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Design & Access Statement 1 Modbury Gardens

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1.0 Introduction

This design and access statement has been prepared by Bradley Van Der Straeten Architects to accompany the planning application for a single storey rear extension at first floor to 1 Modbury Gardens, NW5 3QE.

The existing property sits within an end of terrace property in a bank of 7 similar terraces that vary in their division of flats. The subject property is the top two floors with a separately tenanted lower ground floor flat with its own entrance from the street. There are many applications within this terrace and nearby terraces for similar proposals.

This document seeks to justify that the proposed works will maintain the character of the site and respect the neighbouring context. We aim to demonstrate that we have taken a carefully considered approach to the design of the proposal, through an extensive study of the context including the distinctive end of terrace location. The proposal has been designed to integrate with already approved permission 2022/3519/22, also designed by Bradley Van Der Straeten Architects.

Bradley Van Der Straeten Architects is an award-winning RIBA Chartered Practice with extensive experience of residential projects in and around London. This Statement should be read in conjunction with the Planning Statement prepared by Keystone Planning Consultants.

Guidance

The development plan comprises:

- The London Plan (2021)
- Camden Local Plan (2017)

The London Plan

The London Plan sets out the following policies that are relevant to this proposal:

- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D6 Housing quality and standards

Camden Local Plan

Relevant policies are set out below:

- Policy D1 Design
- Policy D2 Heritage
- Policy A1 Managing the impact of development
- Policy A2 Open space
- Policy A3 Biodiversity
- Policy A4 Noise and vibration

Supplementary Planning Guidance

The following supplementary guidance is relevant:

Home Improvements Camden Planning Document (SPD) (2021)

- Home,
- Neighbours
- Home improvements- ground extensions, roof extensions, and gardens

2.0 Context

The Site

Modbury Gardens is a cul de sac in Chalk Farm with double and triple storey terraces of the same style to both sides, painted in varying pastel tones. The subject property is an end of terrace two storey maisonette with a separately tenanted and accessed flat on the lower ground floor. The property has an extensive rear garden and its side elevation fronts the ends of neighbouring properties on Queen Crescent. The subject property is very dark and in a very poor state of repair having been left vacant by the previous owners for many years.

Massing

The existing overall building is a 3 storey split level property, in line with the other properties along Modbury Gardens. Modbury Gardens terraces are all laid out exactly the same which means each property has a two storey wall on one side from the neighbour - in the case of the subject site, No. 2. This creates a unique opportunity for development with limited impact on the neighbouring building to the side boundary.

Materials

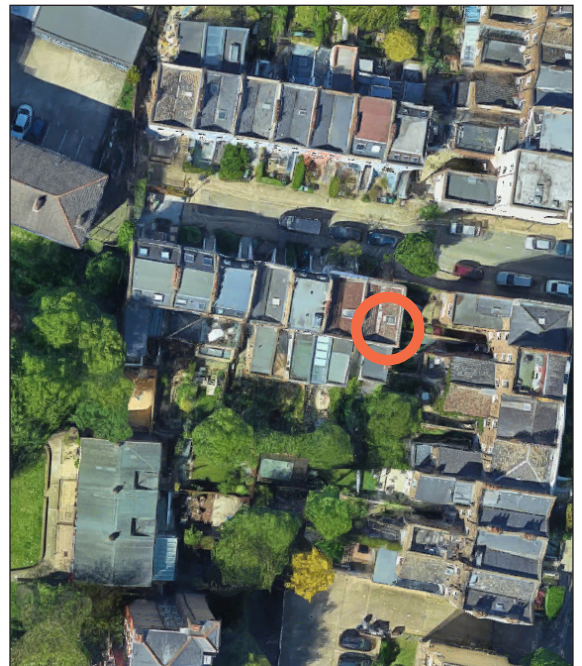
Walls: Painted render to front, painted brickwork to rear.

Windows: Traditional single glazed sash windows.

Lintels and ornaments: Masonry arches over windows, textured wall and ornamentation to front and iron work to frame/protect front lightwell.

Use

This is a private residential property and the proposal does not seek to change that.



Location Plan



Current View from Front of Property

Bradley VanDerStraeten

2.0 Context: Site Location



The site consists of the existing split level dwelling (split into upper two floors as the subject site and the lower floor which is separately tenanted). The garden is part of the subject property with multiple sheds and outbuildings and a tall existing brick wall that backs onto the neighbours gardens from Queens Crescent to the East. To the West is a double storey outrigger from No. 2 Modbury Gardens.

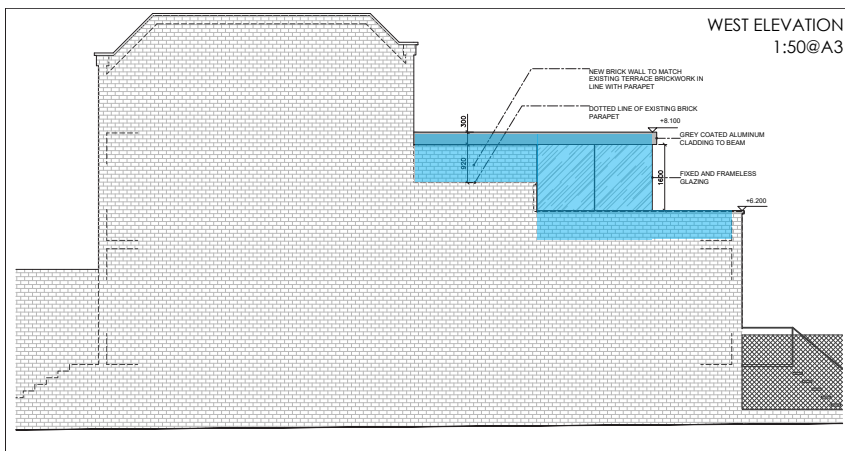
3.0 Analysis + Design Development

End of Terrace Design Opportunities

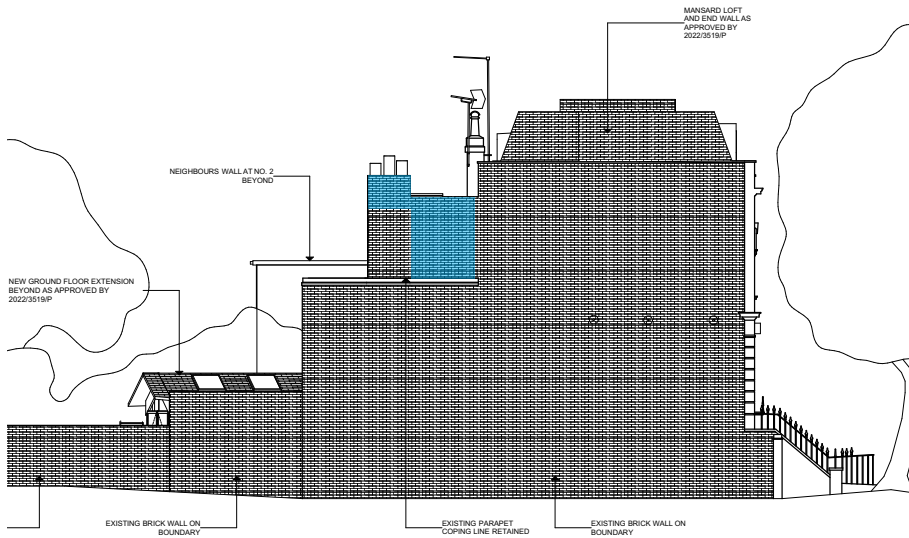


3.0 Analysis + Design Development

End of Terrace Elevations



Flank Elevation of 7
Modbury Gardens (APP/
X5210/A/14/2224809)
shows stepped brickwork
elevation and adjustments
to accommodate first
floor proposal which
is considerably longer
than the proposal for No.
1. Extended elevation
elements highlighted in
blue.



Flank elevation of proposal at 1 Modbury Gardens. Infill between main wall and chimney and raised chimney changes highlighted in blue to show the minimal effect of the proposal on the elevation backing onto gardens on Queens Crescent.

4.0 Proposal

Proposed Design

4.1 Layout

The proposal is for a single storey rear extension at first floor level. The first floor extension is to host a meditation space with a new wildflower roof in front (as already approved 2022/3519/22). The proposal retains the split level nature of the existing property and works the new proposal in around it.

4.2 Scale + Form

The scale of the extension has been designed to sit subserviently within its context. It extends out from the main rear wall by 3.05m to align with the existing chimney breast edge. The meditation space is executed so it is a minimal infill between the existing main brick wall and the chimney breast on boundary, minimising the massing seen from the neighbouring gardens along Queens Crescent.

The extension sits down from the main rear parapet of the existing building by 900mm to ensure it is subservient to the existing host building. The existing chimney breast is raised by 900mm to ensure the existing stepped language of the end wall is preserved.

4.3 Landscaping

The proposal does not seek to change the landscaping, with the exception of assisting the maintenance of the green roof.

4.4 Appearance

The appearance of the elevation fronting Modbury Gardens will be preserved as part of the works.

The boundary wall of the extension, visible from the rear gardens of Queens Crescent, will be of matching brickwork to provide a consistent elevation. The addition outline will be highlighted by retaining the existing coping line to ensure to identify the proposal as a new but sympathetic addition.

The other two walls of the first floor meditation extension will be in slate to blend with the already approved main mansard loft and other lofts on the street.

4.5 Access

The proposal does not seek to adjust the access to the property.

4.6 Privacy

The proposed extensions have been designed to safeguard privacy to the surrounding neighbours and do not believe the property will increase overlooking of neighbours or reduce privacy in general.

4.7 Sustainability

Structure - the first floor extension structure will utilize timber only, as a structural material timber contains substantially less embodied carbon than steel.

External materiality - external brickwork is to be reclaimed in lieu of new, this not only assists with embodied carbon but also blends better with the existing building aesthetically.

Green Roof - a green wildflower roof is employed in front of the first floor meditation extension - this reduces visual impact of the proposal, provides new habitat, slows down water flow, provides additional insulation and reduces Summer heat gain in the South facing location.

Summary

It is our opinion that the proposed design submitted for 1 Modbury Gardens should be awarded planning permission as they are compliant with local planning requirements for residential dwellings and are in line with similar developments in the area.