

112 KING HENRY'S ROAD
LONDON. NW3 3SL



DESIGN AND ACCESS STATEMENT

10th OCTOBER 2021

112KHR/830/D&A

THE LONDON RESOLUTION

The drawings and reports to be read in conjunction with this statement are:

As existing:

112KHR-830-001	Location plan	1;1250@A3
112KHR-830-002	Ground floor plan	1; 50@A2
112KHR-830-003	First floor plan	1; 50@A2
112KHR-830-004	Roof plan	1; 50@A2
112KHR-830-005	Front and rear elevations	1; 50@A2
112KHR-830-006	Side elevation and cross section	1; 50@A2

As proposed:

112KHR-830-102	Ground floor plan	1; 50@A2
112KHR-830-103	First floor plan	1; 50@A2
112KHR-830-104	Second floor plan floor plan	1; 50@A2
112KHR-830-105	Roof plan	1; 50@A2
112KHR-830-106	Front and rear elevations	1; 50@A2
112KHR-830-107	Side elevation and cross section	1; 50@A2

Daylight and Sunlight Report prepared by CHP Surveyors Limited 13th September 2021

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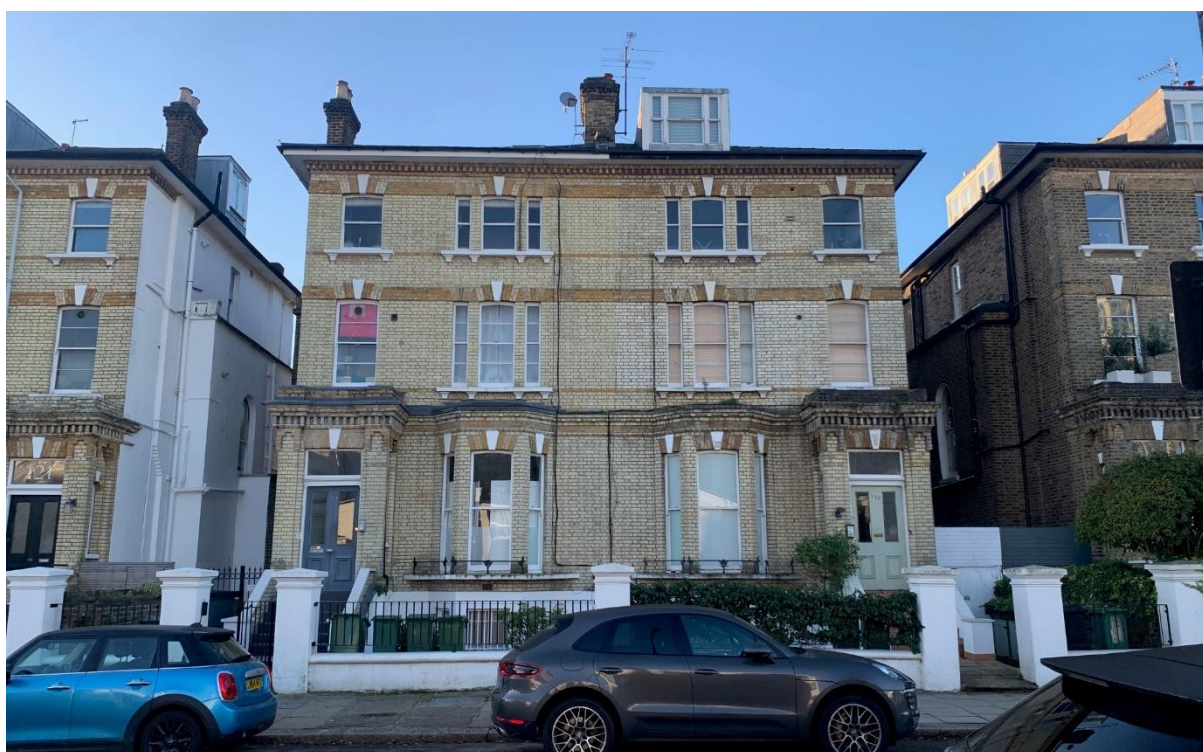
112 King Henry's Road is situated in a residential area in NW3 and forms part of the Chalcot Estate which comprises 322 two, three and four storey houses built between 1960 and 1972. The property is semi detached, built predominantly over two floors and is of 'modern' appearance with painted white brickwork, uPVC windows, timber cladding and large flat roofs. The existing property is in a style typical of the estate and is not considered to be of significant architectural merit although there is merit in the homogenous design approach which has been applied throughout the estate. The house is neither in a Conservation Area nor Listed although the properties on the south side of King Henry's Road form part of the Elsworthy Conservation Area. These are all large scale brick built terraces mainly over five floors from the Victorian and Edwardian periods. The site benefits from a PTAL score of 4 and falls within Flood Zone 1 indicating a low probability of flooding.



No.112 and no.110 King Henry's Road



Houses on opposite side of King Henry's Road



Semi detached houses on King Henry's Road opposite nos. 110 & 112



Nos. 1 & 2 Lyttleton Close



Nos 4 & 5 Lyttleton Close showing rear boundary wall of 112 King Henry's Road

The proposal is to extend the partial first floor extension to cover the extent of the current ground floor extension and to build a second floor extension over the principal section of the existing house to provide living and sleeping accommodation in line with current standards and expectations for a modern family dwelling, to include: kitchen/ dining, utility, cloak-room, playroom and living room at ground floor level, three bedrooms and two bathrooms at first floor level and a further two bedrooms and bathrooms at second floor level.

The first and second floor extensions are to be built in brickwork to match existing with uPVC windows, timber cladding and a flat roof to match. The first floor extension is to match the existing extension in height at this level. The second floor extension will be built to a height of approximately 3150mm high, as set out in the CAF drawings prepared by Chalcot Estates Limited (CEL) in liaison with the Camden Council Planning Department.

The first floor extension will infill an existing terrace which overlooks the properties of no.1, 2 & 3 Lyttleton Close to the west and the flank wall to no.5 Lyttleton Close to the north. The flank wall sits 3.5metres away from the back wall of no.112 KHR and has no windows adjacent to our property. There is currently a 2 metre high dividing wall between the terrace of 112 and that of the adjoining property at 110 King Henry's Road to the east. It is not felt the adjoining owners will be further overlooked by building on to the existing terrace and the lighting study indicates there will be no significant loss of daylight or sunlight. There are many examples on the estate of properties where first floor terraces at the rear have been infilled.

The additional storey at second floor level has been designed to ensure that it complies with the criteria set out within Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020. The house was originally built as a Class 3 dwelling and has not been authorized by any class under Part 3 of Schedule 2. It is not located on article 2(3) land nor in a site of specific scientific interest and was built after July 1948 but before 2018. There are no current additions to the original house and when enlarged, its height will not exceed 18 metres and will not exceed the existing roof height by 7metres nor the adjoining property, no.110, by more than 3.5 metres. The proposal provides an internal floor to ceiling height at second floor level of 2.4metres which is the same as the first floor level. It is intended for the additional storey to follow the wall lines of the existing main body of the house using these as support. All exterior materials will match the existing building and there are no windows proposed in the side elevation of the house. It will also have a flat roof to match existing and it will retain its use as a single dwelling house post development. It is not felt the extension will cause further overlooking, compromise privacy or have a detrimental impact on the daylight and sunlight of adjoining properties. The development site is not within an airport or defence asset safeguarding zone so will not result in an impact to either air traffic or defence assets in accordance with criteria (iii) of paragraph AA.2 (3) (a) of The Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020. The property is not identified as falling within any Protected Vista and as such, will not result in any impact on Protected Vistas. Notwithstanding this, it is worth noting that given the minor scale of the development, even if the property was situated within a Protected Vista, the proposal would still not have any impact on the view due to its small scale of development. The development

is therefore in accordance with criteria (iv) of paragraph AA.2 (3) (a) of The Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020.

Although the second floor extension satisfies the criteria for 'Permitted Development', the first floor extension requires planning approval so this submission is for full approval.



Relationship of no.112 King Henry's Road to nos. 1 & 2 Lyttleton Close



Relationship between existing rear ground and first extension to no.5 Lyttleton Close



Rear of 112 King Henry's Road



Dividing wall to terrace between nos. 110 & 112 King Henry's Road

The current site occupies an area of 150 square metres (0.015 hectares) and the existing building's footprint is 78 square metres with an overall accommodation area of 140 square metres. The proposal will extend the footprint to 81 square metres and overall accommodation of 228 square metres.

The effect of the proposal on daylight and sunlight requirements for neighbouring houses has been fully assessed and a report is included as part of our application. The conclusion of this report indicates there will be no significant loss of daylight or sunlight to the adjoining properties.

Pedestrian and vehicular access to the property will remain unchanged. Parking to no.112 KHR will be provided at the front of the property on a new hardstanding area adjacent to the front entrance door.

Conclusion

We feel the alterations proposed will update and enhance the current property while retaining the overall scale of the existing. The creation of a further accommodation will allow for better and easier family living and create a new family home in keeping with its surrounding neighbours. We anticipate positive support for the proposals and the application as submitted.