

## **Design and Access Statement**

Project:  
26c Nassington Road  
Hampstead Heath  
London  
N3 2UD

Client: Luca Simonelli

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Prepared by:  
Extension Architecture

## 1.0 Introduction and Site Location

This statement has been prepared to support the application at 26c Nassington Road, Hampstead Heath for the provision of a ground floor rear extension to the property to allow for enhanced amenity and living space. The ground floor extension will protrude into the garden space of the property and this statement will demonstrate its design, access and policy compliance.

Furthermore this statement is to illustrate that the changes to the property are within the policies and limits of the London Borough of Camden, in particular the limits set forth within national, regional and local policy regarding proposed changes within designated Conservation Areas.

26c Nassington Road is a one bedroom duplex flat split between ground and first floors of a larger semi-detached Victorian property which has been split into six separate apartments, which is a typical arrangement for a property of this size in north London. Access to the property is via a front set of stairs to the communal front entrance, to the ground floor the property there is existing kitchen, with an additional half floor providing a separate sitting room and bathroom. To the first floor is the master bedroom. The proposal looks to extend the back addition kitchen to provide a further lounge area to the rear of the property. 26c Nassington Road is located at the south of Hampstead Heath, 6 minute from Hampstead Heath Overground.



Fig 1. Aerial view, red line highlights and delineates site – 26c Nassington Road

## 1.2 Planning Constraints

26c Nassington Road is located in the South Hill Park Conservation Area which was first designated in 1988. Specifically, the site is located within Sub Area 2 as denoted by the Conservation Area Statement published by Camden Council. The area was developed towards the end of 1890s, with the roads laid out along the relief of Hampstead Heath and Parliament Hill itself. Nassington Road specifically is valued for its Venetian revival and neo-Gothic style architecture expressed mostly through large, prominent semi-detached properties. Intervention over time has diminished the prominence of these semi-detached properties, but most retain their architectural detail and vernacular. The property is not statutorily or locally listed.



Fig 2. The site within the South Hill Park Conservation Area

### 1.3 Planning History

The planning history of the application site includes:

- Planning permission granted at 26B Nassington Road on 12 August 2013 for the erection of a single storey rear extension to ground floor of existing flat (2013/2358/P).
- Refused -2018/4369/P Erection of first floor rear extension

Nearby applications which provide precedents and exemplary cases include:

- Planning permission granted at 17A Nassington Road on 3 May 2016 for the erection of a single storey rear extension with terrace (including screening) above and installation of windows to side of property at lower ground floor level (2016/1295/P)
- Planning permission granted on 29 June 2015 at 27 Parliament Hill for the conversion of 2 flats into a single unit and erection of rear extension (2015/2656/P).
- Planning permission granted at 71 Parliament Hill on 22 August 2017 for the erection of single storey rear and side infill extension and erection of single storey rear shed for use ancillary to rear ground floor flat (2017/2793/P).

The recent application of 2018/4369/P was refused for the following reasons 'The proposed extension, by reason of its location, height, and bulk would appear as an overbearing and visually intrusive addition, which would fail to preserve or enhance the character and appearance of the host building, the wider terrace, or this part of the South Hill Park Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan (2018)'. Following the councils feedback the new application seeks to reduce the scale height of the extension.

## 2.0 Design

The proposal looks to extend the property through the construction of a further rear back addition of the property. The extension will protrude an additional 3870mm into the rear garden of the property and will allow for a living space to complement the existing ground floor living space. The proposal is angled to reduce the bulk of the extension and proposes further planting in the corners of the development for improved outlook and privacy screening. Due to the nature of the site and its unique boundary alignment the proposed site aims to attentively extend the development with minimal impact on the surrounding neighbours.

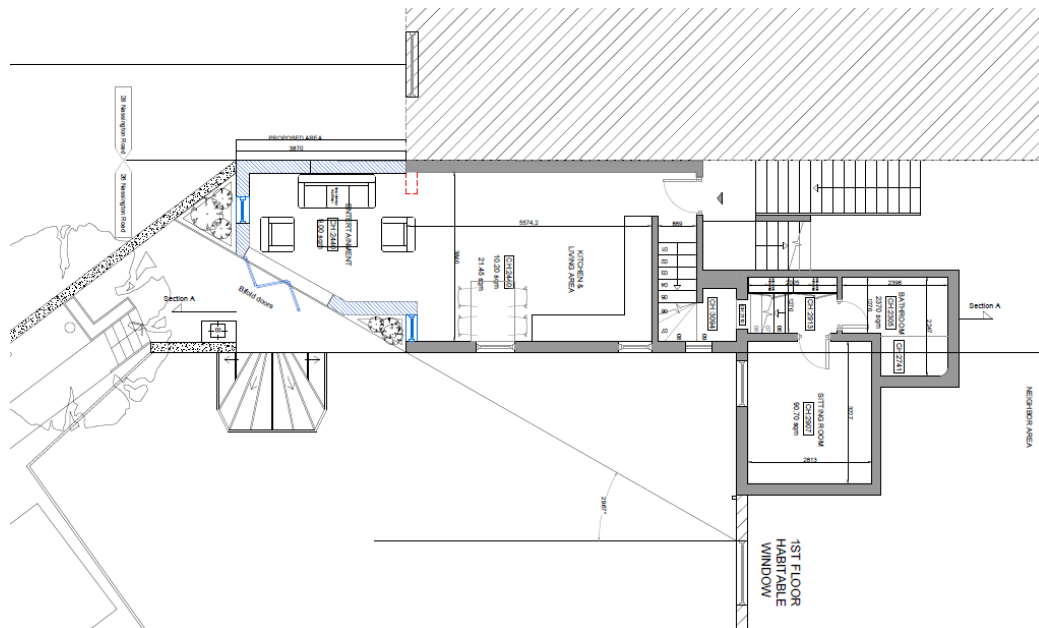


Fig 3. Proposed ground floor layout demonstrating the extension to the ground floor of the property. The plan also shows that the extension will meet the 45 degree angle visual intrusion rule.

The rear addition of the property will have a flat roof which will match the existing rear back additions to the property and will not form an incongruous addition of the property.

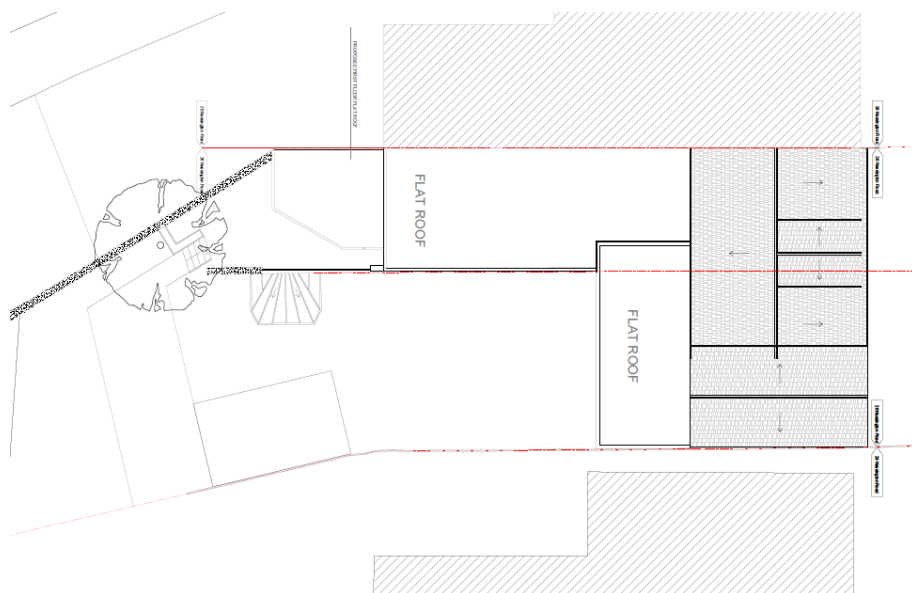


Fig 5. Plan demonstrating the flat roof of the extension alongside the existing rear back additions of the property.

The materials to be used in the proposed roof will be of a sympathetic vernacular to ensure that it is not out of sorts with the existing building and host structure.



Fig 6. Proposed rear elevation left, with proposed mirror cladding similar to representation image on the right.

The proposal seeks to propose mirror cladding on the angled extension which will reflect the surrounding context of the locality. The angle form of the extension would not have a distinct façade and thus denotes the extension as its own object. The proposed material would be of high quality and design to ensure it positively contributes to the conservation area.

The intervention proposed at the property solely focusses on the extension at the rear of the property and therefore will not have any impact on the street scene within the Conservation Area. The extension will provide additional amenity space to the property which will be accessible through the ground floor of the property as well via steps in the rear garden.



### 3.0 Policies and Impacts

The NPPF provides the foundations of the planning system at a national level in England and provides a base for which planners, planning systems and LPA's should work from in regards to informing their decisions as well as forming policy and plans. The NPPF states that the planning system should play a central role in developing a more sustainable society through achieving sustainable development and paragraph 8a through c provides how this can be achieved through:

- *An economic objective*
- *A social objective*
- *An environmental objective*

When an application is regarded as positively contributing towards the three objectives of sustainable development in the context of the NPPF's definition of "sustainable," development, then local authorities must take the position of presuming that that an application must be given permission. This presumption in favour of sustainable development is therefore the core, fundamental base as from where all local planning authorities must work from. Therefore, at the heart of the Framework and the planning system, at paragraph 11, there is a presumption in favour of sustainable development and should underpin all plan-making and decision-taking actions.

If a proposal cannot meet the requirements of all three approaches of sustainable development, then the planning balance must be actioned whereby material considerations are weighed against each other using the foundation guidelines of the NPPF, the supplementary guidance of the National Planning Policy Guidance and then the lens of local planning policies which provide a greater, more spatially appropriate framework for which the authority can use.

Local Plans must be drawn up in compliance with the National Planning Policy Framework to ensure harmony across the system and all spatial levels to ensure delivery of appropriate and sustainable development that is weighed against the positives and negatives that a development may bring about.

**Part 16** of the **National Planning Policy Framework** details in several parts/paragraphs that LPAs should preserve their historical environments and thus their heritage assets by clearly defining policy areas, such as Conservation Areas and Listed Buildings. Loss of heritage assets should be actively resisted and their conservation, improvement or enhancement should be actively sought. **Paragraph 189** of the **NPPF** states that any applications that seek to preserve elements of their setting should be viewed favourably and as this proposal does not affect the property's streetside aesthetic, it does not change the pattern of the built form within the conservation area.

The **National Planning Policy Guidance** provides direction in how Local Planning Authorities should produce policy to protect, preserve and enhance their heritage assets, such designated Conservation Areas and listed structures/buildings but also in the effort that does not detrimentally affect sustainable development,

The **London Plan** identifies the importance of heritage assets as part of the built environment of London and **policy 7.8** stipulates that assets should be enhanced, re-used and/or preserved when taking into consideration development within sites of particular historical importance. The proposal does not include material or demonstrable harm to the setting of the Conservation Area given that the proposed development will be entirely at the rear of the property and therefore not visible from the street. The street scene will be conserved and remain unchanged.

The London Borough of Camden Local Plan 2017 provides the strategic and detailed policies to manage development within the borough as well as its directional and spatial growth over the planning period it covers. It provides the strategic residential requirement to be delivered over the same period and identifies the preferred locations for this growth to be realised within the time horizon of the Plan.

In terms of policy relevant to the proposal as advanced through this statement, firstly the most prominent constraint experienced by the site is its location within the Conservation Area and therefore **Policy D2 Heritage** provides the most relevant policy guidance. The policy states that the Council will support proposals that demonstrate conservation, preservation and enhancement of the appearance and value of the Conservation Area. Proposals are required to establish the highest quality of built form to ensure that they will not cause unacceptable development or result in an incongruous addition that detracts from the setting and intrinsic value of the Conservation Area.

**Policy D1 Design** requires proposals to demonstrate high order design value that ensure that it positively contributes to the existing built form of the area and does not cause a detrimental impact to the aesthetic or amenity of locality. Proposals must respond to the context of their site, to its identity and must be functional; robust; attractive; distinctive; sustainable and secure.

To complement the strategic policies of the Local Plan, Camden has produced a Supplementary Planning Document denoted as **Camden Planning Guidance 1 Design**, which provides more detailed guidance in regards to development that includes Heritage, Design Excellence as well as Extensions, alteration and conservatories.

*Design Excellence* requires schemes to respond to the context of the area, the design of the building itself, the use of the building and the materials used.

*Heritage* requires development to preserve and enhance the character and appearance of an area, respond to Conservation Area statements, respect the significance of designated and non-designated heritage assets and ensure that historic buildings can pertain to the intrinsic values of sustainable development.

*Extensions, alterations and conservatories* requires any interventions to take into account the character and design of a property, that fenestration and provision of doors must complement existing, that rear extensions are secondary to the building that is being extended.



#### 4.0 Conclusion

The intention of this Design & Access statement is to support the proposal at 26c Nassington Road for the provision of a ground floor rear extension to enlarge the existing amenity space with a new living space. Access to the extension will remain as existing to the current kitchen space from the front elevation and from the rear garden.

The extension will be of a flat roof but with sympathetic materials that respect the vernacular of the host building. Furthermore, given that the physical intervention of the mirror cladded proposed extension at the rear of the property, there will be no demonstrable or material change to the street scene of the Conservation Area. This ensures that the intrinsic heritage value of the area is conserved and its setting not encroached upon.

The site falls into the west of South Hill Park Conservation Area, first designated in 1988 and highly valued for its highly repetitive architectural typology along with high quality building materials and finishes. The proposal will not cause demonstrable or material harm to the setting of the Conservation Area and demonstrates high quality design that will vastly improve the amenity of the property, whilst simultaneously preserving the intrinsic value of the Conservation Area.

Restrictions to development are provided within the NPPF as the overarching planning document and within the NPPG as direction along with the NPPF, as well as in the London Plan and the Council's Local Plan. The proposal is compliant with all policies within all documentation, as the proposal ensures conservation of heritage assets whereby the aesthetic of the building will be maintained, not detrimentally altered and the structure added to, not fundamentally changed. Thus the street-scape and architectural characteristic of the area will be maintained. Access to the property overall will remain unchanged. Its design is within the limits of both national, regional and local planning policy and will ensure that it remains sympathetic with the overarching architectural typology of the property and the area. The addition will not be incongruous and will not detract from the highly valued aesthetic of the local built form. It should be noted that given the age of the property, modern requirements in regards to access are not relevant given that they are no retrospective requirements for buildings of such an age. However the construction and end product will be fully within all building guidelines.

Submitted alongside this Design & Access Statement are a full set of architectural drawings in support of the applicant.