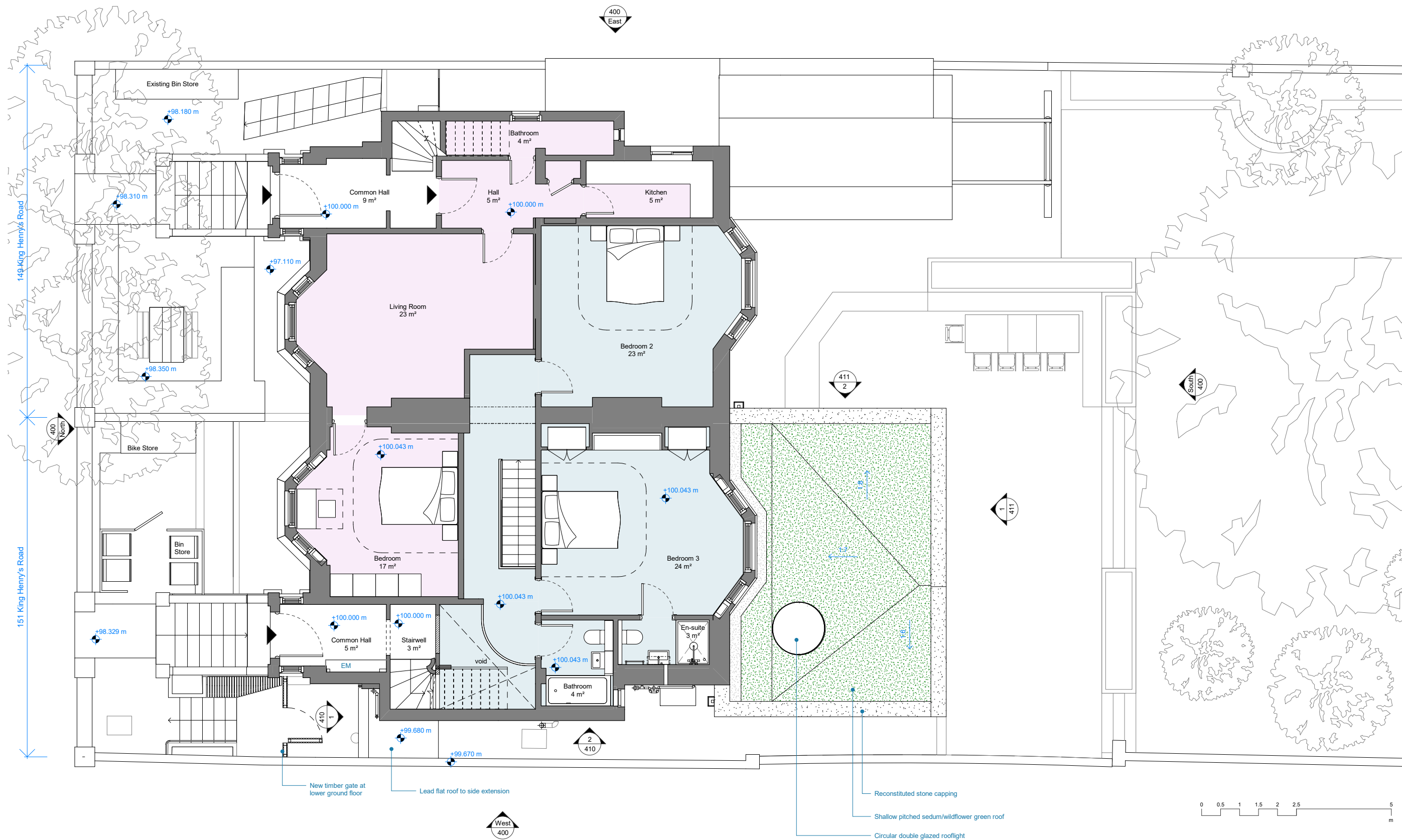


3.4 Lower Ground Floor Plan



3.5 Upper Ground Floor Plan



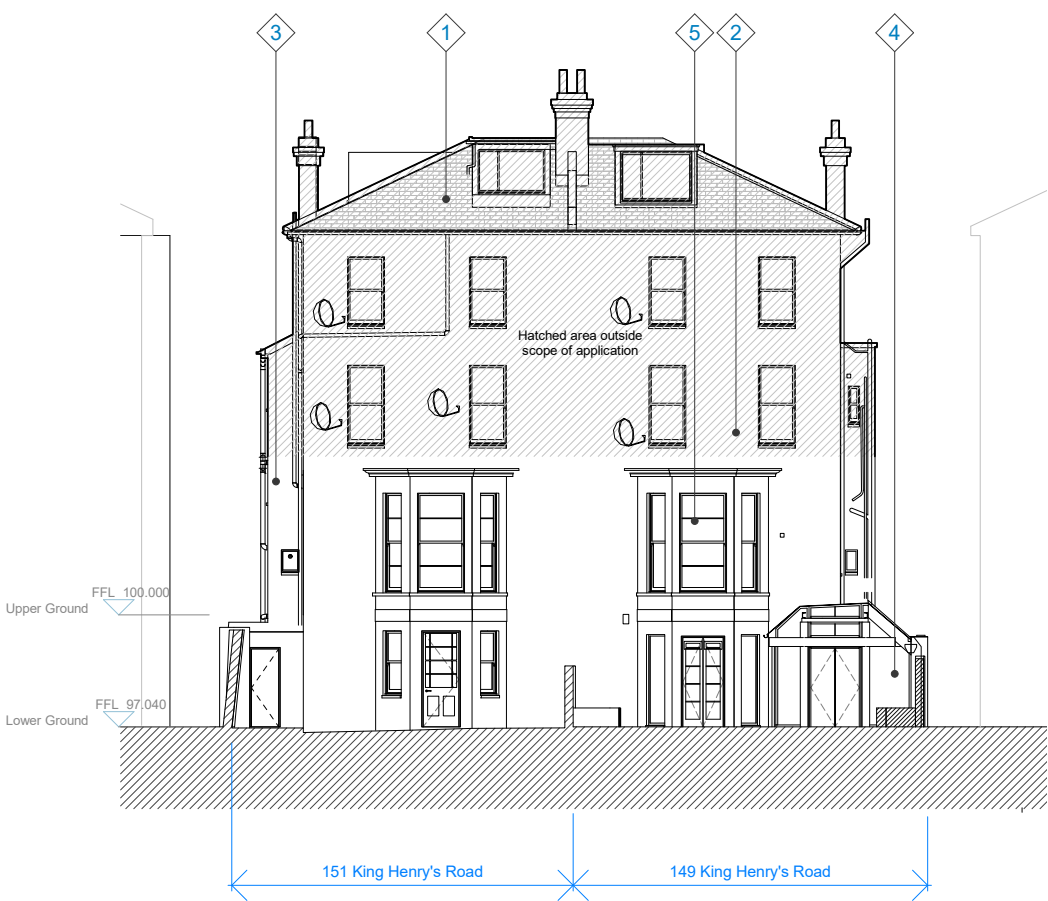
3.6 Scale and Appearance

The two new extensions are both single storey and situated at lower ground floor only.

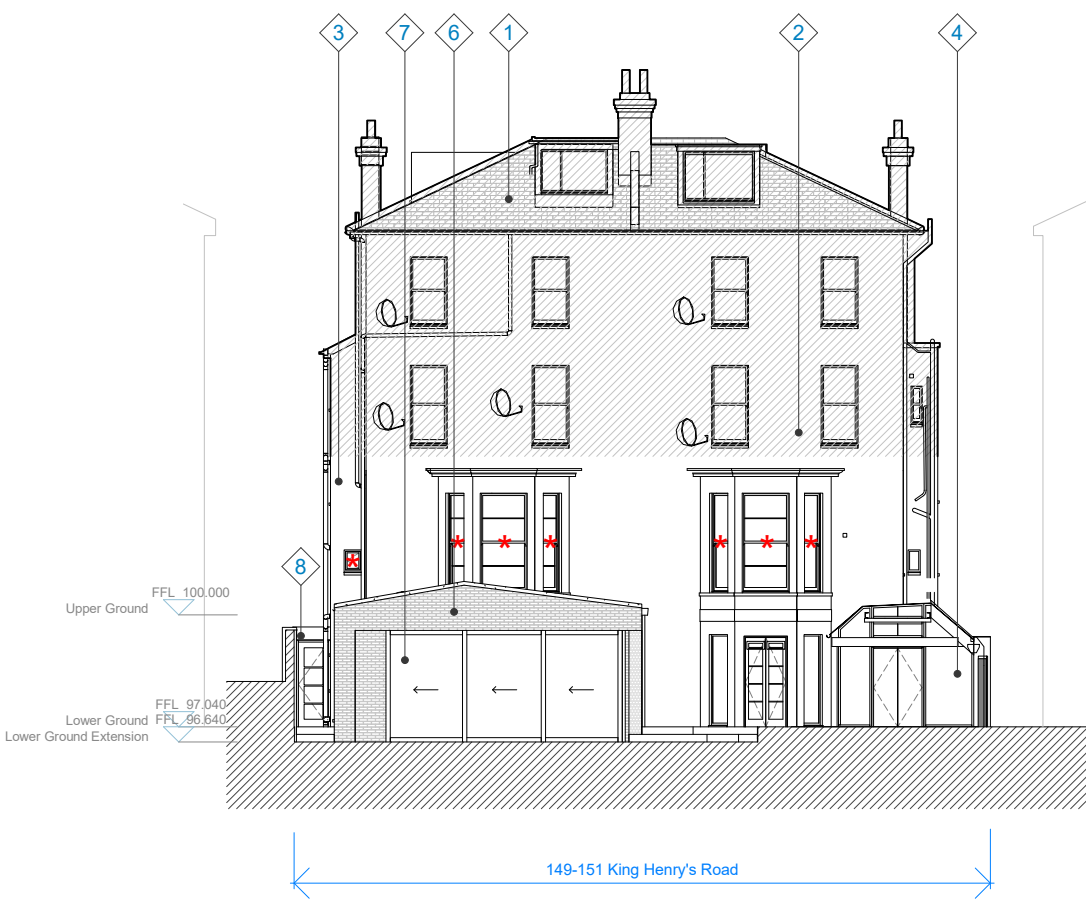
The side extension is a modest flat-roofed structure, infilling the existing narrow space between the external flank wall and the garden party wall to the adjacent property.

The rear extension is also single storey and approximately 5.7m deep in plan, aligning with the existing kitchen extension at no. 149. It would feature a brick gabled end, rising approximately 600mm at the ridge above the eaves, with a shallow pitched green roof falling back towards the building.

The scale of the extensions is considered proportionate to the existing building and extension at no.149.



Scale: 1:200
Existing Rear Elevation



Scale: 1:200
Proposed Rear Elevation

3.7 Side Extension Appearance

The side extension will not be visible from the public realm, due to a new vertical timber fence and gate being provided to replace the existing fence and gate, which are in a poor state of repair.

The front and back elevations of the side extension will be formed of timber framed double glazed fixed panels and doors, with a solid panel to the front to conceal pipework.

Due to the small size and shaded location, a green roof to this extension is not practical. To refer to the existing extension roof, the side extension roof will instead be finished with lead sheet and raised just higher than the garden party wall.



View of front entrance gate with new steps and planters, and screening to existing gas meters



View of front entrance door

3.8 Rear Extension Appearance

The proposed extension is to be constructed from light buff brick to echo the existing building whilst subtly differentiating the new addition.

The coping to the edge of the roof is a light grey reconstituted stone to relate to the painted white render of the existing bay windows whilst providing a material that will age well with minimal maintenance.

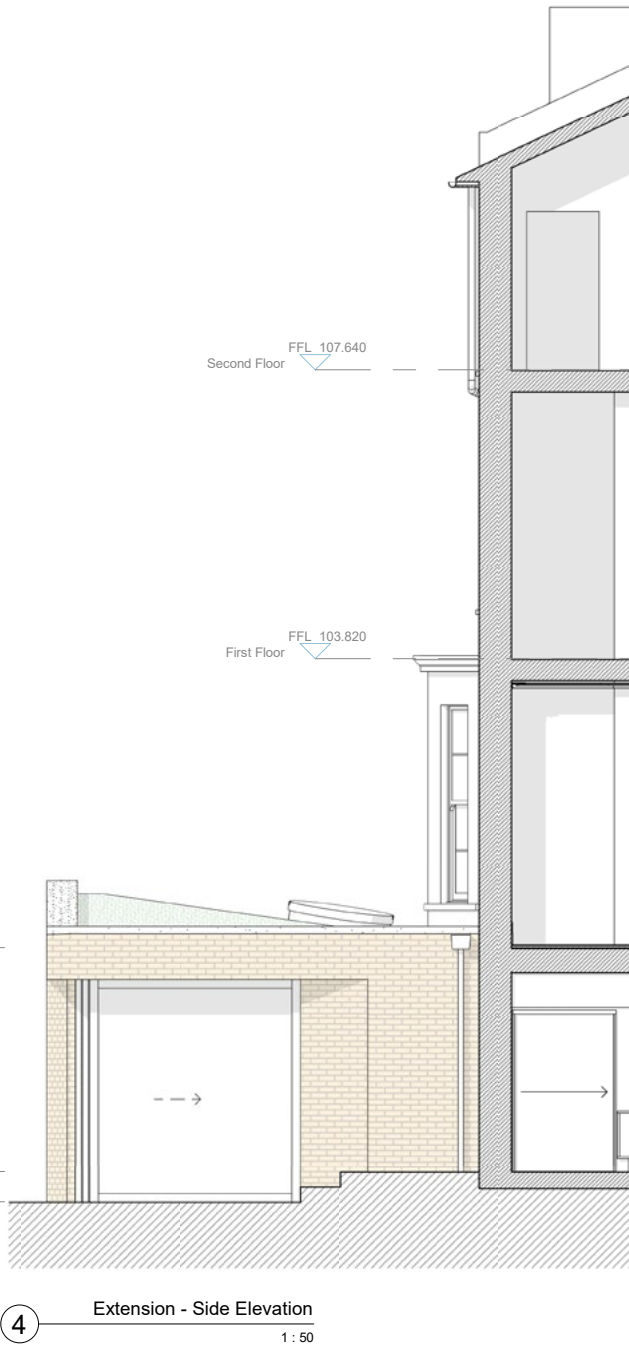
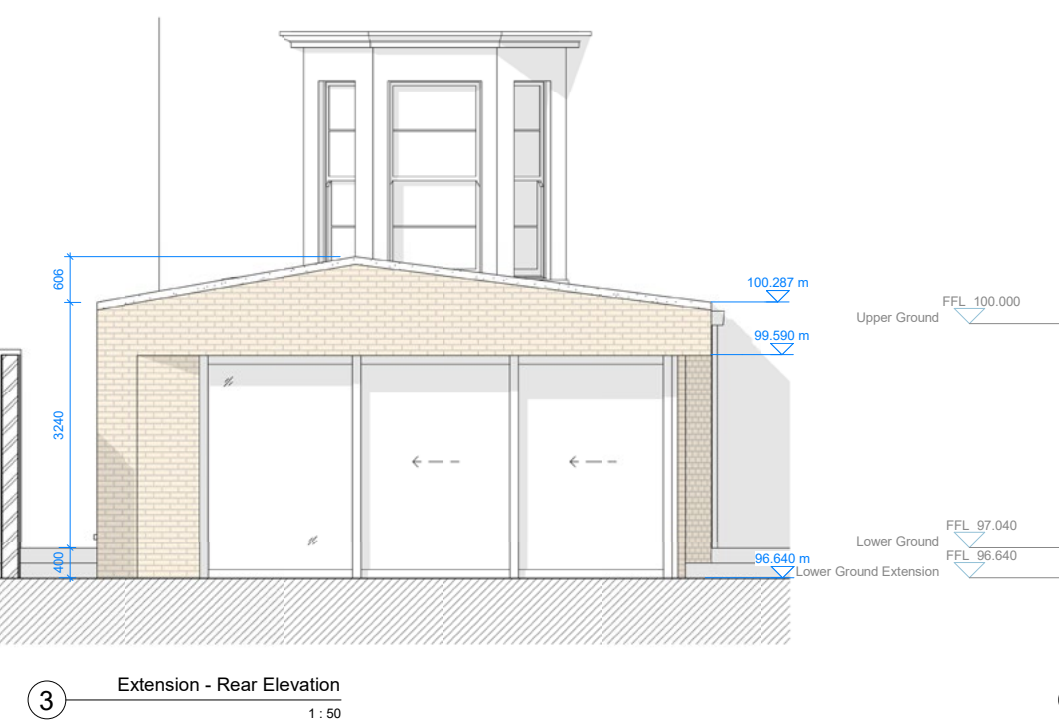
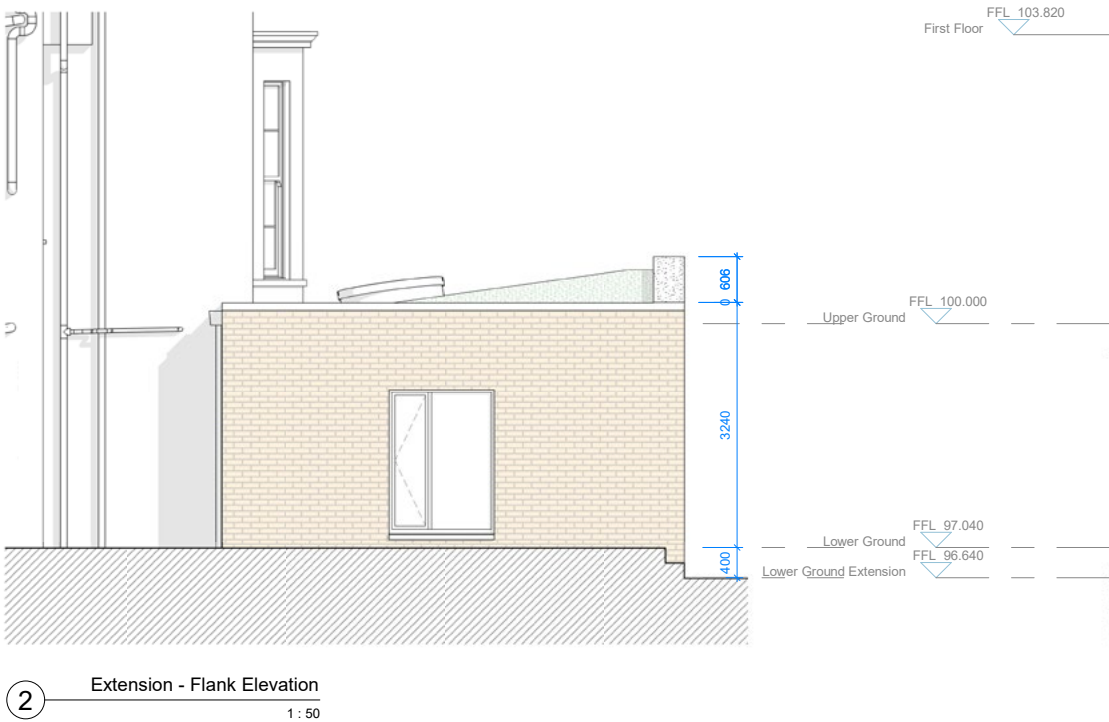
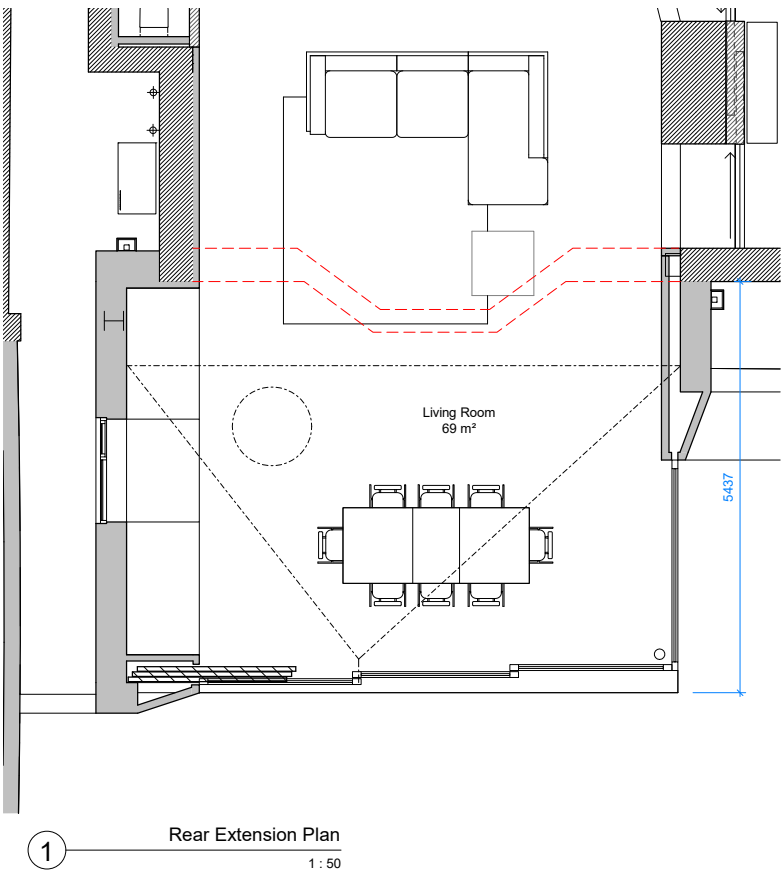
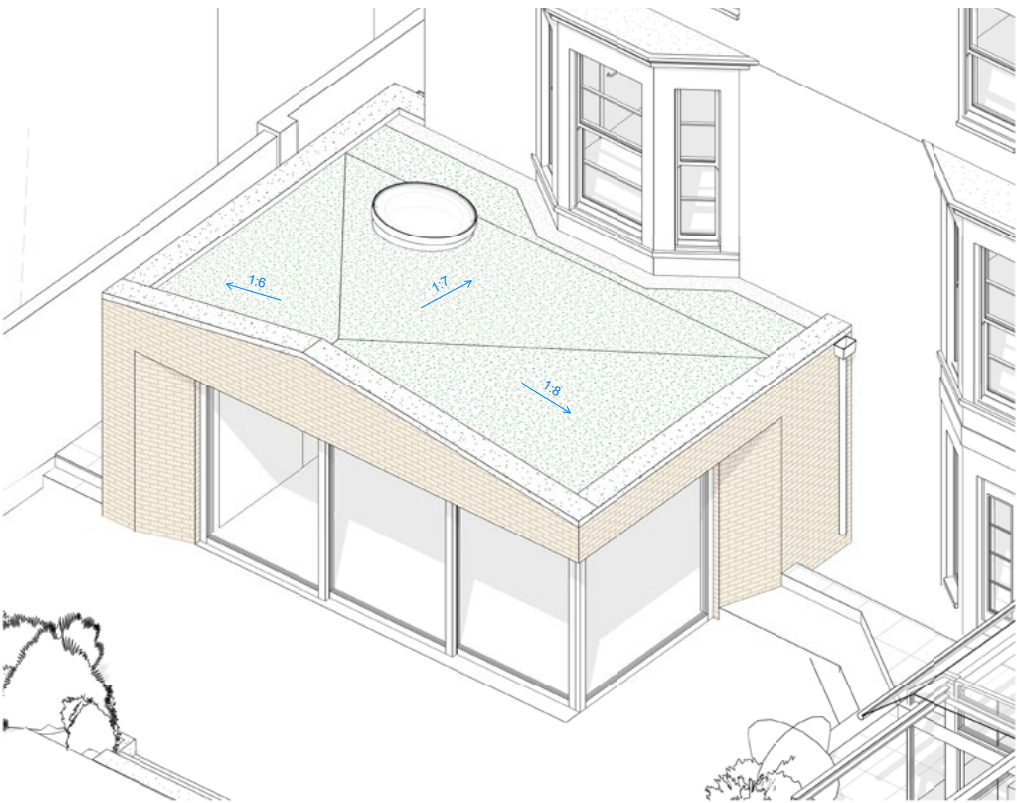
The proposed windows and doors are double or triple glazed in hardwood frames to provide high levels of energy efficiency and complement the timber framing of the existing extension at no.149.

The proposed extension features a wide expanse of glazing with chamfered reveals to articulate the opening section below a shallow gable end.

The roof is a shallow pitched sedum/wildflower green roof system with gravel borders. This will provide both ecological and rainwater attenuation benefits, as well as providing visual amenity to the upper floor flats.



3.8 Rear Extension Appearance



3.9 Minor Elevation Alterations

Other minor alterations will be made to the elevations to support the internal changes.

Where existing sash windows have not been previously refurbished, they will be replaced or upgraded with new double glazed units and weatherstripping to match the existing appearance.

Existing redundant services to the elevations will be removed and the walls made good.

On the east elevation:

- a new obscure glazed sash window will be inserted at upper ground floor to provide natural light and ventilation to the existing bathroom
- At ground floor, an existing window will be replaced with a double glazed timber framed door to provide an improved fire escape route

On the west elevation:

- the existing front door to the maisonette will be replaced by a fixed double glazed window
- The non-original metal framed bathroom window will be replaced with a new obscured double glazed window with opening top light

On the north (street facing) elevation:

- new external metal security bars will be fitted to the lower ground floor bay windows at no. 151. This will match no. 149, and the majority of similar villas along the south side of King Henry’s Road.

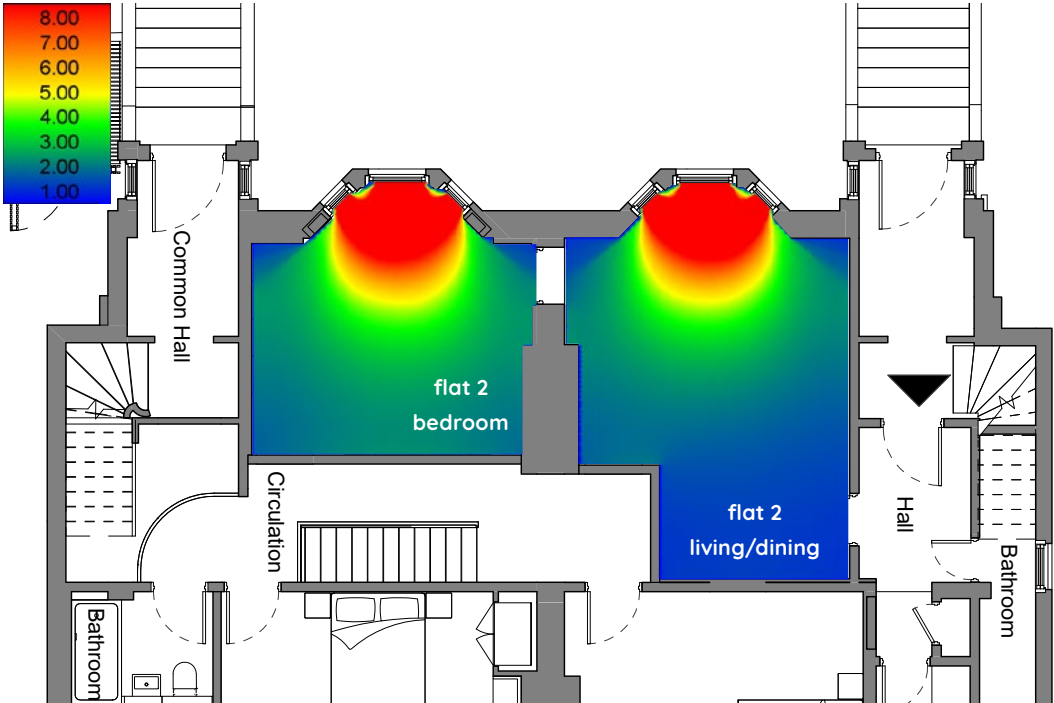
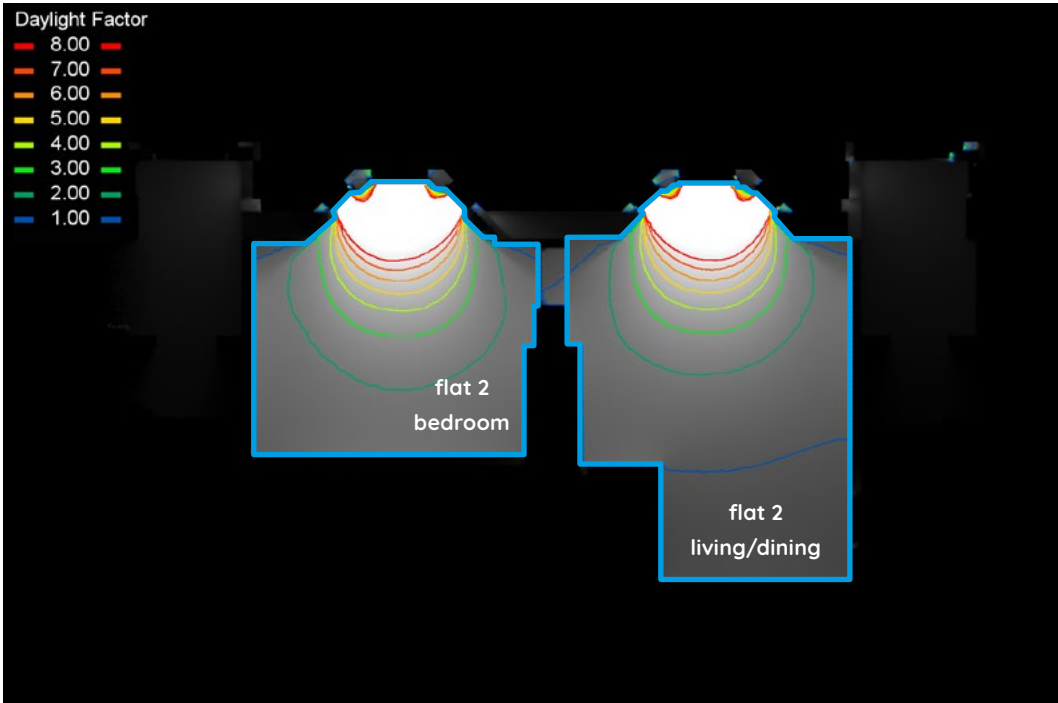
3.10 Daylighting to Flat 2

In accordance with BS 8206-2 and the BRE Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice, daylight factor within habitable rooms should be checked, with an average of minimum 2% for kitchens, 1.5% for living rooms, and 1% for bedrooms.

To test the availability of daylight to the habitable rooms within the converted flat 2, Daylight Factor analysis has been carried out using Velux Daylight Visualizer.

Thanks to the existing tall bay windows and high ceilings, the newly created upper ground floor bedroom and living/dining room comfortably exceed the minimum daylight factor requirements and will appear well daylight.

The habitable rooms within Flat 1 are either the same as existing, or reduced in size, and will all therefore continue to receive adequate daylighting either the same as or improved compared to the existing situation. On this basis, testing was not deemed to be necessary.



Daylight Factor Analysis Output Images - Bedroom

	Flat 2 Bedroom	Flat 2 Living / Dining
Average Daylight Factor	3.29%	2.37%
Median Daylight Factor	1.90%	1.44%
Minimum Daylight Factor	1.10	0.56
Maximum Daylight Factor	18.95	14.70
Minimum required BS 8206-2	1%	1.5%

Daylight Factor Analysis Results Table

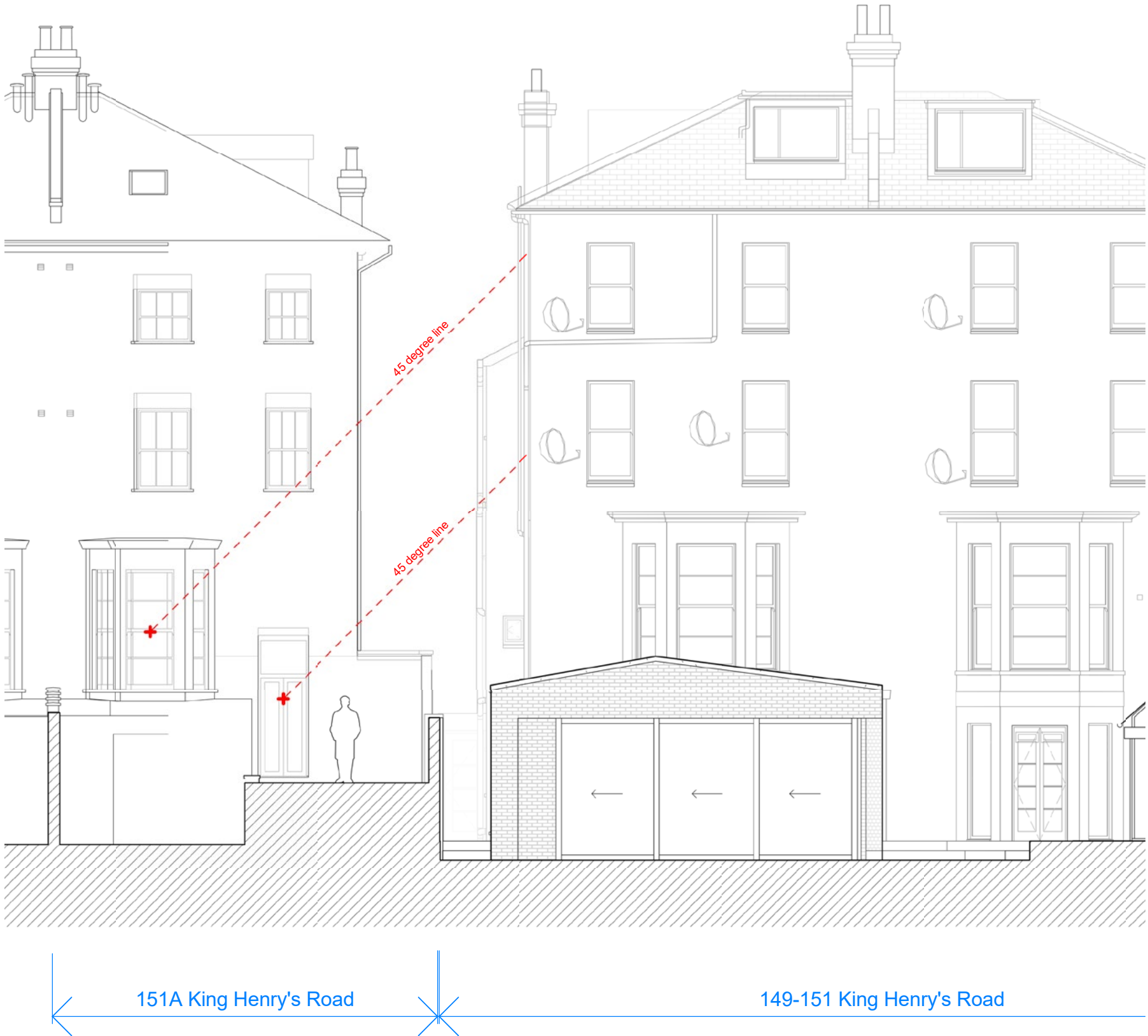
3.11 Effect on Surrounding Buildings and Gardens

The single storey side extension will have no impact on amenity for neighbours, being set between the existing garden wall and the house.

The single storey rear extension will have no impact on daylight or sunlight for any neighbouring buildings or gardens, as it comfortably passes the rule-of-thumb “45 degree” test for daylight to neighbouring windows.

New windows in flank walls will be obscure glazed where above ground floor, and will not lead to any new overlooking situations. Opening will be limited with restrictors to be above 1.7m internally.

The amenity of neighbours would not be affected in any material way by the proposals.



3.12 Landscaping

The front garden at no. 149 will be retained as existing.

The existing steep steps at the side of no. 151 will be removed and replaced with shallower steps, located closer to the road, with a new timber gate at lower ground floor level screening the side extension.

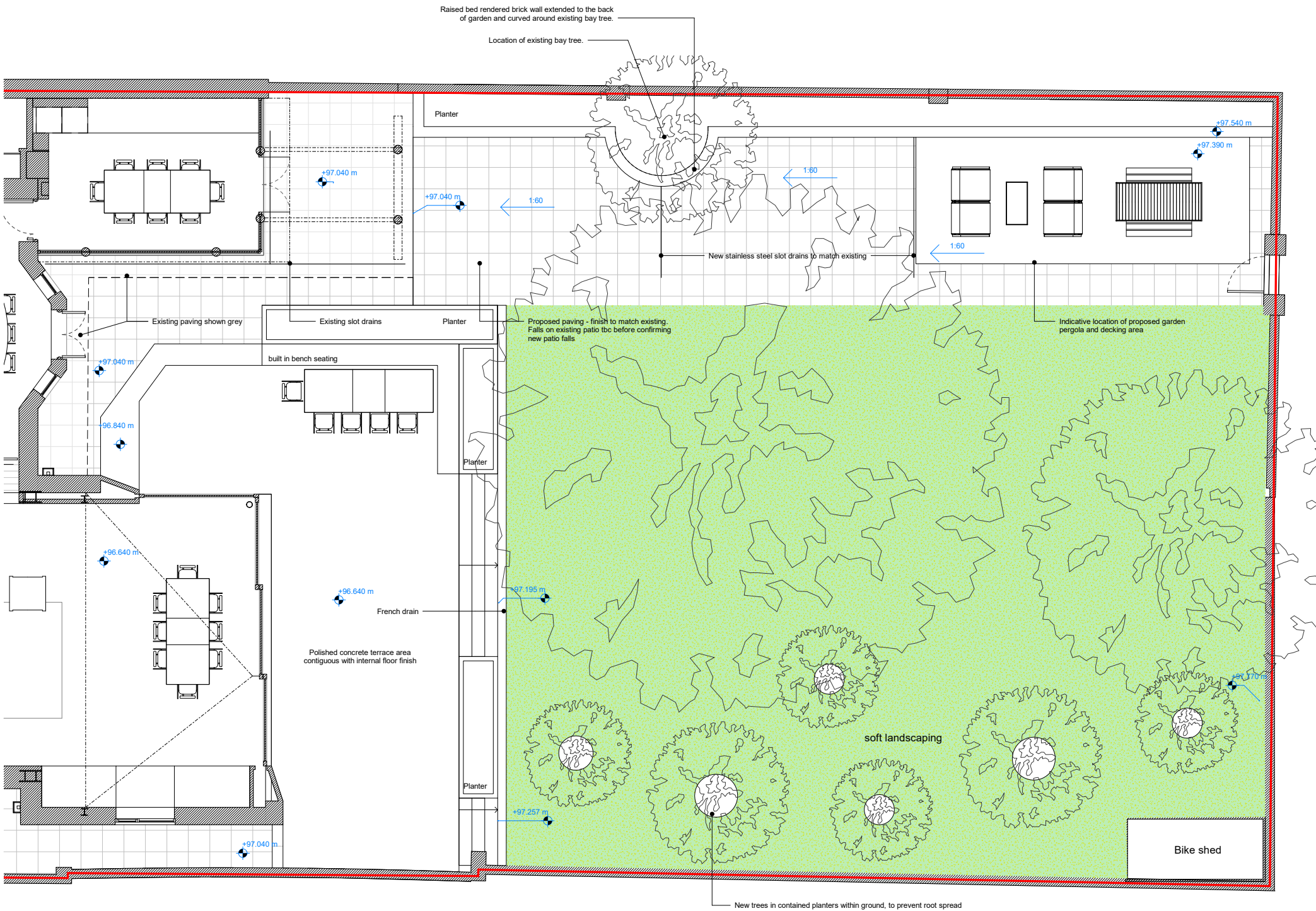
No trees will be removed from the front gardens.

The rear gardens will be combined with the removal of the existing brick garden wall and planters. Low quality trees and shrubs nearer to the house will be removed, and the mature trees protected and retained.

A sunken terrace area will be provided at the same level as the new rear extension, with seating and planters to the perimeter, with steps back up to the garden.

The garden beyond the terrace will be largely turfed, with a long planter and hard landscaping along the eastern boundary. New trees will be planted in buried planters to restrict root growth.

The sedum/wildflower roof to the extension will provide additional ecologically beneficial green space.



Rear garden plan (NTS)

3.13 Cycle Storage

In accordance with Camden and London Plan policy, cycle storage is proposed to the two newly reconfigured flats.

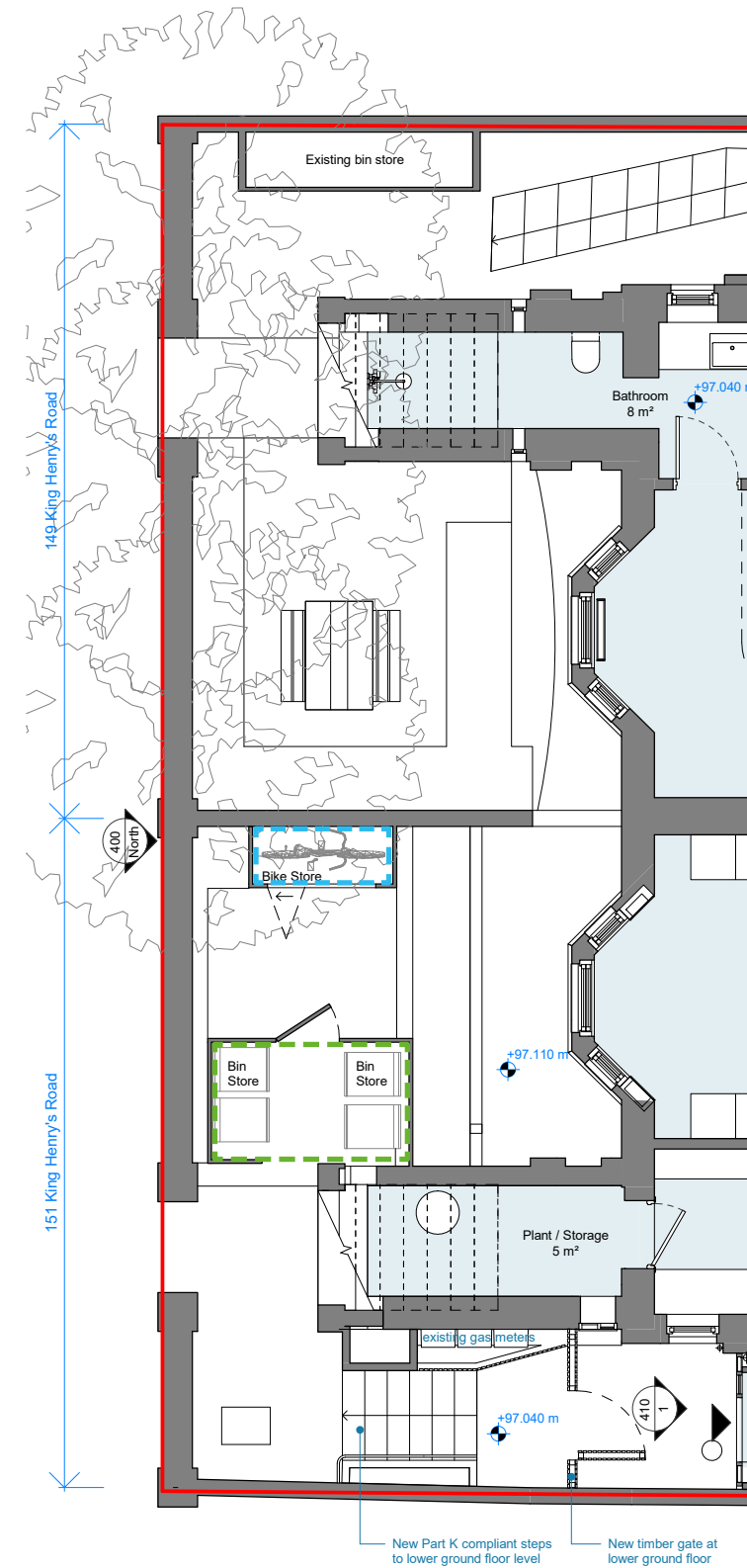
The lower ground floor flat benefits from use of the rear garden, which will be provided with a secure cycle store, shown indicatively on the previous page.

The new 1B(2p) upper ground floor flat does not currently benefit from any outdoor cycle storage. A new bike store is proposed within the front garden to provide secure storage for 1no. bicycle.

3.14 Waste and Recycling Storage

There is an existing brick built bin store with louvred doors for 4no. bins at no. 149. This will be retained and is considered adequate for both general waste and recycling storage.

At no. 151, wheelie bins are currently kept at hoc against the boundary wall with 151A King Henry’s Road. A new fenced in bin store is proposed in the front garden to improve the appearance whilst maintaining easy access for collections and residents’ use.



Front gardens plan (NTS)



Example of open bin enclosure proposed

3.15 Energy and Sustainability

The extensive internal reconfiguration and new extensions offer a rare opportunity to radically improve the energy performance of the dwellings.

New thermal elements of the extensions will be built to exceed Building Regulations performance requirements, with highly insulated floors, walls and roofs and high performance glazing which will both retain heat in winter and reduce solar heat gain in summer to prevent overheating and reliance on cooling systems.

Existing walls will be internally thermally insulated to reduce heat losses, and separating floors will be acoustically and thermally upgraded. Existing single glazed windows will be upgraded to double glazing and sash windows weatherstripped.

Existing radiators will be removed and new water fed underfloor heating will be installed throughout, capitalising on the lower heating requirements as a result of the insulation upgrades.

Consideration is also being given to installation of a ground-source or air-source heat pump to make the development all-electric and eliminate local emissions from gas boilers. Should this option be taken up, a further planning application would be made for any required external equipment.

Airtightness of the dwellings will be improved, and new mechanical ventilation with heat recovery systems will be installed to reduce uncontrolled heat losses through leakage and stale air ventilation.

New low energy (LED) lighting will be installed throughout both dwellings.

New appliances and sanitaryware will be selected to reduce water consumption.

Due to the nature of the site, it is unlikely that there is any possibility of installing on-site renewables, but consideration has been given instead to improving energy efficiency and reducing energy demand.

4.1 Access

The existing entrance to flat 2 will remain unchanged, with the front door accessed through a communal hallway and front door at upper ground floor level.

The principal entrance of flat 1 will be moved to the side of no. 151. Existing steep steps will be demolished and replaced with new Part K compliant steps. The front door and rear sliding doors will be provided with a level threshold.

Internally, a WC will be available on the entrance storey.

Building Regulations compliant steps will be provided internally at changes in level, and the new internal staircase will replace a steep winder staircase with a more accessible straight run design.

Due to the constraints of the site, it is not possible to provide step free access, and the proposals improve accessibility where feasible.

4.2 Transport and Parking

The location has a PTAL rating of 5, indicating good access to public transport.

There is a net reduction in dwellings from three to two, therefore pressure on local transport and parking will be reduced.

5.1 No. 137A King Henry’s Road

Application number: 2009/2298/P
Decision granted: 10.08.2009

This application was granted for replacement of a poor quality previous rear extension with a large rear and side infill extension with substantial areas of glazing to almost the full width of the plot.

The extension has been built in accordance with the approved plans.



FRONT ELEVATION



REAR ELEVATION

Previous elevations



FRONT ELEVATION



REAR ELEVATION

Approved elevations

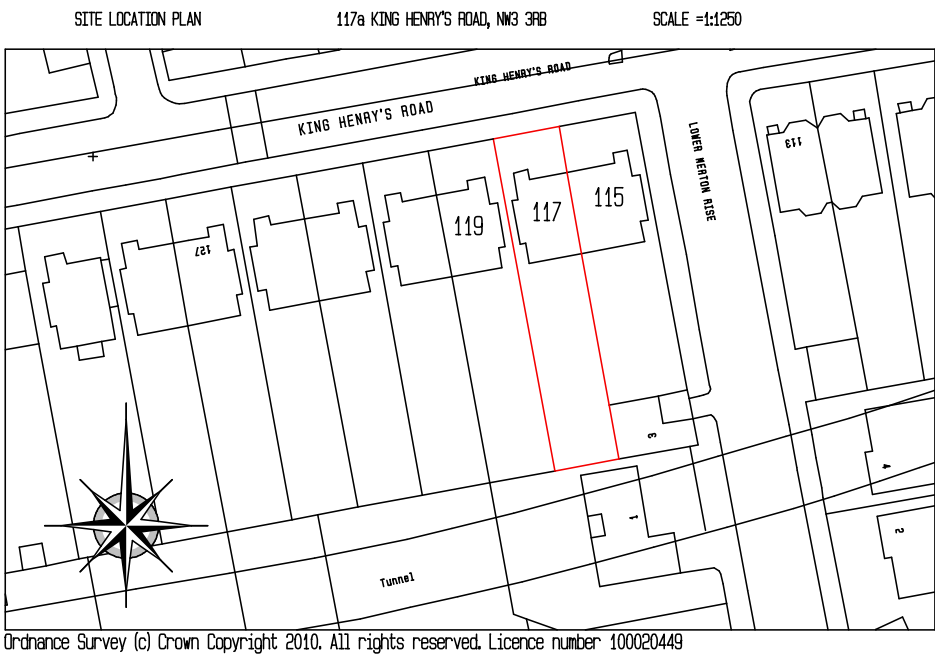


5.2 No. 117 King Henry’s Road

Application number: 2014/4525/P
Decision granted: 04.11.2014

Erection of a single storey rear extension, following retaining the existing bay window at lower-ground floor level in connection with existing floor maisonette.

The rear extension is 4m deep and full width.



5.3 No. 151 B King Henry’s Road

Application number: 2017/1916/P
Decision granted: 20.06.2017

No. 151B is a 5-storey semi-detached house situated on the southern side of King Henry’s Road. The property and its adjoining neighbour (151A) were constructed as a pair of infill villas in 2004, replicating the size and style of nearby Victorian semi - detached properties.

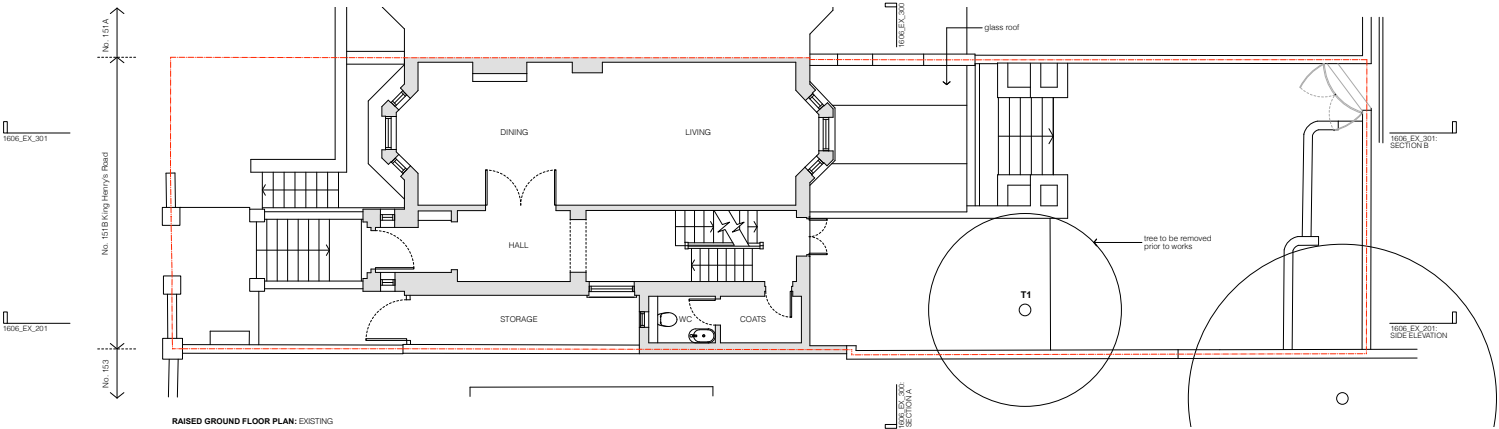
The existing property has previously been extended in the form of a contemporary glazed conservatory at lower ground floor level. This would be demolished to accommodate the proposed extension.

The proposed full width extension will project out into the garden as far as the existing extension and will have minimal impact on the outdoor amenity space of the property.

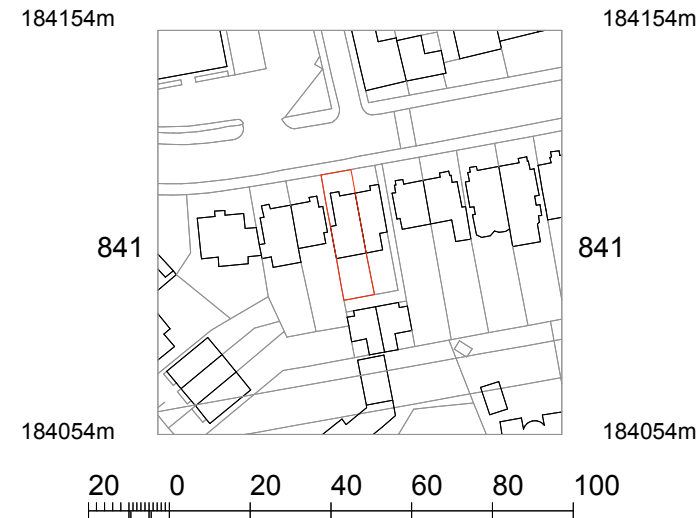
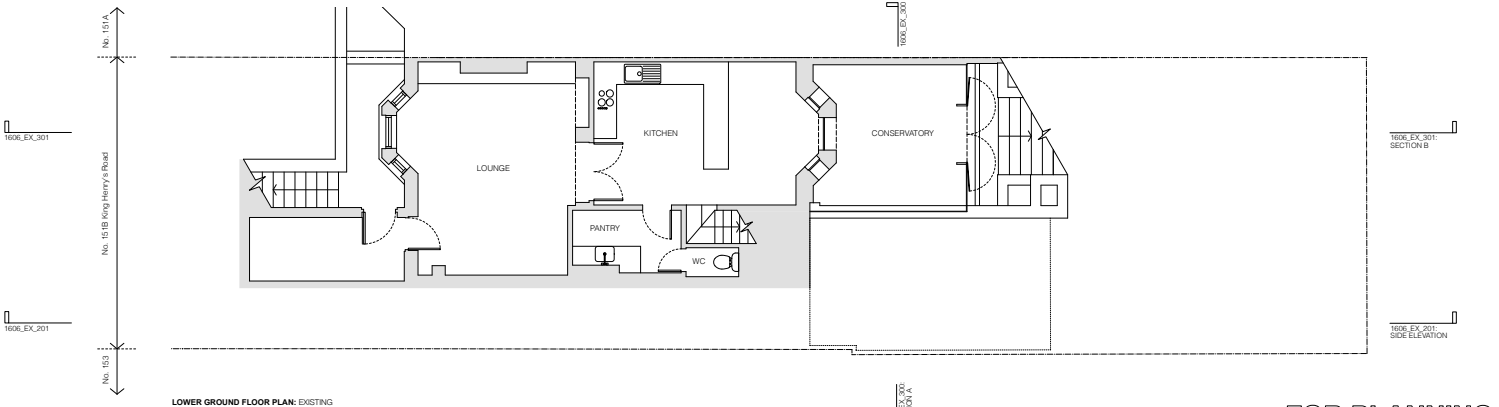
The proposed extension is 4.2m x 6.3m.

The proposed patio is 3m x 5.8m, and is 1.2 m below ground level of the rear garden.

Existing Upper and Lower Ground Plans



Proposed Upper and Lower Ground Plans



FOR PLANNING

FOR PLANNING

Platform 5
architects