

18 Perrins Lane
Design and Access
Statement

10.2022

22029-PER-P-AR-001_01

HA-EY

1 Site

18 Perrins Lane is located in the London Borough of Camden within the Hampstead Conservation area.

The property is a Grade II listed Georgian terrace cottage, arranged over three floors, on the north west side of the lane.

Ground Floor comprises two interconnected reception rooms, kitchen / pantry with access to a courtyard garden.

First and Second Floors contain three bedrooms and one communal bathroom.

The terrace is of early 19th century cottages, in yellow / brown brick stock with slated mansard roofs with dormers and tall brick chimney-stacks.

The immediate surroundings are residential, with access to the shopping facilities of Hampstead within easy walking distance. There are a number of local schools nearby.

2 Proposal

The proposed works include:

- New Ground Floor rear extension with internal modifications to accommodate new bathroom, pantry space and new timber sash windows.
- Internal cosmetic redecoration and maintenance to Ground, First and Second Floor.

The purpose of this proposal is to enhance the integrity, comfort and organisation of the property, whilst maintaining the character of the building and surrounding area.

3 Planning History

Many properties in the immediate area have undertaken extensions and renovation works of various scales and strategies.

The proportion of the proposed extension has been mindful of historic development in the area and the importance of an appropriate balance of exterior garden space / courtyard.

The design is in keeping with the local context and datum heights of neighbouring property's.

Within the interior of 18 Perrin's Lane there have been a number of modern additions:

- rear pantry extension with glass pane rooflight
- non-original decorative timber joists with metal joist hangars
- modern rope handrail to circulation stairs
- downlights throughout Ground, First and Second Floor ceilings
- loft hatch with fitted ladder

These additions have no registered approval by the previous owner and retrospective approval is sought in line with this planning application.

4 Design

The proposed extension is subservient to the main house and respects the scale and proportion of the existing and nearby property's.

Formed in brown brick stock, in keeping with the existing materiality, design features have been integrated thoughtfully to compliment the existing property.

The proposed timber panelling, brick detailing and Georgian style timber sash windows are sympathetic to the original historic fabric of the property whilst adding quality and flair to the property.

5 Use

The proposal is for a modification to the facilities of an existing family dwelling and as such the Residential Use C3 will not change.

Design proposal increases the Ground Floor area by 5.2m² (size of the proposed rear extension).

6 Layout

Aside from the rear extension, the layout of the building will remain true to the original character of the property.

Interior cosmetic decoration and maintenance repair are sought to extend the lifespan of the building and to adopt to current Building

Regulations.

7 Street Impact

The rear extension will not be visible from Perrin's Lane.

Proposed works to the front elevation are re-pointing improvements which will not alter the original appearance of Perrins Lane.

8 Access

Perrins Lane is flanked by the A502 and Fitzjohn's Avenue which serve as access roads in and out of Central London.

There is currently on street car parking facilities on site available to permit holders and the public.

The site is generally level, from the street to the front entrance.

There is one access route to the property, from the front, which will remain unaltered.

9 Public Impact

All construction will be carried out in line with local council requirements. Deliveries will be timed outside of rush hour. Skip permits will be requested as required.

10 Amenity

There is limited potential for overlooking and overshadowing to neighbouring properties as the alterations are north-west facing and one-storey in height.

11 Trees

There are no trees to the rear of the property or immediate area.

Small shrubs and bushes are located in neighbouring gardens.

12 Geology

The London British Geological Survey Map shows the bedrock geology is known as Bagshot Formation - Sand. The property is therefore considered to be in an area of shrinkable subsoils (not unusual for much of London).

13 Flood Risk

The property is not in an area of risk of flooding from sea and rivers, but is in a low to high risk area in terms of flooding from surface water and reservoirs, according to the Environment Agency website (not unusual for much of London).

14 Construction

The walls are predominantly of solid brick construction. The main roof is of pitched design with a mono-pitch over the kitchen to the rear.

The ceilings are mainly of lath and plaster, although no opening up has been undertaken.

The floors are of suspended timber design on all upper floors and solid on the rear ground floor.

15 Appendix

Photographs of existing conditions are included for reference.

15.1 Existing Photos

15.2 Extension: Exterior

Rear North Elevation



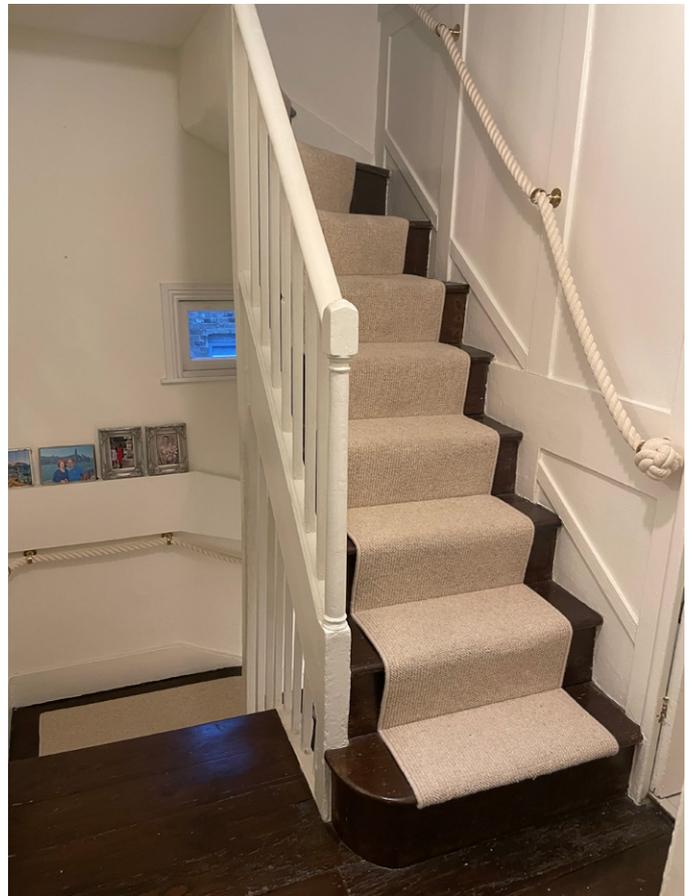
Rear South Elevation



Modern decorative joists - kitchen



Modern rope handrail - hallway



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