



31 Downside Crescent
Design & Access Statement
April 2023

www.delvearchitects.com

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1.0 Introduction

This planning statement has been prepared in support of the householder planning application in a conservation area, for the alterations to the rear elevation of the property at 31 Downside Crescent, NW3 2AN, London.

The property is situated within the Parkhill and Upper Park Conservation Area.

The proposed alterations are to the existing ground floor rear extension, which will be increased by approximately 1m into the property’s rear garden. We propose mimicking the existing rear facade in its new position by matching the brickwork and aluminium coping. The proposal includes the reuse of materials where possible, including the existing Vitrusco slim aluminium framed doors which will be applied to new openings.

There are no proposed works to the upper floors or to the front of the property.

Careful decisions, good quality design with sensitive considerations of the existing property and it’s local context have been made, to create additional usable family spaces with minimal impact to the existing character of the area and privacy of the adjacent properties.

2.0 Scope of document

This document has been prepared to provide information on the planning principles in support of a householder planning application.

This document (110_31DownsideCrescent_DAS) should be read alongside the following documents:

106_A500	Location Plan
106_A510 - A511	Site Plan
106_A1000 - A1203	Existing Drawings
106_A2000 - A2203	Proposed Drawings

2.1 The Architects

Delve Architects was founded by it’s two directors following experience gained with leading architectural practices in London, working on projects across the UK for both public and private clients.

Delve takes a holistic approach to design, with carefully considered proposals that place importance on the individual characteristics, context and features of the site and property.

The practice takes great care in the design, detail and material application of a project to respond sensitively to each commission. The practice provides a full architectural service to its clients and is involved at every stage of a project.

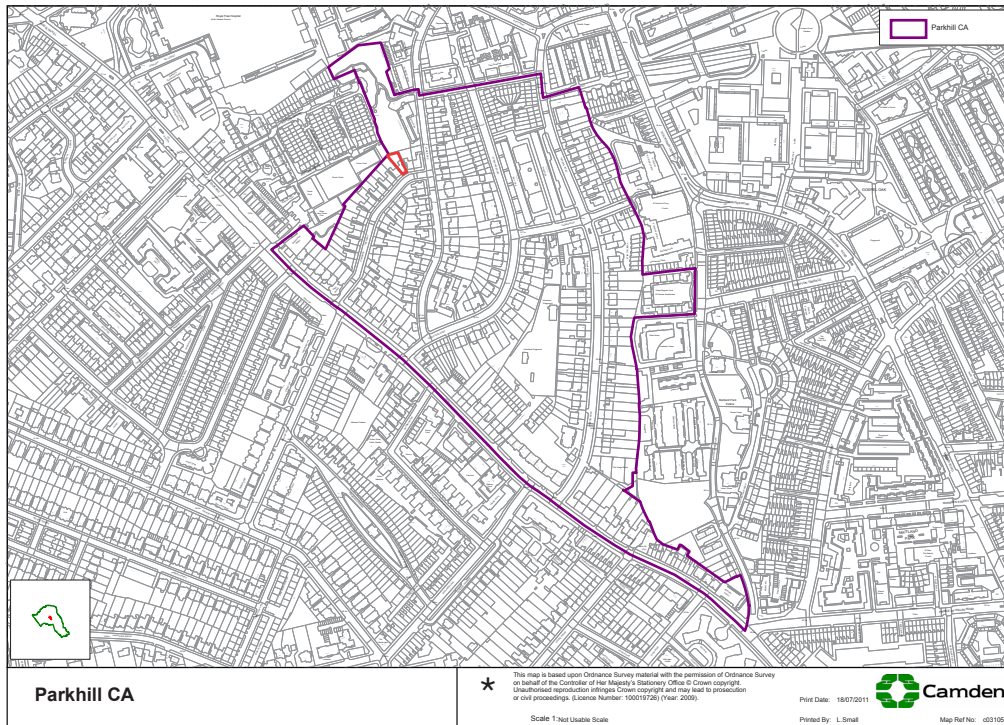


Fig. 1 - Parkhill Conservation Area (Source: www.camden.gov.uk)



Fig. 2 - 31 Downside Crescent (Source: www.google.co.uk)

3.0 Site Appraisal & Heritage Statement

The building is constructed of London Stock redbrick and has a pitched slate-tile roof. The building is not listed or locally-listed but is located within the Parkhill and Upper Park Conservation Area.

Parkhill and Upper Park Conservation Area is part of the nineteenth century London suburb of Belsize, running along the east side of Haverstock Hill. The area is defined by the busy, urban nature of Haverstock Hill and the quiet residential streets that branch from it.

The quality of the landscape is defined by the hilly topography, the mature trees and the tranche of back gardens behind the houses lining the streets, a typical characteristic of 19th century residential areas.

The western boundary runs behind the houses in Downside Crescent and the Belsize Wood Nature Reserve in Lawn Road.

3.1 Location, Site Description & Context

The houses on Downside Crescent are noted as making a positive contribution to the Parkhill Conservation Area.

The pyramidal pitched roof form of the original and previously updated rear extension is matched and finished with a natural slate covering. The extension is constructed of brickwork with a glazed infill to indicate two separate volumes.

"Downside Crescent was constructed on the site of Haverstock Lodge; it is densely lined with late-Victorian red brick, three-storey gabled houses with front gardens. The gabled roofscape is distinctive and virtually intact. The houses are semi-detached, sited close together to form a relatively uniform frontage. Hard-standings and cross-overs have recently replaced some front gardens, and garages and car shelters on the ground floors have been added to the fronts of some houses which break the pattern of these houses and their streetscape."

Vehicle access to the side of the house is shared with the adjacent property.

From Parkhill and Upper Park Conservation Area Appraisal and Management Strategy - part 1, 5.3, 2b

The adjoining property at no.29 Downside Crescent has recent extensions to the rear and the neighbouring property at no.33 Downside Crescent has been granted planning permission for a full width rear extension.

The large garden (20m long by 13m wide) runs down to meet the tall planting of Belsize Wood Nature Reserve and Globe Lawn Tennis Club.

The front facade of the property is of red brickwork and the rear of London stock brickwork with red brick arches to windows and red brick banding. Windows are painted timber framed sash windows. The pitched roof is slate with red terracotta clay ridge tiles.

The tennis club and nature gardens to the rear of the property are considered semi-public spaces. However, the boundary condition with the application site is such that it is considered that there are no views from the public realm.

The existing rear extension consists of a broken rear facade giving the appearance of two smaller outrigger extensions.



Fig. 3 - The front facade of 31 Downside Crescent (Google Maps, 2023)



Fig. 4 - The rear of the property at 31 Downside Crescent (own image, 2022)

4.0 Description of proposed works

The proposal seeks consent for an extension to the rear of the property.

The front of the property remains unaltered, and no changes are proposed to the upper levels of the property.

The proposed works adjust the proportions of the rear extension to compliment the consented rear extensions of neighbouring properties.

The works will seek to mimic the existing rear facade in its new position, reusing the current glazing units and brickwork to limit overall impact. There will be no additional glazing to the garden.

The current appearance of two smaller rear extensions will be maintained, separated by the central glazed infill extension and in-keeping with planning conditions met elsewhere on the street.

The proposal includes an enlarged central rooflight to continue the separation between these two volumes.

4.1 Architectural Approach and Material Strategy

The proposed extension provides a contemporary yet modest, design-led approach that works with the existing property.

The material strategy will match that of the existing property. The existing extension brickwork will be continued, and the glazing units matched or reused.

The proposal aims to respect and reinforce the character of the property in order to maintain its integrity and vitality in an important conservation area.

The proposal has minimal impact to the overall character of the area.

The design seeks to improve the property while maintaining the original character, by ensuring a high level of design quality with the proposed materiality and detailing.

Careful consideration has been given to ensure that the proposal will integrate with the existing house as much as possible.

The works will improve the proportions of the kitchen and living room internally, ensuring the property is suitable as a family home now and in the future.

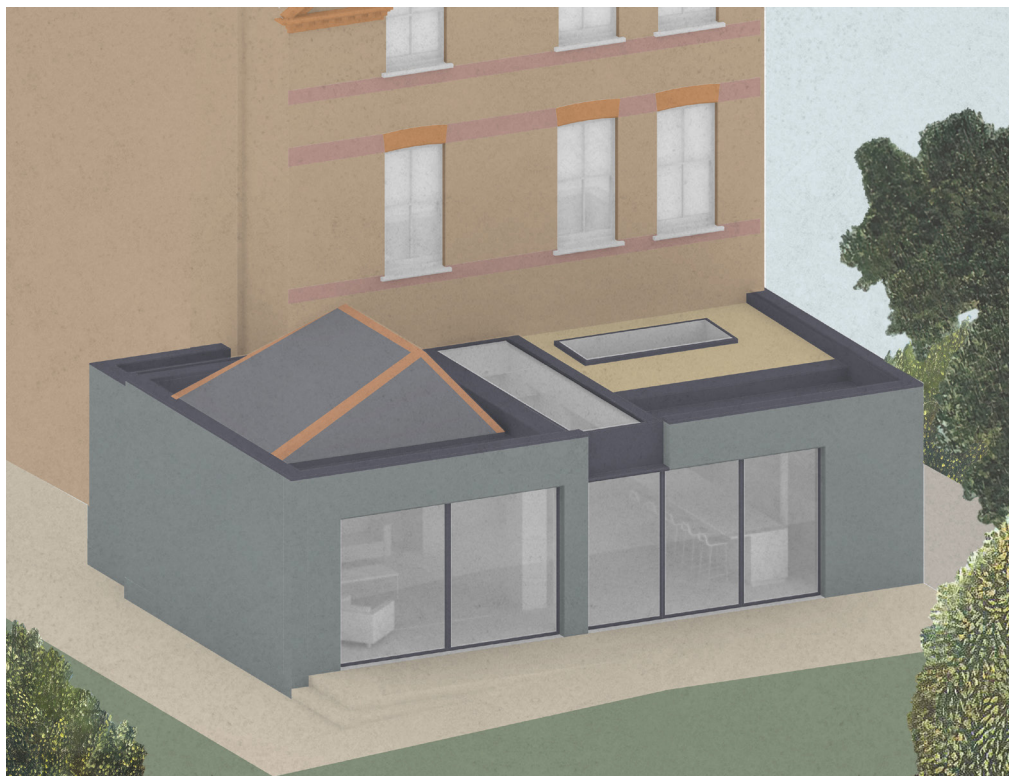


Fig. 5 - 3D image of proposed rear elevation

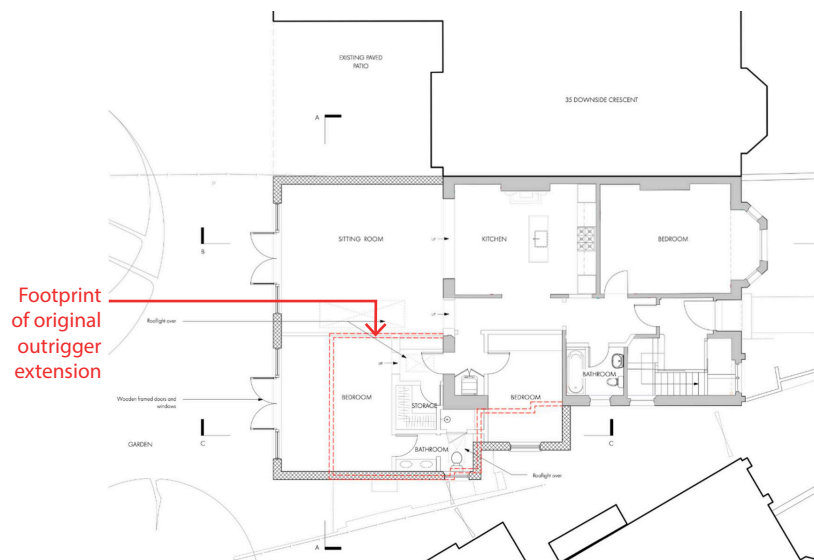


Fig. 6 - Consented Planning Application, neighbouring property at no.33 Downside Crescent (Camden.gov.uk)

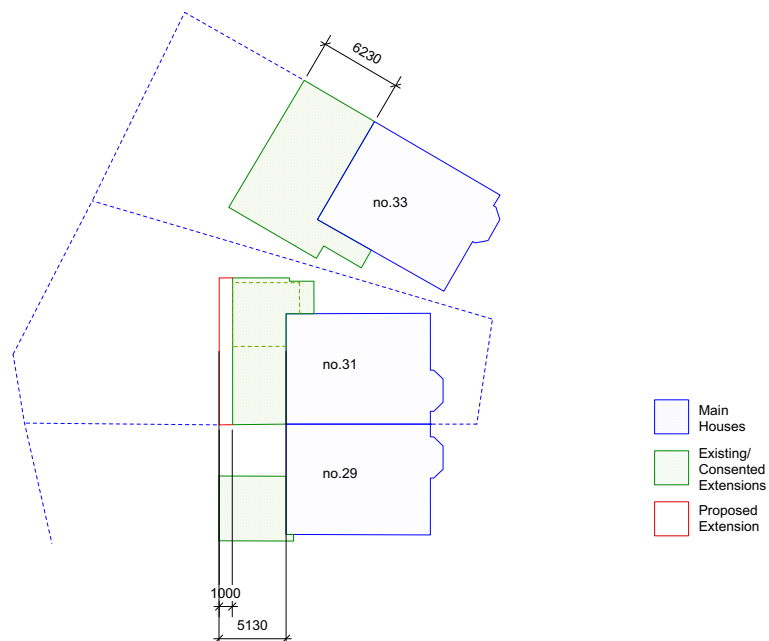


Fig. 7 - Diagram showing proposed alterations to no.31 Downside Crescent in comparison to immediate neighbours

4.2 Planning History

The property has previously been approved for a single rear and side extension, rear terrace, 1x rear dormer and alterations to the front boundary wall and landscaping.

The contextually modest rear and side extension have since been constructed. The current proposal is for a further 1m extension which will result in a total protrusion of 5.1m from the main house. (Refer to fig. 7)

It is noted that many extensions along the Crescent protrude significantly further into the garden than the proposed rear extension.

The neighbouring property at no. 33 Downside Crescent has a consented application for a larger extension of 6m from the main house, while 4 Downside Crescent has a built extension protruding approximately 9m into the garden.

There are a number of other properties on the crescent with approved extensions of approximately 6m into the gardens: no.16, no.21, no. 23 and no.27 Downside Crescent.

We believe the proposed extension is sensitive to the scale of neighbouring properties and the surrounding context.

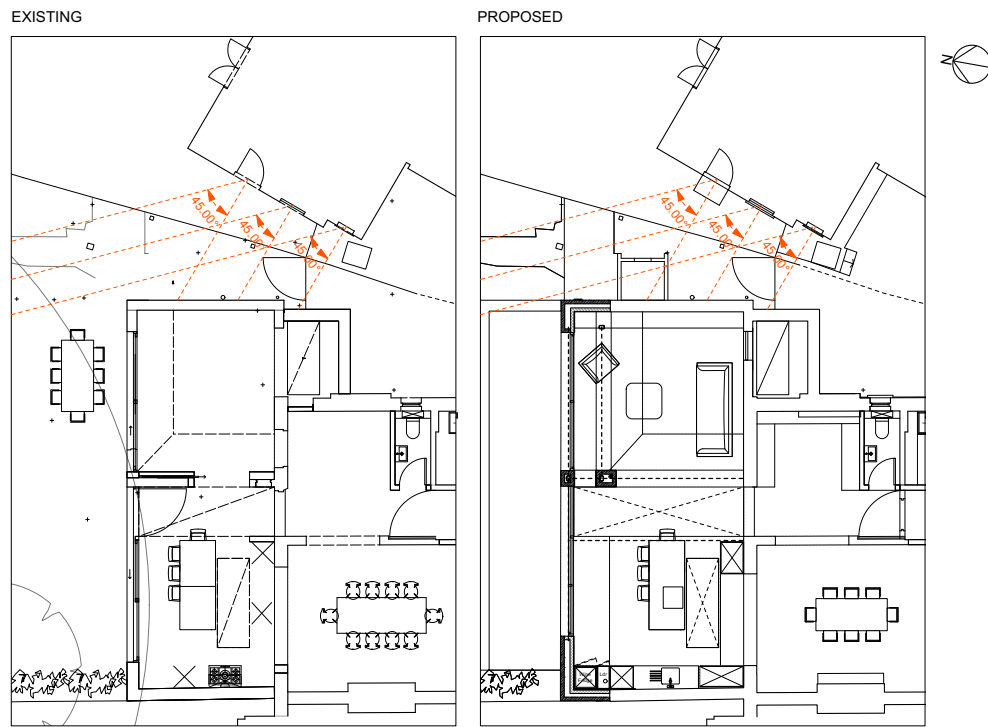


Fig. 8 - Daylight Analysis - Impact of proposed extension on neighbouring property at no. 33 Downside Crescent

4.3 Daylight Analysis

Figure 8 shows that there is no significant impact on the daylight to the glazing units on the side elevation of the neighbouring property at no.33 Downside Crescent.

4.4 Biodiversity

The proposal does not include any alterations to the landscaping of the property, and therefore no negative impact to the biodiversity of the rear garden.

The proposed extension sits on an area of existing hard landscaping, and will therefore not replace or limit any soft landscaping or planting.

4.5 Trees

No trees are to be removed as part of the works. However, there are some significant trees within the property which demand special attention in order to be protected.

Please refer to the separate document: Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan (BS 5837:2012)

4.6 Parking

The property will remain as a single private dwelling. The existing parking, shared access, and bicycle storage will not be altered. The development will not have any impact on traffic congestion or parking stress.

5.0 Conclusion

In the context of the above assessment it is considered that the proposals present a sensitive refurbishment and rear extension, considerate of the local context, and neighbouring properties.

The design maximises the usability and function of the home and therefore should be recommended for permission accordingly.

The proposals offer significant benefits to the existing property while minimising the impact on the existing building fabric.