

# DESIGN AND ACCESS STATEMENT

In support of:

SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION WITH REAR  
DORMER AT 2 HEATH VILLAS

Location:

2 Heath Villas  
Vale of Health  
London  
NW3 1AW

As submitted to:

Camden Council  
5 Pancras Square  
London  
N1C 4AG

April 2019

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## 1.0 INTRODUCTION

This statement has been produced to support an application for a single storey rear extension across part of the rear of the dwelling and a loft conversion with rear dormer at no. 2, Heath Villas, situated in Vale of Health in the Hampstead Conservation Area.

This statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council.

In addition to this planning statement, the application is accompanied by the appropriate planning application forms, and the following documents and drawings by Ktech Technical Drawings, Artichoke: Architectural Consultancy and Cadmap Ltd:

Site Location and Block Plan	1919_PL01
Proposed Plans	1919_PL02
Proposed Elevations	1919_PL03
Existing Plans & Elevations	CM19128_Plans Elevations
Existing Section	CM19128_Cross Section
Heritage Statement	19A025 heritage statement

## 2.0 SITE LOCATION AND DESCRIPTION

The application property is a mid-terraced dwelling located in Vale of Health Road and backing onto Hampstead Ponds at the rear. Most of the houses in this vicinity have been altered to include rear extensions of varying sizes and rear dormers to the lofts.

The property falls over three floors to include a lower ground floor from which the small, enclosed rear garden area is accessed. The dwelling is approached from Vale of Health Road at the front with a stepped entrance, up from the street level. There are also external steps down to the basement level within the small, enclosed frontage.

Street view of the existing dwelling:



The application site is 76sqm and is level across its span and length. No. 1 and 2 are built at the same level as one another with no.s 3 and 4 staggered in height, raised up from no. 2 and the dwellings continue to rise up in pairs to the end of the terrace.

### 3.0 APPLICATION HISTORY

There is no previous application history on the Council's web site.

### 4.0 DESIGN AND ACCESS

The proposal incorporates the construction of a single storey rear extension across part of the rear, to be level with the rear face of the existing rear extension, effectively squaring off the rear. The remainder of the enclosed garden will be retained as patio / outdoor space. The rear extension is single storey and forms part of the lower ground floor/basement level.

The loft will be converted into a modest bedroom with ensuite bathroom and the majority of the existing balcony area will be retained, setting the room back from the rear of the property. The property benefits from high parapet walls between the adjacent dwellings, affording a good degree of privacy. Most of the other conversions to the row of terraces have removed the balcony areas.

There are no proposals to alter the front of the property; the roof slope and ridge height will be retained.

Internally, the accommodation has been laid out with two ensuite bedrooms and two reception rooms over four floors, providing generous family kitchen/dining and living spaces, popular in today's living standards and maximising the internal circulation space. The living spaces benefit from plenty of natural light being dual aspect and will contribute towards a pleasant living environment. The existing bathroom window on the rear elevation can be obscurely glazed for privacy purposes.

The proposed scale and appearance has been designed based on the existing characteristics of the property and properties in the surrounding area.

The proposed materials would also complement the local vernacular and can be controlled by condition to ensure they complement the type and colour of the materials on the existing dwelling.

The materials would be rendered block to the ground floor rear extension with a dark grey, flat roof in a single ply membrane. The loft dormer roof would also be flat, with a dark grey single ply membrane finish and any exposed walls to be rendered and decorated to match the existing dwelling.

### Sustainability

The national Code for Sustainable Homes has now been abolished; however the following measures are put forward as demonstration of environmental improvement:

- b) Reduced internal water consumption through the incorporation of water efficient sanitary fittings, including low flow toilets and water efficient taps for wash basins.
- c) On-plot refuse and recycling facilities to be provided to work with the existing Council waste and recycling collection service
- d) Secure cycle provision within the curtilage, encouraging sustainable mode of transport
- e) 'A' rated electrical appliances and energy saving light fittings throughout
- f) 'A' rated double glazed windows with trickle vents to improve natural ventilation
- g) Use of timber sourced from renewable forests with the appropriate certificates.
- h) Modern methods of construction utilised to minimise the use of energy during the construction process and to provide efficient and quick construction.
- i) The incorporation of insulation to the external walls, roofs and floors, to achieve the current Part L requirements of the Building Regulations.
- j) The use of low energy light fittings and equipment wherever possible.

## 6.0 CONCLUSION

The proposed rear extension and dormer window would be an appropriate addition to the existing dwelling, small in scale and in keeping with the various extensions and loft conversions in place in the rest of the terrace and surrounding dwellings. The design would form a balanced appearance on the site and would respect the existing character of the area in relation to scale and appearance.

There would be no significant harm to neighbouring amenity as a result of the proposal.

For the above reasons it is therefore respectfully requested that planning permission be granted for the proposed development.