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Project:

First Floor Flat,
12 Aldred Road,
London,
NW6 1AN


Supporting Documentation

DESIGN & ACCESS STATEMENT

This document has been prepared by Extension Architecture on behalf of Ms Mina Dragojevic, '*the applicant*,' in relation to the proposed development at 12 Aldred Road '*the property*'.

Description of Works:

Proposed erection of rear extension at first-floor level to provide an additional bedroom.

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1.0 Introduction

1.1 This statement provides further background information supporting the full planning application on behalf of Ms Mina Dragojevic for the, "proposed erection of rear extension at first-floor level to provide an additional bedroom." at address 12 Aldred Road, NW6 1AN.

1.2 This statement will present the site in the context of planning policy of the London Borough of Camden and provide background information to support the planning application.

1.3 By assessing the site, its constraints, its situation, and context, this statement will demonstrate the suitability of the proposal and how it interacts with the local planning authority's policies and development management guidance.



Fig. 1: Aerial View showing no. 12 Aldred Road outlined in red

2.0 Site Context

2.1 The proposed development relates to the First Floor Flat of no. 12 Aldred Road, NW6 1AN. The site is situated on the southern side of the street, close to the junction of Aldred Road & Hillfield Road to the North.

2.2 At present, the property is split into three self-contained flats, in the configuration:

- Lower Ground Floor Flat: 2 Bedroom Flat
- Ground Floor Flat: 1 Bedroom Flat
- First Floor Flat: 2 Bedroom Flat

2.3 The proposed development site resides in an area of PTAL 5, demonstrating its excellent transport links into and throughout London.

2.4 The property is not situated within a conservation area, and is not a listed or locally listed heritage asset.

2.5 The property is a mid-terrace, Victorian-style dwellinghouse, comprising of 4 storeys (including basement/ lower ground) with an outrigger towards the rear over 3 storeys. No. 12 also benefits from a mansard loft addition to the rear.

2.6 The row of terraces featuring no. 12 present a cohesive and distinct appearance, however, a variety of previously approved (built & in progress) applications demonstrate that there is scope for renovations and improvements.

Plot dimensions	
Area	162m ²
Max Height	8.2m
Build Percentage	55%
Developed Area	87m ²
Planning constraints	
Agricultural land classification	<div><div></div>Urban</div>
Public Transport Accessibility Level (PTAL)	<div><div></div>4</div>
SSSI Impact Zone	<div><div></div>At Risk</div>

Fig. 2: Site Information & Planning Constraints

3.0 Planning History

Relevant Planning History of the Site

- 2012/1216/P** - Erection of single-storey rear extension at first-floor level and creation of roof terrace with glazed balustrade above and alterations to rear dormer window to include doors all in connection with existing flat (Class C3) - **Refused - 02 May 2012**
- 2004/1365/P** - Change of use of the building from single dwelling house to 3 residential units, including excavations to form a front lightwell, installation of a staircase and glazing to the basement bay to form a window, erection of a single storey side extension at the rear, conversion of the loft and erection of a dormer and roof light at the rear and 2 roof lights on the front slope of the roof and other alterations. - **Granted - 31 August 2004**
- 2023/1142/P & Appeal Ref: APP/X5210/W/23/3323475** - Erection of 1st floor rear extension with rooflight and attached roof terrace with privacy screens - **Refused - 17 May 2023; Appeal Dismissed - 06 February 2024**

The previously refused application & dismissed appeal included the formation of a roof terrace within the first-floor hipped roof, accessible from the proposed rear extension. Given the recent dismissal of the appeal, the applicant has decided to remove the rear roof terrace from the proposed scope.

As referenced throughout both the delegated report & the inspectorate's appeal decision, the prevailing issues were with the roof terrace, and there were previously no objections to the rear extension itself. For this reason, we feel that the proposed rear extension is justified due to the following:

- There is precedent for rear extensions of this nature in this location, with similar rear extensions located within the subject terrace, including next door at no 11 plus 2 and 3 Aldred Road.
- The proposed extension will be very similar to the existing extension located at 11 Aldred Road with respect to its depth and height.
- The proposal features a south-west facing window & rooflight to provide an adequate level of outlook and daylighting.
- The proposed extension is similar in appearance and scale to neighbouring examples, hence does not appear incongruous or bulky.

Similar proposals in the area include:

Address	Case Number	Description	Decision	Date
8 Aldred Road London NW6 1AN	2018/3898/P	Remodelling of ground floor portion of rear outrigger incorporating roof, rooflight and alteration to fenestrations	Grant	24-05-2019
3 Aldred Road London NW6 1AN	2015/3109/P	Single storey side and rear extension to lower ground floor and creation of habitable space within the existing void below the main building; first floor rear extension above existing roof terrace; alterations to roof and alterations to openings	Grant	14-03-2016
2 Aldred Road, London, NW6 1AN	2011/6061/P	Erection of 2x dormer roof extensions and 2x rooflights to front elevation at single dwelling house (Class C3).	Grant	31-01-2011
11 Aldred Road, London, NW6 1AN	Unknown	First Floor Rear Extension (Not found online, but noted in Pre-Application Advice dated 23/02/2023 as being granted in 1988)	Granted	Not on Record

The principle of creating an additional storey on the rear projection is considered acceptable. A number of other properties along the terrace have done so, including at nos. 11, 2 and 3. The additional storey at nos. 2 and 3 were given permission in 2011 and 2015 respectively and thus there is a precedent for such development in this location. It would be constructed of brick which would be appropriate in this context.

Fig. 3: Extract from Preapplication Advice (2022/5370/PRE)

- 3.3 There is precedent for rear extensions of this nature in this location, with similar rear extensions located within the subject terrace, including next door at no 11 plus 2 and 3 Aldred Road. The proposed extension will be very similar to the existing extension located at 11 Aldred Road with respect to its depth and height. It is thus considered acceptable in terms of bulk, location and design and would respect the local context and character. With respect to materials, the proposed materials are appropriate in this context, as is the rooflight.
- 3.4 In terms of standard of accommodation, the proposed double bedroom would comprise 13.5 m², served by a south-west facing window and rooflight with a floor to ceiling height of 2.5m which is considered to offer acceptable quality accommodation.

Fig. 4: Extract from Officer Delegated Report (2023/1142/P)

Background and Main Issue

2. The Council considered the proposed first-floor rear extension to be acceptable. Given its location, size, design, and materials I am satisfied that this element of the proposal would not be harmful so see no reason to reach a different view.
3. The main issue is therefore the effect of the proposed roof terrace on the character and appearance of the area.

Fig. 5: Extract from Inspectorate Decision (APP/X5210/W/23/3323475)

Local Precedents:



Fig. 6: [From Left to Right] No. 11 Aldred Road; No. 3 Aldred Road; Nos. 1-14 Aldred Road (Full terrace) demonstrating approved / existing rear roof extensions in the vicinity of no. 12 Aldred Road

3.1 As demonstrated to the right, there have been no objections to the rear extension throughout either the pre-application, full planning application or the inspectorate decision

3.2 For this reason, we believe that the reduced proposal should be considered acceptable by the local authority.

4.0 Design

Internal

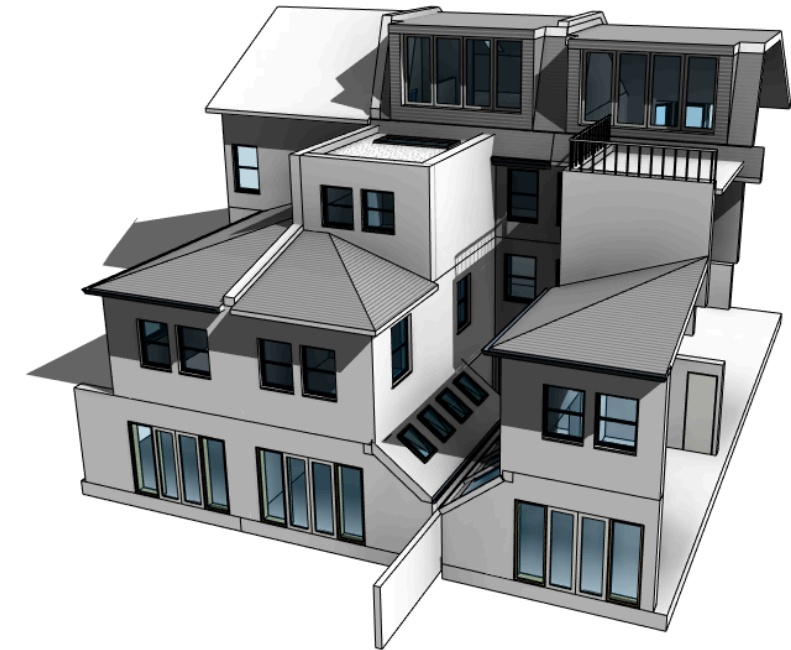
4.1 The proposed development site currently consists of x3 self-contained residential units. The proposal relates solely to the First Floor Flat, owned and occupied by the applicant and her family.

4.2 The existing flat comprises of two modest bedrooms, a family bathroom and an disabled shower room on the first floor level, with a communal kitchen & living space on the loft floor. However, the flat is currently occupied by a family of 5 (Mother, Father, & three children (two girls and one boy of teen age), and so, subsequently, the communal space is frequently used as temporary sleeping accommodation.

4.3 The applicant suffers from a progressive personal disability, which makes mobility & maneuverability an issue in the current property. However, measures have been taken, including the provision of assisting equipment in the stairwell, main bedroom & accessible bathroom.

4.4 The proposed extension seeks to provide additional sleeping accommodation for the family of 5, ensuring that the children have a comfortable space to sleep. The bedroom will be a comfortable size of ~13m², with two south west facing windows and a skylight to provide ample daylight and outlook.

4.5 The proposed addition is not being done for any reason other than absolute necessity, as the family are finding it is increasingly challenging to live within just 2 bedrooms, notably more so due to the applicant's progressive health issues.



External

4.6 The proposed rear extension on the first floor will extend 4.5m from the existing rear elevation, providing 4.15m of internal depth. This is considered acceptable, because the addition does not exceed the 45 degree line from both no. 11 & no. 13 Aldred Road. The closest window of no. 13 serves a staircase, and as such, should not be considered inhabitable space.

4.7 In addition to this, the proposed extension will not exceed the height of the neighbouring extension at no. 11 Aldred Road, and subsequently it is considered to have little-to-no impact on daylighting or outlook.

4.8 Given that the closest window of no. 13 Aldred Road serves a staircase on the first floor, it is considered that the increase in height of the party wall and the depth of the extension will not cause a considerable impact on daylighting or outlook of no. 13. This is further demonstrated by the supporting solar study of the proposed addition.



Fig. 7: Existing & Proposed Rear Elevation

5.0 Access

Internal

4.10 The existing property (first floor flat) and associated staircases have been fully equipped to provide an accessible living accommodation for a small family. However, as the applicant's family has grown and her health status declined, notably that they have three children (two girls and one boy of teen age) the time has come where an extension is necessary to comfortably accommodate the family's requirements.

4.11 The applicant has occupied 12 Aldred Road since 2006 and despite the needs of the family having changed or increased, rather than vacate the property they are looking to create a more appropriate living space that meets their needs and the needs of any future occupants.

4.12 In both the originally refused application's delegated officer report and the appeal decision, the council/inspectorate referenced the equalities act and agreed that, despite the occupant's health conditions, the permanent damage of the roof terrace would outweigh the benefits. Therefore, the terrace was removed from the proposal.

4.13 The proposal focuses on the rear extension at first floor level, to facilitate an additional bedroom that would be 13.49 sqm, with two good sized sash windows to match existing, and a large skylight above. This creates a good, usable space that meets both space and daylight standards / requirements.

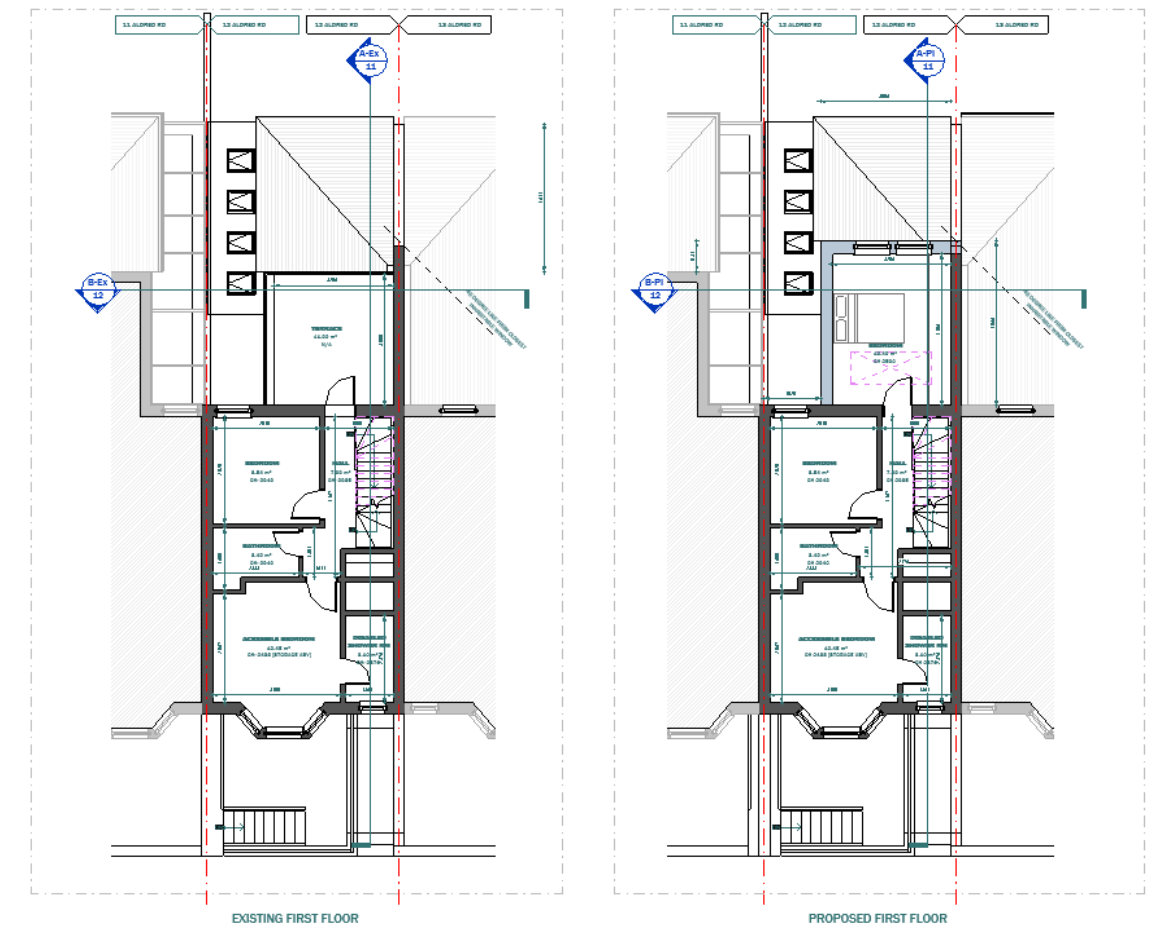


Fig. 8 Existing & Proposed First Floor Plan

6.0 Development Policy Considerations

6.1 National Planning Policy Framework

The NPPF provides the foundations of the planning system at a national level and provides a base for which planners, planning systems and LPA's should work from in regard to informing their decisions as well as forming policy and plans. The NPPF states that the planning system should play a central role in developing a more sustainable society and this forms in three approaches to this role:

- An economic role
- A social role
- An environmental role

When an application is regarded as positively contributing towards the three threads of sustainable development in the context of the NPPF's definition of "sustainable," development, then local authorities must take the position of presuming that an application must be given permission. This presumption in favour of sustainable development is, therefore, the core, fundamental base as from where all local planning authorities must work from.

If a proposal cannot meet the requirements of all three approaches of sustainable development, then the planning balance must be actioned whereby material considerations are weighed against each other using the foundation guidelines of the NPPF, the supplementary guidance of the National Planning Policy Guidance and then the lens of local planning policies which provide a greater, more spatially appropriate framework for which the authority can use.

Local Plans must be drawn up in compliance with the National Planning Policy Framework to ensure harmony across the system and all spatial levels to ensure delivery of appropriate and sustainable development that is weighed against the positives and negatives that development may bring about.

Whilst the NPPF places particular attention and detail in regards to the overarching theme of sustainable development, it also provides greater detail for the parts and strands which make up sustainable development and how this should play out "on the ground."

7. Requiring good design

This section of the Framework attributes significant weight towards the design of the built environment as part of sustainable development.

This due to the important design can have on the overall built form of an area and therefore inform on its overall potential to sustain the other core strands of sustainable development and is reflected in the introductory section of the Framework, where under part 17 it states:

"[LPAs should]...always seek to secure high-quality design and a good standard amenity for all existing and future occupants of land and buildings."

6.2 Camden SPD Guidance Considerations

- Access for All CPG - March 2019 - Design considerations to ensure development provides accessible accommodation.
- Amenity SPD - January 2021 - Design considerations ensuring acceptable levels of amenity are provided / retained for occupants and surrounding neighbours. (e.g. privacy, outlook, daylighting etc.)
- Design SPD - January 2021 - Ensuring high quality design that retains or improves the local character.

7.0 Conclusion

7.1 The proposed extension at first floor level has been proposed to be subordinate to the host dwelling with a proportionately scaled massing & considered set-backs to limit the negative impacts on adjoining occupiers and the immediate context.

7.2 The proposed additions have been designed in line with the pre-application advice (2022/5370/pre-app), received dated February 2023, & subsequent refused application (2023/1142/P) & appeal comments (APP/X5210/W/23/3323475), notably including the retention of the original hipped roof to the rear & reduced scope.

7.3 The proposed new residential accommodation meets the minimum requirements of Camden's design guidance, and looks to provide necessary sleeping space for a growing family.

7.4 As mentioned throughout this report, the proposed development looks to add space to an existing accessible unit.

7.5 As with the surrounding, approved precedents, the proposed extension would utilise materials to match / complement the existing in order to respect the character of the area.

7.6 As part of any application, the proposal will be accompanied by a suite of documents to include full architectural drawings, layouts, site location plans and elevation visuals.

7.7 For the reasons set out in this document, we believe that the application for development should be considered acceptable by the London Borough of Camden.

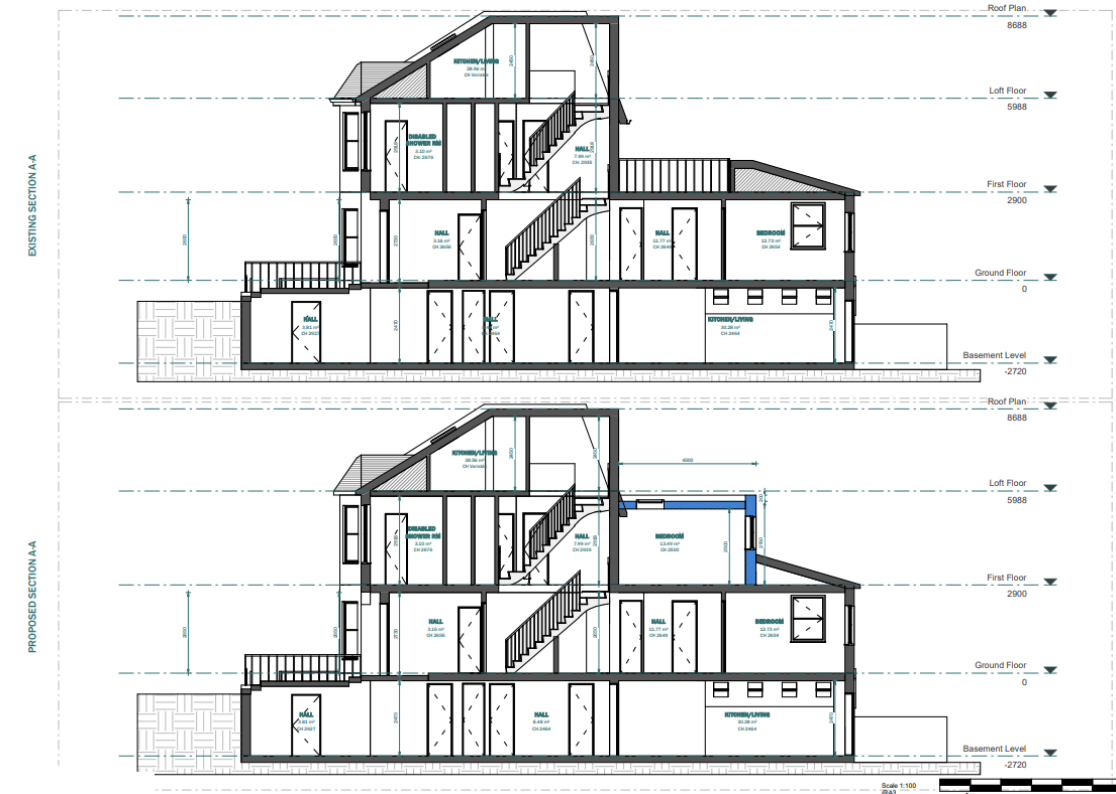


Fig. 9: Existing & Proposed Section A-A