

Design Statement

43 Croftdown Road

London NW5 1EL

October 2016

Application for;

Extension of existing basement, replace half window at rear with full height glass doors and provide new light well to front elevation.

List of Consultants:

Price & Myers - Civil/Structural Engineers

Frank Parsons - Arboriculturalist

David Walker – Architect

List of Drawings and Documents:

Drawings

21525 Pl(1-) 01 – 05 inclusive

21525 Pl(2-) 01- 05 inclusive

24922 Price and Myers BIA report Issue 1

ARB arboriculture report, Tree survey, TCP43, TCM43

History and Context

No. 43 Croftdown road is one of a row of terrace houses running from No. 15-49 along the north side of Croftdown road and built around 1900. Each house is three storeys with a recessed side entrance that gives the impression they are detached on one side.

There is some variation where some houses have the ground floor bay window extended up to the first floor

The current owners David Walker and Ruth Aram have lived in the house since 1995. The property is as original and has an existing basement to the rear half of the property, accessible internally and with a window to the rear elevation.

The property lies within the “Dartmouth Park Conservation Area.”

The Proposal

The existing basement is approximately 30 sqm and takes up the rear half of the ground floor footprint. It is used for storage and a games room as well as a Utility room and a services cupboard. The front half of the basement is currently undeveloped space under the front half of the ground floor footprint. It is proposed to excavate and extend this space to use as Kitchen, utility and storage space.

The existing Basement floor level will be lowered by approximately 400mm with a new insulated slab floor to replace the existing to allow for a 2.400 ceiling height, increased daylight and better thermal performance.

A new lightwell will be formed to the front of the property by continuing the existing bay window at ground floor level down to basement level. This will be finished in rendered brick to match the existing with new sash windows also to match the existing, double glazed.

The paving at the front will be removed to provide the lightwell, the existing hedge, trees and planting will be retained/protected during construction as per the arboriculture report.

The existing basement which faces the rear has a high level window, the paving level immediately outside will be lowered to the new basement level and a full height glazed door installed. Steps will be constructed to access the garden and rear timber deck.

The existing side door access to the garden will be changed to a window.

Design and Materials

The scale of the proposal is confined to the existing footprint of the house. The Proposed lightwell to the street elevation will be a continuation of the Ground floor bay window, and is consistent with the way similar properties have carried out this extension. The rear of the house will have a new window at basement level and Ground floor level to tie these two floors together. Our neighbours have planning permission for the same extension and we have matched what they propose.

Materials used will be as per the existing building and consistent with the streetscape, rendered brick, painted with sliding sash windows which have the same pattern of glazing bars as the ground floor windows. The front window will be timber framed, however the rear windows/door will be aluminium framed.

Landscaping

The existing landscape will be retained wherever possible and features weathered York stone paving slabs. At the front the existing hedge and timber fence will be retained and the existing trees protected and retained. The paving at the rear will be lowered to the new level with a new drain and steps to the existing timber deck.

Precedents

The following properties are all on the same side of the road as No. 43 and have a basement extension / lightwell, the planning reference is shown where applicable.

No. 47 - 2009/5664/P



No. 45 - 2015/1697/P

The neighbouring property to number 43 – has planning and is being progressed to design stage. A party wall agreement is being negotiated.

No. 39 - 2008/1855/P



No. 35 - no record



No. 33 - no record



No. 27 - 2009/1593/P



No.17 - 2015/6086/P

Currently under Construction

SUMMARY

The proposal for 43 Croftdown Road is consistent with recently completed and/or consented projects of the same nature. The BIA and Arboriculture reports have been carried out and are attached with this application.

The proposal has no detrimental effects on the streetscape, to parking or refuse.