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**Platform 5**  
architects

**149-151 King Henry's Road**

Design and Access Statement  
August 2020

Revision P2 / Issued 28.08.20

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1.1 Project Overview

This Design and Access Statement is prepared in support of the Full Planning Application for the internal reconfiguration of the lower and upper ground floor flats at 149-151 King Henry’s Road, together with the erection of a single-storey rear extension and small side extension to provide a new entrance. There are minor alterations to the elevations to suit the new internal arrangement.

The proposal also involves refurbishment of the existing spaces and seeks to upgrade the building fabric to modern standards.

1.2 Executive Summary

The proposed development seeks to provide an additional 41.5sqm (GIA) of C3 residential space. The existing 3no. flats will be laterally converted and reconfigured to provide 2no. flats.

1.3 Planning History

Application ref.: 2020/1011/P - External alterations at lower and upper ground floor levels to facilitate the reconfiguration of two units to provide a 1-bed unit at upper ground floor of no.151 and a 3-bed unit at lower ground floor of nos. 149-151. Granted 29.04.2020.

The above application was recently granted for the same applicant at the same address, but will no longer be implemented, in favour of this more significant application for a similar reconfiguration with rear extension, following the applicant’s recent purchase of the upper ground floor flat at no.149.

Pre-application advice was previously sought from the same applicant at the same property for a similar rear extension but with the addition of a basement.

For further details of planning history, please refer to Boyer’s Planning Statement.



149 - 151 King Henry’s Road street elevation





Notch House, Hackney



Book Tower House, Camden



Kings Road, Brent

# Platform 5 architects

Platform 5 Architects is an award winning architectural practice led by Patrick Michell with a specialism in creating crafted housing projects for challenging sites.

Since our inception in 2006, we have built a reputation on the quality of our design and level of service to our clients. Wallpaper\* magazine’s Architects Directory 2009 featured Platform 5 in their selection of 30 of the world’s most talented young architectural practices and since then our completed projects have been published internationally and regularly win design awards.

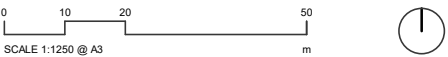
We have a deep interest in how people live, and are using our experience gained from working with residential clients to inform how we design both family houses and multi-unit housing schemes.

2.1 Location

The application site is comprised of a four-storey semi-detached pair of Victorian villas on the south side of King Henry’s Road. The properties are part of a wider building group (no’s 115 – 157) of buildings of the same architectural style.

The properties have very long rear gardens which meet Wadham Gardens to the rear. Both halves of the villa have been converted into flats, and this application relates to the lower and upper ground floor flats at no. 149, and a maisonette at lower ground and ground floor levels at no. 151.

The properties are situated in the Elsworthy Conservation Area and are considered to make a positive contribution to the area.





2.2 Birds' Eye Views

Note: On these images, the existing rear extension of 149 is not present, as they were taken prior to its construction.



View from south



View from west



View from north






View from east



2.3 Aerial View

149 & 151 King Henry's Road are located to the north west of Primrose Hill and approximately 250m from Swiss Cottage Underground Station. The site is located where the major roads and commercial centre around Swiss Cottage transition into quieter residential streets around Primrose Hill.

On the north side of King Henry's Road there is the imposing Marriot Hotel and low rise housing built in the late 20th Century, whilst to the south there are a series of large semi-detached Victorian villas that have a similar form and appearance but with subtle variations between them.

-  Swiss Cottage Tube Station
-  Site Boundary
-  250m radius to Swiss Cottage

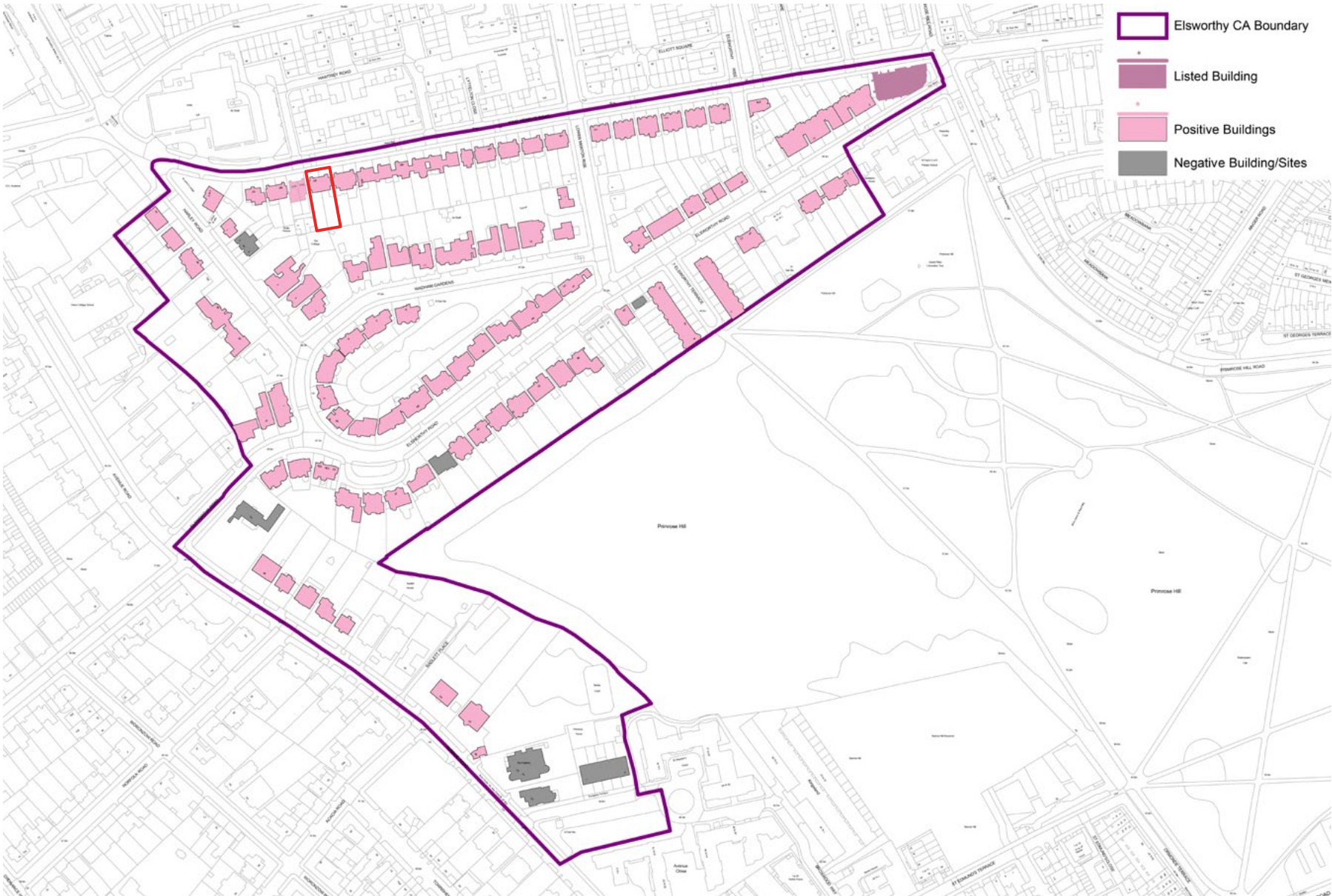




2.4 Conservation Area

149 & 151 King Henry's Road are in the Elsworthy Conservation Area and are considered to make a positive contribution to the area. The buildings are not listed or locally listed.

King Henry's Road is mostly made up of large semi-detached villas built in yellow London stock brick, with contrasting colours of brick to create string courses and quoins. Additional detailing is created by using painted stucco and carved stone detailing on capitals, keystones, arches, lintels and boundary walls.





2.5 Scale and Land Use

The area is predominantly residential, with a mix of sizes and types of homes. Many of the houses on King Henry’s Road have previously been extended to the rear, and into the loft with dormers.

- Mixed Use, Commercial and Residential
- Class B, Business
- Class C, Residential





2.6 Site Images

Front and rear views of 149 and 151 King Henry's Road



149 and 151 King Henry's Road front view



149 King Henry's Road rear view - existing extension



151 King Henry's Road rear view - existing facade



2.7 Existing Surrounding Buildings



124 and 126 King Henry's Road



128 King Henry's Road



137 and 139 King Henry's Road



Harley Road



2.8 Arboricultural Assessment

The existing trees on the site have been assessed by an arboriculturalist. There are 10 main trees on the site:

Tree No.	Species	RPA	RPA Radius
1	Common lime (Category C)	58.6m <sup>2</sup>	4.32m
2	Common lime (Category C)	65.3m <sup>2</sup>	4.56m
3	Common lime (Category B)	91.6m <sup>2</sup>	5.4m
4	Sycamore(Dead) (Category U)	215.4m <sup>2</sup>	8.28m
5	Chinese privet (Category B)	34.9m <sup>2</sup>	3.33m
6	Bay (Category B)	40.7m <sup>2</sup>	3.6m
7	Sycamore (Category B)	185.3m <sup>2</sup>	7.68m
8	Elder (Category C)	15.2m <sup>2</sup>	2.2m
9	Fire thorn (Category C)	48.5m <sup>2</sup>	3.93m
10	Shrubby Veronica (Category U)	12.0m <sup>2</sup>	1.95m

The lime trees to the front would not be affected by the development.

The low grade small trees closest to the rear of the building need to be removed (trees 9 and 10) to accommodate the extension.

Category B trees 5 and 6 need to be removed to accommodate the patio landscaping. Tree 5 on the site plan is a Chinese privet growing 550mm NE from the low boundary wall between the two properties and is of moderate quality and landscape value; of medium-term potential, while tree 6 on the site plan is a Bay tree growing 500mm NE from the low boundary wall between the two properties. New higher quality trees can be planted as part of the wider scheme to improve the overall landscaping.

The extension does not impact onto the Root Protection Area of the large sycamore tree (tree 7) in the middle of the rear garden.

Please refer to the Arboricultural Impact Report (by SJA Trees) for further information.





2.9 Existing Use, Amount and Layout

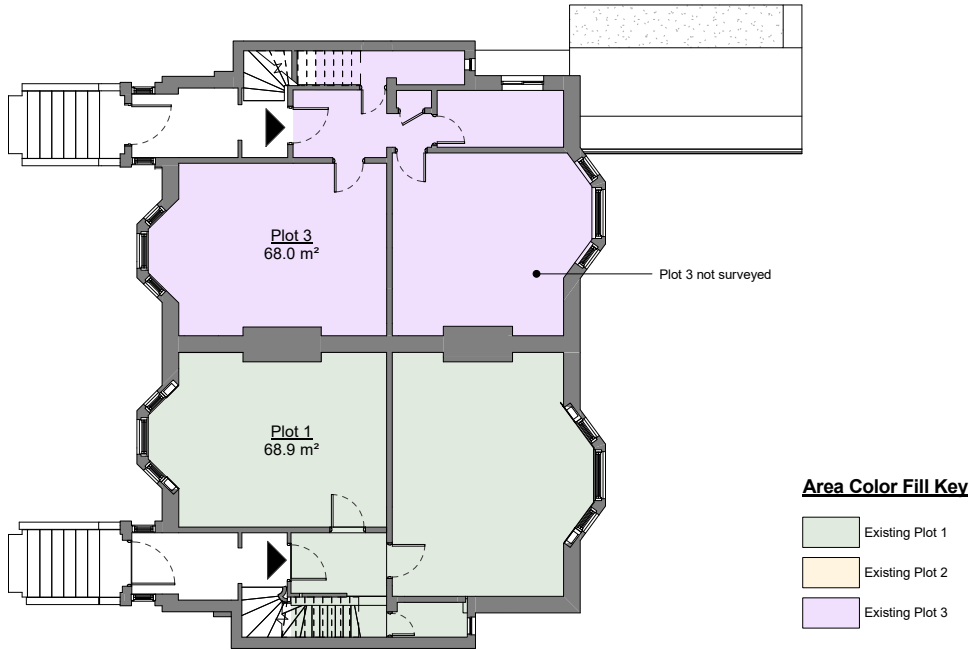
The existing site area is approximately 840m².

The existing total Gross Internal Area is 325m².

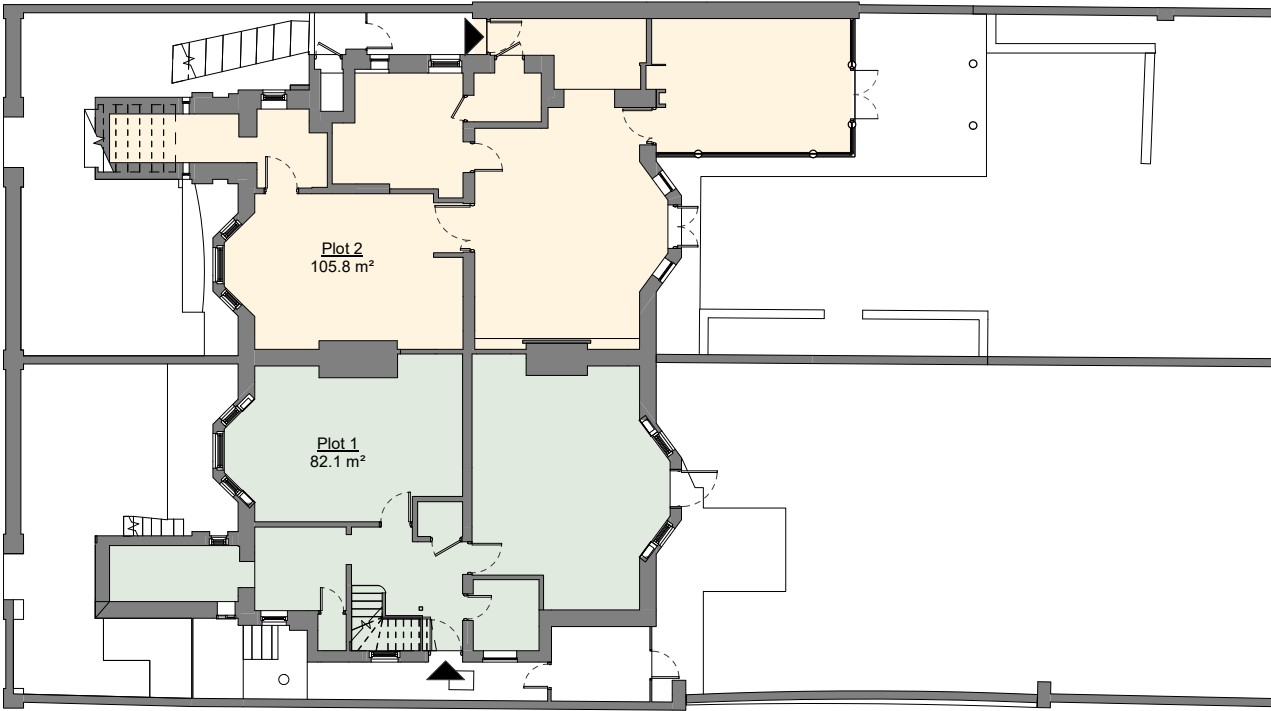
The site comprises the three flats at lower and upper ground floors of the two semi detached houses numbers 149 and 151. There are further flats above, which do not form part of this application. The existing unit mix is indicated in the table below.

There are small front gardens with planting and lightwells for the existing lower ground floor windows. The rear gardens are long (~28.5m) and currently divided with a brick garden wall.

Area Schedule (Existing GIA)			
Name	Unit Type	Area	Area (sqft)
Plot 1	3B (5p)	151.0 m²	1625 ft²
Plot 2	2B (3p)	105.8 m²	1138 ft²
Plot 3	1B (2p)	68.0 m²	732 ft²
Grand total		324.7 m²	3495 ft²



Scale: 1:200 @ A3  
Existing upper ground floor



Scale: 1:200 @ A3  
Existing lower ground floor

3.1 Brief

The brief is to reconfigure the existing properties to provide high quality additional living space for a growing family, whilst retaining a second dwelling within the “red line” of the site.

3.2 Use and Amount

There is no proposed change of use.

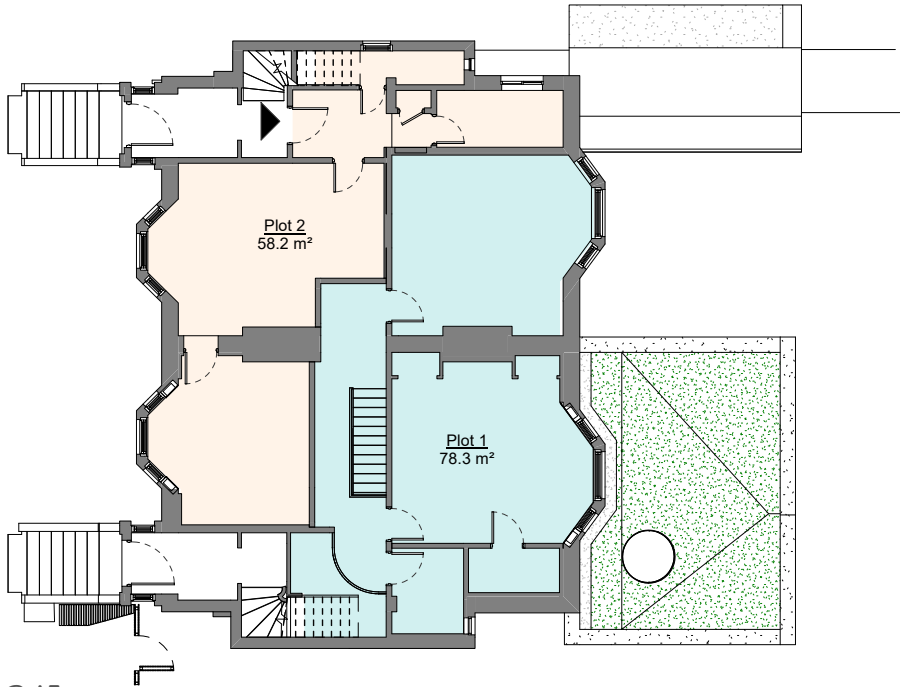
Rear and side extensions would add approximately 41.5sqm of additional floor area (GIA).

The proposal would involve converting three existing units into two self-contained units, resulting in a net loss of one unit. The flats would be laid out as follows:

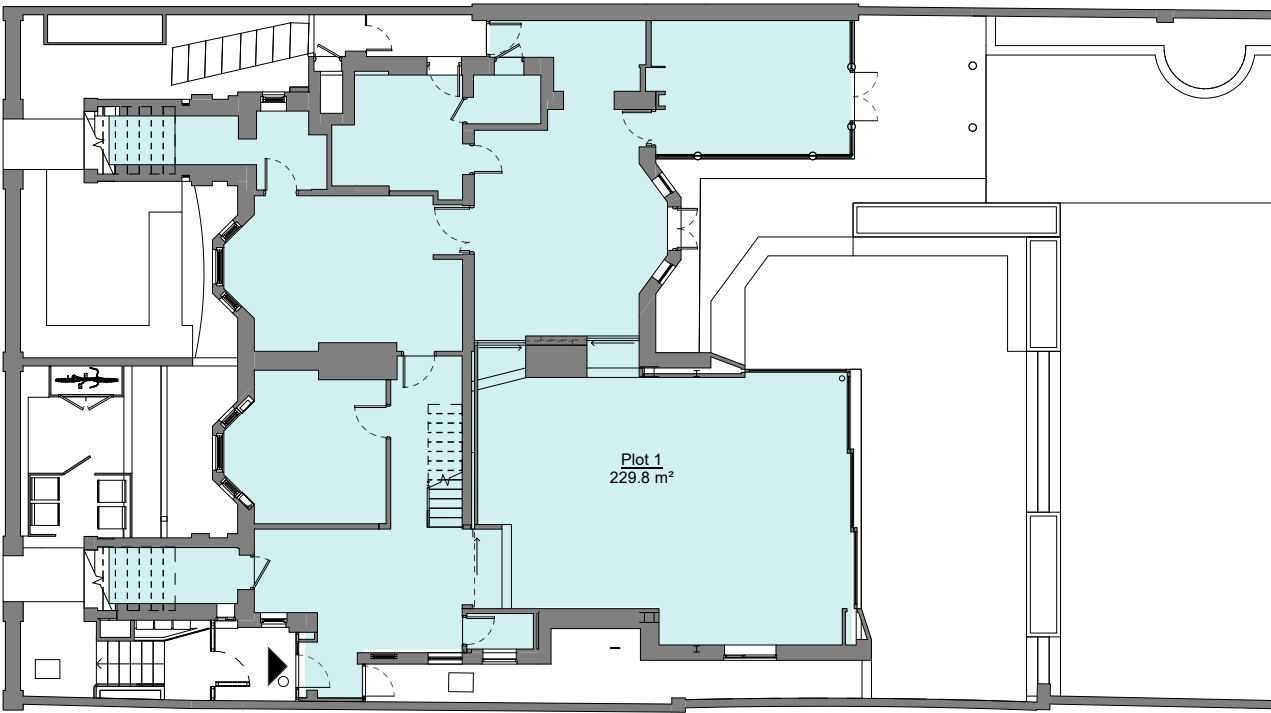
- Flat 1 - 4B(8p) – lower ground floor and part of upper ground floor
- Flat 2 - 1B(2p) – part of upper ground floor

The proposal also includes minor alterations to the east and west elevations to accommodate new services, and alter windows to suit the new layouts.

Area Schedule (Proposed GIA)			
Name	Unit Type	Area	Area (sqft)
Plot 1	4B (8p)	308.0 m²	3315 ft²
Plot 2	1B (2p)	58.2 m²	627 ft²
Grand total		366.2 m²	3942 ft²



Scale: 1:200 @ A3  
Proposed upper ground floor



Scale: 1:200 @ A3  
Proposed lower ground floor





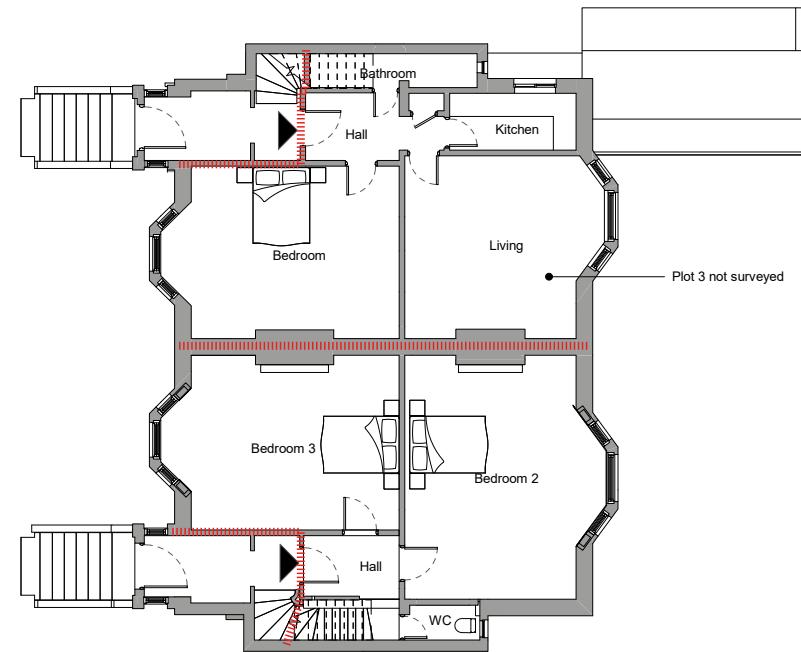
## 3.3 Layout

The existing building is to be laterally converted internally and provided with two lower ground floor extensions.

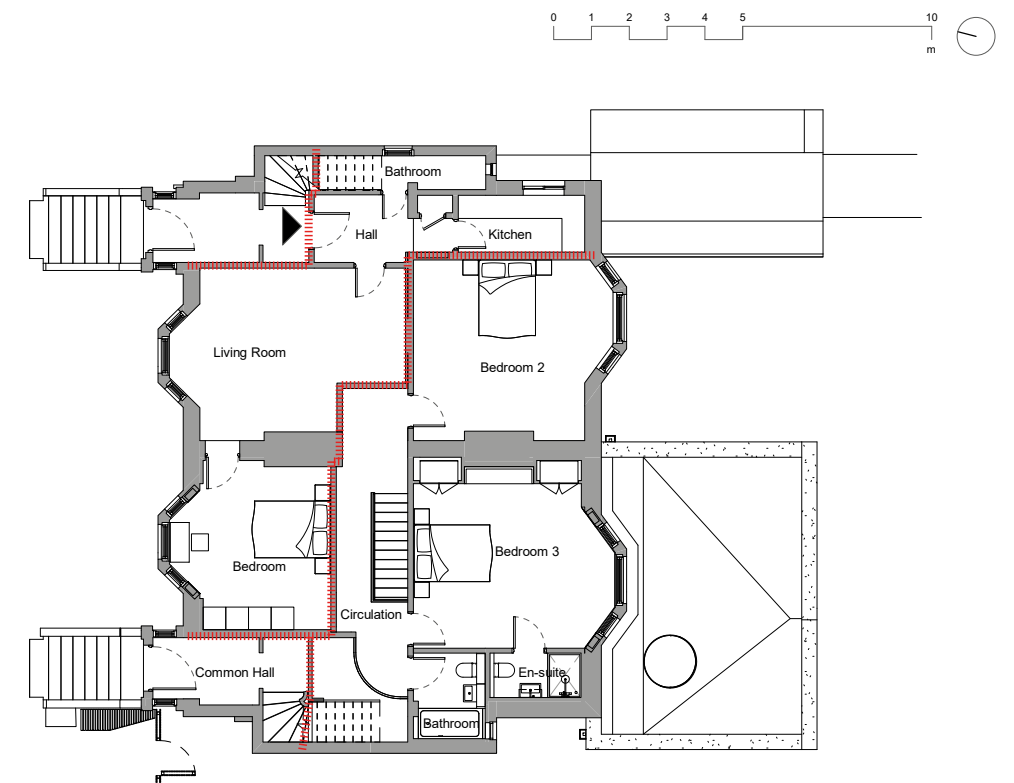
1. A new single storey extension is proposed to the rear of the building, opening up a very generous living space to the improved rear garden. The floor within the rear half of no.151 would be reduced in level by approximately 400mm to achieve a more generous ceiling height, without impacting on any neighbouring properties.
2. A modest side extension to no.151 provides a more legible and welcoming front door for the larger flat at lower ground floor, and improves security with an external timber gate preceding the new entrance.

The reconfiguration of the interiors provides a more functional, spacious layout, minimising circulation space. The upper ground floor is rearranged to maintain the existing 1B(2p) flat, which would occupy the front rooms of both 149 and 151 King Henry's Road, in order to minimise overlooking of the ground floor garden. The existing kitchen and bathroom to this flat would be maintained.

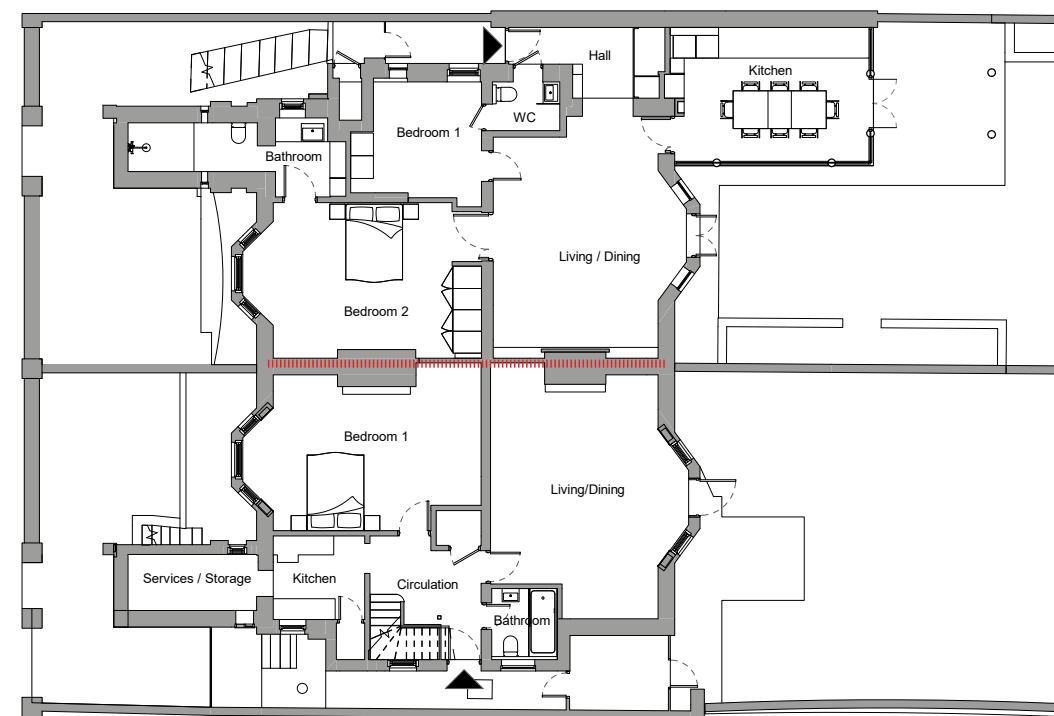
The landscape at the front and rear would be re-configured to accommodate the required cycle and waste storage, maximising the quality of hard and soft surfaces. The garden wall dividing the two rear gardens will be demolished to provide a large amenity space for the use of the lower ground floor flat.



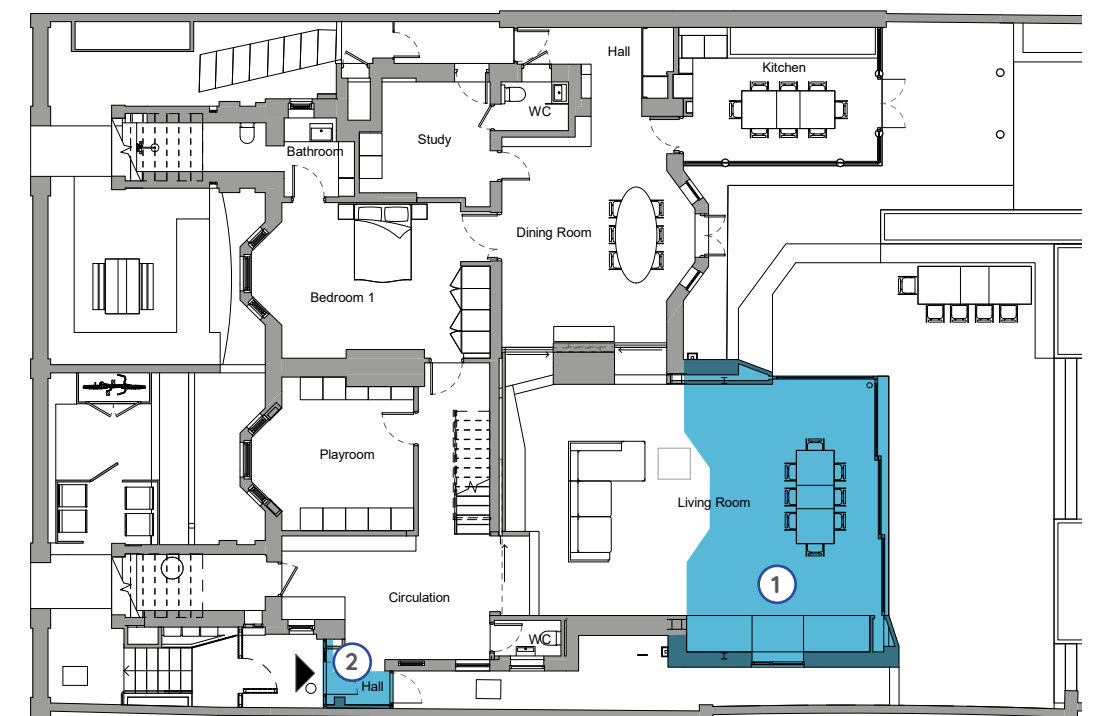
Existing Upper Ground Floor Plan



Proposed Upper Ground Floor Plan



Existing Lower Ground Floor Plan



Proposed Lower Ground Floor Plan