

Design and Access Statement

Planning Consent

**39 Twisden Road
London
NW5 1DL**

Prepared on behalf of
**London Borough of Camden
5 Pancras Square
London
N1C 4AG**

**Job No: 34973
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Authorised for Issue:


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For and on behalf of Baily Garner LLP

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Figure 1 – Site Location Plan

1.0 Introduction

1.1 General

- 1.1.1 This Design and Access Statement has been prepared by Baily Garner on behalf of the London Borough of Camden. It accompanies the planning application for extension and refurbishment of 39 Twisden Road.
- 1.1.2 This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.
- 1.1.3 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and

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Access Statements: How to Write, Read and Use Them (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

1.2 **Structure of the Statement**

1.2.1 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:

- Section 2.0 - Understanding the Context
- Section 3.0 - Design
 - Description of Proposal, Use, Layout, Scale and Appearance
- Section 4.0 - Access
- Section 5.0 - Summary and Conclusion

2.0 **Understanding the Context**

2.1 **Site Description**

The building dates circa 1870. The main building and existing extension is constructed in stock London brick with white arched window reveals, timber double hung single glazed (not original) windows and a slate pitched roof.

The property is a three storey terrace, single dwelling home. Most of the adjacent properties have two storey rear extensions, although not original which vary in style and size.



Figure 2 - Front Elevation

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Figure 3 – Rear Elevation

2.2 The works proposed are a single storey rear extension and window replacement, in double hung timber double glazed windows to match the existing style and fenestration.

3.0 Design

3.1 Description of the Proposal

3.1.1 The proposal seeks to improve the ground floor layout by opening up the space to allow for a larger kitchen and dining area. The current size of kitchen and bathroom arrangements are not appropriate for the size of property and large family. We are proposing a single storey infill which creates more habitable space. The new windows and doors to the rear extension are timber framed and double glazed.

3.1.2 The work will also help to increase the energy performance of the building by way of EWI to the rear existing extension and proposed infill extension, increased loft insulation and the installation of double glazed windows.

3.1.3 Works will include;

- Demolition of existing external W/C.
- Removing internal chimney breasts.
- Erection of infill extension with fixed rooflight.
- Renewal of existing single glazed windows with double glazed windows in existing openings.
- Change of layout to interior of rear ground floor.
- Move existing railings on terrace to inside face of the parapet.

3.1.4 The new extension will not result in any overlooking or loss of privacy to neighbouring properties.

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3.1.5 There are a number of precedents of rear infill extensions along the terrace:

- Number 7 Twisden Road, application number PEX0200922,
- Number 9 Twisden Road, application number 2022/2652/P
- Number 1 Twisden Road, application number 2022/5674/P
- Number 23 Twisden Road, application number 2019/0582/P
- Numbers 37, 43, 45, 49 Twisden Road, no applications found

Also, to the rear boundary of the property along Chetwynd Road:

- Number 51 Chetwynd Road, application number 2010/2001/P
- Number 82 Chetwynd Road, application number 2014/3100/P
- Number 98 Chetwynd Road, application number 2016/0715/P



Figure 4: Rear Elevation of no 37, 39, 41 Twisden Road, to show infill extension to no. 37

3.2 Existing Use

3.2.1 The property is a residential dwelling.

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3.2.2 The property is unfurnished and not in use.

3.2.3 The property is in the Dartmouth Park conservation area.

3.3 **Layout**

3.3.1 The proposal is to open up the current rear wall of the main building, allowing an open kitchen dining area.

3.4 **Scale**

3.4.1 No change in scale is proposed and therefore this item is not considered applicable.

3.5 **Appearance**

3.5.1 The window replacement will be like for like configuration with timber sash double glazing so this is considered to be negligible.

3.5.2 The rear existing extension will have a rendered finish, in a light coloured finish, this is deemed acceptable as this addition was not original and has been painted red.

3.5.3 The terrace railings being moved inside the parapet will ensure the handrail height conforms to current Part K of the Building Regulations, making the area suitable for private amenity use. The increase in health and safety of this change is deemed greater than the minor change in appearance.

4.0 **Access**

4.1.1 The rear door to the existing extension is proposed to be removed and a new set of French doors placed to the new proposed extension.

4.1.2 No alterations to the access from the street are proposed.

5.0 **Summary**

5.1.1 The changes proposed are considered to be in keeping with similar works done to neighbouring properties.

5.1.2 The alterations are sympathetic to the look of the main building.

5.1.3 The alterations will not result in any overlooking or overshadowing to neighbouring properties.

5.1.4 The alterations will create more habitable ground floor space which is sympathetic to the number of bedrooms in the property.

5.1.5 The proposed alterations will improve the energy efficiency of the building.

5.1.6 As stated above, the major alterations are also not visible from any Publicly Highway.

5.1.7 For the reasons stated above, we therefore considered this development to be deemed acceptable, as we respectfully request that planning permission is granted accordingly.