

Design and Access Statement

143 King Henry's road, Garden flat and ground floor flats

London NW3 3RD

Revision A
9 March 2020



Figure 1: Front elevation of no 143 (145 to the right)

1. Introduction

The applicants are the owners of the Garden flat and have purchased the ground floor flat with the intention of combining the two flats.

2. Site Context

The building is one of a series of uniform brick-fronted early 19th C villas along the south side of King Henry's road. They are mostly converted into flats.

The Building is not listed but it is in the LBI *Elsworthy Conservation area* (sub-area 2). It is not included in the list of positive contributors to the area, but is a typical example of a relatively homogenous row of villas.

The villas are a mixture of semi-detached and detached buildings, set back from the road. Gardens to the rear are substantial but in many instances have been sub-divided.

The typical construction of these villas is London stock brick with stringer courses in red brick. Roofs are generally slated. The lower ground floor is finished in white painted render at the front and back.

Gaps between the villas have largely been in-filled with a mixture of one and two-storey side additions which have been set back from the front of the main building. (Application drawing 14 refers).

3. Planning considerations

The following planning policies are relevant to the application:

Camden local plan 2017

Policy H3	Protecting Existing housing
A1	Managing the Impact of development
D1	Design
D2	Heritage

Camden Planning Guidance

Design CPG 2019

Interim housing CPG 2019

Section 4 Residential design standards

Section 5 Development involving a net loss of homes

Elsworthy Conservation Area Assessment and management strategy.

Of particular note, the relevant management strategies in the conservation area guidelines are:

12.5 Alterations to Existing Buildings

Alterations and extensions can have a detrimental impact either cumulatively or individually on the character and appearance of the area. Examples within the area include:

...Extensions that negatively affect the scale, symmetry, or relative dominance of parts of existing buildings

12.6 *As such alterations and extensions to existing buildings should be carefully considered. Extensions should be subsidiary to the existing building and not detract from its character by becoming over-dominant.*

12.7 *Where alterations and extensions of a sympathetic scale are appropriate, attention to detail and an imitative, historicist approach are to be encouraged without allowing pastiches of historical features that may reflect current tastes, but are less appropriate to the style and detailing of the original building and which may detract from the overall integrity of the group.*

13.14 *Development proposals must preserve or enhance the character or appearance of the Elsworth Conservation Area. This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or views into or out of the area.*

13.15 *High quality design and high quality execution will be required of all new development at all scales. It will be important that applications contain sufficient information to enable the Council assess the proposals.*

13.17 *Design and Access Statements accompanying applications will be expected specifically to address the particular characteristics identified in the appraisal including the scale and character of the repeated terraced forms, the prevailing scale, mass, roof line and rhythm created by the historic pattern of development.*

4. Planning history of the site

The garden flat was granted permission for a rear extension in 2012 which replaced a conservatory which was generally agreed to detract from the building. The grading of the entrance to this flat was improved which improved accessibility.

5. Proposals and justification

Joining two flats

Proposal

To join the garden flat (lower ground floor) and ground floor flat into a single flat.

Justification

The proposals involve a net increase in domestic floor space and no net loss of bedrooms. Although LB Camden's policies generally resist the loss of homes, the application is in line with policy IH6 of section 5 which indicates that combining dwellings resulting in the loss of a single home will not be resisted.

Extension at ground floor level

Proposal

The externally visible part of the proposals will be the removal of the rooflight and the replacement of the existing small side addition at ground floor level with a larger extension to accommodate stairs connecting the two flats, a bathroom and an additional bedroom. In order to preserve the subordination to the host building, the front of this extension is set back from the lower ground floor level behind the existing railings.

Justification

The enlargement does not significantly alter the rhythm of the gaps between the villas: as the end of the run of the semi-detached villas that ends at 143 it is smaller in scale and more set back than its neighbours— see the photographic survey on drawing 14. As can be seen from the side elevation (drawing 08) the height of the addition is significantly lower than the height of the rooms in the corresponding level: this is to avoid compromising the existing window on the first floor level above

The flank wall of the adjacent property has a small window at ground floor level (see figure 1) which will suffer a small loss of amenity light.

Materials will be London stock brick to match the host building, and the change from the rendered finish at lower ground floor to bare masonry at ground floor level will be maintained. There will be a stone coping of a suitable scale and design appropriate to the building on top. Windows at the front and back will be timber sash windows.

Between the existing railings and the front of the new addition will be a rooflight which will replace an earlier rooflight. Materials here are dark pigmented zinc which has the appearance of lead.

On the West elevation (drawing 08), translucent glazing in a simple metal perimeter frame has been introduced to bring light into the stairs and hallway. The proposed window does not correspond directly with the small window in the flank wall of no 137, but the use of translucent glazing should resolve any privacy issues.

Works to the rear

Proposal

The application removes the steel access stairs to the garden from ground floor level and removes the opening to the ground floor, which will be bricked up with matching brickwork. The garden, which is currently divided into two, will be united into one



Figure 2: Rear elevation at lower ground floor level showing access stairs to be removed

Justification

Removal of the stairs and the opening, and the uniting of the gardens all contribute to returning the building and setting to its original state. All of these actions will enhance the appearance of the building and its setting.

6. Access Statement

The access to the garden flat was improved under the 2012 permission. By joining the flats together with an internal staircase, access to the ground floor is substantially improved for semi-ambulant persons. The internal staircase will have handrails on both sides, which is not currently possible for the entrance of the ground floor flat, which is by way of a set of wide external entrance steps.

It is not practical to include a lift to join the flats together, but all of the principal facilities have been situated on the lower ground floor level (kitchen, bathrooms, bedroom and dining / living rooms) so there will be no significant loss of amenity for people who are unable to navigate stairs.

All other internal works will comply with all aspects of the Building Regulations Approved Document Part M (domestic, 2015 with 2016 amendments).

Prepared by

Duncan Woodburn RIBA

Second Floor Studio

28 Poland Street
London W1F 8QP