



Fig 1: Site location plan
site boundary shown in red,
communal gardens shaded in green



1.0 Introduction

This Design and Access Statement has been prepared to provide further detail with regards to the proposed works at 100 Hawtrey Road, NW3 3SS. The property is a three storey, mid-century, terraced house, comprising a single family home. The application site is within the London Borough of Camden and is not in a Conservation Area. The site is a short walk from Swiss Cottage Village.

This application comprises the following alterations:

- Single storey rear extension in brick
- Replacement of existing garage door with glazing and aluminium louvers
- Lowering of ground floor and rear garden by c.160mm
- New skylights within existing roof
- Replacement of glazing throughout with new aluminium framed double glazed windows

The construction works associated with the above application have not yet been carried out and their extents are illustrated within this application.

2.0 Context

The property falls within the Chalcots Estate, a large estate of privately-owned family homes and four council-owned tower blocks. The estate was constructed in several phases from the 1960s to the 1980s.

The houses in the estate were originally built and leased by Eton College, however, today the majority are privately owned. The common parts of the estate, are owned and managed by Chalcots Estate Ltd, a company established, owned and run by the residents. The common parts include

the roads, pavements and large communal amenity garden spaces for use by the residents.

100 Hawtrey Road is a three storey mid-terrace town house. It is an example of the most common house type found in the estate.

The building is constructed using a dark brown brick with two vertical rows of windows separated by a white painted profiled metal cladding. The facade at ground level comprises a front door, an integral garage door and rendered surrounds. The internal garage has been converted to living space and the garage door has been sealed shut.

Chalcots Estate Limited guidelines have been consulted during the design process and the proposals have been submitted the board of trustees.

(from left to right)

Fig 2: View of front elevation of 100 Hawtrey Road

Fig 3: View of rear elevation of 100 Hawtrey Road

Fig 4: View of rear garden of 100 Hawtrey Road



3.0 Design

The proposals at 100 Hawtrey Road were conceived with the aim of increasing space and adapting the property for contemporary family life, and the changing requirements of a long term family home. A modest single storey extension provides more living space on the ground floor allowing the upper floors of the house to be reconfigured with better proportioned bedrooms distributed over two floors.

The ground floor extension will be built in brickwork. The rear glazing will be polyester powder coated aluminium sliding doors with double glazed panels. A green sedum roof is proposed to the extension with a strip rooflight at the junction between the extension and the host building.

The glazing would facilitate natural ventilation and would ensure good daylight, sunlight and access to amenity space.

The proposal would result in the loss of a small amount of outdoor amenity space. However, the occupants also retain access to the large communal gardens (comprising over 2350 sqm) which are unaffected by the proposals. The proposal therefore complies with Policy A1 which seeks to protect the quality of life for occupiers.

Policy A1 also seeks to protect the quality of life for neighbours by ensuring that permission is only granted when no harm to amenity is caused. The glazing does not overlook adjacent properties and will not affect privacy or amenity of neighbouring dwellings.

The proposal includes the removal of the existing metal juliet balcony balustrade from the rear facade at first floor level. This is necessary to achieve a consistent floor to ceiling height internally and to ensure robust water proofing details at the junction between the new roof and existing rear elevation.

Permission has been granted for a larger rear extension and removal of the balustrade at first floor level at the neighbouring property no 102 Hawtrey Road (2015/6347/P).

A new window is proposed to replace the redundant garage door. Privacy for the occupiers will be maintained via metal external louvres fixed in front of the window which are similar in appearance to the existing garage. This is in line with and adheres to The Chalcots Estates design guidance and can be seen on similar properties on the estate. Notable examples at 118 Fellows Road, 1 Hornby Close (granted application no. 2017/0079/P).

In addition to the extension, new skylights are proposed to the main house to better suit the reconfigured spaces. These replace existing skylights and have no impact on the surroundings.

The new extension will be built to best practice and to current standards of thermal efficiency. Where possible measures will be taken to improve the quality of the existing elements of the host building, i.e. new, double glazed, thermally efficient windows are proposed throughout. The development therefore complies with Policy D1 of the Local Plan which outlines the importance of securing high quality design in development.

4.0 Appearance

Policy D1 of Camden's Local Plan stipulates all development must ensure high quality design which respects local context and character.

The detailing and proportions of the proposed extension are sympathetic to the host building, and a replication of existing ground floor details

and materials. The proposals would respect and

preserve the property's character and existing architectural features and would be subordinate to the host dwelling.

Paragraph 5.6 of the SPG on 'Design' states that materials are to be used which respect the character and architectural integrity of the existing building. Masonry and aluminium framed glazing are proposed for the external finishes of the new extension which is in keeping with the surroundings and the host building.

In accordance with Policy D1, the development will sensitively integrate into the existing building form and preserve the character and amenity of the area.

5.0 Landscaping

There are no mature trees on the site that will be lost as a result of the work. A green sedum roof is proposed alongside new planting in planters to the rear of the garden, increasing biodiversity and local ecology.

The roof and planting will change colour throughout the year and under different weather conditions, providing improved visual outlook and interest for the occupiers and neighbours.

The proposal is therefore in accordance with Policies A1 and A3 of the Local Plan which ensure the outlook and vegetation alongside development respectively.

6.0 Access

Policy C6 of the Local Plan states that developments will be supported which promote fair

access.

Existing access to the property is via the footpath of Hawtrey Road directly at the front door. This existing condition will be improved by reducing the level change between the footpath and house and encouraging easier access.

Access to the rear garden will be improved via a large glazed door, with a flush, level threshold, opening onto the rear patio and garden.

7.0 Conclusion

The proposed alterations will create a well-proportioned three-bedroom family home that is compatible with the scale, height, massing and character of the existing property and site surroundings.

The overall appearance of the extension is in keeping with the original building and is secondary and subservient to the original building. The majority of the development takes place at ground level at the rear of the property ensuring negligible visual impact and no impact on neighbouring amenity.

The proposed change to the front of the property is designed such that it will have a minor visual impact on the street scape and is in keeping with Chalcots Estate Design Guidelines.

The proposals meet the requirements of National, Regional and Local Policy, including the driving principals of high quality design in the Borough as prescribed in Camden's Planning Guidance.

Considering the above and enclosed drawings, it is recommended that this planning application be granted.

Fig 5: Belsize House by Studio Carver completed 2017

An extension to an Edwardian terraced property in Belsize Park.

- Shortlist for Camden Design Awards 2017

- AJ small projects finalist 2017

- Don't Move Improve 2018 longlist



Practice Profile

Studio Carver has gained a reputation for high quality work throughout London. Our projects have been recognised by the **Camden Design Awards**, **Delivering for Barnet Architecture Awards**, **Don't Move Improve**, **AJ Small Projects** and have been widely featured by publishers such as **Architecture Today**, **Dezeen**, **Ham & High**, and **Dwell**.

Studio Carver is a London based architecture and design practice. Our work ranges from commercial projects to individual homes and bespoke furniture. Across all sectors, from the thrill of engaging with a new design problem, to its detail, construction and completion, is a commitment to finding solutions that are right for the client, their brief and the surroundings.

We believe the role of good design is to enhance environments for people. Our approach develops an architecture through observation and investigation; architecture that responds to material, light, environment, and most of all its users.

We delight in finding innovations that make each project quietly extraordinary. At the same time we maintain always the core principles of sustainability and good design, ensuring our work remains functional and flexible.

