

131 KING HENRY'S ROAD,  
GARDEN FLAT AND GROUND FLOOR FLAT

NW3 3RB

Design & Access Statement

December 2020

Applican	Bridge Approach Investment	1.0	INTRODUCTION
Architect	Gpad London Ltd	2.0	SITE ANALYSIS
Planning Consultant	Boyer	3.0	EXISTING BUILDING
		4.0	PLANNING POLICY
		5.0	DESIGN PROPOSALS
		6.0	CONCLUSION



South (rear) View of 131 King Henry's Road



North (front) View of 131 King Henry's Road

This Design and Access Statement is submitted in support of the planning application for the redevelopment of Garden Flat (Flat 1) and Upper Ground Floor Flat (Flat 2) at 131 King Henry's Road.

Both Flat 1 and 2 have become outdated, poorly proportioned and in need of renovation to bring them to an acceptable standard of accommodation to include sound insulation now missing in between flats.

Therefore this application proposes to;

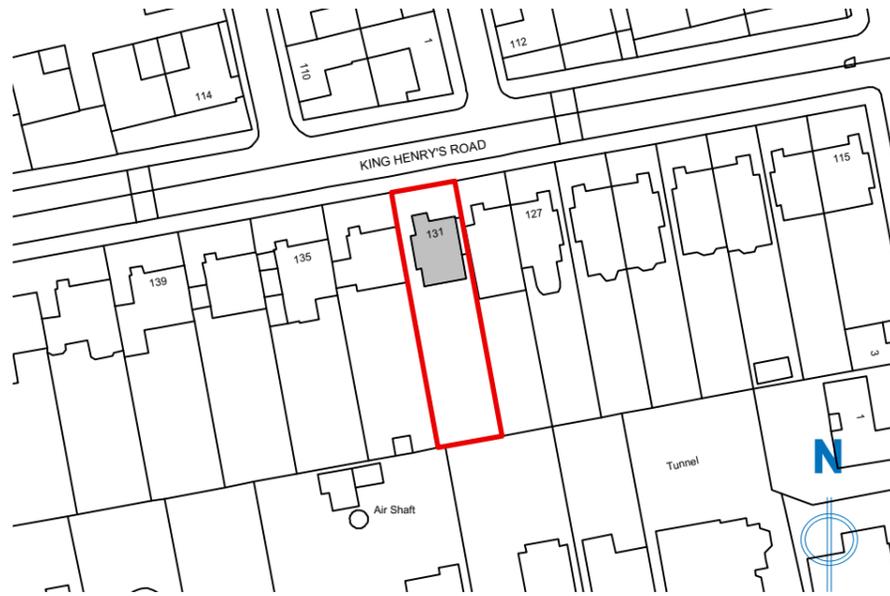
- Extend Flat 1 at the rear with a single storey extension which in turn will provide an external terrace for Flat 2 above.
- Extend Flat 1 to the side, and partially extend flat 2 in the same location over.

The proposed modifications facilitate the creation of a three bedroom flat (Flat 1) and two bedroom flat (Flat 2); providing much needed family accommodation. It also allows for private outdoor amenity to Flat 2 which presently has no outdoor amenity.

In addition, the proposals include improvements to the existing dwellings including

- Providing safer access to all flats
- Access to the gas meters
- Creation of an enclosed timber bin store, and
- Bicycle storage for all dwellings within the building.

The residential use of the property (C3) will be maintained.



Site Plan 1:1250



Satellite Plan

The site lies North of Primrose Hill and sits within the Elsworthy Conservation Area in the borough of Camden. The property has been noted as a 'Positive Building' in the Townscape Appraisal.

The property is approximately a 7 minute walk from Swiss Cottage Station, and a 17 minute walk from Chalk Farm. The street is comprised predominantly of residential buildings, with the Marriott Hotel to the far West of the street.

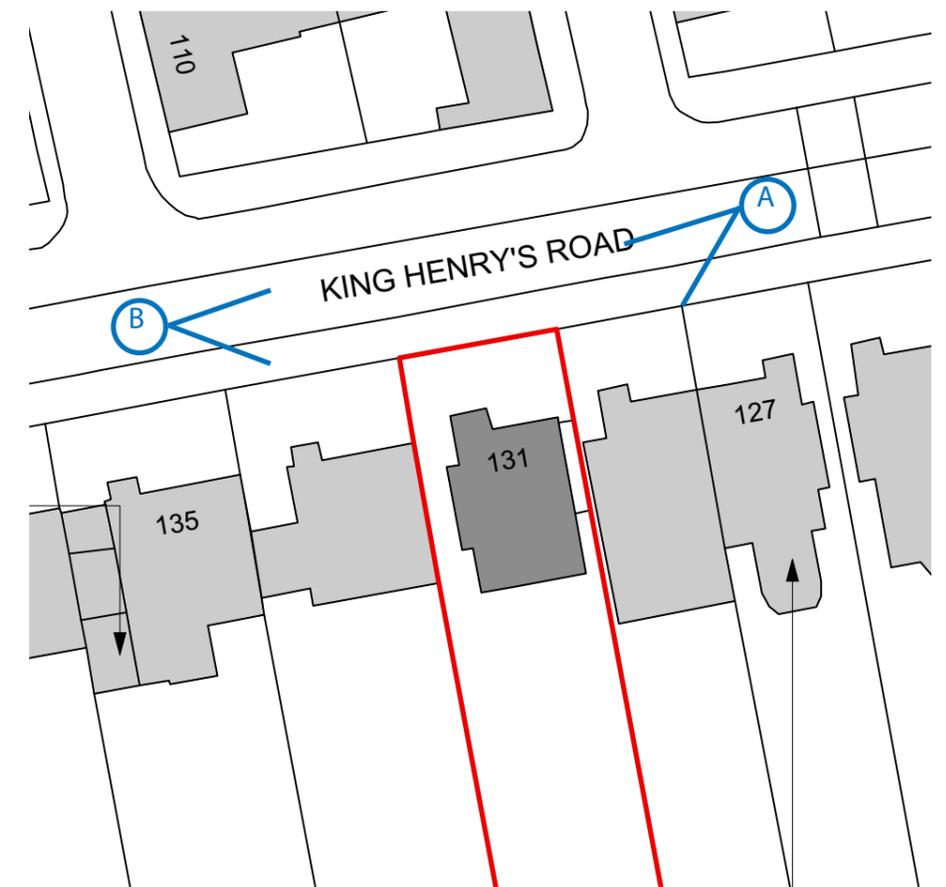
The streetscape consists of Victorian Villas to the South side of King Henry's Road and properties to the North side dating from the 1960's -1980's as part of the phased development on the Chalcots Estate.



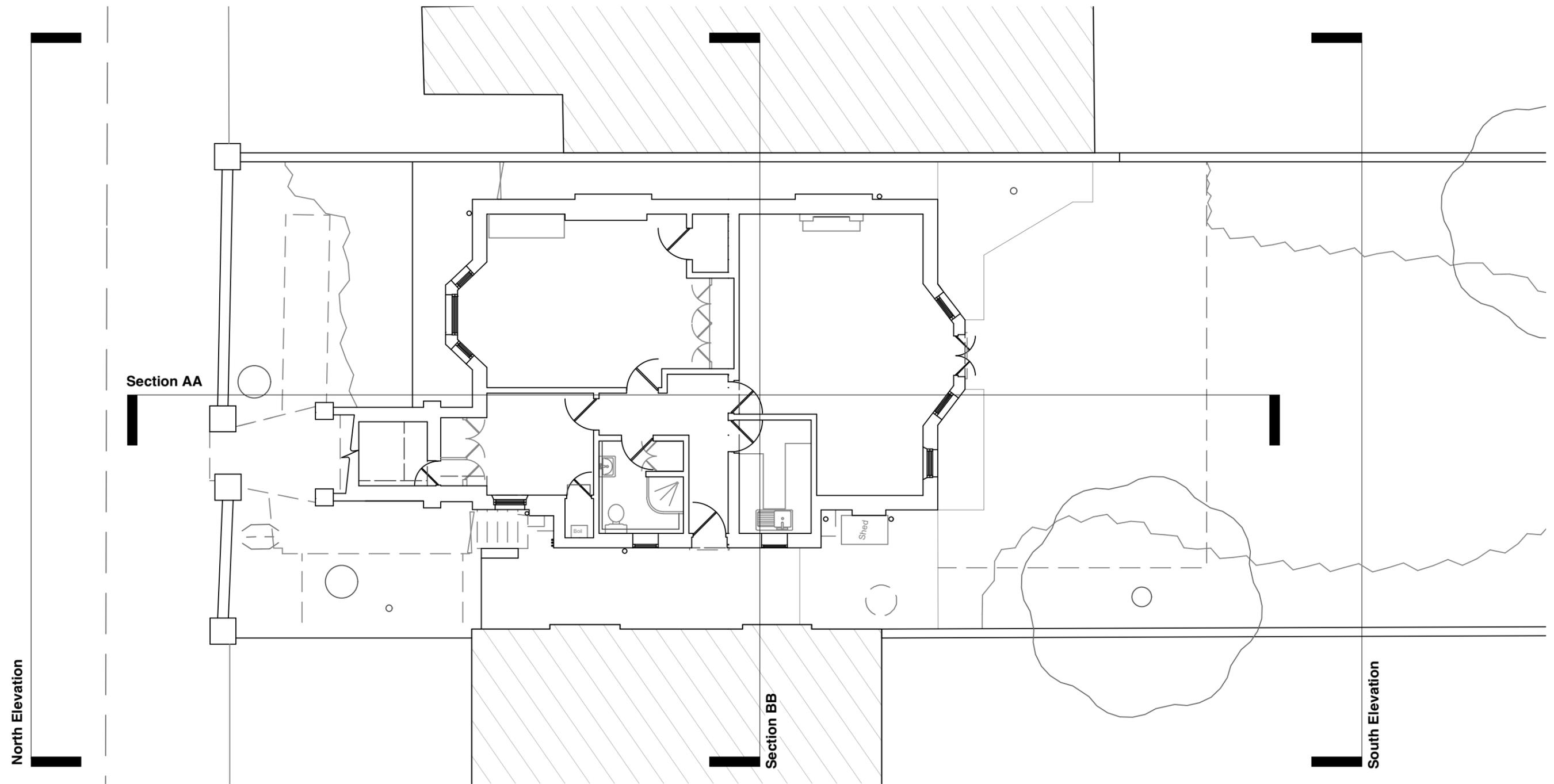
A-Street view looking west



B-Street view looking east

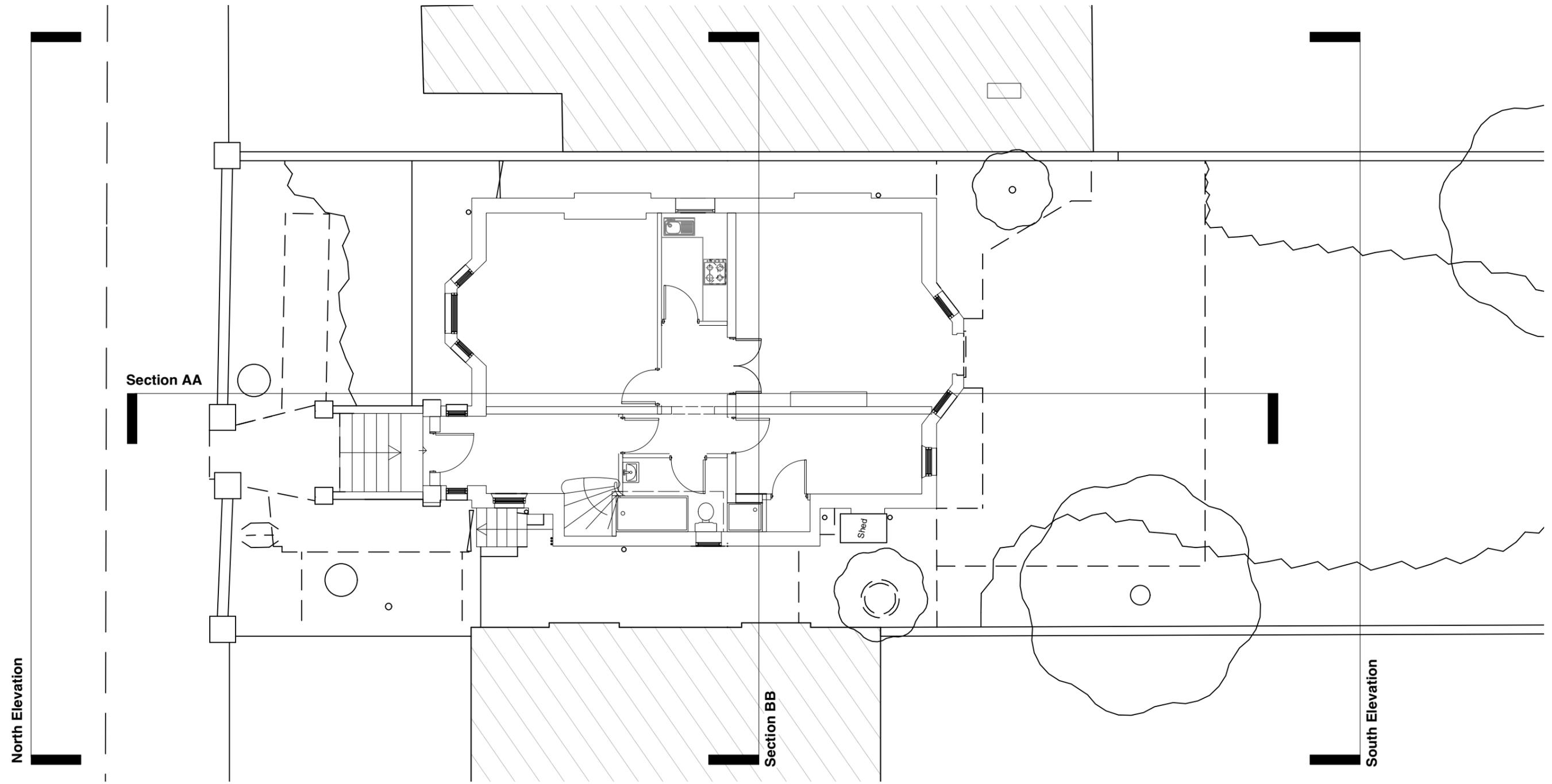


Key Plan



Existing Garden Flat Layout





Existing Raised Ground Floor FlatLayout



131 King Henry's Road is a four storey, Victorian detached house on the southern side of King Henry's Road. The existing property has been subdivided into 5 flats.

The Garden Flat is accessed via a side entrance on the East side of the property and has sole use of the garden.

Both the existing upper ground floor and garden flats are outdated and in need of renovation.

#### GARDEN FLAT (FLAT 1)

The layout includes 2 bedrooms, one bathroom and a small kitchen.

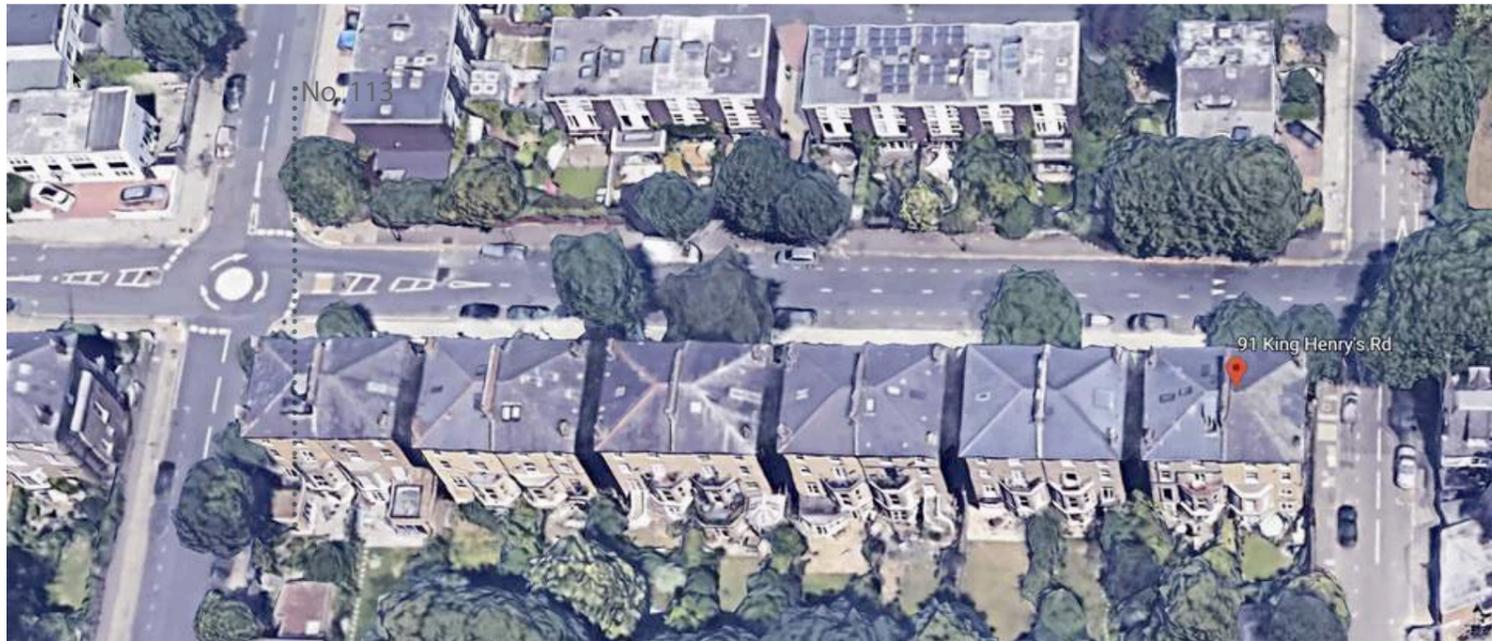
It is proposed to improve the existing flat through the implementation of a side and rear extension which will increase the internal area from 87sqm to 138sqm, to provide a three bedroom, three bathroom family unit.

#### UPPER GROUND FLOOR FLAT (FLAT 2)

The current layout includes 2 bedrooms, one of which is very small and unsuitable for a young family, a separate small kitchenette, and one bathroom under the communal stair which has reduced head height. The existing flat does not have any external amenity space.

The flat currently has no amenity space.





Birds eye view showing rear extensions of the southern properties on King Henry's Road

Planning History

The existing property has no recent planning history.

Side and rear extensions are common to the properties along King Henry's Road. Consented side extensions vary between single and double storeys, with some examples of three storeys (139 King Henry's Road).

Google Earth reveals in a line of 33 properties, (from 91 – 157 King Henry's Rd.) No. 131 appears to be the only property that remains undeveloped at the rear. Similarly, No. 131 is one of the few properties in the same line of properties that has not benefited from a side extension.

The extensions are generally extended toward the front to align fully or partially with the existing front facade. This makes the extensions visible from the street, and the appearance is in many cases, further emphasised by modified access (often vehicular) that leads to a dedicated entrance door. In most examples this is not screened by vegetation or a gate.

Rear extension generally provide terrace access to the floor above.



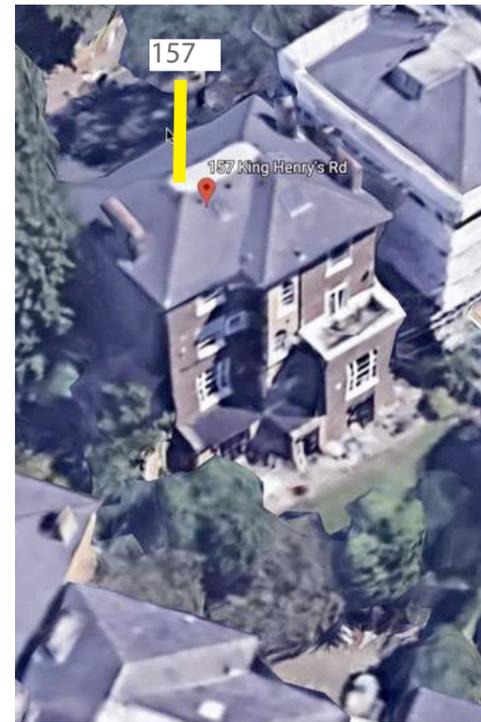
Birds eye view showing rear extensions of the southern properties on King Henry's Road



125 King Henry's Road



131 and 129 King Henry's Road. Picture shows the extension adjacent to the concrete patio of the property at 131



157 King Henry's Road



137 King Henry's Road



145-143 and 141 King Henry's Road

Planning Policy

The client has sought the advice of Boyer, a planning consultant, who have reviewed the proposals and advised that:

“We consider that the proposed modification promotes high standards of design that would respect local context and complement and enhance the appearance of both the host building as well as the Elsworthy Conservation Area, and conserves Camden’s heritage, in accordance with the Camden Local Plan, the Elsworthy Road Conservation Area and Management Strategy and the Camden’s Guidance on altering or extending your home.”

There are a number of recent precedents on King Henry’s Road of schemes that are both similar to and more extensive than the proposals detailed in this application

As detailed above, 131 is one of the few properties on King Henry’s Road that has not benefitted from external alterations, and that being the case, we propose that the submitted application would bring the character of 131 in line with the surrounding streetscape.

PRECEDENTS: REAR EXTENSIONS WITH TERRACE

The adjacent images demonstrate an established pattern of rear extensions being used as terraces along the south side of King Henry’s Rd (both formally and informally), as well as other extensive development including dormers and top floor roof terraces. These are evident at the following properties:

- 137
- 157
- 145 & 143&141
- 131 and 129
- 125

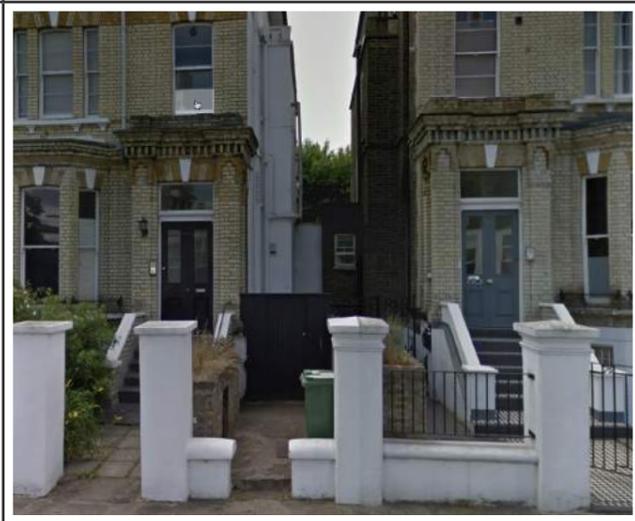
The table below details similar applications in the area, including some of those detailed in the previous pages.

Property No.	Planning Application	Description
137A KHR	2010/1886/P 2009/2298/P 2009/4717/P	Erection of a side and rear extension to existing garden flat (Class C3). (The extension is being used informally as a roof terrace).
135 KHR	2017/2119/P PE9606107R2	Erection of single storey rear extension/rivalry. Rear extension at lower ground floor level with an extension of a roof terrace at upper ground floor level, and erection of a side storey side extension.
141 KHR	2018/4204/P	Rear extension to lower ground floor flat, installation of two new timber sash windows (and demolition of conservatory).
133 KHR	2008/2889/P	New balcony with metal railing at same level supported on two metal poles.
119 KHR	2010/1405/P	Erection of single storey. ground floor rear extension to residential flat (C3)
56A & 56B KHR	2018/5547/P 2015/6857/P	Excavation of basement level with corporate front light well; correction of single storey rear extension with terrace.
19 KHR	2016/0807/P	Erection of roof terrace and balustrade and access door on top of rear extension.
38 Elsworthy Rd.	2018/4032/P	Addition of roof terrace with balustrade within third floor roof slope.
40 Elsworthy Rd.	2016/6979/P	Loft conversion including the erection of a rear dormer with rear roof terrace.
No. 37 & No. 137 KHR	2014/0430/P 2019/3533/P	The majority of properties along King Henry's Road (91 – 157) have dormers with roof terraces and roof lights on the top floor. These are just two examples.

PRECEDENTS: 2 STOREY SIDE EXTENSION

Most of the existing two storey side returns in the neighborhood are a complete infill, and are aligned with the front facade of the property. This reduces the size of the front garden for vehicular access, and fails to provide a visual barrier. On the other hand the proposals for 131 retain a clear gap of 1.1m with the neighbouring property, it is recessed by 6.27m and protects the size of the front garden.

Property No.	Picture	Planning Application	Description
135		2017/2119/P PE9606107R2	Double storey full side extension, with both floors aligning almost to the main front façade of the building. The size of the front garden has been reduced.
137		2010/1886/P 2009/2298P 2009/4717/P	Double storey full infill side extension. Lower ground is aligned with the front façade and the raised ground is slightly recessed. The size of the front garden has been reduced.
139		2003/2559/P	3 storey full infill side extension, only slightly recessed from the main façade of the building.

<p>141</p>		<p>2018/4204/P</p>	<p>Double story full infill side extension, very slightly recessed from the front façade. The size of the front garden has been reduced.</p>
<p>121</p>		<p>2019/4743 2018/2381/P 2018/4811/P 9400620</p>	<p>Works to form 3 bed flat on lower ground and 2 bed flat at ground level, erection of a rear extension and two storey side extension.</p>
<p>123</p>		<p>PEX0000972</p>	<p>Erection of a single storey full infill conservatory extension with a glazed roof on the east elevation.</p>



Existing rear garden and facade



Existing rear garden and facade

LAYOUT - GARDEN FLAT - FLAT 1

The existing layout of the garden flat includes 2 bedrooms, one bathroom, living room/dining and a small kitchen.

It is proposed to improve the existing flat through the implementation of a side and rear extension which will increase the internal area from 87sqm to 138sqm, to provide a three bedroom, three bathroom family unit.

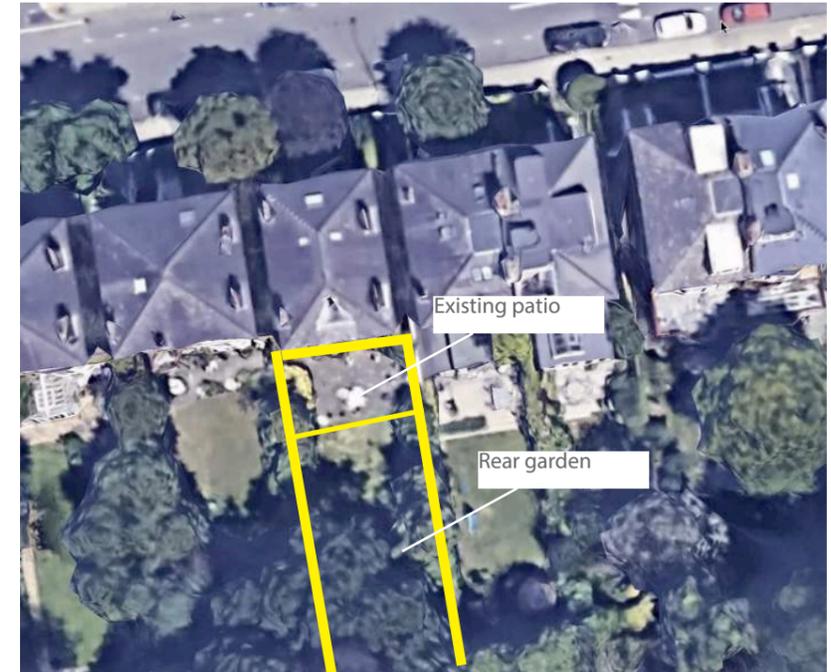
The proposed extension allows the layout to be reconfigured to provide a large kitchen/dining/living area that opens out onto the garden.

Two of the bedrooms will benefit from an en-suite, as well as a large family bathroom.

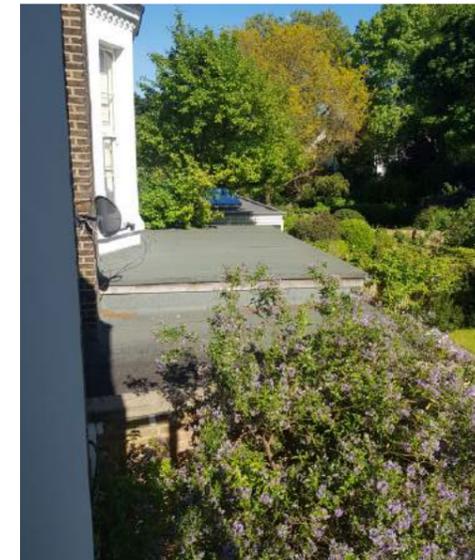
The rear extension does not encroach on the garden, it only replaces the large rear concrete patio. It is proposed to have a bay window to match the existing building features. The side extension is set back from the front facade to leave a generous entrance space, and shielding it from view from the street.

Access remains to the side of the property through the front of the proposed extension, providing a spacious hallway with storage. A new window is proposed on the East elevation to provide light into the third bedroom.

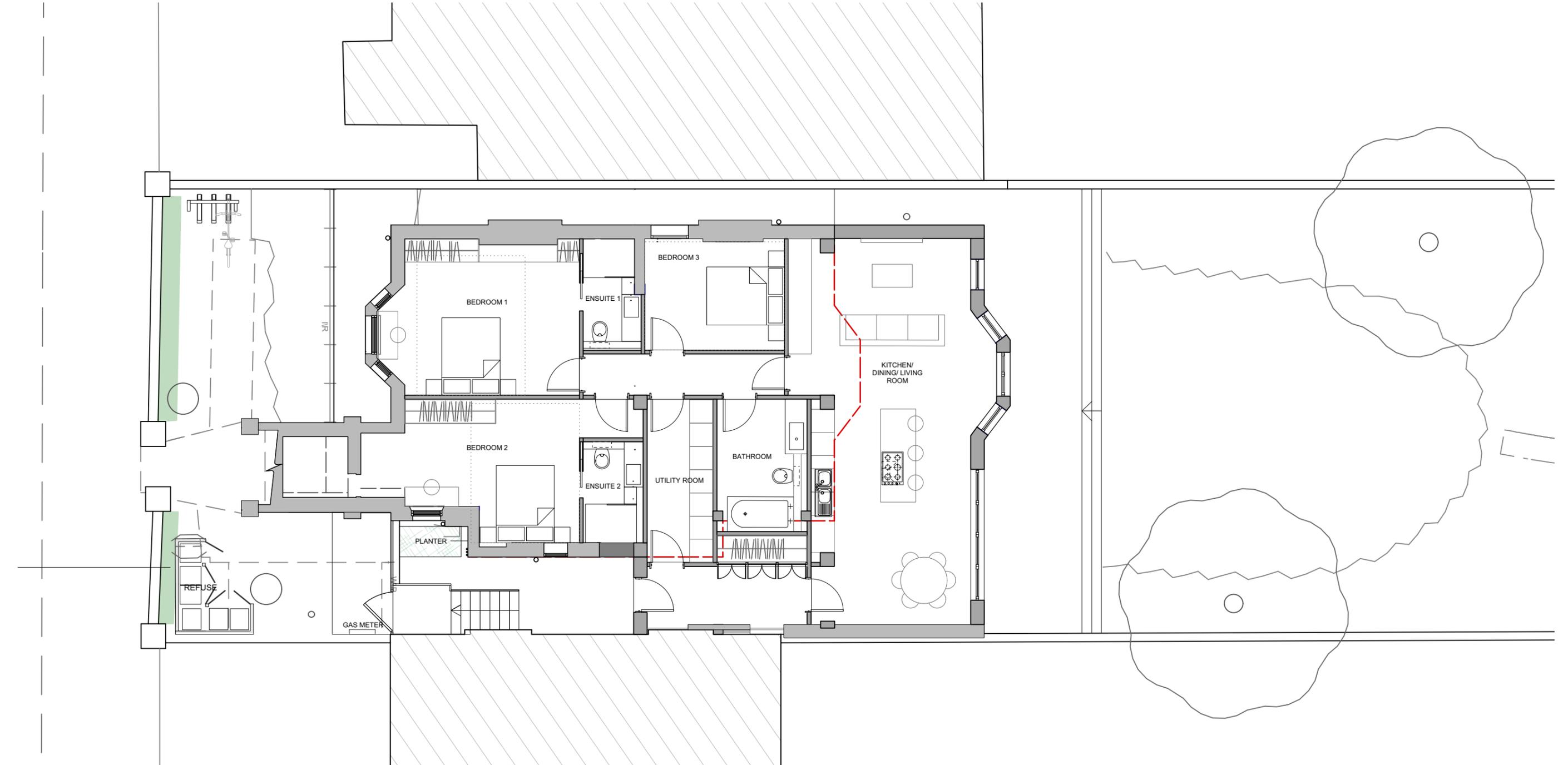
The access is retained as existing via a gate and an external stair. The steps are reconfigured to provide improved, safer access to the flat., and the existing gate is relocated to allow for the new staircase.



Aerial view showing the rear garden



Existing extension to neighbouring rear properties from GRD floor rear window.



Proposed Garden Flat (Flat 1) Layout



A second tree stands behind the first tree, further blocking the view of the side extension. Photo taken from the front garden.



Photo taken from the street, approaching from the West



Two mature trees block the view from King Henry's Road of any side extension

LAYOUT - UPPER GROUND FLOOR - FLAT 2

The purpose of the proposals detailed for the upper ground floor, is to create an acceptable standard of accommodation for a young family.

A minor side extension is proposed at this level, which will provide much needed internal space; increasing the internal area from 74sqm to 79 sqm. This allows the flat to have a larger second bedroom and a full height bathroom. Currently the only bathroom in the flat has restricted height, such that the bathtub is sunk underneath the stairs. The extra space would allow for a full height standing shower to be installed and the space under the staircase can be used as a utility / storage (currently none exists in the flat). The second bedroom is very small and unsuitable for a young family. The current kitchenette is too small to prepare meals for a family and / or to fit basic appliances.

The proposed partial side extension protrudes only 900mm from the West facade, leaving a gap of 1100mm between the proposed Flat 2 side extension and the boundary of the neighbour at 129. The extension will align with the proposed South face of the side extension below to the garden flat; being recessed by 6270mm in respect to the front facade of the building. The proposed extension is not visible from King Henry's Road due to two very large mature trees which will be retained.

The second bedroom is relocated to where the kitchen currently is, and an open plan living/kitchen facing onto the garden is created.

The proposed side extension is compliant with 3.9 of Camden Planning Guidance on Altering and Extending your home; it

- is set back from the main elevation,
- is secondary and subordinate to the building,
- respects the dimensions of the existing porch,
- is built with sympathetic materials and
- respects existing architectural features.

New and replacement windows will be installed to increase light and maintain symmetry with the garden flat below, as shown on the proposed elevations, while increasing the thermal efficiency. The new windows will be like-for-like, respecting existing architectural features. A larger window is proposed on the East side elevation to increase the amount of light into the relocated and improved second bedroom. At the rear the proposed extension has a window serving the kitchen area, and a new window is proposed at the east corner of the rear facade to increase the symmetry in respect to the retained bay window, and the view and light from the main living area.

A new terrace that sits on top of the garden flat rear extension will provide

private outdoor amenity for Flat 2. This will be accessed via the retained bay window which will be fitted with patio doors in the same style as they existing bay window.

The parapet is set back from the margins of the roof by way of a discrete metal balustrade in a simple design, and limited height, to match existing railings at the rear elevation of neighbouring properties. The roof will be constructed to avoid disturbance to the ground floor flat (Flat 1) below.

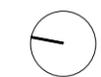
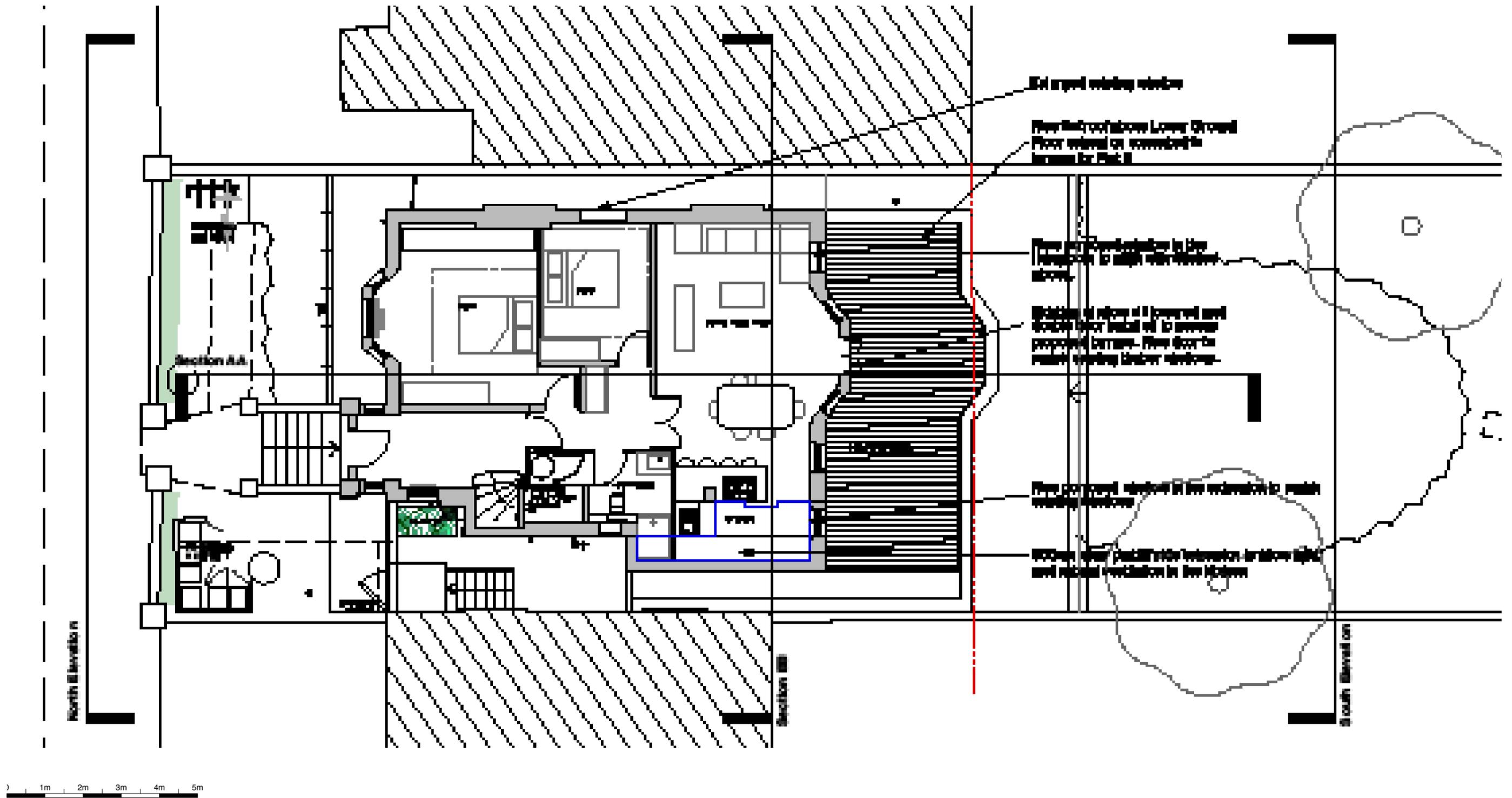
In regards to the proposed terrace, we refer to 6.49 and 7.23 of the Camden Local Plan.:

"Private outdoor amenity space can add significantly to residents' quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space. Gardens, balconies and roof terraces are greatly valued and can be especially important for families."

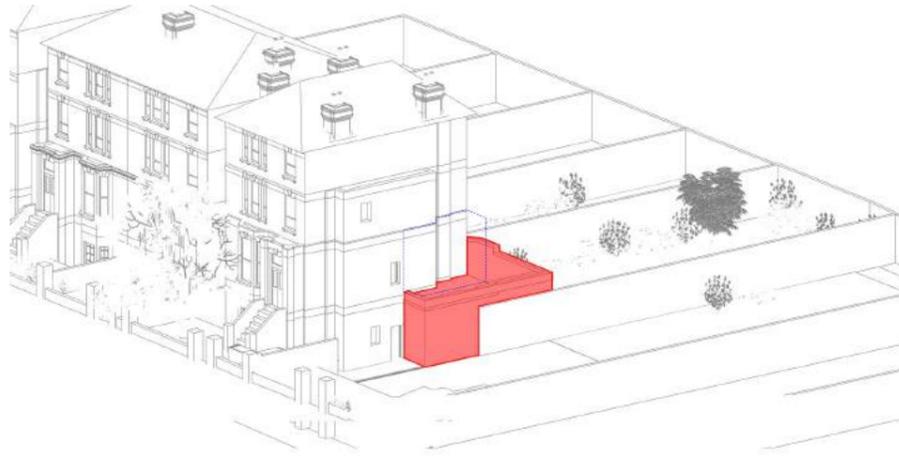
The proposed terrace does not reduce the privacy of the ground floor flat, nor that of the neighbours. There is already a clear view of the gardens of these properties from the living room window of the upper ground floor, as well as from the numerous dormer windows and top level terraces along the line of properties.



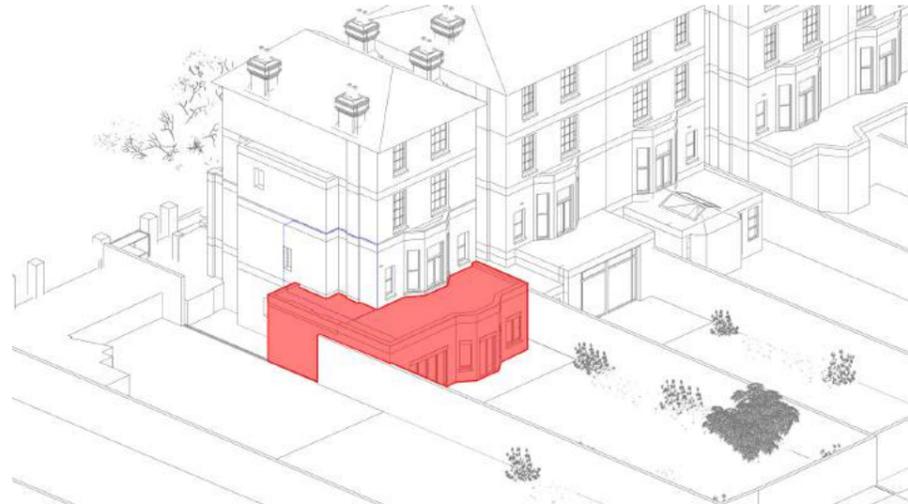
Existing bathroom with sunken bathtub due to restricted height bathroom.



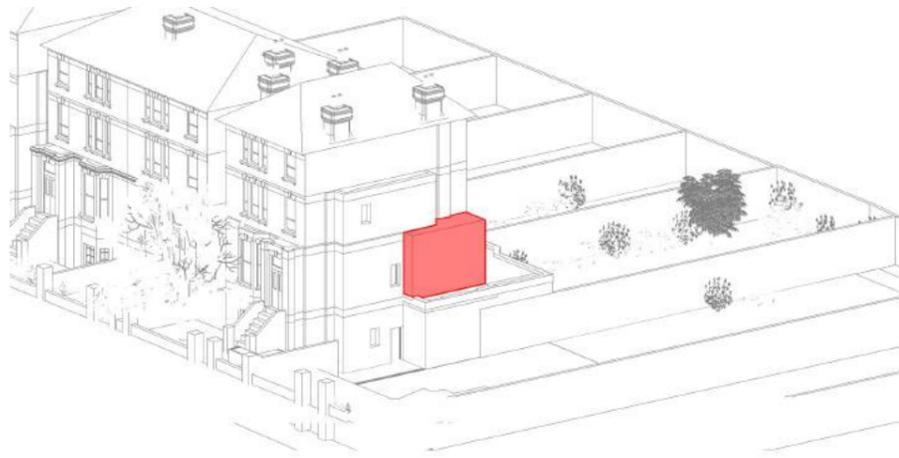
Proposed Upper Ground Floor (Flat 2) Layout



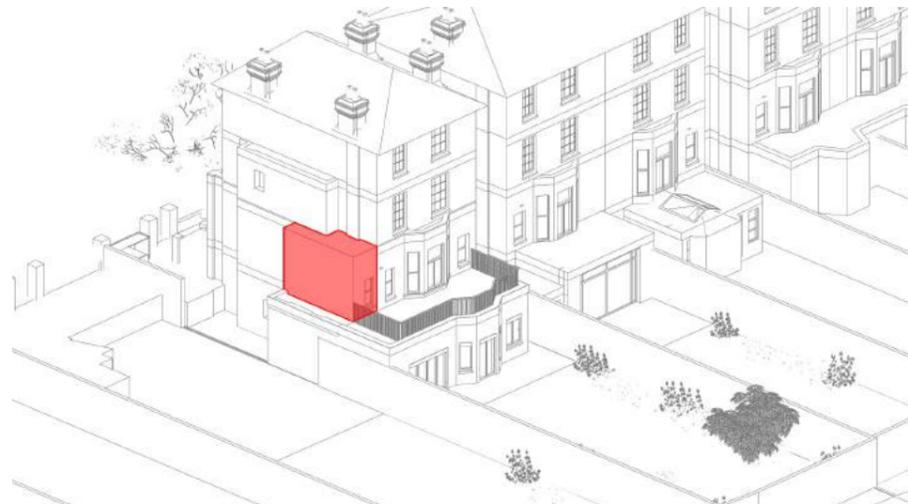
Scheme showing GRD floor extension in red



Scheme showing GRD floor extension in red from the rear



Scheme showing Upper GRD floor extension in red



Scheme showing Upper GRD floor extension in red from the rear

AMOUNT

Area Schedule

Floor	Lower Ground	Ground
Existing GIA	87m <sup>2</sup>	74m <sup>2</sup>
Proposed GIA	138m <sup>2</sup>	79m <sup>2</sup>
Total Additional Floor Area	51m <sup>2</sup>	5m <sup>2</sup>

SCALE AND MASSING

The proposed rear extension aligns with the existing development at 129 King Henry's Road and retains a similar height with the top of the parapet at 3300mm, aligning just beneath the ground floor window sill. The rear extension does not reduce the size of the garden, it replaces the existing concrete patio.

The partial side return is recessed by 6270mm, and is not visible from the street.

At garden Level the side return is proposed to go full width to the boundary with no. 133, but at upper ground floor the proposed partial side extension is smaller and extends by only 900mm; leaving a gap of 1100mm between the two properties.

The significant set back and the two trees screening the facade, make the proposal barely visible from King Henry's Road and therefore it has minimal impact to the street scene.

The matching brick and details to the existing also contribute to make the proposed extension not noticeable.



Rear garden



Front garden



Visual to show proposed bin store and hedging

#### APPEARANCE

A sympathetic material palette has been selected with yellow London stock brick to match the existing brickwork. Similarly, all windows will be replaced with like-for-like timber windows to match the proportions of the existing.

Traditional architectural features will be protected. The bay profile of the existing rear facade has been replicated in the proposed Garden Flat extension.

The roof terrace's black metal balustrade will be thin and match neighbours' and planters to minimise the visual impact.

Only high quality material will be used.

#### LANDSCAPE

The proposals respond to and seek to enhance natural features (7.19 - 7.21 of the Camden Local Plan). The rear extension does not reduce the back garden, as it will only replace the concrete patio and planters will be added to the terrace, and the size of the front garden is being retained in full.

The size of the front garden is being retained in full, the existing plants are respected and retained and a new taller hedge will screen the bin store.

The back garden will remain as existing, including the trees. One tree on the east side will be carefully relocated further along down the garden.

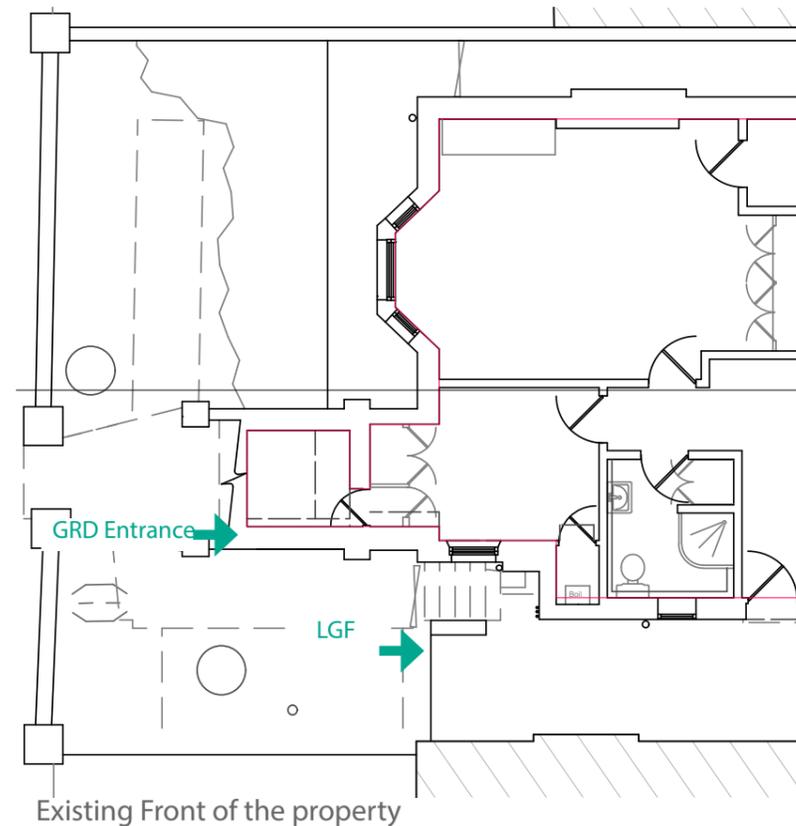
The proposed terrace will be populated with potted plants, to increase biodiversity at the rear of the building



Existing access steps to the Garden Flat



Existing bins location in full view from the road.



The proposal has a number of benefits for all the occupants of 131.

Access:

Access to the Upper Ground floor flat remains as existing.

The Garden flat is currently accessed via an external step through a side gate. The proposed access is retained in its existing location but is improved and made safer by rebuilding them with a more gentle gradient and a top landing.

The entrance door to the flat is relocated into the front of the proposed side extension.

Refuse

The property at the moment does not have any enclosed bin storage and the bins are exposed and highly visible from the street located at the west corner of the front garden.

We propose in this development a new enclosed timber bin store, which will match the gate and be partially hidden from the street by the new proposed front green edge.

Cycling:

Currently there is no cycling storage in the property. We propose to add a small bike rack at the east side of the front garden.

Services:

Currently the gas metres are located behind a locked gate on the grounds of the Garden Flat.

The proposal is to relocate them to be outside of the Garden Flat demise in the common front garden area so that they are accessible to inspectors and to property owners.



Existing Front elevation



Proposed Front elevation



Existing Rear elevation



Proposed Rear elevation



Proposed visualisation of the front of 131 King Henry's Road. The recessed side partial 2 storey extension is almost not visible from the street.



Visual to show the proposed extension from the rear. The rear extension complements the existing rear facade with the same rhythm, materials and language with the relocated bay window at Lower Ground floor.

The proposals will significantly improve the quality of the accommodation at 131 King Henry's Road; providing much improved family living space.

In detailing the proposals, we have carefully considered the current design of the building, the pattern of surrounding developments and streetscape, Local policy and the London Plan; paying particular attention to the Elsworthy Conservation Strategy.

We are confident that the proposed modification:

- Respects the character of No. 131, by protecting traditional features and using high quality and matching materials;
- Respects the proportions of No. 131 with extensions that are subservient to the main building and not visible from King Henry's Road;
- Provides valuable amenity space for families, through better proportioned bedrooms, a full height family bathroom and utility space;
- Provides private outdoor space for the Raised Ground Floor flat, where it is currently lacking;
- Enhances natural features by protecting the front and back gardens (and the mature trees that exist) and adding planters to the terrace;
- Respects the character, setting, context and form of neighbouring buildings, by using existing developments as a guide to design the Proposed Modification;
- Respects the privacy and amenity of neighbours, as the extensions do not overshadow, encroach or allow further overlooking.

2nd Floor  
130 Old Street,  
London EC1V 9BD

T: 020 75492133  
[www.gpadlondonltd.com](http://www.gpadlondonltd.com)