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Design & Access Statement

33 Harmond Street, London, NW1 8DW

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Fig.1 – Aerial View

Introduction

This Design and Access Statement and the associated planning application and set of drawings collectively seek permission cover part of the front patio and connect it to the existing living room.

This proposed side extension with internal area of 3.6 sqm connects to the living room. The front elevation retains the existing wall with clearstory window

The property is a semi-detached two storey house and it is arranged as a single family dwelling. The property is not listed but it is located within the Harmond Street Conservation Area - borough of Camden. The house is over 20 years old. The design of the house has no architectural merit.

According to the conservation area appraisal, Harmond Street forms the backbone of the Conservation Area and was laid out in the late 1830s or early 1840s. Although there is a large number of unlisted Georgian/early Victorian houses in this area, the No. 33 is part of a more recent development with no outstanding heritage labels.

The proposed alterations have a very minor impact from the public highway - as it confined to the side with the retention of the existing brick wall to the front.



Fig.2 – Street View

Amount, Scale and Volume of the Proposed Works

The proposal is to construct a very small ground floor single storey side extension. There will be very little visual impact.

It is about 3,6 sqm which would be connected to the living room.

The proposed work has been designed taking into account the small size of the house and the new volume is in harmony with the scale of the house.

Access

33 Harwood Street is served well by public transport, both with underground, Northern line, and buses.

It is close to shops and public amenities.

The house is not designed for disabled access and therefore the facilities do not exist to serve disabled persons.

Sustainability Credentials

Insulation: the new additions to have effective insulation within the walls.

Windows and glass roof: all windows to be solar reflective double glazed with argon gas fill.

Natural ventilation: The new area to be naturally ventilated.

Material: The extension will use the existing front brick wall and use the same brick to its side and rear

Lifetime Home Standards

Life time home standards policies do not apply to this application as the existing house was not designed with the standard.

Design / Materials

The extension is proposed to be of a high quality design.

It is designed so that it does not have impact on the neighbouring property.

Use

The property use class will remain unchanged as a family house (i.e. C3).

Parking / Waste Collection

The works will not affect existing parking, waste collection, or access into the property.

Relevant Planning History

33 Harwood Street received planning permission ref2016/0817/P for Erection of replacement rear/side extension with excavation of rear garden. The drawings will be sent for ease of reference.

We believe that the following council approved / consented applications are of a similar and relevant nature – erection of a new rear extension - as to what this application also requests.

Also, we believe that due to the low-profile nature of our proposal it will have hardly any impact on the neighbouring properties and the street.

33 Harwood Street 2016/0817/P

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- **32 Harwood Street**, London, NW1 8DJ: Council ref: 2004/2764/P: Erection of a single storey rear infill extension at ground floor level.

- **34 Harmond Street**, London, NW1 8DJ: Council ref: 2013/0730/P: Erection of a single storey rear extension as a replacement of existing to single dwelling house (Class C3)

Conclusion

We believe that the information listed above and the associated planning application and set of drawings should provide the council with sufficient material to reach a decision. Naturally we would be happy to provide further information if required.

End