



29/1 Mackeson Road Hampstead

Design and Access Statement

Prepared by:

West Port
& Company

Project:

29/1 Mackeson Road, LONDON, NW3 2LU

Contents:

This Design and Access Statement is for the application for planning approval of the proposed rear and side extension to a Ground Floor flat within the Mansfield Conservation Area in Hampstead, London

1.0 Introduction

West Port & Company have been appointed by Daniel Cousins and Grace Clark to design a rear and side extension to their 1950s built Ground Floor mid-terrace flat located on Mackeson Road in Hampstead. The property is within a purpose-built mid-century infill terrace set within older Victorian terraces and is not listed.

The application is accompanied by the following drawings:

- WP_18009_EX-100 Existing Plans
 - WP_18009_EX-200 Existing Sections and Elevations
 - WP_18009_P-001 Location Plan
 - WP_18009_P-002 Site Plan
 - WP_18009_P-100 Proposed Plans
 - WP_18009_P-200 Proposed Sections and Elevations
 - WP_18009_P-400 Site Photos
 - WP_18009_P-401 Exterior View
 - WP_18009_P-402 Exterior View
 - WP_18009_P-403 Interior View
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2.0 Site and Context

The property, 29 Mackeson Road, is a mid-century 1950s terrace hemmed in by late 19th century Victorian terraces on the west side of the street. The block is a post war infill, typical of the area and is unique to the street in that it is the only set of houses that are not Victorian in age or character. The building in question is a three-storey split-level property, consisting of ground, first and second floors.

The street is located to the south of Hampstead Heath in a predominantly residential area, rich in Victorian character, but dominated chiefly by the Royal Free Hospital. The property itself, along with the rest of the street, is within the Mansfield Conservation Area. The terraces along the street (and the Mansfield Conservation Area in general) are characterised by three storey terraces finished in red brick, no basements, projecting two storey bay windows and prominent chimneys to the street. The front of the property for the application, though not subject to change in this particular submission,

is of a simple but elegant 1950s streamline finish typical of post-war London with a predominate red brick exterior with protruding brick and stone elements and horizontal trims. The rear elevation of the property is of a plain nature in comparison with the Victorian houses either side of it, though the tone of brick of the property is consistent with its neighbours. A number of properties on the road have been extended in the past few years, including the immediate neighbour at no.31 and below are the details of a few selected houses and flats that have been granted planning permission in the past 10 years.

31 Mackeson Rd

Ref: 2013/4541/P

Date: February 2016

Erection of single storey side/rear infill extension and rear dormer window with associated roof terrace.

20 Mackeson Rd

Ref: 2014/2292/P

Date: June 2014

Erection of a single storey part infill at rear, replacement of windows with timber double glazed sash windows, and alterations to rear boundary walls

23A Mackeson Rd

Ref: 2015/6501/P

Date: Feb 2016

External alterations including erection of a single storey rear extension at ground floor level

2 & 4 Mackeson Rd

Ref: 2013/4541/P

Date: July 2013

Erection of single storey rear and side infill extensions to the ground floor

25A Mackeson Rd

Ref: 2009/2541/P

Date: June 2009

Erection of single storey infill side extension to ground floor flat

10 Mackeson Rd

Ref: 2004/4086/P

Date: October 2004

Erection of a single storey full width rear extension, loft dormer and creation of rear roof terraces at raised ground and second floor levels

3.0 Planning History

The property in question has had the following application submitted in the past, according to Camden Council's online database:

Ref: 2008/2051/T

Date: May 2008

Proposal: REAR GARDEN: 2 x Sycamore - Remove.

Decision: No Objection to Works to Tree(s) in CA 23-05-2008

4.0 The Proposals

Layout

The proposal is to extend the flat to both the rear and side by approximately 2m and 1.8m respectively. In doing so, the aim is to create a larger open plan Living/Kitchen/Dining space with a direct relationship with the existing garden, with bi-folding doors opening out. The desire is to also utilise the small paved space in the middle of the property, creating a courtyard space with direct access to the side return. The current flat to the rear is currently a small and tight space and the desire is to create a more open and inviting space, without compromising the garden and allow for as much natural daylight as possible. The front of the flat, namely the bedrooms and bathroom, are not affected by these proposals.

Scale

The proposed scale and mass of the design is to be no more than 1 storey and not adversely affect the flat above (29/2 Mackeson Road) or the neighbour to the north at no.31 Mackeson Road. The existing 215mm thick brick wall between the two properties will act as a buffer between the existing extension at no.31 (finished in 2017) and our proposed extension. The extension will also not have an adverse effect on no. 27 Mackeson Road, extending forward by approximately 2m.

Appearance

The finish of the exterior of the extension will consist of mainly red brick similar in tone to the 1950s building that it is adjoining. The windows and doors will be framed in a dark bronze material with metal panels on the side return. The side return itself will consist of a pitched glazed roof to allow for as much natural daylight as possible. All design moves are to ensure that the proposals seamlessly blend in with the existing context but also has its own distinct style.

Landscape

The existing garden will be kept as-is, though a new decking area will be designed to meet level with the proposed rear portion of the extension and step down to the garden level at the side extension to the north. The new courtyard area in the middle will be paved in a similar material.

5.0 Planning Policy

The property is small in relation to other planning applications, but must still be assessed against Camden Council's Core Strategy and the Mansfield Conservation Area. West Port & Company and the applicants have assessed the design of the extension in relation to key policies guidance such as the Camden Planning Guidance (CPG) and the relevant Supplementary Planning Documents (SPD). This includes, but not limited, to the following:

CPG 1 – 2. Design Excellence

The proposed extension has been designed to contribute to the local context and enhance the property. Particular care has been given in the choice of materials, the type of brick and the ratio of glazing to solid in order to create a beautiful and elegant extension that compliments the post-war terrace. Instead of a basic box rear extension, the proposal has been designed to wrap around the rear of the Ground Floor *hugging* the original house in elegant red brick (with subtle lighter accents). This particular guidance applies to all new developments, not matter how big or small.

CPG 1 - 3. Heritage

In preserving Camden Borough's rich architectural heritage, the overall aesthetic of the proposed extension complements the adjacent Victorian houses.

CPG 1 - 4. Extensions, Alterations and Conservatories

The proposed rear and side extension has been designed in accordance with the following guidelines:

- *Be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing*
- *Respect and preserve the original design and proportions of the building, including its architectural period and style*
- *Respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks*
- *Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space*
- *Not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure*
- *Allow for the retention of a reasonable sized garden*
- *Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area*

CPG 3 – Sustainability

The proposed rear and side extension will be designed in accordance with this CPG guidance, with a particular focus on the energy efficiency of the building such as glazing, insulation of exterior walls and sourcing of materials.

CPG 6 – Amenity

Camden Council require all new buildings, including extensions, to achieve a high quality amenity space that does not harm the overall impact of the adjoining properties. The proposed rear and side extension insures the privacy of adjoining residents, and this is clearly demonstrates in the

accompanying drawings (specifically WP_18009_P-200) and respects the relationship between development and numbers 27 and 31 Mackeson Road.

SPD - Mansfield Conservation Area Appraisal and Management Strategy

This application has taken into great consideration its location with the Mansfield Conservation Area and is explained in *7.0 Heritage*.

6.0 Access

The property is located on the Ground Floor of the purpose-built block and no works are being proposed to the main entrance or the front entrance to the flat. The proposed finished floor level extension is to be the same level with the current flat with steps down to the rear garden.

7.0 Heritage

The proposed extension has been designed with considerations of the **Mansfield Conservation Area**. This includes mainly the size of the proposed footprint, overall heights and the choice of materials. The finish of the extension will be of red Roman (slim) brick in a similar colour of the existing house and the metal trims and frames of the proposed windows and doors will be finished in a dark bronze metal. The chosen selection of material and the scale of the building in relation to its context will maintain and enhance the character of the rear properties in the area.

8.0 Other Considerations

There are no trees with the site boundary that are affected by proposed extension.

9.0 Conclusion

The proposed side and rear extension to 29/1 Mackeson Road has been carefully designed to fit within its context rich in character and complement the distinct 1950s post war nature of the property. This Design and Access Statement, along with the accompanying drawings, demonstrate that the proposal will not have a detrimental effect on the neighbouring properties, enhance the existing terrace to the rear and help create an improved family home.