



# 20 Cressy Road

Design and Access Statement

August - 2023

# Project details



## **Client property address:**

20  
Cressy Road  
London  
NW3 2LY

## **Resi address:**

6 Canterbury Crescent, SW9 7QE,  
London Borough of Lambeth

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# Introduction & context

## Description of proposed works

Proposed loft conversion, floor plan redesign and all associated works at 20 Cressy Road, NW3 2LY

## Introduction

Resi has prepared this Design, Access Statement on behalf of the applicant. It has been produced to support a planning application for a proposed development at 20 Cressy Road, NW3 2LY

The purpose of this document is to ensure that the Local Planning Authority has a proper understanding of the proposed work.

## Character of the area

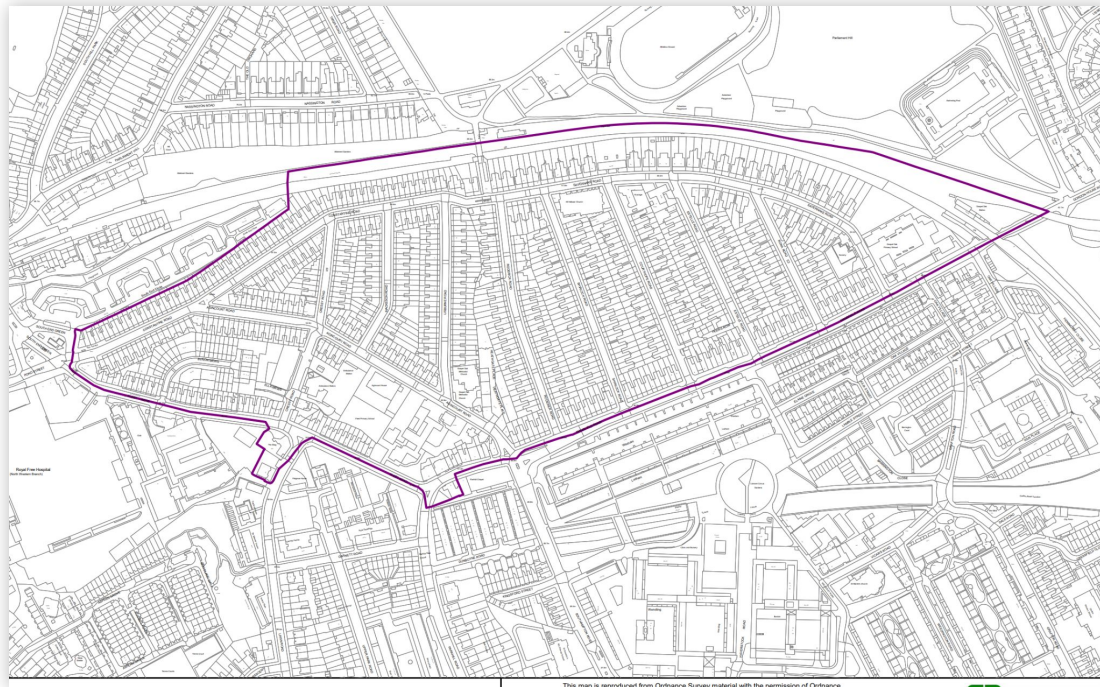
The building is located within the Mansfield Conservation Area, divided into 2 sub areas of distinctly different character. Sub area 1: Fleet Road runs from west to east, it is a busy, one way road, urban in character which contains commercial premises and retail units mixed with residential properties: Sub area 2 is predominantly residential in character and is laid out on a loose grid pattern with long roads running from east to west and shorter roads running from north to south.

20 Cressy Road is located in a residential area with a mix of property sizes, building types and architectural styles. The property is located in a Conservation area (Mansfield). 20 Cressy Road is a terraced Victorian property which at the present time is three storey dwelling.

# Site analysis

## 2.1 Conservation area map

Mansfield Conservation area



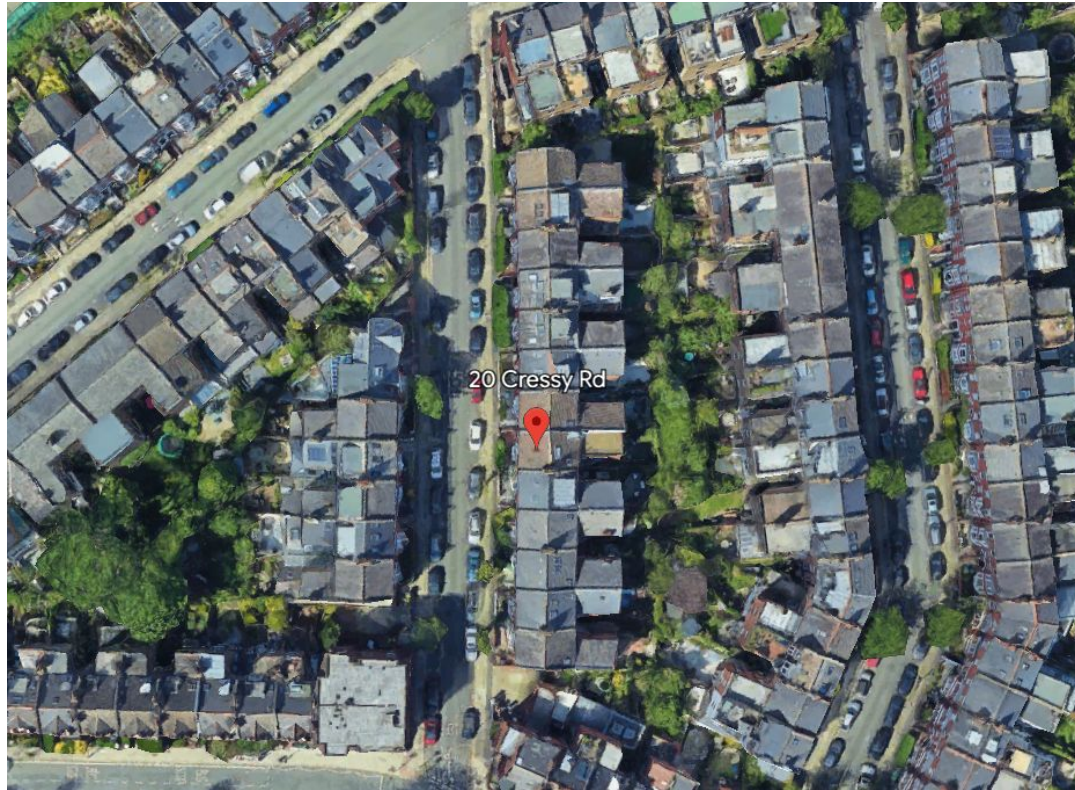
# Site analysis

## 2.2 Site location plan



# Site analysis

## 2.3 Site View

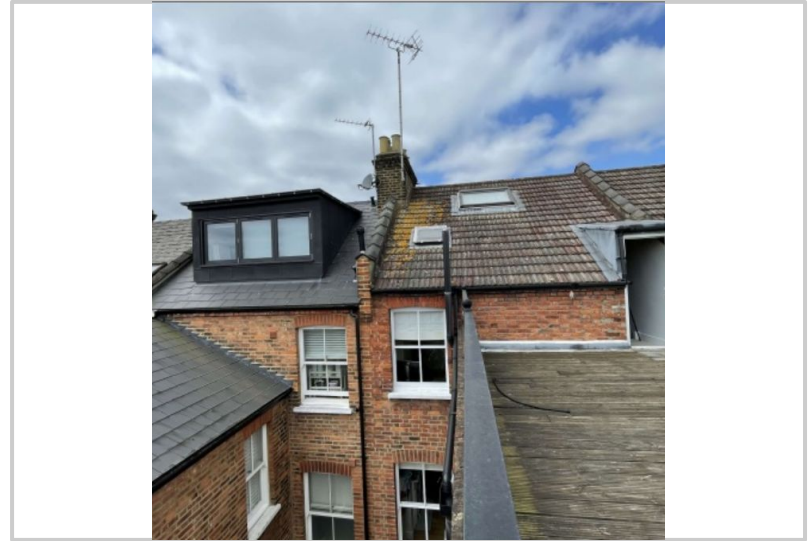


# Site analysis

## 2.4 Existing photographs



Front view



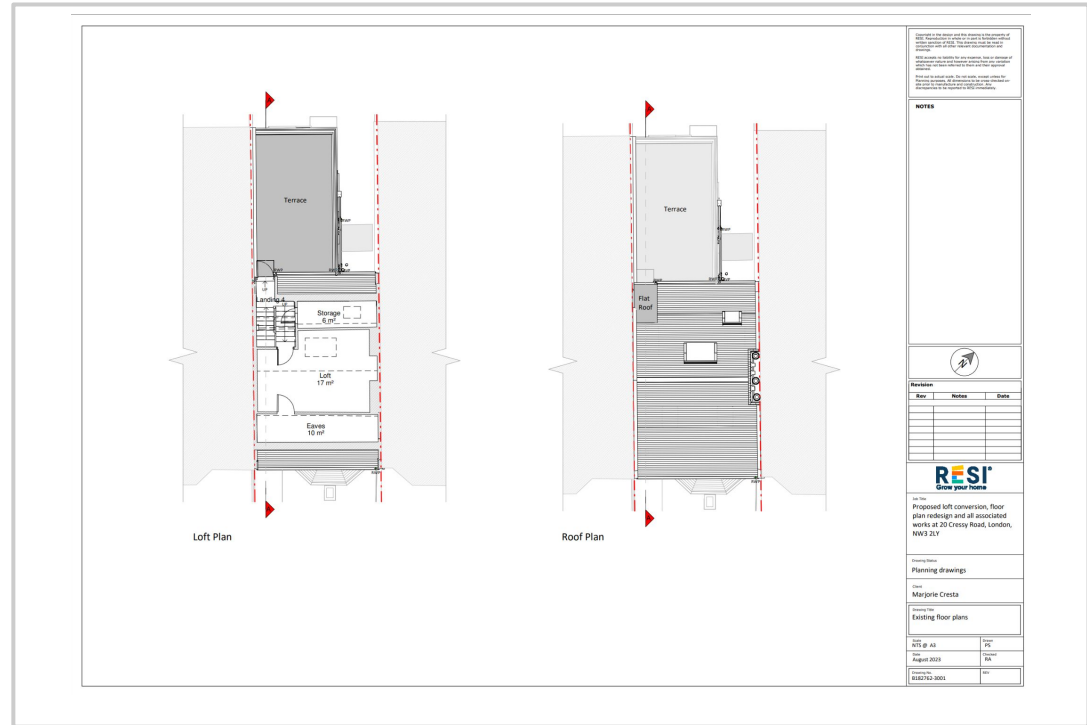
Rear view

# Site analysis

## 2.5 Existing plans

The property benefits from exciting roof terrace.

Please refer to application REF :2023/1871/P



## 2.6 Proposed plans

The image contains two architectural drawings for the 'Loft' extension:

- Loft Plan:** A vertical cross-section of the loft extension. It shows a 'Terrace' at the top, followed by a 'Flat Roof' section. Below the flat roof is a 'Bedroom' with a 'Bed' and a 'Bathroom' with a 'Toilet'. The 'Bedroom' has a height of 1.57 m. The 'Bathroom' has a height of 0.32 m. The 'Bedroom' is 9.00 m wide. The 'Bedroom' is shown with a dashed pink outline. The 'Bedroom' is labeled 'Bedroom' and the 'Bathroom' is labeled 'Bathroom'.
- Roof Plan:** A vertical cross-section of the roof extension. It shows a 'Terrace' at the top, followed by a 'Flat Roof' section. Below the flat roof is a 'Bedroom' with a 'Bed' and a 'Bathroom' with a 'Toilet'. The 'Bedroom' has a height of 1.57 m. The 'Bathroom' has a height of 0.32 m. The 'Bedroom' is 9.00 m wide. The 'Bedroom' is shown with a dashed pink outline. The 'Bedroom' is labeled 'Bedroom' and the 'Bathroom' is labeled 'Bathroom'.

I/We, the undersigned, hereby certify that the above is a true and correct copy of the original drawing as submitted to the Council for consideration. I/We warrant that the drawing is a true and correct copy of the original drawing as submitted to the Council for consideration. I/We warrant that the drawing is a true and correct copy of the original drawing as submitted to the Council for consideration. I/We warrant that the drawing is a true and correct copy of the original drawing as submitted to the Council for consideration.

Signature of the person(s) who prepared the drawing: \_\_\_\_\_  
 Name of the person(s) who prepared the drawing: \_\_\_\_\_  
 Date: \_\_\_\_\_

**NOTES**

Revision
1. Rev. Notes

Site No: \_\_\_\_\_  
 Proposed loft conversion, floor plan redesign and all associated works at 20 Cherry Road, London, NW3 2LY

Drawing Title:  
**Planning drawings**

Drawn:  
**Margaret Chesta**

Checked:  
**Margaret Chesta**

Project No: \_\_\_\_\_

NTS @ A3 August 2023 61617-10-0001	PT RA LK
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# Site analysis

## 2.7 Local precedents

### **2021/2238/P I Full Planning - Granted**

Erection of single-storey rear/side extension, rear dormer extension, and installation of rooflights to the front roof slope and rear closet wing I 30 Cressy Road London NW3 2LY.

### **2020/5985/P I Full Planning - Granted**

Erection of single storey rear/side infill extension and rear dormer extension on rear roofslope; installation of two rooflights in front roofslope. I 16 Cressy Road London NW3 2LY.

The proposal responds to the scale, proportions, height, historic building lines, the pattern of historic development, design, detailing and materials of the existing building and local area. The design has been carefully outlined to comply with all planning guidelines, and according to local supplementary planning documentation for design within a conservation area.

The proposal seeks to enhance the character of the conservation area, it has been designed to a high standard. All materials to be of a high quality and durable so the aging of the materials integrates well in the conservation area, it creates a positive impact on the urban landscape.

# General arrangement drawings

## 3.1 Plans, notes & considerations

### Plans

Erection of roof extension with rear dormer; installation of three rooflights in the front roof slope.

The proposed development has been designed in line with the the Camden Supplementary Planning Document.

### Notes

The proposed extension will add a new floor level to the existing dwelling and it will propose a dormer walls on the loft and new front velux roof lights. The loft floor will have one main dormer with three windows to improve the quality and brightness of the internal spaces.

The development will not be visible from the front of the property and will not affect the adjacent properties.

# General arrangement drawings

## 3.1 Plans, notes & considerations

### **Considerations**

#### Access and transport

Access to the property is to remain unchanged.

#### Light and overshadowing

There will be no impact on the neighbours.

#### Privacy

There will be no impact on the neighbours' privacy.

#### Trees or shrubs

There will be no impact to trees or shrubs.

# Our conclusion

Our proposal at 20 Cressy Road that will benefit the current homeowners.

We believe the proposal complements the building and is in context, it does not affect the streetscape. The plans utilise the site to its full potential without any adverse effects upon the neighbours or the area and vastly improves the character and composition of the existing dwelling.

The proposal responds to the scale, proportions, height, historic building lines, the pattern of historic development, design, detailing and materials of the existing building and local area.

The design has been carefully outlined to comply with all planning guidelines, and according to local supplementary planning documentation for the design.

All materials to be of a high quality and durable, so the aging of the materials integrates with the existing building, and creating a positive impact on the surrounding landscape.

Overall, the proposal will have minimal impact to the building and its surroundings.

The design preserves the original period features of the house, with addition of loft level, traditionally detailed to match the main dwelling in both scale and materiality.