

## 1. Introduction

This design and access statement is prepared by Gartwork Architecture Ltd on behalf of the applicants Saskia Bosch and Mark Hendriksen for the erection of a single-storey rear extension at 44 Ingham Road, London, NW6 1DE. This statement aims to provide a comprehensive overview of the design rationale and accessibility considerations driving this project. The site is not in a conservation area and is not a Listed Building.

## 2. Proposal

The proposed single-storey rear extension is designed to enhance the existing living spaces within the property. The extension will provide additional kitchen and WC space for the occupants. Additionally, the loft is proposed to be used as storage, therefore a new hatch will be constructed to access the loft. Two sympathetically sized velux windows will be added to the main rear roof to allow more natural light and ventilation to the loft.

## 3. Planning Policy

Camden's guidance on the design of extensions and conservatories in Chapter 4 of Camden Planning Guidance 1 - Design is the most appropriate local document for this project.

Chapter 4 of Camden Planning Guidance 1 - Design states that '*Wherever possible you should use materials that complement the colour and texture of the materials in the existing building*'.

The extension wall and roof tiles will be constructed with materials to match the original house, ensuring a seamless integration with the character of the surrounding area. The incorporation of a new window with an aluminium profile and a contemporary double Crittall-style door, also featuring an aluminium profile, in the extension area adds a modern touch to the proposed design. This choice is deemed appropriate and fitting, considering the varied styles of extensions in neighbouring houses, and the fact that these extensions are not visible from the front street.

The Planning Guidance also states that '*The insulating quality of materials should be considered, along with their embodied energy (the energy used in manufacture) and the potential for re-use and recycling*'.

The proposed construction of the new walls is a traditional brick and block cavity wall with cavity insulation. This construction method complies with the Building Regulations and it will provide a comfortable standard of modern living.

The Planning Guidance also states that '*New pipework should be restricted to the side and rear elevations of buildings to avoid spoiling the appearance of the principal façade and should be grouped together and located in a discrete position*'.

All proposed pipework will match the existing design and finishes. The new pipework will be located at the rear and side elevations of the building and remain completely unseen from the street.

Chapter 4 of Camden Planning Guidance 1 - Design also states that *'Extensions should be subordinate to the original building in terms of scale and situation unless the specific circumstances of the site, such as the context of the property or its particular design, would enable an exception to this approach'*.

It also states that the rear extensions should be designed to

- *'respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- *not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;*
- *allow for the retention of a reasonable-sized garden; and retain the open character of existing natural landscaping and garden'*

The scale of the proposed extension ensures harmony with the surrounding neighbourhood, as both the mass and height have been carefully considered to compliment the extensions at neighbouring properties such as 32 Ingham Road, 42 Ingham Road and other similar properties maintaining a cohesive aesthetic throughout the community.

The impact of the proposed development on both neighbours has been conscientiously considered. The longer side of the extension, interfacing with 42 Ingham Road, mostly aligns with a property that already features a similar, longer side-return extension, rendering any potential impact unlikely, given the existing architectural congruence.

The shorter side of the extension steps back considerably. It will be shorter than similar side return extensions on the street located at nos. 32, 34, 36 Ingham Road and others.

With a sensible size and massing of the extension, the reasonable size garden remains of similar scale to other many properties on the street.

The Planning Guidance also states that *'In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist'*.

The proposal demonstrates a very reasonable height of 2.38m at the new extension roof eaves and a 3.461m height at the ridge located further away from the boundary with the neighbours.

It also states that *'The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions'*.

In this respect, the proposed extension will be completely unseen from the street and the rhythm would match the other extended properties on the street.

#### **4. Access**

Accessibility considerations play a crucial role in the proposal, with a focus on creating spaces that are inclusive and easily navigable. The proposed development will not have any adverse impact on existing access routes and will maintain the existing ingress and egress points.

## **5. Precedents**

While there were no previous planning applications at this site, plenty of precedents of similar householder applications were made, establishing a precedent for similar projects and suggesting a congruent fit within the community. Below is a compiled list of these relevant precedents for your reference and consideration.

2014/7565/P - Erection of a single storey rear infill extension and changes to the windows at first floor and second floor level on the rear elevation. 32 Ingham Road, London, NW6 1DE. Householder Application Granted.

2016/1538/P - Erection of an infill single storey side extension and a single storey rear extension, following the demolition of the existing conservatory all associated with the rear elevation at ground floor level. 42 Ingham Road, London, NW6 1DE. Householder Application Granted.

## **6. Conclusion**

In summary, the single-storey rear extension aims to seamlessly integrate with the existing structure and enhance living spaces without compromising the neighbourhood's visual integrity. Accessibility considerations ensure the preservation of existing access routes, and waste management provisions emphasise responsible practices. Drawing on successful precedents in the vicinity, the proposal aligns with established community patterns, contributing positively to the housing stock while respecting the character of the area, therefore we hope that our proposal will receive similar consideration for approval.