

Satellite aerial view from south, with visual of proposed ground extension

27a Lady Somerset Road NW5 1TX

Proposal for erection of single storey rear extension.

DESIGN AND ACCESS STATEMENT

In support of Planning Application

Submission on behalf of property owner Christoph Hus.

Agent:



Structural engineer:






Rev. 26 July 2021



Satellite map with site surrounding

Map keys:

-  Site location
-  Garage and storage for Burghley Rd Estate
-  Distance between existing rear elevation to nearest rear elevation opposite is approx 45m

1.0 Summary

2.0 Context

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- 5.4 Basement
- 5.5 Home Improvement

Contact: Charles Wu
Polysmiths
 27 Lady Somerset Road
 London NW5 1TX
 07786675961
 charles@polysmiths.com
 www.polysmiths.com



Site photo showing elevation and main entrance

Address:

27a Lady Somerset Road, London NW5 1TX

Context:

Lady Somerset Road is a quiet residential street running east-west, connecting Highgate Road and Fortess Road. All properties are residential and of 2-3 storeys. No. 27 has a North facing front elevation, and joins no.27 with a party wall, and no.29 with recessed entrances.

Existing building:

No.27a Lady Somerset Road is a 1-bedroom lower-ground floor flat within a Georgian terrace built in the 1860s. It has access to a privately owned south-facing garden.

Planning context:

The site is not within a Conservation Area, and sits in between the Dartmouth Park and Kentish Town Conservation Areas. The site is not located within a listed building.

Proposal:

Erection of a single storey rear extension.

The proposal is at the rear part of the property, and includes a sunken full-width extension into the garden. The extension will provide additional living space to accommodate a 2-bedroom flat, and enlarged open plan kitchen area.

Pre-application advice has been sought, and changes have been made in accordance with the feedback. Neighbours have also been consulted to ensure the proposal minimises impact to the neighbourhood.



Site Location Plan 1:1250

- Single-storey infill extension
(Ref: 2010/5361/P)
- Single-storey infill extension
(Ref: 8024)
- Single-storey infill extension
(Ref: 2010/1128/P)

2.1 Site context

The site is located at 27 Lady Somerset Road, London, NW5 1TX, along a row of 3-storey Georgian terraces. The property is accessed from Lady Somerset Rd, which runs east west on a perpendicular street to Highgate Road.

Lady Somerset Road is largely even in scale, predominantly with 3-storey terrace residential buildings, with brick walls and pitched roofs, many of which have undergone loft and rear extensions.

2.2 Existing building

The terrace house property is split into four dwellings, one occupying the lower ground floor, one on the raised ground floor, and the other two on the floors above; this document concerns the lower ground floor dwelling.

To the rear of 27a Lady Somerset Road, looking south, there are a few layers of gardens belonging to dwellings at Lady Somerset Rd, Evangelist Rd, and Burghley Rd, with overflowing greenery and tall trees. The distance to the nearest opposite building rear elevation is approximately 45m (satellite measurements).

2.3 Planning history and policy context

The property is not within a Conservation Area, and sits in between the Dartmouth Park and Kentish Town Conservation Areas. The site is not located within a listed building.

27a had no previous planning applications. The building was split into 4 flats in 1972 (Planning ref: 15158), and a roof dormer was added to 27d in 2011 (Planning Ref: 2011/4192/P)

A raised balcony at 25 Lady Somerset Rd immediately next to 27 Lady Somerset Rd, overlooks the garden. A 3-storey dwelling house was erected at 25a Lady Somerset Rd (Planning ref: 18016, 1972), characterised by high quality construction with contrasting volumes, as well as high-level balconies and double-height south-facing glaze windows.

The relevant statutory development plans include the Mayor's London Plan, Camden Local Plan (2017), as well as Camden Planning Guides (Basement, 2021/ Biodiversity 2018/ Design 2021/ Transport 2021). Our response to relevant policies is set out in section 5.0.

Fully-glazed side extension (31 Lady Somerset Rd)

Extension and bay window (29 Lady Somerset Rd)

Low-level neighbouring bedroom and bathroom windows (27b)

High-level roof terrace (27d)

High-level neighbouring balcony (25 Lady Somerset Rd)

High-level neighbouring balcony and terrace (25a Lady Somerset Rd)



Aerial view of extension massing.

3.1 Project requirement

The current 1-bedroom flat at 27a Lady Somerset Road is presently habitable but in need of modernisation. The owner, Christoph Hus, is working from home more than before, and is looking at start a family, and wishes to stay at the property.

The flat currently has a GFA of 47sqm, smaller than the minimum spatial standards of 50sqm for a 1-bedroom flat for 2 people. There is no room to accommodate a family, nor is there adequate space for 2 people working from home. An additional bedroom and larger living area will therefore be required.

Access to the garden and flat are through the ground floor communal hallway, where the flat is at the lower ground level, down a private stairs. There is no access to the garden from within the flat.

The garden, albeit sunken and lower than the neighbouring gardens, is very exposed due to low-level windows of 27b Lady Somerset Rd (bathroom and bedroom), as well as balconies of neighbouring 25 Lady Somerset Rd, and roof dormers at 31 Lady Somerset Rd.

Christoph Hus <christoph.hus@wortwert.de>

Mon 12/07/2021 18:56

To: nathchomette@me.com <nathchomette@me.com>; 'MsDJ Cullen' <dijcullen@hotmail.com>; 'Anna Arbiter' <anna.arbiter10@gmail.com>
Cc: 'charles wu' <charleskwu@hotmail.com>

1 attachments (98 KB)
Bank account 27 LSR.pdf;

Hi all,

I would like to update you on our plans to build a ground floor extension later this year.

- We have consulted a structural engineer (<https://blueengineering.co.uk/>) and have received their report this week. They do not see any particular problems and will continue to oversee the project together with Charles.
- Having received their report we are now ready to submit the planning application to Camden Council. The application we will make will be based on the conversation we had with the planners earlier this year. We will hopefully hear back from them with a decision in the next two months.
- I have consulted my solicitor what the next steps should be. She told me that we have to sign a document called "consent to alter" with the freehold company, listing the changes we are about to make to the flat. I will ask her to draft this document and send it to you to check.
- In the next few weeks we will start talking to builders and ask them to quote for the project and also (separately) for the damp proofing. I will keep you informed about the results. In case any of you want to ask a specific builder to quote please let me know.
- In our last meeting we talked about the soundproofing between floors. We will have this done between our flat and Nathalie's. If any of you are interested in a quote for soundproofing further up in the building (between ground floor / 1st floor / 2nd floor) please let me know. We'd be happy to ask the builders to quote for it.

Please let me know if you have any questions or concerns.

Best wishes,
Christoph

nathchomette@me.com <nathchomette@me.com>

Mon 12/07/2021 20:20

To: Christoph Hus <christoph.hus@wortwert.de>; 'MsDJ Cullen' <dijcullen@hotmail.com>; 'Anna Arbiter' <anna.arbiter10@gmail.com>
Cc: 'charles wu' <charleskwu@hotmail.com>

Thank you Christopher . Waiting for all the reports and documents to be carefully reviewed and good luck for your planning applications .

Best wishes
Nathalie

Téléchargez [Outlook pour iOS](#)

Anna Arbiter <anna.arbiter10@gmail.com>

Tue 13/07/2021 12:14

To: nathchomette@me.com <nathchomette@me.com>
Cc: Christoph Hus <christoph.hus@wortwert.de>; MsDJ Cullen <dijcullen@hotmail.com>; charles wu <charleskwu@hotmail.com>

Thanks for the update Christoph, and thanks for sharing the accounts.

Thanks again,

Anna

MsDJ Cullen <dijcullen@hotmail.com>

Tue 13/07/2021 12:20

To: nathchomette@me.com <nathchomette@me.com>; Christoph Hus <christoph.hus@wortwert.de>; 'Anna Arbiter' <anna.arbiter10@gmail.com>
Cc: 'charles wu' <charleskwu@hotmail.com>

Hi All,

Yes please go ahead with damp work, tanking. I trust that Charles and your research have come up with best solution. Not going to stand in your way with extension and other works if both other freeholders agree it is ok.

Email segment 01:

From the applicant to all other Share of Freeholds at 27 Lady Somerset Road

Email segment 02:

Response from Share of Freehold at 27b Lady Somerset Road

Email segment 03:

Response from Share of Freehold at 27d Lady Somerset Road

Email segment 04:

Response from Share of Freehold at 27c Lady Somerset Road

3.2 Pre-application advice

The Client approached Camden Planning for Pre-application advice, working with Planning Officer Nathaniel Young, who provided notes in an email on 7th April 2021.

The Application included the following, taking into account the comments from the planning officer, including:

- Design option 1 is pursued here, with a massing that is subordinate to the host flat and building

- Contemporary material (charred timber screen) is used, which can be used as a trellis for climbing plants, further reducing the visual prominence of the extension elevation

- Details of the charred timber screen is included in the application

- Internal layout has been shifted, with the bathroom locating behind the kitchen, making the kitchen/ living/ dining areas connected and open.

- Wild flower green roof is used, and details are included in the application

3.3 Neighbourhood Consultation

As well as close consultation with other Freehold members of 27 Lady Somerset Road, the proposal has also been discussed with other neighbours, including those on no.25 and no.29, where issues around basement build, party wall are also of concern.

2021/0176/PRE - 27 Lady Somerset Road, Flat A - Single storey rear extension

Young, Nathaniel <Nathaniel.Young@camden.gov.uk>

Wed 07/04/2021 11:28

To: charles@polysmiths.com <charles@polysmiths.com>

Dear Mr. Wu,

Thank you for submitting a pre-planning application enquiry for the above property which was received with payment of £441.34.

Development

Description

Erection of a single storey rear extension

Assessment

†

Design and Conservation

- The principle of a single storey rear extension is considered acceptable.
- **The height, massing and footprint of design option 1 is considered to be acceptable** – it would be subordinate to the host building and would preserve the building's legibility.
- The footprint of design option 2 is considered to be excessive and would not be accepted if a formal planning application were submitted – the footprint of the extension would rival that of the host flat and would occupy an excessive proportion of the soft landscaped rear garden.
- **The materials of both design options are considered acceptable in principle, subject to details.** It is considered that there is scope for the use of contemporary materials when a proposal is at ground/basement level, to the rear and not visually prominent from within the public realm provided that they are of an acceptable quality.

Basement Impact Assessment (BIA)

- Given the level of excavation involved, a basement impact assessment would be required.
- This would need to be submitted to the Council at validation stage – the BIA would then be audited by Campbell Reith (the Council's independent engineering consultant).
- The fee of this audit would be confirmed at application stage.
- Please refer to the Council's 'Basements' CPG for further information: <https://www.camden.gov.uk/planning-policy-documents>

Residential Amenity

- It is not considered likely that there would be any significant detrimental impact to light, outlook, or privacy (for either design option).
- The extension would reach a maximum height of 1.8m above ground level (a large proportion would be below ground level) and would not extend beyond any neighbouring habitable windows.
- The resulting quality of living accommodation in the proposal is likely to be adequate. It is considered **the bathroom could be relocated to the rear of the kitchen to make the kitchen/living/dining room a combined open plan space** and result in the kitchen not being located at such a great depth from the rear elevation (access to light) and be obscured by the bathroom. Officers suggest you check whether the bathroom arrangement with the kitchen would meet current building regulations.

Biodiversity

- Use of a green roof is welcomed, however **a wild flower option is preferable** to a sedum option.
- It is recommended that **green roof details including the species, substrate depth (100mm) and a site specific maintenance plan** is submitted with the application to avoid pre-

commencement conditions.

Transport

- A construction management plan (and associated costs – to be confirmed at application stage) may be required given the level of excavation involved in the proposal.
- A financial contribution may also be required to repair any damage caused to the highway of a result of the proposed works.
- If the above is required, this would be secured via S106 legal agreement.
- For further information on CMPs and transport financial contributions – please refer to 'Transport' CPG: <https://www.camden.gov.uk/planning-policy-documents>

Conclusion

There is scope to pursue design option 1. Design option 2 would not be acceptable – its footprint would be overly dominant. The applicant should be made aware that proposals which require a BIA can take a number of months (the audit process often far exceeds the statutory 8 week timeframe), particularly if an S106 legal agreement is required – please manage timelines/expectations accordingly if permission is to be pursued.

Kind regards,

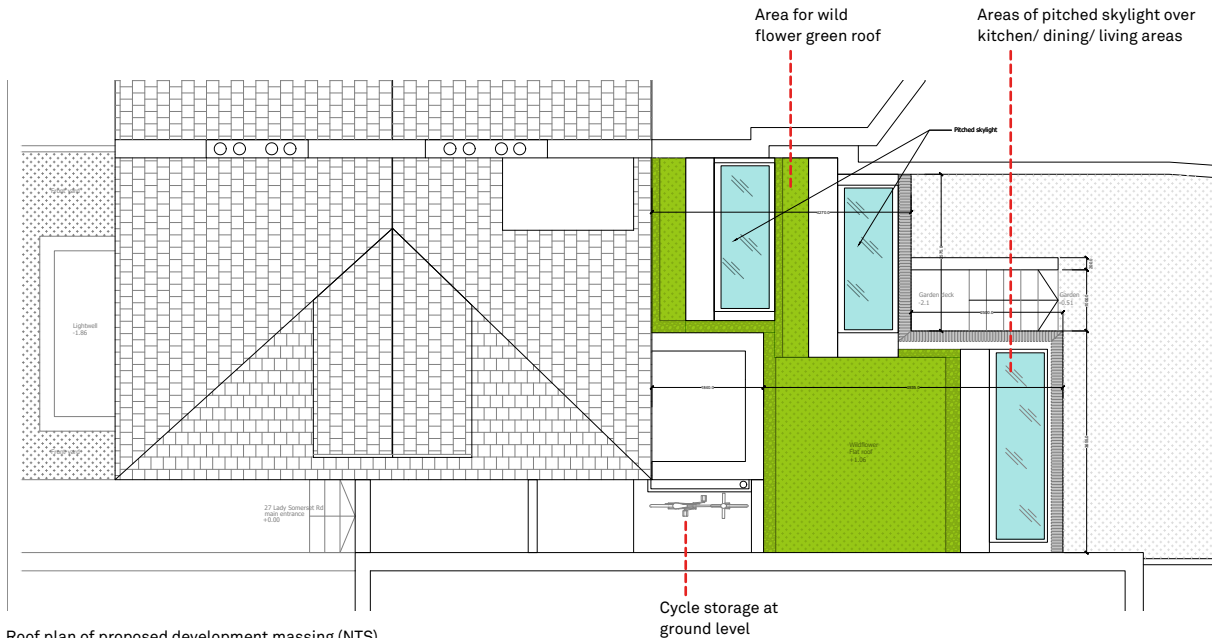
Nathaniel Young
Planning Officer
Supporting Communities
London Borough of Camden

Telephone: 020 7974 3386
Web: [camden.gov.uk](https://www.camden.gov.uk)

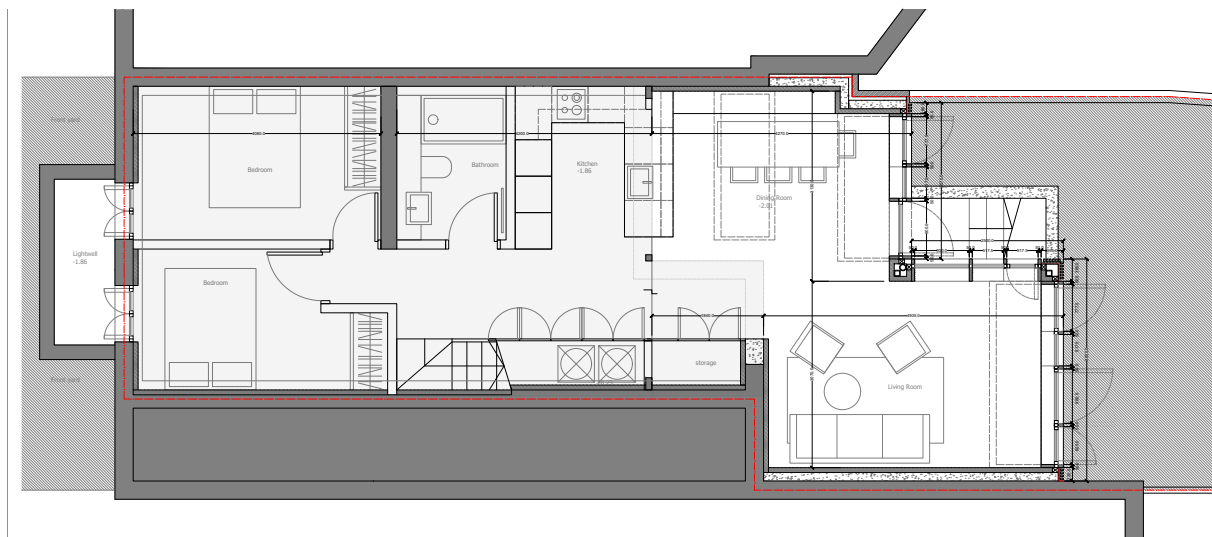
5 Pancras Square
London N1C 4AG

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Roof plan of proposed development massing (NTS)



Proposed plan using Option 1 massing (NTS)

4.1 Use and amount of development

The proposal relates to the existing residential use, and is intended to improve the amenity of the existing accommodation.

The new floor area in the proposed rear extension is 23sqm GIA, bringing the new total GIA to 70sqm.

The garden currently has an area of 86 sqm, and it will now be at 63sqm.

4.2 Access and parking

No change is proposed to existing parking and access arrangements.

Additional cycle storage will be provided close to the main entrance on the ground level.

4.3 Layout, scale and massing

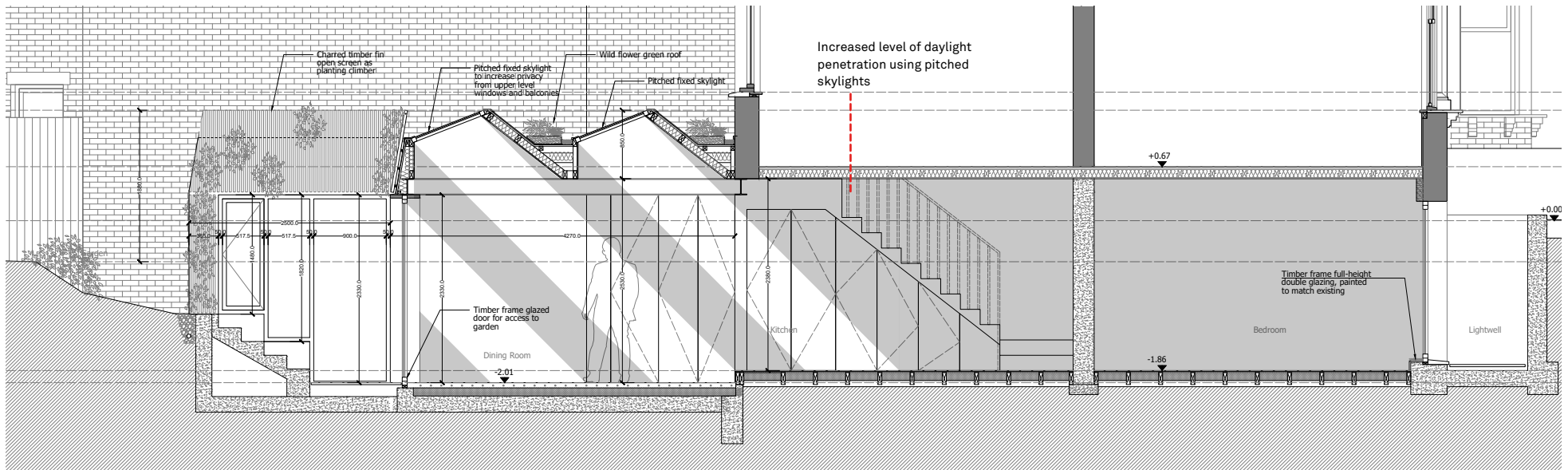
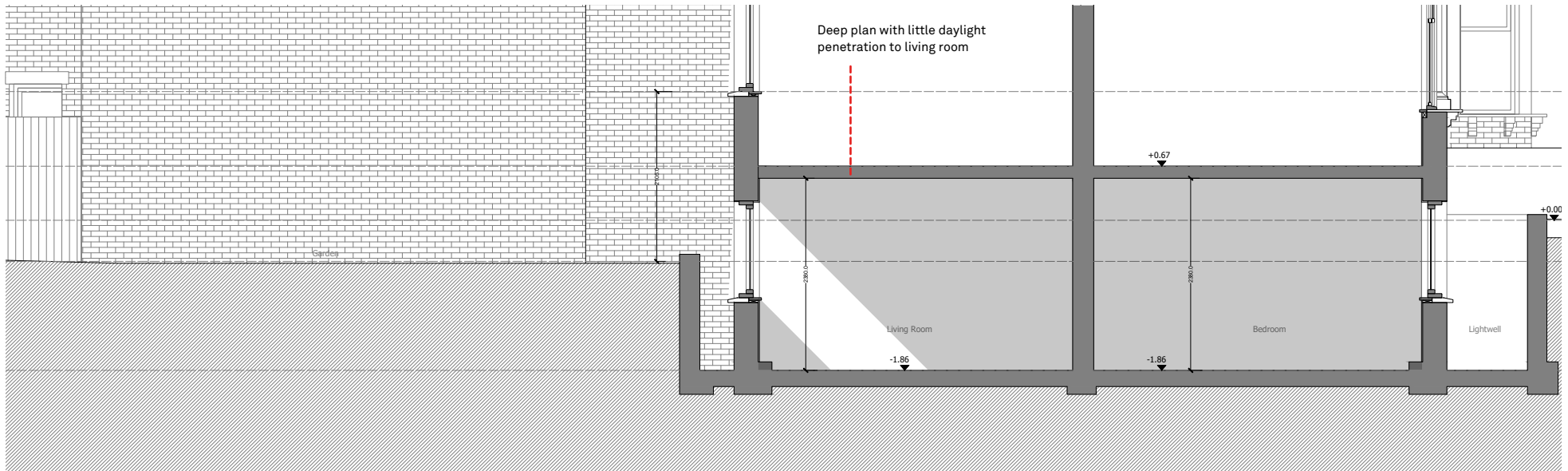
The L-shaped extension will be half sunken to align with the lower ground level, and reduce impact and overlooking to its neighbours.

The extension uses the preferred pre-application option (01), and is subordinate to the host flat and building.

The garden will be accessible from the living room via a short stairs from the Dining Room. The stairs landing areas are reduced to the smallest possible, to allow for more garden spaces.

The extension includes a wildflower green roof to the rear, and pitched skylights bringing light into the kitchen, dining and living rooms, while providing privacy to the dwelling from upper level overlooking.

Skylights are crucial to allow light to penetrate the deep plan of the building, while they will need to be pitched to reduce overlooking from neighbouring balconies, to maintain a level of privacy.



Current and proposed main section through the Dining/ Kitchen/ hallway area (NTS)

As the current plan is very deep, the flat tends to be very dark. Maximising glazing area, and including skylights are crucial while maintaining a level of privacy.



Proposed View of the rear elevation and Garden of 27a Lady somerset Rd

4.4 Amenity, daylighting and privacy

The proposal includes a wild flower green roof, with the parapet aligning with the party brick wall between 27/25 Lady Somerset Road. The proposal will significantly improve the amenity and privacy of this property and of no. 27b, where the skylight will be pitched to reduce overlooking, and the rear elevation windows of 27b will be leading out to wildflower green roofs.

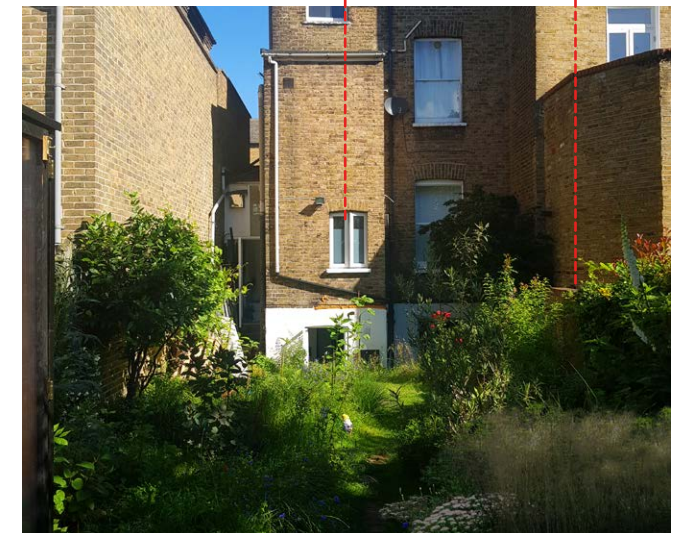
The extension will not be visible from the street, and little visible from other adjoining properties. It will have no significant effect on their amenity or daylighting.

The rear elevation of opposite properties in Burghley Road do look towards the proposed extension, but are over 45m away.

The applicant is a keen gardener, and the proposal seeks to balance the increased internal space, while maximising the garden and planting areas as well, so that the garden will have a new lease of life.

Low-level neighbouring bedroom and bathroom windows (27b)

Party Brick wall at 1.88m above garden level





Charred timber vertical louver fins



Hardwood timber frame contrasting charred timber facade



Sample of Shou Sugi Ban Charred timber cladding



Example of wildflower green roof

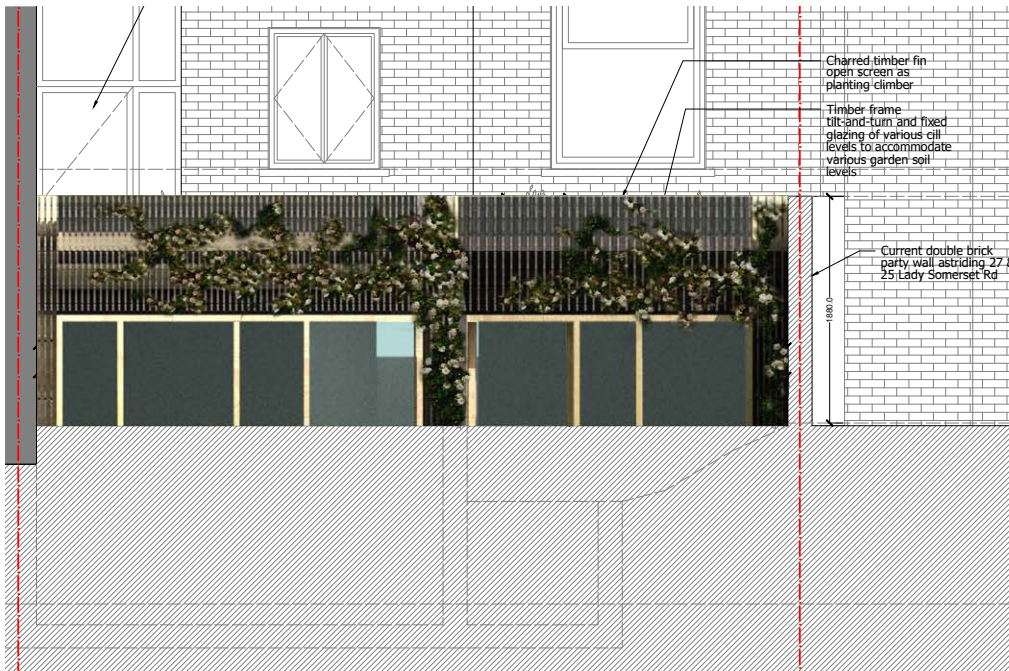
4.5 Appearance and materials

The end walls of the new extension are proposed to be faced in charred timber louvers, fixed to main structure with horizontal battens. The material will enhance the quality of the 'hidden' and 'sunken' building.

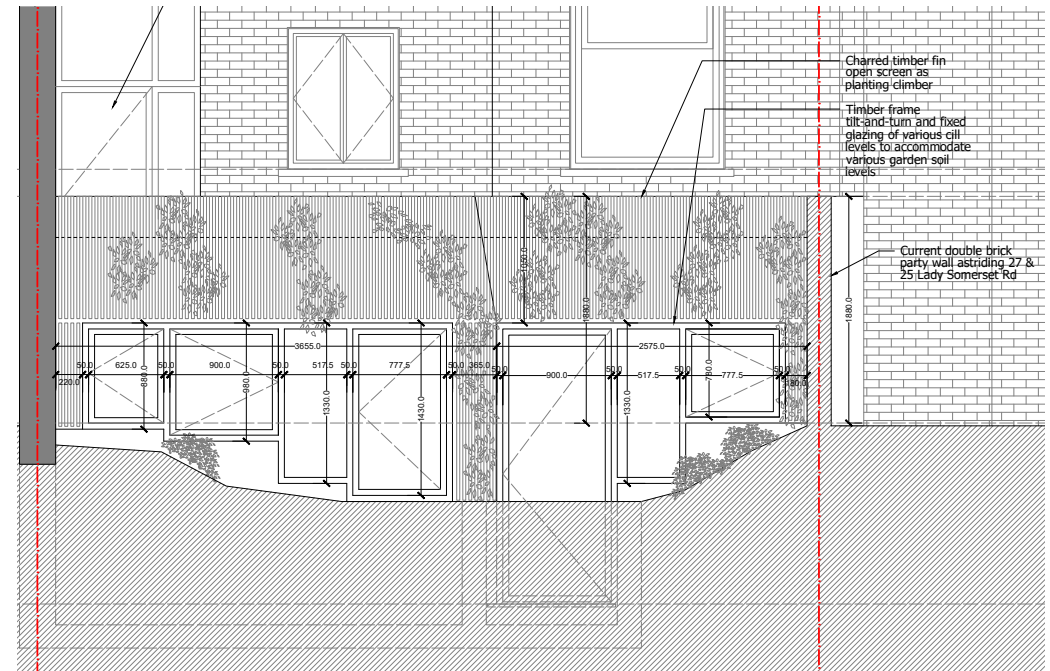
The charring timber (Shou Sugi Ban) provides the material surfaces with variety and fire-proofing quality, and is durable, and retains its high quality appearance.

The roof of the new extension will include pitched roof skylights, and wildflower green roofs.

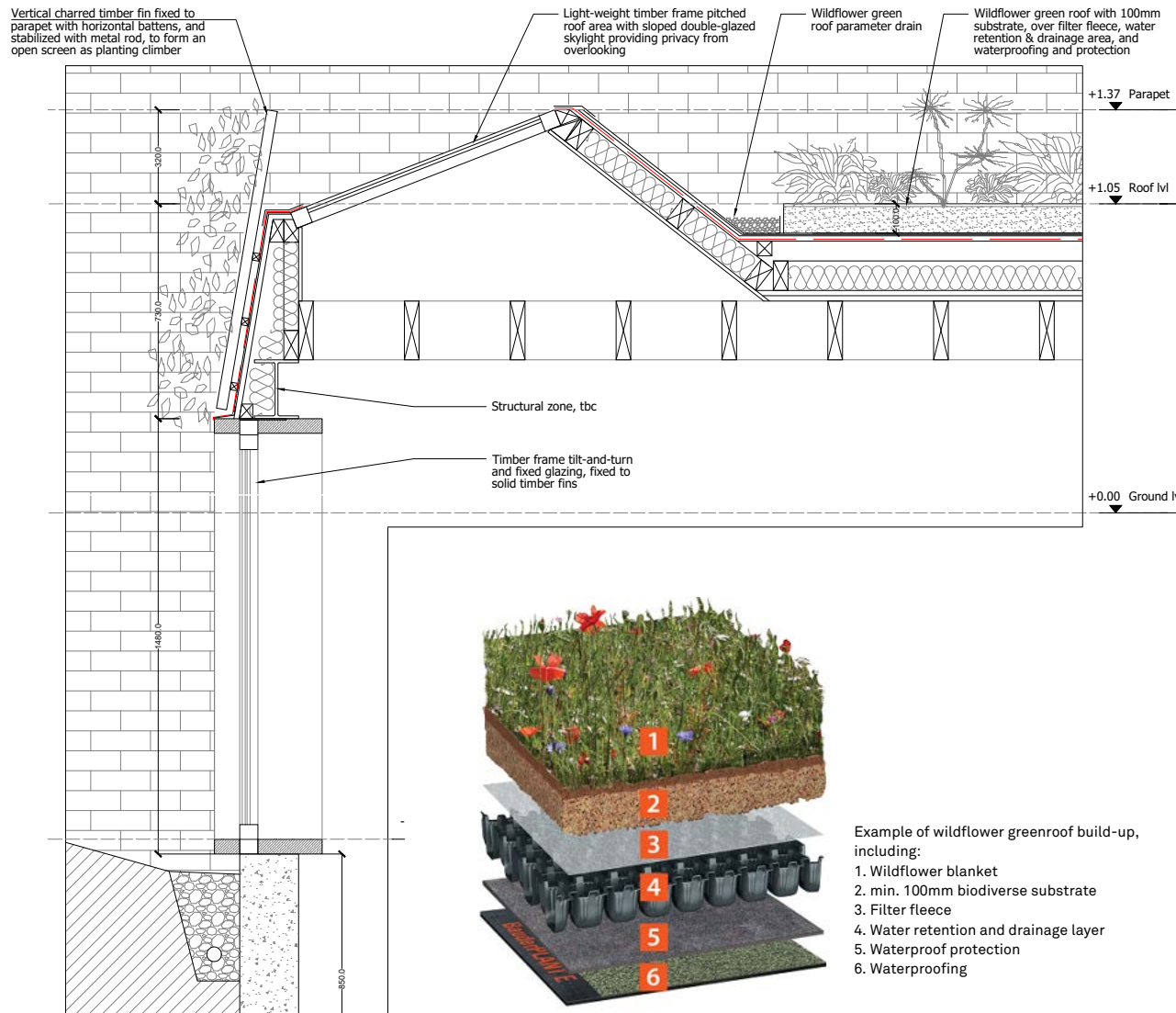
The cill levels of the glazing vary, with windows towards the party walls being shorter, and those towards the middle taller. This reduces the amount of soil that needs to be removed during the construction process, creating a new topography for the garden, while maximising daylight into the flat.



Proposed Rear elevation of 27a Lady Somerset Rd (NTS)



Proposed section through the lower garden deck, showing difference cill levels following the topography of the garden (NTS)



- Example of wildflower greenroof build-up, including:
1. Wildflower blanket
 2. min. 100mm biodiverse substrate
 3. Filter fleece
 4. Water retention and drainage layer
 5. Waterproof protection
 6. Waterproofing

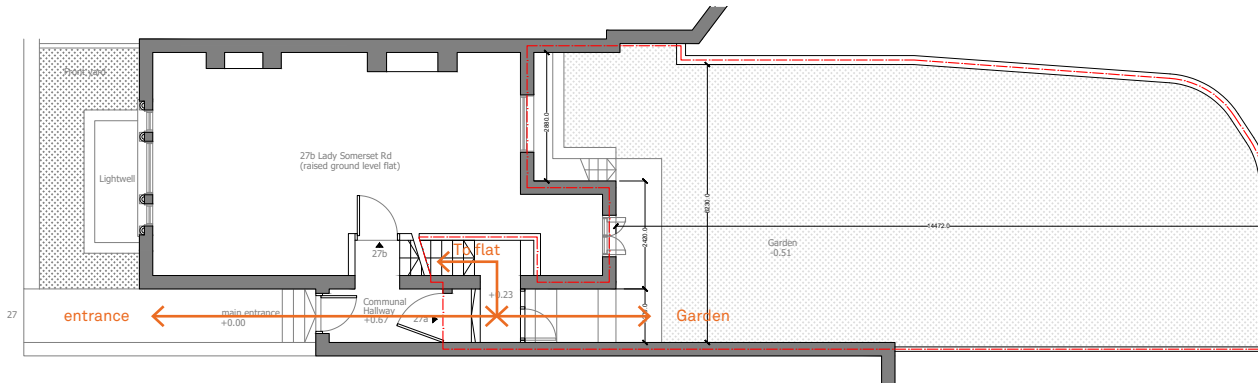
Proposed Wildflower green roof, and glazing detail over concrete retaining wall (NTS)

4.5 Appearance and materials

Hardwood timber frame double-glazed windows (fixed and tilt-and-turn) positioned between timber head and cill, providing a warm surface where the landscape is framed, while providing areas for sitting and use.

Hardwood timber window frame is used in contrast to the charred timber louver cladding.

The Wildflower green roof flat roof includes build-up of a min.100mm substrate, ensuring a substantial layer for wild folwer growth, and water retention.



Current access to the garden through ground level garden door, forming one fire escape route only (NTS)

4.6 Accessibility

The new extension provides the flat with direct access into the garden, which is currently access from the ground level. This provides a secondary escape during emergency.

As the flat is located in the lower ground level, stairs access to the flat will be maintained.

4.7 Sustainability

The works will be designed to meet or be better than current Building regulation standards. Measures to increase sustainable performance include:

- Using lightweight timber construction and cladding where possible
- Use of sustainable materials including Insulatipon Cork Boards (ICB) for internal cladding & insulation
- Reducing the use of concrete to retaining wall, foundation and slab only
- improved natural light and cross ventilation
- Use of wildflower green roof for better biodiversity and reduce risk of storm water overflow.

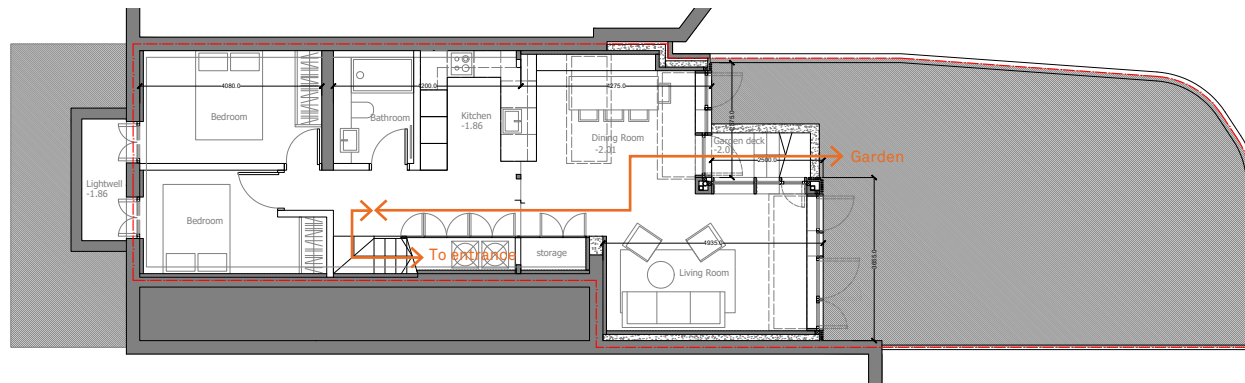
4.8 Basement Impact Assessment

It is understood from the Pre-application advice that a Basement Impact Assessment is required given the level of excavation involved.

Blue Engineering has been appointed to undertake the BIA. Various design improvement were also put in place to ensure the impact of soil removal is brought to the minimum.

The elevation of the extension takes into account the soil currently on site, and window heights are positioned in a way to allow soil to push all the way up against the elevation, reducing the amount of topsoil that needs to be removed, and maximising the garden area.

The garden area adjacent to the building rear elevation is dominated by a sharp topographical change, and a retaining wall that is holding up the topsoil. The design hopes to retain the characteristics of the garden, and tries to merge the extension into it.



Proposed extension includes access to garden from the living room, allowing a secondary fire escape route (NTS)

5.1 Large and small homes

Policy H7 (Camden Local Plan, 2017) seeks to 'ensure that all housing development, including conversion of existing homes, to contribute to meeting the priorities set out in the Dwelling Size Priorities Table.'

The table noted 2-bedroom dwellings in the Market as 'HIGH' in priority.

As the client is aiming to start a family, and wishes to remain in the same home, the proposal aims to extend the property to a 2-bedroom home, and is in line with the priorities for the Council's housing goals.

5.2 Managing the impact for development

Policy A1 (Camden Local Plan, 2017) seeks to 'protect the quality of life of occupiers and neighbours... will seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities.'

The proposal has considered its massing, form and height, respecting amenities, daylighting and privacy of its neighbours. The proposal is maintained at 1.8m from the ground level, and is not visible from the street level, in order to reduce its impact the its neighbourhood. The material choice (dark charred timber) is also aiming to reduce the proposal's visibility from its neighbourhood.

5.3 Biodiversity

The 5-point mitigation hierarchy (Biodiversity CPG, 2018) included 'Pre-planning & design stage assessment, as well as compensation during construction planning stage'

The proposal included green roof in the flat roof areas, and included design strategy to reduce the amount of topsoil removed by pushing the soil up against the new extension elevation.

The Pre-application advice has noted preference for wildflower green roof to enhance biodiversity, which has also been adopted in the proposal.

5.4 Basement

Assessing the impact of basement development (Basements CPG, 2021) provided guidance to Basement impact assessments, stages, and other requirements.

A qualified Structural Engineer who has worked on multiple basement projects in London (Blue Engineering) has been approached to carry out the assessment.

Contractors participating in the Considerate Constructors Scheme will be invited to tender for the project, and where required, provide a Construction Management Plan for the scheme. The Contractor will also be required to adhere to working hours, and sustainable construction requirements.

Other permits including building regulations, Highway Licence (if required) and party wall agreements will also be put in place.

5.5 Home Improvement

4 key principles (Home improvement CPG, 2021) includes considerations such as natural and dual aspect ventilation, subordinate rear extension, wall insulation, green roof, as well as impact on neighbouring amenity, and considerations to street scene.

The proposal response to all aspects of the CPG by addressing daylighting, amenity and privacy with its neighbouring properties.

The proposal also take into account suggestions from Pre-application advice on internal layout, to maximise daylight into the property, and encourages open plan common area.

Application drawings

The following are the application drawings submitted for approval:

398LSR-101	Site Location Plan & Site Plan
398LSR-201	Current Floor Plans
398LSR-211	Proposed Floor Plans
398LSR-212	Current & proposed rear elevations
398LSR-213	Current & Proposed front elevations
398LSR-220	Current Roof plan
398LSR-221	Current ground level plan
398LSR-222	Current lower level plan
398LSR-223	Proposed Roof Plan
398LSR-224	Proposed ground level plan
398LSR-225	Proposed lower level plan
398LSR-301	Current section through entrance
398LSR-311	Proposed section through entrance
398LSR-302	Current side section
398LSR-312	Proposed side section
398LSR-303	Current section through main building
398LSR-313	Proposed section through main building
398LSR-304	Current rear elevation
398LSR-314	Proposed rear elevation
398LSR-315	Proposed section through garden
398LSR-316	Proposed rear short section
398LSR-401	Proposed cladding and glazing details
398LSR-402	Current & proposed rear elevation visual

Supporting documents

The following additional information is submitted in support of the application, and is for information only:

- Design and Access Statement (this document)
- Basement Impact Assessment by Blue Engineering
- CIL liability assessment form
- Letter of support from owners of no.27 Lady Somerset Road, and from 25 Lady Somerset Road