



PROPOSED ALTERATIONS AT 19A NASSINGTON ROAD LONDON NW3 2TX

DESIGN, ACCESS AND HERITAGE STATEMENT

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Introduction

The owners has lived in the flat for several years and they are now wishing to improve the flat by making the garden more accessible and the flat brighter. The alterations, which are relatively minor, will be undertaken within the constraints of the Conservation Area

Property – Conservation Area

The house is located within the South Hill Park Conservation Area. The applicant's property is situated on the south side of Nassington Road. Nassington Road runs east west from Parliament Hill road to the west and becomes a path for pedestrians where it meets Hampstead Heath to the east. The immediate locality is predominantly residential. Nassington Road forms part of a planned layout of estate development, set out alongside the Heath in the late 19th Century.

House

The building is a 4 storey, semi-detached Victorian house constructed of red brick and sub-divided into flats, 19A being the lower ground garden flat, this is accessed by steps that lead along the side of the building. The property has a back garden that extends approximately 26m from the house.

Proposals Outline

The proposal is to improve the light into the living room, give better access to the garden and ensure that the doors require less maintenance .

Planning history

Permission was granted for a single storey conservatory to the rear of the flat dated 13th January 1995[ref no 9401387]

Policy considerations

Camden Local Development Framework Core Strategy

CS1 - Distribution of growth

CS5 - Managing the impact of growth

CS14 - Promoting high quality places and conserving our heritage

Camden Local Development Framework Development Policies

DP2 - Making full use of Camden's capacity for housing DP24 - Securing high quality design

DP25 - Conserving Camden's Heritage

DP26 - Managing the impact of development on occupiers and neighbours

South Hill Park Conservation Area Statement Guidelines

SHP7-10 - Materials and Maintenance SHP11-14 - Demolition

SHP18-21 - Rear Extensions

London Plan 2016

7.4 Local Character

7.6 Architecture

7.8 Heritage Assets and Archaeology

Use and amenity

The door opening has been widened to give more light into the flat so that the owners can spend more time on one level and enjoy the garden more. The existing timber doors are prone to movement, are not easy to open and require repainting every few years because of the south facing aspect. The material chosen for the doors will be easier to maintain and for everyday use

Scale and Layout

The wider opening will be similar to the one recently approved and built at no 17A.

Refuse and Parking

There will be no change to the current refuse facilities or to the parking arrangements

Privacy and light

All new external glazed openings are located so they do not affect the privacy currently enjoyed by the occupants of the adjacent properties.

Access

The current street access will be unchanged

Sustainability and Biodiversity

No existing trees will be affected by the development.

Quality and workmanship

The new opening in the external wall of the extension will be formed in second hand London stock to match the existing bricks of the house, with a brick soldier course to match. The doors will be of colour coated aluminium. The materials, techniques and fittings used in the proposal will be of high quality and be executed to a high standard

Summary

The overall design objective is to be in keeping with the existing rear garden space in terms of design, scale and material. It also takes precedence from similar neighbouring properties and recent applications.

It is considered that the proposals have been prepared according to policies in the City plan, UDP and London Plan. In particular the proposals will serve to conserve the heritage asset part of the South Hill Park Conservation Area. The proposals are of the highest standards of sustainable architectural quality – ie using high quality materials and take account of local character. The flat would be updated to become a light modern home whilst respecting its position in the street

