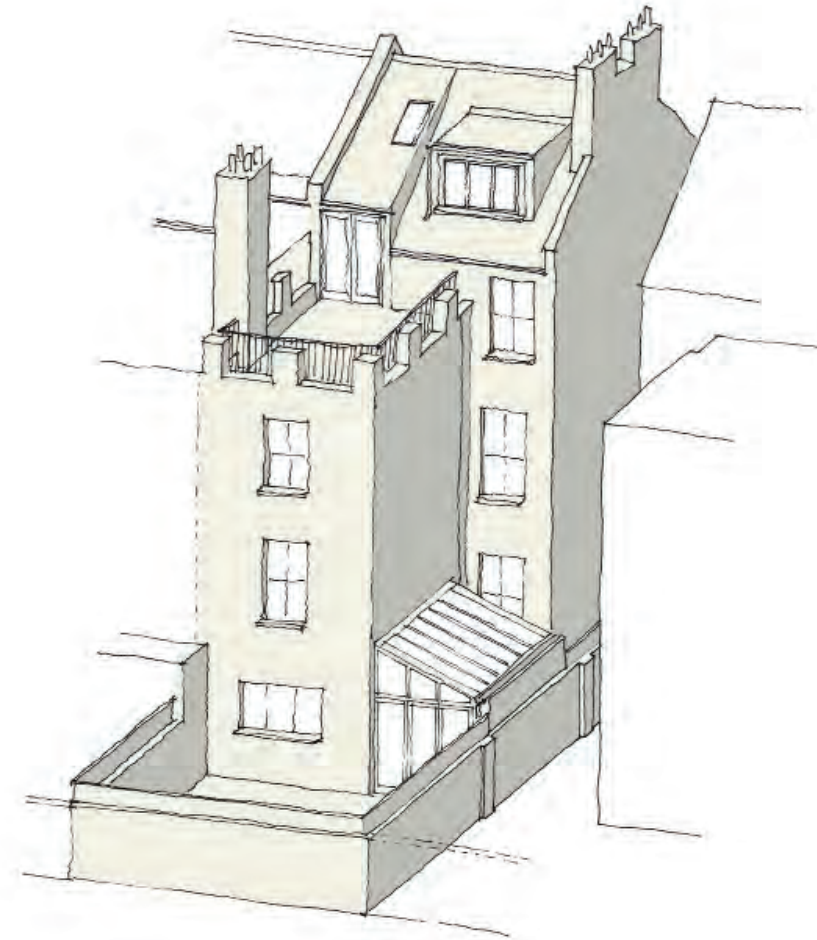


DESIGN, ACCESS AND PLANNING STATEMENT

to support a planning application for:
SIDE AND LOFT EXTENSION

to:
**40 COURTHOPE ROAD
LONDON
NW3 2LD**

July 2023



**Built
Narratives.**

0.0 CONTENTS

1.0 About Built Narratives

2.0 The Project

3.0 Location and Context

4.0 Planning

5.0 Project precedent

6.0 Design Proposal

7.0 Access

1.0 ABOUT BUILT NARRATIVES

Built Narratives.

Built Narrative's projects are unique; the culmination of our client's needs, their budget, and the challenges and opportunities brought by the context of the building or site. We bring enthusiasm and creativity to the design process; taking pride in creating spaces people love, moulding places that knit together our urban environment, and repairing our built heritage.

We build professional teams and work collaboratively with them and our clients. We firmly believe the best designs emerge from listening and dialogue rather than a pre-defined architectural style.

Our environment is under enormous pressure from the construction industry, and we advocate to minimise the creation of carbon emissions and design with this in mind. We are well placed in the construction process to make an oversized impact on reducing carbon emissions.

Our founder, Ian David, has considerable experience working with Listed buildings and has worked to protect, restore and enhance the country's historic architecture. We believe that the refurbishment and extension of Listed buildings offer the opportunity to add to their ongoing and rich narratives, a responsibility we take seriously.

Ian brings a depth of architectural experience to the practice. He has previously worked in a variety of architectural disciplines and delivered projects at different scales; from new-build and house renovations to large multi-unit buildings to larger urban-scale projects for hundreds of homes.

PROJECT ADDRESS

40 Courthope Road
London
NW3 2LD

CLIENT

Rebecca Sixsmith

ISSUE

/	20.07.23	For final comment
A	24.07.23	Minor changes to reflect ownership.

CONTACT

Ian David
Built Narratives Ltd
07957 325 765
iandavid@built narratives.com

2.0 THE PROJECT

This Design, Access and Planning Statement supports a planning application submitted by Built Narratives Ltd on behalf of the applicant, Rebecca Sixsmith, the owner and resident of the property. 40 Courthope Road will be extended at ground floor and roof level, with safety alterations to the terrace.

At ground floor level, a new side extension will be created to enlarge and bring better daylight into the kitchen dining room. This will extend from the side return of the property to the boundary garden wall. The extension is a single storey, glazed structure, with a pitched roof sloping towards the boundary wall, ensuring the extension is lowest near the neighbour.

The loft space will be converted into an ensuite guest bedroom. This will require a small rooflight to the front roof, a dormer window to the back roof and a minor adjustment to the roof of the existing terrace access dormer to allow a staircase to rise to loft level.

The owners have concerns for the safety at terrace level given the low and insecure balustrade. To mitigate this, the low timber balustrade panels will be removed, brick piers retained and new taller metal railings added. These railings will comply with building regulations.

This document explains the design proposal, relevant planning policy, precedent projects and access matters.

3.0 LOCATION AND CONTEXT

The project is located in the Mansfield Conservation Area in the London Borough of Camden. Courthope Road sits between Mansfield Road and Savernake Road to the immediate south of Hampstead Heath.

The conservation area is not restricted by an Article 4 direction. The property is not Listed.

The property sits to the east of Courthope road with its front elevation facing west and rear facing east.

No.40 is part of a terrace of houses, however it is worth noting that while it abuts no.38 there is a gap between it and no.42, with two covered passageways / storage areas infilling the gap at ground floor level.

The illustration to the right shows no.40 bounded by a red dashed line.



Aerial photograph showing site location (bounded in red dashed line). Not to scale.

3.0 LOCATION AND CONTEXT

Little of the proposed alterations are visible from the Courthope Road, only private views from rear gardens (predominantly from houses along the western side of Estelle Road) will allow limited views of the alterations. The image to the right shows a bird's eye view of the rear of No.40 with the house and garden outlined in red.

This visual provides a useful context for how neighbouring properties have been converted, you can see a series of dormer windows and rooflights, and you can also make out some new rear and side extensions too. Section 4.0 discusses planning and draws attention to more of these specifically.



Birds-eye view of the property viewed from the east showing rear elevation and garden.

3.0 LOCATION AND CONTEXT

Photographs of 40 Courthope Road taken from the opposite pavement looking towards the house and both up and down the street slightly.

Note the rooflights to Nos.44 and 48 and the large dormer window to Nos. 32 and 36 which sit as the application site's immediate context.



Photographs of front elevation and neighbouring properties

40 Courthope Road



40 Courthope Road



40 Courthope Road

3.0 LOCATION AND CONTEXT

Photographs taken from the rear garden of no.40, looking back towards the house and the neighbour at no.42.

The gap between adjacent side returns is particularly wide between these properties due to the two side passageways which separate the buildings.



Photographs of rear elevations and neighbouring property

3.0 LOCATION AND CONTEXT

Photographs below are taken from the roof terrace looking back towards the house.

Note the four nearby contemporary dormer windows at Nos. 32, 36, 44 and 48 Courthope Road.

Please also note the timber panelling balustrade between the brick piers. These are relatively low and the stone parapet offers a 'too convenient' and high risk natural 'step' which children find difficult to resist.



Photographs of terrace, rear roof and neighbouring properties

4.0 PLANNING

This application has been prepared with careful attention to current policy and guidance documentation. The proposals accord with policy and have been shown to be previously acceptable in principle through other recent permissions.

In preparing the design, we have considered the following planning policy relevant to the proposal:

The London Plan 2021

- D3 – Design character & context
- D4 – Delivering good design
- D6 – Housing quality & standards

Home Improvements Camden Planning Guidance – Jan '21

Camden Local Plan 2017:

- Policy D1 Design
- Policy D2 Heritage
- Policy CC1 Climate change mitigation
- Policy CC2 Adapting to climate change

Mansfield Conservation Area Appraisal and Management Strategy 2008

Recent similar planning applications includes the below list (Consented unless noted otherwise):

1 Courthope Road (2023/1673/P - not yet determined)

Ground floor side infill and rear extension, rear facing dormer, replacement pergola and balustrade to second floor roof terrace, new pergola to ground floor and minor associated works.

13 Courthope Road (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

14 Courthope Road (2022/5558/P)

Erection of ground floor rear extension and garden shed in rear garden

18 Courthope Road (2022/3524/P + 2016/3875/P)

Erection of side infill extension
+
Loft conversion involving the installation of 2 x rear dormer extensions and front 2 x rooflights

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

44 Courthope Road (2016/5977/P)

Erection of a single storey side extension; rear dormer and two conservation style roof lights to the front elevation. Replacement windows to front, side and rear and replacement balustrade to the existing roof terrace

46 Courthope Road (2021/3686/P)

Rear ground floor wrap-around extension.

48 Courthope Road (2014/7760/P)

Replacement of existing conservatory with new extension on the same footprint, creation of roof terrace with traditional black railings and grasses for screening, insertion of doors into rear elevation to open onto terrace, loft conversion, with rear dormer added, three conservation veluxes to the front facade and internal refurbishment throughout.

5.0 PROJECT PRECEDENT

During the course of the design dialogue, one key precedent project was identified which will share considerable design features with the proposal.

The project shown below is for a side extensions which is highly glazed with a glass roof. It too infills the gap between the side extension and neighbours boundary wall and a sloping roof allows the abutment with the neighbour to be relatively low to minimise impact on them.



6.0 DESIGN PROPOSAL

The proposal includes five external alterations which are detailed and explained below and in the diagram opposite:

Side extension at ground floor level

This will create a larger, brighter and more usable kitchen dining room for the house. We have proposed a highly glazed, pitched roof 'conservatory' style extension to best draw a visual distinction between the original house and this addition.

The pitched roof allows the extension to be at its lowest adjacent to the boundary wall, impacting the neighbour as little as possible. The boundary wall will be raised to 2500mm where the extension joins it.

At the front and rear of the extension there are glazed bi-folding doors, allowing the extension to be opened up to the garden and courtyard.

Being north facing the extension will not be overly heated by the sun and even during the summer will be largely in shadow limiting the risk of excessive solar gain.

Roof terrace balustrade

The existing timber balustrade will be removed. A new set of metal railings will be installed, set behind the retained brick piers.

This will improve safety for residents and their guests (which include young children).

Behind the chimney stack and between the terrace and the neighbours terrace a 1.8m tall fence will be installed to improve privacy for both No.40 and No.38.

Rear-facing dormer window

The main roof will gain a dormer window. This will serve a new ensuite bedroom within the loft space and provide outlook and daylight for the new room. The dormer design and position follows a pattern of recent development along Courthope Road (and in the Mansfield Conservation Area more widely).

The dormer will have leaded cheeks and rooftop, with white painted timber casement windows.

Adjustment to top roof of existing dormer

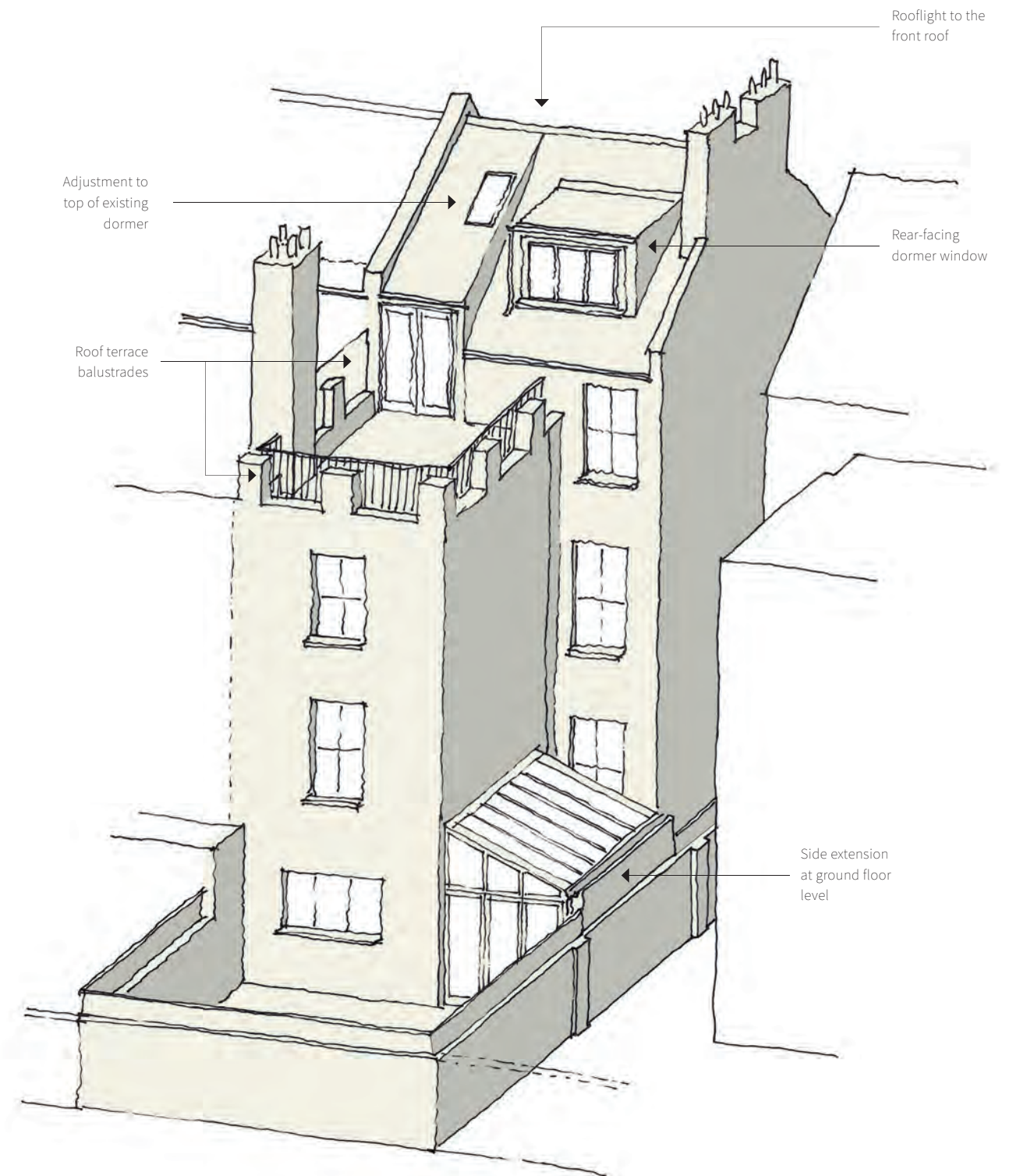
The existing dormer which provides patio doors to the roof terrace will be retained. The dormer rooftop will be adjusted to provide adequate head-height to the new staircase from the landing up to the loft accommodation. Instead of being almost flat, it will be pitched up from the retained eaves line and rise up gently to just below the existing ridge-line.

The adjusted roof of the dormer will include a small rooflight providing light and ventilation at the top of the new staircase.

Rooflight to the front roof

A rooflight serving the ensuite shower room to the loft accommodation will be added to the front roof.

Please refer to the application drawings for specific details of the full submission.



Sketch showing the rear of 40 Courthope Road identifying proposed alterations

7.0 ACCESS

Access into the property will remain unchanged.

The alterations include the creation of a WC on the ground floor, improving accessible facilities for residents and guests.

The existing step out from the kitchen and dining room into the garden will be reduced in height by adding a slight ramp up to the new extension.

The covered side passage and storage area allows for easy and secure storage of bicycles. The property enjoys excellent local transport.