

SUPPORTING STATEMENT FOR PLANNING APPLICATION



14 PRINCE ARTHUR ROAD
LONDON
NW3 6AU



September 2018

MWArchitects

4th Floor - Magdalen House
136-148 Tooley Street
London
SE1 2TU

www.mwarchitects.co.uk

INTRODUCTION

14 Prince Arthur Road is a four storey semi detached Victorian Semi-detached House situated in the Fitzjohns and Netherhall Conservation in the London Borough of Camden. The roof / attic space of the property is already occupied providing a fifth storey to the building internally. The property is not a listed building, but is noted in the conservation area statement as a building which makes a 'positive contribution' to the character and appearance of the conservation area.

This planning statement (incorporating heritage statement) supports a householder planning application for a proposed lower ground floor rear extension, the replacement of the roof including the alteration of the existing side and rear dormers, and various alterations to fenestration openings throughout.

It should be read in conjunction with:

- Site location Plan
- Existing and Proposed Floor Plans
- Existing and Proposed Elevations

The proposed works at the property include:

- Rear Lower Ground Floor Extension
- Ground floor terrace re-allocation in light of the above
- Alterations to fenestration on the rear elevation of the property at ground floor
- Alterations to fenestration on the side elevation of the property at all floors

This statement aims to identify the relevant issues surrounding an application of this nature and provide our design intent for the works.

The property is quite heavily removed from view from the street when the current trees at the property are in bloom as you can see from the image of the front of the house to the right.



Above - Front Elevation of 14 Prince Arthur Road

SITE AND SURROUNDINGS

14 Prince Arthur Road is on the north side of the road and east of Fitzjohn's Avenue. In this part of the road it is the last house to face 'onto the street' before the corner plot that belongs to Fitzjohns Avenue.

It is a semi-detached property attached to no 12, and this pair are more in keeping with the size and grandeur of the properties on Fitzjohns Avenue rather than the neighbouring properties on Prince Arthur Road.

It sits opposite an Age UK centre which is not considered an important architectural building, nor one that is making a contribution to the conservation area.

The property at no 14 Prince Arthur Road also benefits from having the side passage and parking to the east of the property.

14 Prince Arthur Road



Above - Aerial view of 14 Prince Arthur Road
Image taken from GoogleEarth



Aerial 'Birdseye' imagery of 14 Prince Arthur Road of Front Elevation (above), Rear Elevation (above right) and Side Elevation (right) (Images taken from BingMaps)

RELEVANT PLANNING HISTORY / THE SITE AND CONTEXT

The north side of Prince Arthur Road and the nearby section of Fitzjohn’s Avenue are characterised by detached and semi-detached family dwelling houses (some of which have historically been subdivided into multiple units). Many of these properties have added dormer extensions and roof lights to the front, rear and side roof slopes and have lower ground and ground floor extensions, some with terraces on the roof.

We believe that our proposal is in keeping with the immediate area in which it is situated and have highlighted below some relevant planning history in the surrounding area.

14 Prince Arthur Road (Application Site)

There are a number of previous applications at the site. Predominantly these applications relate to works to trees in a conservation area. In 2002 an application was made to change the use from 9 self-contained flats back into a single dwelling house. The dormer alterations to the main roof were approved in 1974.

PWX0202912 : The change of use and works of internal conversion to facilitate a change of use from 9 self-contained flats to a single family dwelling house. As shown on drawing no E1-E5, P1-P5.

(Permission Granted 03.12.2002)

E6/24/B/17220 : Construction of new dormer windows at the side and rear of 14, Prince Arthur Road

(Permission Granted 31.01.1974)

Properties in the Surrounding Area:

The following applications have been made for properties in the immediate vicinity proposing similar sized extensions at Lower Ground and Ground Floor levels.

110 Fitzjohn’s Avenue - 2011/2785/P : External alterations to residential dwelling (Class C3), including the erection of a 2 storey rear extension at lower ground and upper ground floor levels, works of hard landscaping to create a sunken patio, and the felling of 3 trees.

(Permission Granted 15.08.2011)

10 Prince Arthur Road - 2011/5850/P : Erection of a single-storey rear extension to the lower ground floor, a two-storey side extension to the lower ground and ground floor levels and minor alterations and additions to fenestration in connection with the residential dwelling (Class C3).

(Permission Granted 10.01.2012)

FITZJOHNS AND NETHERHALL CONSERVATION AREA

The Fitzjohn and Netherhall Conservation Area was designated in 1984 although Prince Arthur Road wasn’t included within the Conservation Area until 1988.

The roofscapes in the conservation area are varied and it is noted within the conservation area appraisal statement that dormers within the pitched roof slopes are a common characteristic. It is however noted that insensitive alterations can harm the character of the roofscape with poor materials and intrusive dormers.

It is our opinion that the existing dormers at 14 Prince Arthur Road are of poor quality in terms of their location and materiality. In particular the side dormer is in a poor state of repair and is oddly positioned. This proposal seeks to move the position of the side dormer to a more central position on the side roof slope and by replacing the existing roof structure and replacing with new material to match existing. This will improve the appearance of the roof compared to its current state.

There are a number of properties in the area that have had various alterations to the side and rear including extensions and relocation of window positions. In light of the various alterations to the rear and properties we don’t believe the proposals are out of keeping with the conservation area.

Relevant Planning Policy

Camden Planning Guidance CPG1 : Design

Section 3: Heritage

Section 3 of the policy sets out the criteria for which Camden assess future developments or changes within conservation areas or 'heritage assets'. Any changes are to be managed to ensure that historic significance of the area is conserved. Although the extensions to both the rear and roof of the property would be new additions, careful thought and consideration has been taken to ensure their external appearance is not out of keeping with the character and appearance of the area.

The rear extension would be clad with enamelled metal panels in a colour to match the existing brickwork metal framed 'crittall' style glazed doors and windows to provide an abundance of natural daylight into the proposed space, and views out into the rear garden.

Section 4: Extensions, alterations and conservatories - (4.7, 4.8, 4.9, 4.10, 4.11, 4.12, 4.14, 4.15)

The rear extension is located at lower ground floor level and its height, scale and materiality have all been considered to ensure its visual appearance is in keeping with the existing property and its neighbours, whilst also providing an adaptable and comfortable space internally. The extension will be clad in enamelled metal panels and will have a large amount of glazed openings and a roof light to provide access into the rear garden proposed to maximise light and allow natural ventilation where possible.

Section 4 is clear in its criteria in respect of scale and size, and states that extensions should be subordinate to the original building. In reference to point 4.10 specifically, where it states extensions should:

“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.”

Our proposed extension has taken these points in mind and we believe that it has allowed for a significantly large garden to be retained, and does not impact the gardens or landscaping of the neighbouring properties. As the floor level of the extension is in keeping with the existing house, and does not exceed one storey in height, we do not believe the extension compromises the privacy of the adjoining neighbour, or cause an issue with overlooking.

Subsequently, point 4.12 refers to the height of rear extensions, stating;

“...new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist.”

There are no rear the neighbouring adjacent property at No.12, although there are several extensions on the properties facing onto the rear gardens along Fitzjohns Avenue and further down Prince Arthur Road. These extensions vary quite significantly in size, scale and depth. The proposed rear extension will be built up on the side boundary line, but does not exceed one storey in height; thus we do not believe that it will have a significant impact on the neighbouring property.

Section 5: Roofs, terraces and balconies - (5.21, 5.28)

To maximise the light into the rear extension, there is a rooflight proposed for above the dining area. This would be located on a flat roof and would be flush with the roof finish so as to ensure there is no impact on the neighbours above. The flat roof and rooflight would also be located behind a parapet and therefore would remain unseen from lower ground floor level. The size of the rooflight is in keeping with the scale of the proposed footprint of the extension, and is positioned to maximise the natural light into the internal spaces.

The existing metal balcony and steps will be removed and a terrace made onto the new flat roof on the side of the property away from No.12 to avoid issues of overlooking. We believe that the new roof terrace area will actually improve privacy issues between No.12 and No.14 that are currently posed by the existing balcony.

USE

The existing property is a 5 storey, 7 bedroom semi-detached dwelling house. The property currently falls under Use Class C3 and this application does not propose any alterations to the existing use of the property.

AMOUNT

The proposed lower ground floor extension will create an additional 23 square metres of internal floor area at lower ground floor level.

ACCESS

Access to the Ground Floor of the property will not be altered as a result of the proposed works and the front door will remain as existing. However, the side entrance position will be slightly altered and the rear doors at Lower Ground Floor level will be altered. Additionally the non-original steps that lead from the rear garden to a balcony at ground floor on the rear will be removed as part of these proposals.

SCALE

The single storey element of the extension is 3.3m at its highest point above the existing external garden level. However it is also part of the proposals to excavate the external garden level immediately adjacent to the new extension such that the overall height from proposed external ground level will be 3.8m. The new addition extends beyond the existing outrigger by 3m.

LAYOUT

The proposal is to build a rear extension at lower ground floor level to provide a more modern and functional family kitchen and dining room. The implementation of this will improve the physical and visual connections at lower ground floor level to the garden and allow the Ground Floor level to become the main reception rooms of the house as would have been originally intended.

The proposals also allow for some internal rearrangement of existing rooms at First, Second and Third floors including the relocation of the staircases between these floors. As part of this rearrangement some windows will be relocated so that they don't clash with new walls or staircases and to provide a better quality of natural lighting and ventilation.

MATERIALS

The rear extension will be clad with enamelled metal panels of a similar colour to the existing brickwork.

LANDSCAPE

The proposals do not include for substantial changes to the landscaping of the rear garden area with the exception of the area immediately adjacent to the proposed extension which will be lowered to be flush with the new internal finished floor level.



'Streetview' imagery of 14 Prince Arthur Road coming from Fitzjohn's Avenue (above) and from Hampstead High Street (above right)

Images taken from Google Streetview