
DESIGN STATEMENT

CSK

**Enlargement of an existing side extension to
a semi-detached dwellinghouse**

December 2023

Proposal for;

- a new glazed structure added to the rear of an existing side extension in filling a current storage area to the side of the house to create a new utility area.

1	BACKGROUND & SITE
	a) Site Description & Photos
2	THE PROPOSAL
3	DESIGN & ACCESS STATEMENT
	a) Use
	b) Scale & Amount
	c) Layout
	d) Appearance
	e) Access
	f) Materiality
4	HERITAGE CONSIDERATIONS
5	CONCLUSION

1 BACKGROUND

a) Site Description

- 1.1 The application property is located in the Camden Square Conservation Area
- 1.2 The property is not a listed building and is a semi-detached villa-style property typical in the area, and consists of one single family home with garden.
- 1.3 The site fronts onto the streetscene and consists of a large private garden to the rear. The addition is not expected to be seen from the street, and will be near the rear of the property.
- 1.4 The elevations to the building are a combination of brickwork, stucco, and timber framed doors and windows.
- 1.5 The immediate surrounding area is comprised of a mix of mainly residential properties in a similar style, or of historic brick construction.

b) Previous Planning History - The Application Site

- 1.6 There have been few applications at the property address, with a majority of works being modest or in-keeping with the existing property.
- 1.7 *June 2013 - Application 2013/3178/P - Granted*
Certificate of lawfulness for a front boundary wall measuring 1m in height at a residential property (C3)
- 1.8 *May 2013 - Application 2013/0491/P - Withdrawn*
Erection of front boundary wall, railings and piers in connection with dwelling house (Class C3). [Retrospective]
- 1.9 *December 2012 - Application 2012/5466/P - Granted*
Erection of front extension to existing basement level side addition on flank of dwelling house (Class C3).
- 1.10 *November 2005 - 2005/4532/P - Granted*
Submission of details of decked foundation in relation to the existing horsechestnut tree
- 1.11 *March 2003 - 2005/0783/P - Granted*
Erection of a single storey timber shed in rear garden.
- 1.12 *June 2002 - PEX0200444 - Granted*
The addition of a single storey rear conservatory extension
- 1.13 *February 2002 - PEX0200141 - Refused*
Single storey rear ground floor extension, and addition of a conservatory at ground and first floor level.
- 1.14 *November 2000 - PEX0000699 - Granted*
Erection of a single storey free standing conservatory in the rear garden, as shown on drawing numbers: I/00/190/DOL/P2 and /P3.

1 BACKGROUND & SITE

c) Site Photographs

1.15



Rear of property.

1.16



View towards area to be extended.

1.17



View within space to be infilled looking towards rear garden.

2 THE PROPOSAL

- 2.1 The Application proposes to add on to the existing lean-to structure built in 2012 to provide a modest utility space to the lower-ground floor of the house.
- 2.2 The utility will take advantage of the window that looks into the existing stairway to provide visual connection from the utility into the circulation spaces of the house, and an element of spatial interest to the plans.
- 2.3 This results in a higher roofline than the existing lean-to structure, but isn't anticipated to be of visual disturbance to the street-scene given its placing at the rear end of the house, and there being a large range of foliage and fencing which disrupts the visual connection to the street.
- 2.4 This application has been formulated following consideration of the site's characteristics, potential, and with a view of creating an addition that complements the surrounding properties while adding habitable amenity space to an existing structure.
- 2.5 The intention of this proposal is to produce a high-quality additional space for the existing residents for the greater enjoyment of the dwellinghouse.
- 2.6 The additional space is not intended to significantly change the massing of the building, and is take advantage of space that is currently not serving a useful purpose without causing interference to the surrounding area.
- 2.7 Materials are intended to be in-keeping with the existing property, and appear to be light-touch, utilizing glazed roof panels, timber frames, and timber weatherboarding.

3 DESIGN & ACCESS STATEMENT

a) Use

3.1 There are no anticipated changes to use - the property and its extension will remain residential C3 use.

b) Scale and Amount

3.2 The proposal suggests a modest addition to the side of the property which. Given its siting at basement level, and behind an existing lean-to extension with fencing, will not be seen from the streetscape, and should cause little visual disturbance to neighbours on the party-wall.

c) Layout

3.3 The layout changes the lower-ground floor marginally, but there are no changes access or egress to the property or site.

3.4 Externally, there are no changes to the layout or access to the property.

d) Appearance

3.5 The addition is intended to be cohesive with the surrounding buildings, employing complementary materials and fenestration on glazing elements.

3.6 The main material palette will consist of timber frames, glazing.

e) Access

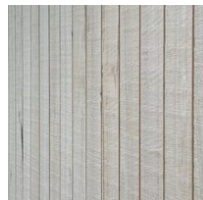
3.7 There will be no changes to accessibility to the property, and all existing entrances, level thresholds, stairways and routes will be retained.

f) Materiality

3.8 The materials used are intended to complement the existing property and are not felt to harm the character to the building. Given the size of the proposal, this is a constrained palette of materials consisting of the following;



Reclaimed
London Stock
brickwork with
pointing to
match existing



Timber weather
boarding as
it present in
surrounding
fences and
access gates



Hardwood
Timber framed
windows to
match similar
style in the area



Standard patent
glazing to match
the existing
glazing above
the existing lean-
to structure

4 HERITAGE CONSIDERATIONS

4.1 The project is cited within the Camden Square conservation area, and as such the heritage aspects of the application have been considered with relation to the projects effect on the existing building and the surrounding area.

a) Camden Square Conservation area overview

4.2 The 2011 Camden Square Area Appraisal document defines the area as one that shows a range of development over the years, and shows characteristics of 19th, 20th and 21st century additions throughout the area.

4.3 Given the siting on St Augustines Road, the project site is on a key artery of the conservation area, and is defined by the style of 19th century villa prominent in the area.

4.4 In terms of specific areas of typological interest to the property, the proposal does not wish to harm the character of the property or the regularity of the housing stock identified on the site - as such, the proposal would be difficult to see from the road, and from the rear of the property, is a modest addition to an overall larger massing of the building.

4.5 In terms of the management of development in the conservation area, the proposal by virtue of its diminutive size is seen to affect very few of the issues mentioned within the appraisal document, but those which are seen as relevant are listed below.

b) 7.4 - New Development; Gap Sites

4.6 While the proposal is not considered a major development, it is understood that this area could be seen as a 'gap' given its location next to a boundary which defines the separation of two semi-detached villas.

4.7 The proposal aims to minimise this effect by going only marginally taller than the existing garden gate/wall, and therefore still allowing the definition between the two properties.

c) 7.5 - Demolition

4.8 There will be no demolition in the proposal other than ground works needed to complete the works, and the removal of the garden fence.

d) 7.6 - Basements

4.9 While this is technically basement development, this is seen as a lower ground floor rather than a basement, and is not excavating any new space, merely using the existing space of the side passage which has already been blocked from previous additions.

e) 7.7.1 - Windows and Doors

4.10 Windows while not following the fenestration of the existing property are intended to define the new addition in a traditional way through its use of materiality - there will not be the intention of using aluminum or uPVC windows and the glazing will not be seen from the street scene, and only partially from the rear of the property.

f) 7.7.4 - Boundary Walls and Hedges

4.11 The boundary wall of the property will only be raised marginally in the area where the rooflights are raised - this still allows a clear definition from both front, side and rear of the property and aims to retain the character of the property.

g) 7.11 - Development In Rear Garden Spaces

4.12 This development is not seen as rear-garden development.

5 CONCLUSION

- 5.1 The application proposes a modest addition to a residential property which is intended to complement with the surrounding buildings, but mainly appear unobtrusive.
- 5.2 There are a number of additions in the area, and this addition should not be seen as extraordinary in the context of the surrounding properties.
- 5.3 In the light of the above, the proposed development is considered to be acceptable in all respects and we hope that it will be viewed favourably by Camden Council.