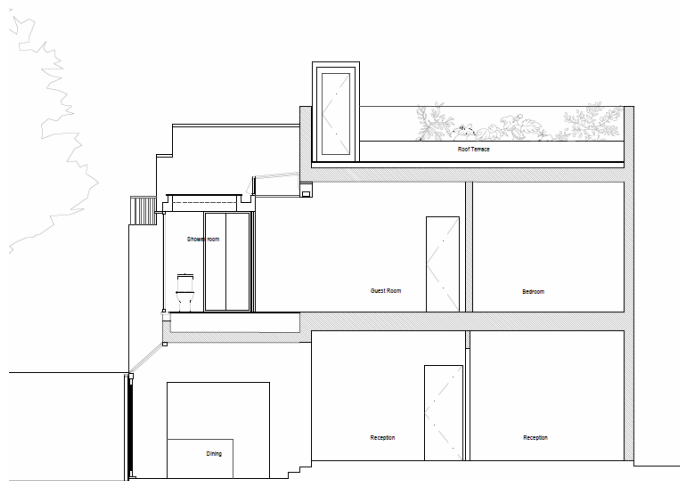
6. Proposed first floor plan - showing the plan of the new extension



7. Proposed second floor plan- showing the roof plan of the new extension



8. Proposed rear elevation



9. Proposed section BB

5.0 CONCLUSION

ACCOMMODATION

- 5.1 The proposed first floor extension is primarily intended to address the current imbalance in sanitary provision in this 3-bedroom house, as it provides an additional shower/WC usable by one of the double bedrooms.

ADJOINING PROPERTIES

- 5.2 The proposed first floor extension will have no negative impact in terms of loss of overlooking, or daylight, sunlight, or visual amenity, on any adjoining properties.

DESIGN

- 5.3 The proposed first floor extension is intended to be a sensitively-designed and appropriate addition to both the existing house and the form of the residential terrace as a whole.