

DESIGN, ACCESS & HERITAGE STATEMENT

Erection of single storey rear extensions at
lower ground floor following demolition of
1no. outbuilding

October 2018

*Flat 1,
3 Carlingford Road,
Hampstead, London,
NW3 1RY*

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1.0 Introduction and Aims

- 1.1 This supporting Design, Access & Heritage Statement has been prepared by Drawing and Planning Ltd, Mercham House, 25-27 The Burroughs, Hendon, London, NW4 4AR (0208 202 3665).
- 1.2 This statement supports a planning application submitted on behalf of the applicant and will look to outline the design principles of the development and address the access, streetscape and parking amenity issues.
- 1.3 This Design and Access Statement has been prepared to support the erection of a single storey rear extension at lower ground floor level, following the demolition of an existing small outbuilding structure.
- 1.4 The purpose of this statement is to justify the planning application proposal and to demonstrate that the development will positively enhance the area and have no adverse effects on the immediate or surrounding streetscape or parking concerns.
- 1.5 The proposed plans to accompany this application have been designed by Drawing and Planning Ltd and the detailed drawings to accompany this application are attached.

2.0 The Site

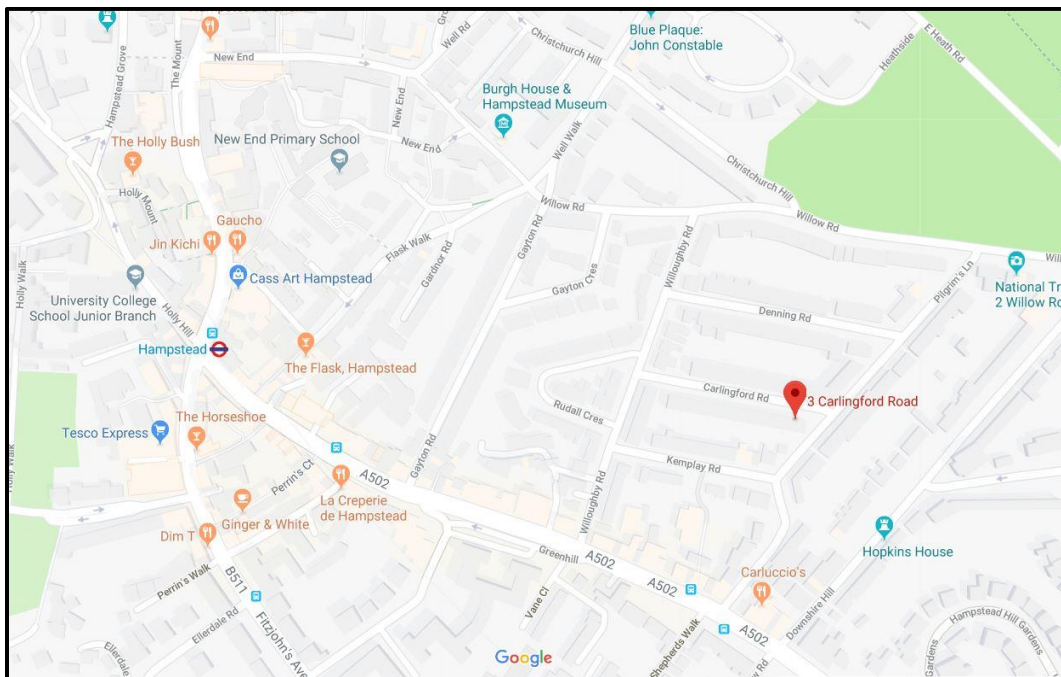


Fig. 1: Map showing the location of 3 Carlingford Road, Hampstead, NW3 1RY



Fig. 2: Aerial View of the property extracted from Bing Map



Fig. 3: Existing View: Front Elevation 3 Carlingford Road, Hampstead, NW3 1RY

3.0 Site and Surrounding Area

- 3.1 The subject property sits within a three storey mid-terrace building, located on the southern side of Carlingford Road, within a predominantly residential area. The host building is currently divided into multiple flats. Whilst the building is not listed, the property is located within the Hampstead Conservation Area.
- 3.2 Three Carlingford Road is set towards the beginning of the terrace and dates from the late 1800's. The host building, currently divided into three flats, with the subject unit, flat 1, being a 3-bed maisonette arranged over the lower ground & ground floor levels. The lower ground floor accommodates a living room, a kitchen, WC & storage areas. The ground floor level, supports a hallway, leading to three bedrooms & a family bathroom.

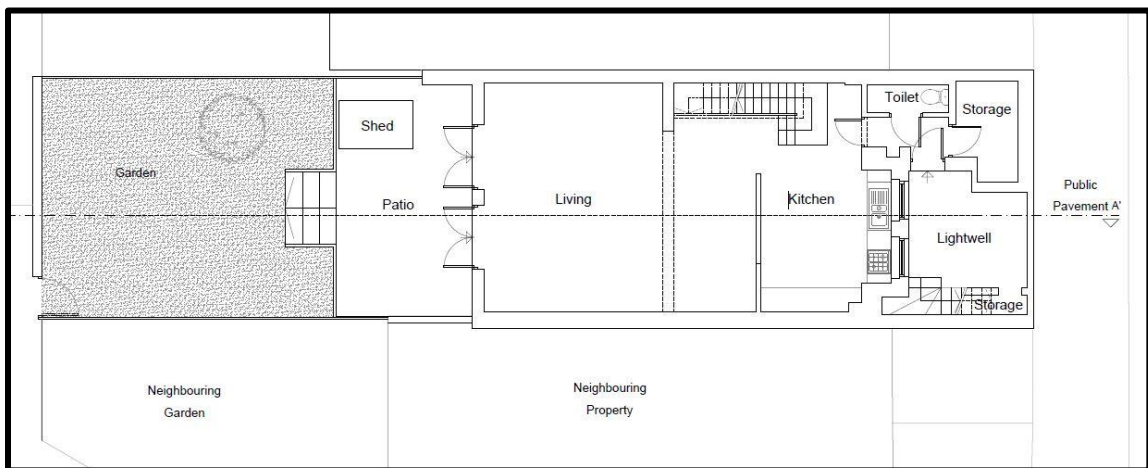


Fig 4: Existing Lower Ground Floor Plan - Flat 1, 3 Carlingford Road, Hampstead

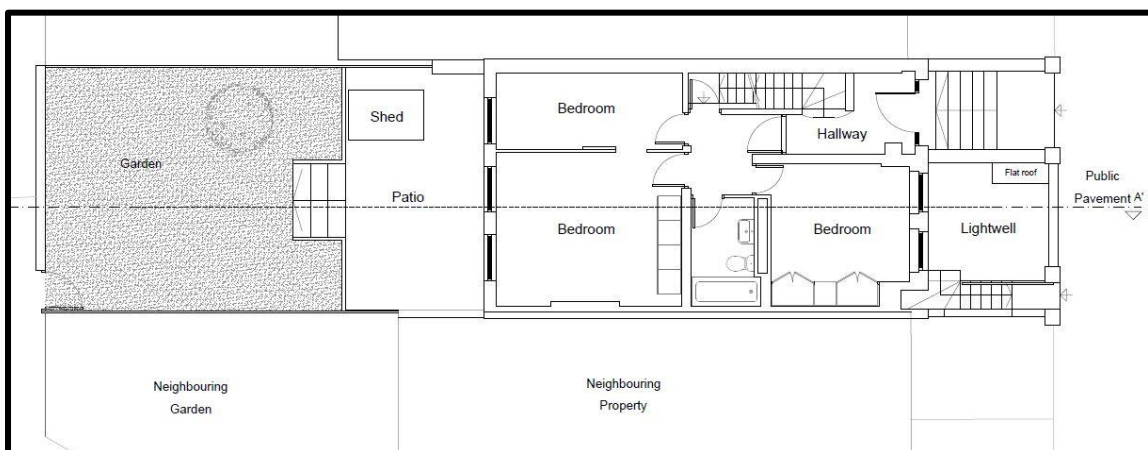


Fig 5: Existing Ground Floor Plan - Flat 1, 3 Carlingford Road, Hampstead

- 3.3 The subject unit, benefits from a private outdoor amenity area to the rear, to include a patio area & soft landscaping, mainly laid to lawn, plus a small garden shed outbuilding. The rear garden is not visible from any public vantage points and backs onto the gardens of the terrace row of houses along Kemplay Road.
- 3.4 The rear garden area also supports high timber fence panelling with climbing plants which run along both sides of the garden boundaries. These boundary treatments separate the property from the neighbouring dwelling houses and provide ample privacy for this family maisonette unit. In addition, the property supports a lightwell to the front, bounded by cast iron railings which make up part of the distinctive character of the Hampstead Conservation Area.
- 3.5 The site lies within the administrative boundaries of the London Borough of Camden. The existing properties located along the Carlingford Road are predominantly three-four storey terraced properties with front lightwells and rear outdoor amenity areas. The surrounding area has an established residential character with similar character styled properties located on both sides of the street.

4.0 Planning History

- 4.1 Application for Notification of Intended Works to Tree(s) in a Conservation Area: REAR GARDEN: 1 x Silver Birch - Prune back branch at 4m to branch marked (**Ref: 2008/2599/T**)
- 4.2 Application for Historic Planning Application: Conversion of 3 Carlingford Road, N.W.3, into two self-contained maisonettes and one self-contained flat (**Ref: 13100**): **Permission for development (conditional) dated 6 June 1972.**
- 4.3 Application for Historic Planning Application: The conversion of No. 3 Carlingford Road, N.W.3 into two self-contained flats, with a roof extension (**Ref: 12061**): **Permission for development (conditional) dated 1 November 1971.**

5.0 The Proposal

- 5.1 This application proposes the demolition of the existing shed/outbuilding in order to facilitate the erection of a single-storey full width rear extension at lower ground floor level, at Flat 1, 3 Carlingford Road. The proposed development would extend to a depth of 3 metres from the rear of the existing living room, in order to provide additional amenity space for this family dwelling. The rear extension would create an open-plan room comprising of dining, living and kitchen areas and would open directly on to a new patio area and steps leading up to the retained rear garden amenity space. The development has been designed to ensure that no harm by way of loss of outlook or amenity would be caused to either neighbouring property.



Fig 6: Existing View: Rear elevation - Flat 1, 3 Carlingford Road

Use

- 5.2 The existing residential dwelling flat is occupied by a single family. The design of the proposed development ensures that the dwellinghouse has the required additional floor area to improve the occupant's amenity on site and make best use of the property.

Amount, Scale and Layout

- 5.3 The proposed development work will see the demolition of the existing shed and patio. These demolition works will provide the required space to facilitate the erection of the proposed rear extension to the rear of the existing living room at lower ground floor with the extension finished with a glazed roof and a new patio area fronting the garden.

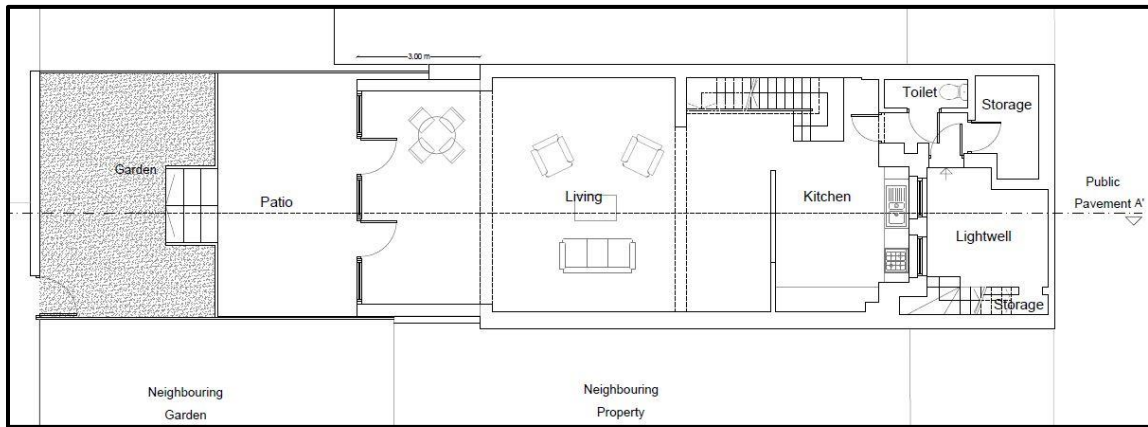


Fig. 7: Proposed Lower Ground Floor

- 5.4 The proposed development will not result in any change to the front façade of the dwelling, to prevent any harm to the character of the property or the surrounding built environment. The rear living room extension will support a depth of 3 metre, with a width set to match the width of the current living room, finished with a glazed flat roof to a height of 2.87 metres above ground level.
- 5.5 The height of the rear extension will respect the existing pattern of rear extensions to either of the two neighbouring properties. It would be appropriate for the terrace dwelling, to extend within the Camden Planning Guidance (Design) as it would not be visible from the street and respect the rhythm of existing extensions. The additional floor area obtained by the rear extension will enlarge the living, dining and kitchen areas which create an open-plan space. The design of the lower ground floor extension will maintain the ability of the occupants of the dwelling to directly access the rear garden through the installation of large glazed doors from the open-plan area. The scale of the proposed single storey rear extension is considered to be complimentary to the immediate and surrounding environment.
- 5.6 The design as proposed will ensure the retention of a large rear garden, therefore not resulting in a negative impact to the amenity and recreational space of the property.
- 5.7 Access to the upper floor flats will not be affected in any way as a result of the proposed alterations. The proposed alterations will not affect the parking arrangements at the site. Access to the entrance to the ground floor flat will not be affected in any way as a result of this development.



Fig 8: Proposed Rear Elevation

- 5.8 Overall the proposal will enhance the liveability of the site and will not detract from the character of the area.

Appearance and Amenity

- 5.9 The proposed rear extension will not be visible from any public vantage points and has been designed in accordance with the Camden Planning Guidance (Design) standards for rear extensions. There would be no change to the appearance of the property. As such, the development would not have any harmful effects on the street scene or the wider locality. No additional overlooking into neighbouring properties would be created as part of this development due to the orientation of the extension. The design has ensured that there are no direct views into surrounding neighbouring properties and that the rear extension does not shade any neighbouring living areas. Therefore the proposal will not cause any harm to the living conditions of neighbouring residents, to the character of neighbouring properties or to the historic pattern and characteristics of the Hampstead Conservation Area.
- 5.10 The proposed extension will use materials to match with the existing house on site. All proposed rooms will make the most of natural light and ventilation through the addition of a glazed roof and the large glazed doors fronting the rear garden. The proposed doors

will complement the existing windows ensuring that the architectural character of the dwelling is unharmed. Overall the design has ensured that the amenities for the occupants, the quality of the property as well as neighbouring properties are enhanced.

Landscaping

- 5.11 Minor changes are proposed to the existing soft landscaping arrangements as a result of the development works.

6.0 Policy Considerations

- 6.1 This section details national and local policies relevant to alterations and extensions to non-listed buildings and properties in conservation areas.

Local Planning Policy

- 6.2 The Camden Local Plan (adopted June 2017) sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). It ensures that Camden continues to have robust, effective and up-to-date planning policies that respond to changing circumstances and the borough's unique characteristics and contribute to delivering the Camden Plan and other local priorities. The following policies are considered to have particular relevance to this proposal.

- A1 - Managing the Impact of development
- D1 - Design
- D2 - Heritage

- 6.3 Relevant Planning Policies/ Guidance

- Camden Planning Guidance - CPG1 Design (July 2015 updated March 2018)
- Camden Planning Guidance - CPG6 Amenity (September 2011 updated March 2018)
- Hampstead Conservation Area Statement

- 6.4 Comment

Design and Heritage

Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's heritage assets and their settings, including conservation areas and listed buildings. The proposed development as detailed above in section 5 has been designed to a high standard. The proposed design will provide additional space to create one open-plan dining-living area, meeting the needs of a growing modern family. The proposed rear

extension will not only bring a better flow of natural light and fresh air through the whole property but also encourage interaction between family members.

The design of the proposed single storey rear extension would have a modest height and would project within the maximum allowance stated in the CPG1. The rear extension would have a depth of 3 metres along the common boundary with no.1 and no.5 which would not cause any harm to the scale and proportions of the original dwellinghouse nor unbalance the appearance of the terraced properties in the streetscene. This proposal would be an appropriate rear extension, sympathetic to the surrounding context of buildings and roof typologies and the height of the proposal would be in line with the neighbouring properties. The proposed development would not be visible from the public vantage points and has been designed in accordance with the Camden Planning Guidance (Design) standards for the rear extensions.

The proposed materials will be in keeping with the style of the building and other properties in the immediate surroundings, therefore, it would ensure that the extension blends well within the local area. Overall the proposed design is considered acceptable in its impact on the host building and would not detract from the historic character and setting of the Hampstead Conservation Area.

Overall the proposed design will continue to accord with the relevant policies of 7.4, 7.6 and 7.8 of London Plan and Policy A1, D1 and D2 of the Camden Local Plan (2018) and Camden Planning Guidance policies.

Neighbour amenity

Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

The proposed extension will continue to provide a high standard of amenity to the immediate, surrounding environment and the Hampstead Conservation Area. The scale of the proposed development will not dominate or restrict natural light from entering into neighbouring properties and no windows is proposed to the side elevation of the property. Therefore, it will not create any overlooking into neighbouring properties and ensure the amenities of neighbouring occupiers would not be unduly compromised.

Loss of private amenity space

The existing lower ground floor flat, benefits from a rear garden space, mainly laid to lawn. The proposed development would see a marginal reduction to the size of the

garden, however, a sizable amenity space, in line with London Plan requirements, would be retained. The development as proposed would therefore preserve a reasonably sized rear garden which would be sufficient for the occupiers of the lower ground floor flat.

7.0 Heritage Impact Assessment

- 7.1 Hampstead is a Conservation Area of considerable quality and variety. A range of factors and attributes come together to create its special character. These are principally; its topography; the Heath; the range, excellence and mix of buildings; the street pattern and Hampstead's historical association with clean water and fresh air. The Conservation Area stretches beyond the village itself to include South End Green, Frognal and Rosslyn Hill and offers many fine and interesting examples of the architectural development of London.
- 7.2 Carlingford Road is a part of Willoughby Road Area. These streets form one of the most dense and homogenous parts of Hampstead, laid out somewhat like a grid. The houses are mostly of red or gault brick. Few are of high architectural quality, but many have attractive timber porches, ornamental brickwork or other flourishes typical of their period. Denning Road, Carlingford Road, Kemplay Road all run downhill away from Willoughby Road comprising largely four storey terraced Victorian houses with their rooflines stepping downhill to the east. Many of the houses have semi-basements and steps up to the front door with boundary walls to the pavement. Architectural details vary from street to street adding character to the area as a whole. A few smaller, modern houses have been built on gap sites or back gardens. These generally have fewer floors, lower ceilings and smaller windows than the older houses and in some cases the disparity in scale is uncomfortable.
- 7.3 Carlingford Road: The terraces on either side are of a similar scale and period, three storeys with raised ground floors, semi-basements and varied detail. Nos.12-34 has well preserved iron balustrades to the front steps. A number of properties have dormers at the front and rear, some of which are unsympathetic and overly large (examples include nos.15, 22, 24, 30, 32 & 34). Nos.2-6 & 25-35 have a parapet form at roof level. The rear elevations of the lower south side properties are visible from Pilgrim's Lane.

8.0 Accessibility

8.1 Vehicular Access and Parking:

No changes have been carried out to the vehicular access and parking requirements of the site.

Inclusive Access:

- 8.2 Access to the upper floor flats will not be affected in any way as a result of the proposed alterations. The rear extension will provide access to the rear garden through the installation of a glazed door in the living room.

8.3 Refuse and recycling:

No changes have been made to the provision of refuse bins suitable to serve the existing family dwelling.

9.0 Conclusion

- 9.1 This application seeks formal planning permission for the erection of a single storey rear extension to the lower ground floor at Flat 1, 3 Carlingford Road, Hampstead, NW3 1RY.
- 9.2 The proposed development works will provide essential amenity space to this single family dwelling. The proposed development works will substantially improve the quality of the living accommodation at 3 Carlingford Road, whilst not having an adverse impact on neighbouring amenities, or on the character of the surrounding area.
- 9.3 The proposal, in our opinion, is one that will give rise to an appropriate development to this part of the Borough. The proposed development is demonstrably benign in terms of characteristics and effects to the immediate and surrounding environment.
- 9.4 Based on the above statement it is clear that the existing use is sympathetic to the natural and built environment. For the reasons outlined within this statement, it is requested that the Council look upon the application favourably with a view to granting planning permission.
- 9.5 Drawing and Planning Ltd would appreciate continued consultation by the appointed planning officer during the processing of this application to resolve any issues that may arise. The drawings attached will detail the development as proposed.