

## Design & Access Statement – 103 Castlehaven Road, NW1 8SJ

### **Introduction**

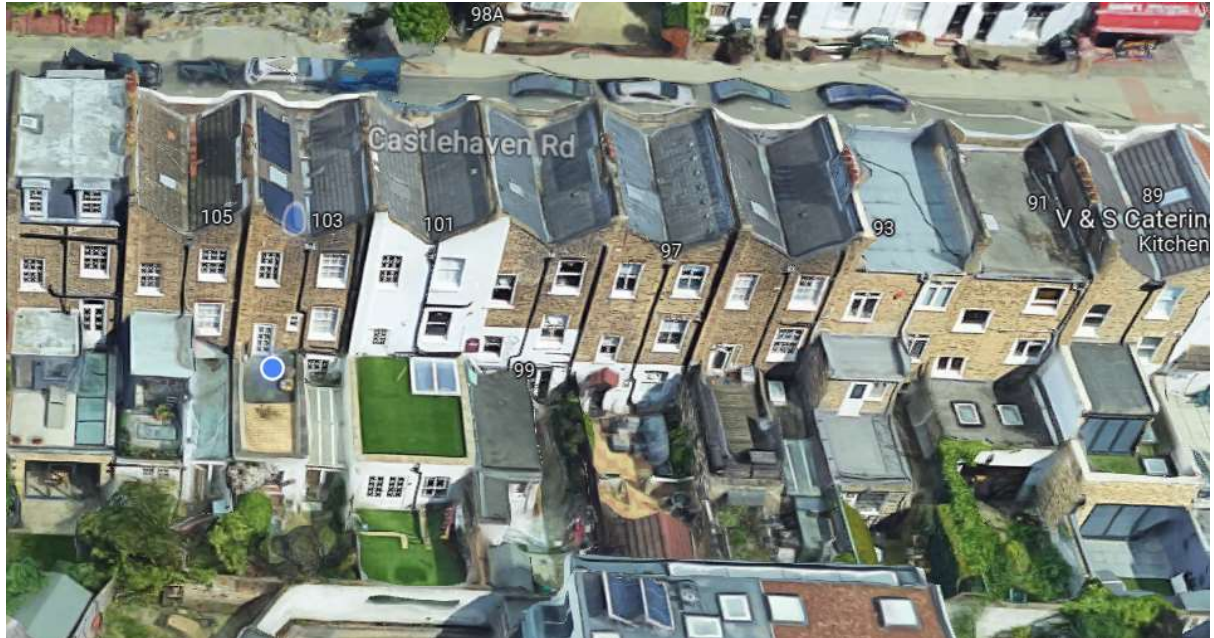
1. This Design and Access Statement has been written by Gary and Sarah Brook in support of this planning application for ground floor and rear extension works to the existing dwelling house at 103 Castlehaven Road.
2. This application seeks planning permission for the following:  
  
**“Partial replacement of ground floor rear extension including infill of lightwell, first floor rear extension, and associated works”.**
3. Ahead of this submission, we have discussed these proposals with our immediate neighbours, at both nos. 101 and 105 Castlehaven Road.

### **Building details**

4. No. 103 Castlehaven Road is a ground plus two storey, two-bay mid-terrace single family dwelling house with a valley roof concealed behind a parapet. It is on the western side of Castlehaven Road, within the Kentish Town South ward. The house is constructed from yellow stock brick with stucco banding and feature ornate cast iron window guards. Original railings are still present to the front of the house.
5. Although not statutorily listed, the building is within the Kelly Street Conservation Area and is noted by the conservation area appraisal, along with the terrace that it is within, as being a ‘positive contributor’ to the conservation area. This house is not listed at paragraph 12.9 of the conservation area audit as a property which has lost original features or has been subject to inappropriate additions.
6. Paragraph 13.25 of the Kelly Street Conservation Area Audit states that Design and Access Statements accompanying applications will be expected specifically to address the particular characteristics identified in the appraisal, including the scale and character of the repeated terraced forms, and the prevailing scale, mass, roof line and rhythm created by the historic pattern of development.
7. There are no records of any planning applications submitted at this house available on Camden’s website.
8. The nearest listed buildings to this house are a pair of villas fronting Kelly Street, listed Grade II – indeed all the properties on Kelly Street are listed. There are no listed buildings to the rear of the house, where development is proposed.
9. Castlehaven Road was known as Victoria Road when it was originally developed, before becoming Castlehaven Road in the late 1930s.
10. This house was built in the 1850s or 1860s as part of growth which followed the completion of the Regent’s Canal and nearby railways lines, including the London to Birmingham railway and the North London Line.
11. There were circa 10 bombs which fell on the Castlehaven area during The Blitz in the early 1940s, which destroyed an element of the urban grain and has led to the current varied townscape in the area – though this house is a surviving property as part of a traditional 19th century terrace with small forecourts bounded by railings or low walls.

12. The image below taken from Google maps shows the rear of the terrace (blue dot denotes where the first-floor extension is proposed). This shows that there are various ground floor and first floor extensions to the rear of these properties.

Photo 1 – Birds eye image of 103 Castlehaven Road and neighbouring properties



#### **Planning policy position**

13. As the house is within a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is engaged. This requires development proposals to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area.
14. Paragraph 13.46 of the Kelly Street Conservation Area Appraisal and Management Strategy (2011) requires extensions to the rear elevations of buildings to respect the historic pattern of development, and preserve the character and historic features of existing buildings. It goes on to say that a large number of rear elevations are visible from gardens to the rear of properties and the impact of development on these will be carefully considered.
15. The Home Improvements Camden Planning Guidance document (January 2021) sets out that rear extensions should:
- Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
  - Be built from materials that are sympathetic to the existing building wherever possible;
  - Respect and preserve the original design and proportions of the building, including its architectural period and style;
  - Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;
  - Be carefully scaled in terms of its height, width and depth;
  - Allow for the retention of a reasonably sized garden;
  - Respect and duly consider the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/ spillage, and privacy;
  - Consider if the extension projection would not cause sense of enclosure to the adjacent occupiers;

- Ensure the extension does not cause undue overlooking to neighbouring properties and cause a loss of privacy;
- Not cause light pollution or excessive light spillage;
- Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area;
- Have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist.

### **Proposed development**

16. At present, there is a poorly insulated kitchen extension to the rear of the property at ground floor level, where a lightwell currently separates a section of this from the rear wall of the original house. It is proposed to replace the polycarbonate roof at the extension with a glazed roof to provide an improved thermal envelope, and infill the lightwell. Bi-fold doors would be provided at the rear part of the extension.
17. Above the half of the ground floor extension roof which would not be glazed, would be a first-floor bathroom extension, which would replace an existing terrace. This would have a flat roof and be circa half the width of the property.
18. The first-floor extension would measure 3.250m in length, 2.898m in width and 2.800m in height. It has been sized to match other first floor extensions to the rear of properties on this terrace.
19. The extension would be finished in a brick material to match the existing house. It would follow both the form and materiality of a first-floor bathroom extension on Grafton Crescent, immediately to the rear of this house (see photo below which shows this treatment, permitted under app. ref. 2019/1803/P).

Photo 2 – image of rear of a property on Grafton Crescent



## Assessment of proposals

20. The relevant policy guidance is directly assessed in the table below.

Table 1 – Policy assessment

Preserve the character and appearance of the conservation area	<ol style="list-style-type: none"> <li>1. The proposed extension has been designed to follow the pattern of development to the rear of the row of Castlehaven Road townhouses, in terms of both its form and materiality.</li> <li>2. Therefore this proposal would not harm the character and appearance of the Kelly Street Conservation Area, therefore meeting the relevant statutory test. The proposals would also not impact the status of the house as a 'positive contributor' within the conservation area.</li> </ol>
Extensions to the rear elevations of buildings should respect the historic pattern of development, and preserve the character and historic features of existing buildings. The views of extensions should be considered from rear gardens.	<ol style="list-style-type: none"> <li>1. The ground floor would not protrude any further to the rear and would remain aligned with the building line of the majority of ground floor extensions on the terrace.</li> <li>2. At first floor level, as demonstrated by Photo 1 within this Statement, there are several half-width first floor extensions along the terrace – which this application is seeking to replicate. This proposal seeks to replicate the common form of these by building the extension at the northern part of the first floor.</li> <li>3. No historic features of the building would be impacted by these proposals.</li> <li>4. Due to the number of additions to the rear of buildings on both Castlehaven Road and Grafton Crescent, this proposal would not introduce a built form which is unusual and therefore no harm to the outlook from rear gardens would be caused.</li> </ol>
Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing.	<ol style="list-style-type: none"> <li>1. The first-floor rear extension would be half the building width and a full storey beneath the top level of the house. The rear building line at first floor would also be set back from that of the ground floor extension. The proposal is clearly subordinate to the existing two bay, three storey dwelling house.</li> </ol>
Be built from materials that are sympathetic to the existing building wherever possible.	<ol style="list-style-type: none"> <li>1. The extension would be built from yellow stock brick to match the materiality of and be sympathetic to the host building.</li> </ol>
Respect and preserve the original design and proportions of the building, including its architectural period and style.	<ol style="list-style-type: none"> <li>1. As the first floor extension would be to the rear and be subservient to the overall property, the original design and proportions of the house would not be negatively impacted.</li> <li>2. Due to the materiality of the first-floor extension, the proposals would match the architectural style of the existing dwelling house.</li> </ol>
Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;	<ol style="list-style-type: none"> <li>1. The proposals would not impact any architectural features.</li> </ol>
Be carefully scaled in terms of its	<ol style="list-style-type: none"> <li>1. The first-floor extension would measure 3.250m in length, 2.898m in width and 2.800m in height</li> </ol>

height, width and depth	<p>2. The first-floor extension has been sized so that it is the same as one which formed part of a recent application (app. ref. 2018/3936/P) at 89 Castlehaven Road, which has been recently constructed and is part of the same terrace. The proposal is also consistent with the form of other first floor extensions along the terrace.</p> <p>3. Given that there are similar extensions along the street, the first-floor extension would not appear out of keeping.</p>
Allow for the retention of a reasonably sized garden.	<p>1. It is not proposed to extend the ground floor any further to the rear so the proposals would not change the size of the rear garden.</p>
Respect and duly consider the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/ spillage, and privacy.	<p><u>Daylight/sunlight</u></p> <p>1. Given the increase in bulk at first floor level, the proposal would have an impact on the daylight / sunlight / outlook of the neighbouring property at no. 105, in terms of its existing first floor extension and window at first floor level.</p> <p>2. However, it should be noted that the extension proposed would follow the form of the extension already present at no. 105 meaning that they would both cause a similar impact.</p> <p>3. In terms of the first-floor rear extension, whilst it cuts a horizontal 45-degree line drawn from the nearest window at no. 105, that window is a bathroom and not a habitable room, so does not fall within the BRE Standards for Daylight &amp; Sunlight. As such, it is not considered that the proposal would harm this window.</p> <p><u>Outlook</u></p> <p>4. The proposal would impact the outlook from the existing first-floor extension of no. 105, given it is clad in glass. Following discussions with our neighbour, to improve outlook from that extension it is proposed to clad this elevation of the proposed extension with a mirrored finish.</p> <p><u>Light pollution / spillage</u></p> <p>5. The first-floor extension would just have one traditionally proportioned window so would not result in any greater level of light pollution / spillage.</p> <p><u>Privacy</u></p> <p>6. Privacy levels at neighbouring properties would improve as the existing terrace area would be removed. Neither the flat roof at ground floor or first floor would be able to be used as a terrace. A condition on this point would be accepted, should planning permission be granted.</p>
Consider if the extension projection would not cause sense of enclosure to the adjacent occupiers.	<p>1. The proposed first-floor extension would cause a greater sense of enclosure to the matching form of the house at no. 105 which is clad in glass, though not to a greater degree than extensions on the terrace already do.</p> <p>2. As part of consideration on this point and following discussions with our neighbour, a mirrored finish would be applied to the frontage which would face the glass extension at no. 105.</p> <p>3. Given the neighbouring first-floor window serves a bathroom, it is not considered that BRE 'sense of enclosure' and 'tunnel-effect' guidance should apply to this element.</p>
Ensure the extension does not cause undue overlooking to neighbouring properties and cause a loss of privacy.	<p>1. The first-floor extension has been designed to keep glazing to a minimum and the one new window has been positioned so that it would look away from the house and neighbouring properties.</p> <p>2. By removing the existing terrace, there would be a lower impact at neighbouring properties in terms of privacy and overlooking,</p>

<p>Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space.</p>	<p>1. As can be seen from Photo 1 within this Statement, there is a well-established built pattern to the rear of this terrace. Most of the houses have aligned ground floor extensions and this proposal would not protrude beyond this. Similarly, there are several half width first-floor extensions which form a pattern by being built at the north side of the properties, again which this proposal would follow. Therefore, the proposed scheme would respect the established townscape of the terrace.</p> <p>2. The only unbuilt space which would be infilled would be the ground floor lightwell, which is not visible from any other properties or street views. This area has been filled in at several neighbouring properties.</p>
<p>Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.</p>	<p>1. The size of the rear garden would not change as part of these proposals and would remain consistent with the gardens along the terrace.</p>
<p>Have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist.</p>	<p>1. The extension has been designed so that it follows a similar form to the neighbouring first floor extension at no. 105. It is also the same size as one which formed part of a recent application at 89 Castlehaven Road (app. ref. 2018/3936/P).</p>

### **Access**

21. Access to the house is not sought to be changed as part of this application.

### **Application documents**

22. The following documents, alongside this Design and Access Statement, form part of this planning application which has been submitted via the planning portal (ref. PP-12027472):

- Planning application form, including signed ownership certificate;
- Red line site location plan;
- Block plan;
- Existing floorplans, elevations and sections (with areas to be demolished hatched in red);
- Proposed floorplans, elevations and sections.

Gary and Sarah Brook

26 March 2023