

DESIGN & ACCESS STATEMENT

Site Address: 15 Nassington Road,
NW3 2TX

Applicant: Ms A Jones

Agent: Llowarch Llowarch Architects

Date: 08.07.22

status: PLANNING



Rear elevations No.s 11, 13/15, 17/19, 21/23 (part) Nassington Road

1. Introduction

- 1.1 This Planning statement has been prepared by Llowarch Llowarch Architects on behalf of the applicant Ms A Jones in support of a planning application for a proposed single storey rear extension to the property at 15 Nassington Road, NW3 2TX.
- 1.2 Planning approval is being sought in relation to the alterations associated with the proposed lower ground floor rear extension. These alterations are as follows:
 - new single storey extension to rear elevation, lower ground level.
 - Removal of sash window and lowering of cill to rear lower ground window to form opening
 - Removal of uPVC tilt/turn door, rear lower ground opening.
 - Alterations to hard and soft landscaping.

2. Site and Context



South Hill Park estate, including surrounding roads, railway and parkland



South Hill Park Conservation Area map,



Nassington Road, (part), 15 Nassington Road outlined in red.



Nassington Road, view looking East. Nos 13 & 15 rhs in foreground.

- 2.1 The application site is on the south side of Nassington Road which runs east west from Parliament Hill road to the west, to Hampstead Heath to the east. The road has a relatively steep incline towards the west. The property is a four-storey semi-detached Victorian (1879-92) dwelling house, sub-divided into the applicant's property at lower and raised ground, with separate apartments at first and second floors. The applicant is the freeholder for the property with the first and second floors on long leases.
- 2.2 The site is in the London Borough of Camden. The property is not listed. It is within the South Hill Park Conservation Area, adjacent to the Hampstead Conservation Area, and Hampstead Heath, a designated open space and Site of Special Scientific Interest (Hampstead Heath Woods).
- 2.3 The South Hill Park Conservation Area is predominantly comprised of four-storey Victorian semi-detached villas, residential in use and character. Nassington Road has a particular characteristic having long rear gardens with allotments to the railway siding to the south.
- 2.4 The area of the proposed extension is approximately 17sqm GIA.

3. The Proposal

- 3.1 The applicant wishes to add a rear ground floor extension.

The applicant is a long-term resident, her father having purchased the property in the 1950's. The applicant lives in the lower and raised ground floors, with first and second floors let as separate apartments.

As a dedicated gardener, the applicant wishes to improve the connectivity of the main living spaces at rear lower ground to the garden.

Proposed Changes

- 3.2 New extension to rear elevation:

The land slopes across the site from front to back. The internal floor level of the lower ground floor is approximately 1m above an external terrace which is itself approximately 350mm above the level of the garden. The garden gradually falls away to the south to the allotment gardens on the steep cutting to the railway tracks.

The extension is proposed as a raised brick plinth, level with the internal floor, with a predominantly glazed structure above. The glazed structure is centred beneath the paired windows to the rear façade. It returns short of the boundary to the adjoining neighbour (No. 13) accommodating a set of steps providing access to the garden.

The brickwork is to closely match the rear elevation. The existing lower hard landscaped terrace is to be altered, the planting bed contained within it is to be extended, forming the fourth side to the garden and helping to mask the base of the new addition. A narrow planting bed immediately to the base of the plinth will allow climbing plants to further soften the exterior.

- 3.3 Alterations to the rear elevation:

In adding the extension the following alterations are required as follows:

The brickwork to the base of the rear kitchen window at lower ground level is to be removed, including the sash. The width of the opening and lintel over are to be retained, keeping the alignment with the windows above. The opening to the lounge is to remain unaltered, the uPVC tilt turn door removed.

- 3.4 No other alterations are proposed. No trees will be affected by the proposed development.

4. Design Quality

- 4.1 The proposed extension has been carefully considered in relation to the rear elevation.

In scale, the proposals are more modest than other nearby examples of rear extensions to the terrace, the neighbouring extensions at no. 17 & 19, extend 4m from the rear façade.

- 4.2 The relationship between the built and natural environment is of particular importance to the Client. The proposals were developed to integrate with planting relating to its landscape setting.

5. Heritage Statement:

- 5.1 Nassington Road is within the South Hill Park Conservation area. The Conservation Area was originally designated in 1988.

- 5.2 Part of the 19th century expansion of Hampstead, the development of the residential area followed the opening of Hamstead Heath Station. The area comprised of two estates, the Maryon Wilson and Belsize estates. Nassington Road with South Hill Park Road (later Parliament Hill road) were laid out in 1878-90, houses being built between 1879 and 1892 (Sub Area 2), approximately a decade after the development of South Hill Park and South Hill Park Gardens (Sub Area 1), see map insert.

- 5.3 The conservation area is characterised by the architectural consistency of the Victorian Gothic Revival style substantial semi-detached red brick villas, their height and regulated width. This is enriched by their incremental stepping in response to the steeply inclined site. *'The early suburban semi-detached form of development is a principle feature that contributes to the character and appearance of the area.'*

The green spaces associated with the conservation area include the private gardens, tree-lined streets, and allotments to the railway sidings. These are also seen as an essential part of the conservation areas special character and appearance.

5.4 Character of rear gardens and extension:

In contrast to the relative consistency of the street frontages, the rear elevations are more informal with, in the majority of cases, rear single storey extensions, and dormers to rear roof pitch. Both extensions and dormers vary in size and material. This informality is a part of the site context, and is also a characteristic of the conservation area.

Heritage Value:

5.5 15 Nassington Road, paired with No. 13 is part of a group of 4-storey semi-detached villas which rise up the hill from Parliament Hill Fields. No. 9 and 11, 17 and 19 are a matching pair.

The property is typical of the Conservation area, consistent with the Victorian Gothic Revival style of the period with many of its original features such as a distinctive stepped raised entrance with pedimented columned entrance porch and with 3 storey projecting bay. There is some variation to the street frontages, other villas having gabled frontages with 2 or 3 storey bays.

By the homogeneous nature of the conservation area, the application site is acknowledged as making a positive contribution by virtue of its contribution to the character.

The rear and flank facades are plain with stepped and chamfered stone lintels to window heads to the rear elevation. Access to the gardens would have originally been from a side entrance, with only windows to the rear facade onto the garden (as No. 13). The base of rear elevations are now generally characterised as having single storey extensions opening onto the gardens.

Although privately owned, the rear gardens, extending approximately 26m from the house, with the allotments to the railway siding, are designated important green open spaces within the conservation area.



15 Nassington Road, front and rear elevations



Rear elevation to Nassington Road, 15 Nassington Road outlined in red

Impact of Proposed Development:

- 5.6 The South Hill Park Conservation Area Statement includes guidelines regarding rear extensions (SHP18 – SHP21) commenting that *'Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.'* Also, *'Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings'*.

The majority of the properties to the south side of Nassington Road have single storey rear extensions (Out of 28 properties, 21 appear to have been extended). These extensions vary in size, shape and material. Recent examples of granted permissions include that to No. 9 (Application ref: 2019/2316/P), and to No. 45 (Application ref:2017/2330/P).

- 5.7 In conservation areas *'the council will seek to ensure that development in a conservation area preserves or enhances its special character and appearance and is designated to harmonise with the established character of the area.'*

The extension is small in scale and subordinate to the host building. It is at lower ground floor level only. It extends into the garden by approximately 3 meters, less than other examples in response to the client's request to retain as much garden as possible.

The extension is symmetrically placed on the rear facade, roughly aligning with the windows above. Original detailing such as window lintels, width of original openings are to be retained.

- 5.8 Materials: the selected bricks are to match the brickwork to the rear façade as closely as possible. The glazed structure is to have minimal framing so as to maximize views into the garden. This transparency will also permit legibility of the base of the rear façade. The specification of the new glazed extension will meet Building Control Approved Document part L requirements.

- 5.9 The extension is set back from the boundary to No. 13. The extension is clear of a 45 degree angle drawn from the centerline of the neighbours lower ground rear window. The proposed extension will not impact upon the amenity of the adjacent properties.

6. Conclusion:

- 6.1 The design of the proposed extension, the scale, massing and choice of materials, have been developed through careful analysis of the surrounding context of the conservation area and in response to site constraints.
- 6.2 The proposals are within the guidelines for rear extensions given within the conservation area statement. The extent of the alterations are modest in relation to the building as a whole. The proposed works do not alter the appearance of the principal façade, and are minor in relation to the rear elevation, and are visually well integrated. The rear elevation is visible only in limited public views.
- The proposals are sympathetic to the host building, and are not harmful to the character or appearance of the building or the wider Conservation Area. The design and materials are sensitive to and compliment the special qualities of the host building and neighbouring buildings.
- 6.3 The proposed extension will not impact upon the amenity of the adjacent properties.
- 6.4 The works will provide improved accommodation for the applicant by providing a usable space with improved natural light directly linked both visually and physically to the garden. By continuous occupation, this will help preserve and hence prolong the life of the property.



Sketch view looking north towards extension



View of garden from raised terrace.



rear to No. 15 Nassington Road. Extensions to No.s 9 and 11 visible beyond