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April 2023  
Rev:

## 1.0 Introduction

This Design and Access Statement has been prepared on behalf of Nils Mattisson & Alexandra Simkin in support of the application for planning permission for the proposed modifications to 1 Courthope Road, London, NW3 2LE. This statement describes the existing building and its context, along with the proposed works.



*Front elevation*

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Site:  
1 Courthope Road  
London  
NW3 2LE

Architects:  
Paul Archer Design  
Unit D204 Lana House  
116 Commercial St  
London  
E1 6NF  
T: 020 3668 2668  
[www.paularcherdesign.co.uk](http://www.paularcherdesign.co.uk)

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## 2.0 Context Analysis

### *Surroundings*

The property is an end of terrace house located towards the southern end of the west side of Courthope Road. In common with the neighbouring roads, this part of the street is characterised by Victorian terraced houses with prominent bays with yellow stock brick facades and rear facing roof terraces. They are generally four storeys over a basement / cellar, with some roofs incorporating dormers. The windows are double hung timber vertical sliding sashes. Number 1 is a typical house on the road and contains many original features and fine detailing. The property lies within the Mansfield Conservation area but is not restricted by any article 4 directions. This property sits within flood zone 1, indicating that there is a low risk of flooding from rivers or the sea. The property is not listed.

### *Current use*

In the current layout of the house, the kitchen is located in the rear wing of the ground floor, separated from the other principal rooms by the entrance hallway, making it difficult to host guests and prepare meals simultaneously. The side return receives little direct sunlight due to the high garden wall, resulting in this part of the garden becoming underused. The current layout is configured for the previous owners with the entire first floor given over to a large reception room, plus a utility room and bathroom at the rear. There are therefore only two usable bedrooms with the loft room used as a workshop. This means that there is an insufficient number of bedrooms for our clients, who regularly host visiting relatives and are planning to grow their family in the near future.

The proposed alterations overcome these issues by infilling the side return and extending the rear ground floor to create a larger unified kitchen and living space. Reconfiguring the upper floors to provide additional bedrooms will allow the clients to more comfortably house guests and future family.

The existing dormer will be replaced with a larger slate clad structure alongside a new ensuite shower room to convert the space into a guest bedroom. New roof lights will bring additional daylight into the new bedroom and stairwell, as well as allowing for improved natural ventilation.

### *Correspondence with Neighboring property owner*

Our clients have consulted with their next-door neighbour at no.3, who has raised concerns regarding the shared garden wall, which connects to a small fishpond and supports a large ivy plant that they'd like to maintain. We've attempted to address this in our proposal by maintaining the garden wall and rebuilding the top profile to 'square it off', resulting in minimal disturbance to the pond and the ivy. Although the ivy growing on top of the garden already provides significant shade, we have stepped our extension away from the boundary to mitigate overshadowing.



*Bird's eye view of the front and rear of 1 Courthope Road*



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*Front elevation of 1 Courthope Road with No.3 to the right*



*Rear terrace + dormer structure*

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*Rear elevation of 1 Courthope Road with No.3 to the left*

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### 3.0 Design Proposal

In designing the proposal, we have carefully followed local standards, policies and conservation guidelines;

#### *Key Planning policies adhered to*

The London Plan 2021  
D3 – Design character & context  
D4 – Delivering good design  
D6 – Housing quality & standards  
Home Improvements Camden Planning Guidance – Jan 2021

Camden Local Plan 2017  
Policy D1 Design  
Policy D2 Heritage  
Policy CC1 Climate change mitigation  
Policy CC2 Adapting to climate change

#### *Use*

The use of the property will remain residential. The proposal aims to provide additional, more efficiently organised space for use by the client and their family.

#### *Layout*

The main changes to the layout of the house are:

- A side and rear extension to create an open plan kitchen, living and dining area oriented towards the garden
- Conversion of the first-floor reception room back into a master suite, with the previous rear bathroom returned to a study / spare bedroom
- Insertion of a new family bathroom on the second floor
- Conversion of the loft workshop area into a guest suite
- The original staircase will be retained and will continue to provide vertical circulation

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### *Scale*

There are no proposed changes to the scale of the front of the house. We have made sure to adhere to the current local planning & conservation guidelines regarding scale and mass when designing the extension, notably;

Camden Planning Guidance 'Home Improvements' 2021:

*'Be carefully scaled in terms of its height, width and depth'*

There are similar scaled infill extensions on the same side of the terrace at No's. 5 & 13

*'Allow for the retention of a reasonably sized garden'*

The depth of the extension has been limited to ensure a sensible portion of the garden is maintained

*'Be built from materials that are sympathetic to the existing building wherever possible'*

The extension will be constructed from yellow stock brick facings to complement the existing property and its surroundings.

*'Respect and duly consider the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/ spillage, and privacy'*

The proposal satisfies the 45 & 25 degree tests set out in the Camden CPG. The rear extension's 'stepped eaves' softens the proposal's impact on the adjacent properties' outlook and lighting and utilises a portion of an existing garden wall.

*Mansfield Conservation Area Appraisal and Management Strategy 2008:*

*'The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern'*

We have researched into local precedents to ensure that the proposal harmonises with the scale and proportion of neighbouring rear extensions. Planning drawings for No. 13 Courthope Road's rear extension were particularly valuable in informing how far our own proposal will extend.

We also consulted current local planning & conservation guidelines regarding scale and mass when designing the rear dormer, notably:

Camden Planning Guidance 'Home Improvements' 2021:

*'Dormers should be subordinate in size to the roof slope being extended'*

The dormer will sit 550mm from the closest parapet wall, 1100mm from the front eaves and 500mm from the roof's ridge line.

According to the Mansfield Conservation Area Appraisal and Management Strategy 2008, Courthope road is not considered to be a road whose architectural style would be undermined by a roof alteration / extension.

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### *Landscaping*

It is proposed that the existing rear garden patio will be repaved to provide a level threshold to the new extension.

### *Appearance*

The front of the house will remain unchanged with only brick repairs and repointing carried out where necessary. The proposed roof lights will coordinate with the size and position of existing roof lights. The enlarged rear dormer will coordinate with the size and position of the windows below it and will be scaled to be subservient to the main roof structure.

The ground floor extension will be designed to harmonise with the local character of the area by using yellow stock brick to match that of the original house and neighbouring properties as outlined in 36.12 of the conservation guidelines. The proportions of the extension will coordinate with the existing brickwork and openings. New doors to the rear elevation will be high quality slimline aluminium framed double glazed units.

## 4.0 Access

### *Resident & visitor access*

The main entrance to the house for the resident & visitors will remain the existing front door.

### *Vehicular & transport links*

The site benefits from all public transport modes available and currently sits in PTAL zone 3. The house has a garage with two parking spaces. According to Policy T6 Car Parking and table 10.3 in the London Plan 2021 the proposal is not required to provide any additional car parking space.

## 5.0 Relevant planning applications

13 Courthope Rd – **2013/1300/P** - Excavation to create new basement floor level and rear lightwell, erection of single-storey side extension as replacement of existing, erection of dormer window at rear roofslope to single dwelling house (Class C3) - Granted

22 Courthope Road - **2013/5642/P** - Erection of single storey side extension following demolition of single storey rear extension, and replacement windows to front and rear elevations in association with conversion of building from two flats to a dwelling house (Class C3) - Granted

6 Courthope Rd – **2011/0439/P** - Erection of rear dormer roof extension, installation of three rooflights on front roofslope and alterations at rear second floor level including replacement of existing window with door and provision of balustrade in connection with use of flat roof as a roof terrace, all to second and third floor maisonette (Class C3) - Granted

2 Courthope Road - **2014/0983/P** - Erection of dormer to rear roofslope and 2x rooflights to the front roofslope - Granted

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