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Letter
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DESIGN, HERITAGE & ACCESS STATEMENT

Our ref: 254.3.1.001

Re: 16 Powlett Place, London, NW1 8DR

Scheme: Planning application new rear two-storey extension.

Subject: Design, Heritage & Access Statement

1. INTRODUCTION

This design and access statement supports the above planning application, which highlights the process that has led to the development proposals and explains and justifies the development in a clear way.

The statement deals with matters of layout, scale, landscaping, and appearance, as well access to the rear of the development.

The development that is the subject of this application has been designed having regard to the character of the site and its surroundings, the relevant provisions of the development plan and statute.

2. THE SITE AND ITS SURROUNDINGS

The site lies within the Harmood Street Conservation Area.

The application site lies mid-point of the Powlett Place East section, and is occupied by a two storey dwelling house, finished with a butterfly roof.

3. PLANNING HISTORY

For 16 Powlett Place, planning approval was granted, back in 2006 (2006/2988/P), for the erection of a double storey rear extension, just like the one we are applying now, but it was never built.

At the time, 14 Powlett Place did not have a rear single storey infill extension. The planning permission for this development was granted in 2008 (2008/0784/P). In light of this, we believe that the 1F level of the new extension at 16 Powlett Place can be full width, with seemingly no impact of light to the neighbour.

4. DESIGN

LAYOUT

This planning application seeks to create a new rear extension.

The new rear two-storey extension will not protrude more than 3.5m from the original building line, and will align with the extension at 18 Powlett Place. The loss of light or outlook to the adjoining dwellings is not impacted on the ground floor by this extension.

SCALE

The proposed extension will not be higher than 6m, which is lower than the extension at 18 Powlett Place, and the main building will be preserved to maintain the original characteristics. We feel that the proposed volume does not dominate existing features. All works are confined to the rear and should not upset the scale or proportions of the building, or adversely affect the character or setting of neighbouring buildings.

LANDSCAPING

The property's rear garden would see some proposed work. No trees or hedges would be affected by this proposed terrace.

APPEARANCE

The wall finish proposed for the extension's rear and side walls is brickwork to match the existing.

The flat roof is proposed to be in a resin-based fibreglass roofing system, and the parapet coping/flashing to be in powder-coated zinc (Black).

The new rear glazing is proposed to be in crittall style.

At the 1F level the glazing is proposed to be composed of 2no turn windows and fixed glazing panels, with powder-coated insulated aluminium panels at the bottom, all high-performance double glazing with Black powder-coated aluminium frames by Flight Design or similar approved.

At the GF Crittall Style glazing is proposed to be composed of 2no fixed panels and 2no sliding doors, with powder-coated insulated aluminium panels at the bottom, all high-performance double glazing with Black powder-coated aluminium frames by Flight Design or similar approved.

The extension is therefore designed with some distinctive contemporary elements which is a deliberate juxtaposition to the historical fabric and the new brickwork walls to match existing. At the end, both work well with the existing traditional material palette.

ACCESS TO THE DEVELOPMENT

The access to the existing house would remain unchanged.

5. CONCLUSION

All changes proposed have been considered to allow the new development to be in keeping with the fabric of the Harmood Street Conservation Area.

The approach, as well as the chosen materials, ensures the proposal will respect and enhance the existing building.

The high performance glazing shows the commitment to making this a sustainable project as far as possible.