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Planning, Design & Access Statement

For
Conservatory Extension
At

Flat 1
13A Church Row
Hampstead
London
NW3 6UU

September 2018

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Consultants: Eur Ing, **Anthony Judd**, C Eng, F I Mech E, FCIBSE, ACI Arb, M Cons E. **Peter Judd**, MSc, B Eng(Hons), C Eng MIEE, MCIBSE.

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Introduction

We are instructed to apply for planning permission to the London Borough of Camden for the removal of the existing conservatory structure and the construction of a revised conservatory of the same floor area and within the same location.

Such is at the ground floor flat 1, 13A Church Row, London NW3 6UU, to which this document relates.

The alterations described below and in the associated drawings are being put forward as alterations that will require planning permission and general consent from the freehold owner of 13A Church Row London NW3.

We therefore set out in the following text and associated drawings a submission that alters and improves the property at ground floor level, facing the private rear garden.

Such is to generate a replacement for the current conservatory, allowing for a better and more fitting construction and accommodation quality.

Drawings and Submission Material

1807-01	Location Plan
1807-02	Site Plan
1807-03	Existing Site Photographs
1807-EX01	Existing Ground Floor Plan
1807-EX02	Existing First Floor Plan
1807-EX03	Existing Elevations
1807-PR01	Proposed Ground Floor Plan
1807-PR02	Proposed First Floor Plan
1807-PR03	Proposed Elevations

Existing Site & Building Context

This particular flat is at ground and first floor levels within a semi detached form, located at 13A Church Row London NW3.

The house block sits in close proximity to it's neighbours and the street setting has a mixed context formation. The works that are proposed are all within the rear garden area and no alterations or extensions will be visible from the public domain at the Highway.

The existing flat has the benefit of a good sized rear garden being the width of the building plot and a depth of approximately 9m from the rear elevation of the house.

The building form is an original formation of flat accommodation in a deliberate and defined purpose built structure.

The building retains much of its original architectural and building language both externally and internally in its finishes. Some window and door elements have been replaced with items that resemble, but do not replicate the original items.

The flat currently has three bedrooms, family bathroom, en-suite bathroom, living room, conservatory, kitchen and a WC cloakroom off the internal hallways and stair hall areas.

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This is accessed via a private entrance hall, off the front elevation, set back behind the front hard standing parking area.

The proposals within this application set out to replace the existing conservatory which is accessed via the living room area.

Freehold Consents & Interaction

As part of the design process the applicant has formally introduced the project details to the freeholder, and there has been an acceptance to the proposals in written communications.

Planning History

The property has had a planning consent granted for the removal of the existing conservatory and the construction of a flat roofed ground floor extension to provide extended living accommodation.

This was applied for and granted by a previous owner, Mr N Webber in 2007.

The planning reference for this consent is 2007/4204/P and such provides a consent for an extension within the very same location and of a slightly larger massing.

Such provided a bedroom and a bathroom with a linking lobby, which provided sleeping and washing facilities for a wheelchair user.

The elevation treatments were different to our current proposals and of course the actual accommodation is very different. However the size, build form and flat roof treatment has similarity to the proposals in this application.

Existing Conservatory Structure

The existing timber formed conservatory structure is to be removed under these proposals.

The existing structure is reaching the end of its 'material life' and the work to renovate is seen as extensive, costly and in the displacement of such expense, the nature of the building form is called into question.

The conservatory, replicating that of a Victorian Form, is seen as 'at odds' with the more contemporary host building.

The existing structure is a bona-fide conservatory form where the envelope is not conducive to enclosing a habitable environment. The replacement is to also provide a 'bona fide' conservatory enclosure, yet in a more fitting form for the host building.

Design Proposal

The proposal is to form a new conservatory enclosure of the same area footprint as the existing.

The design however will be more reflective of the building to which it is attached.

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The floor plan of the conservatory will be rectangular and the rear facing elevation will be formed by a full height glazing panel.

The return elevation, linking to the rear elevation will also contain mainly glass but this will have a door connecting to the patio area along with opening windows.

The long flank elevation will be formed of a single skin of facing brickwork. A high level glazing panel will stretch the length of the wall. There will be opening sections within this run of glazing.

A flat roof will enclose the new area and such will have a flat glass roof-light set within a mid position. Such is to reduce the level of light/heat transfer to an acceptable level.

The current arrangement makes use of a rainwater/surface water drainage drop, close to the internal corner of the conservatory. The new roof will adopt this outlet and the roof will fall to a collection against the house and into the rear corner.

Materials

The new side flank elevation will be formed in facing brickwork to match the main house in terms of colour, texture, bond and sand/cement pointing.

The new glazing will be of double glazed formation and such will be contained within either powder coated aluminium or UPVC framing which will be in white so as to relate to the white banding that exists at the ground floor level.

The new roof will be slim in profile and covered in a dark grey membrane. The side facing fascias will be finished in dark grey to separate the roof element from the glazing frames.

The inner floor area will be laid with flagstones to simulate the extended external areas and the existing patio area will be slightly modified to allow connection at the new doorway using materials that match the existing landscaping.

Trees & Planting

There are ornamental plants within an adjacent raised planting border however no significant plants or trees that would need to have root protection area coverage.

The new conservatory will be formed over and above the existing conservatory concrete floor slab apart from a very minor alteration at the very rear face. At this location the extended areas are already beneath a concrete pathway and such areas do not provide natural feeding to nearby species.

We regard that the alterations are not putting any plant species in danger during or after the works.

Access

The property has entry door access at the front elevation of the building. Such is set back behind the private front garden, adjacent to the public highway.

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The property has a rear access to its private rear garden directly off the accommodation via the main reception room.

The proposals in this application do not affect the existing access arrangements at the main entrance. They do not call for additional access to the rear garden, as the existing arrangements are simply replaced.

The existing refuse arrangements, which are for all of the flats and relate to the existing front garden area, will be maintained and unaffected. The refuse will be taken to the back of pavement line on the arranged collection times as per the existing format.

The application does not set out to affect or deviate from the current access arrangements to the given properties.

Conclusion

The design proposal looks to remove an existing conservatory that is out of keeping in design terms with the host building and replace it with a conservatory more in keeping with the design of the main building form.

The works are confined to the location of the rear garden and the floor area of the replacement construction will be the same as the existing.

Consent has been sought from the freeholder of the building and the design has been formed to minimise any affect on the direct neighbours.

We see the alterations as having a positive affect on the host building condition and we feel that the new conservatory will serve the user at a vastly superior level.

We therefore ask The London Borough of Camden to support the described proposals in this submission and provide Planning Consent under the Town & Country Planning Act.

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