



3 Camden Square
Design and Access Statement

March 2024

BAYNESANDMITCHELLARCHITECTS



Fig 1. 3 Camden Square, Rear elevation

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Landscaping and Biodiversity
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Accessibility

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1.0 INTRODUCTION

PROJECT BACKGROUND

The proposed works to 3 Camden Square entail the modification of the existing glazed side extension into a self-contained annex tailored to the specific needs of the current occupants. This modification primarily caters to childcare requirements, facilitating the accommodation of either a nanny or family member for extended durations.

The annex will also offer the potential for multi-generational living, providing a suitable living space for elderly family members with reduced mobility if the family opts for such an arrangement in the future.

The proposal includes extending the front portion of the extension to maintain the current entrance as the building's primary access. The front of the extension will contain a cloakroom WC and utility area, while the new annex will be situated at the rear with its own internal access. Given the shared primary access, the annex is not suitable for commercial leasing and will be exclusively reserved for personal use.

Proposed upgrades to the existing fabric will significantly improve the building's thermal efficiency, reducing heat loss and minimising heating demands.

Measures to improve the privacy conditions along the boundary wall will be implemented, reducing light spill and overlooking between the neighbouring properties.

3 Camden Square

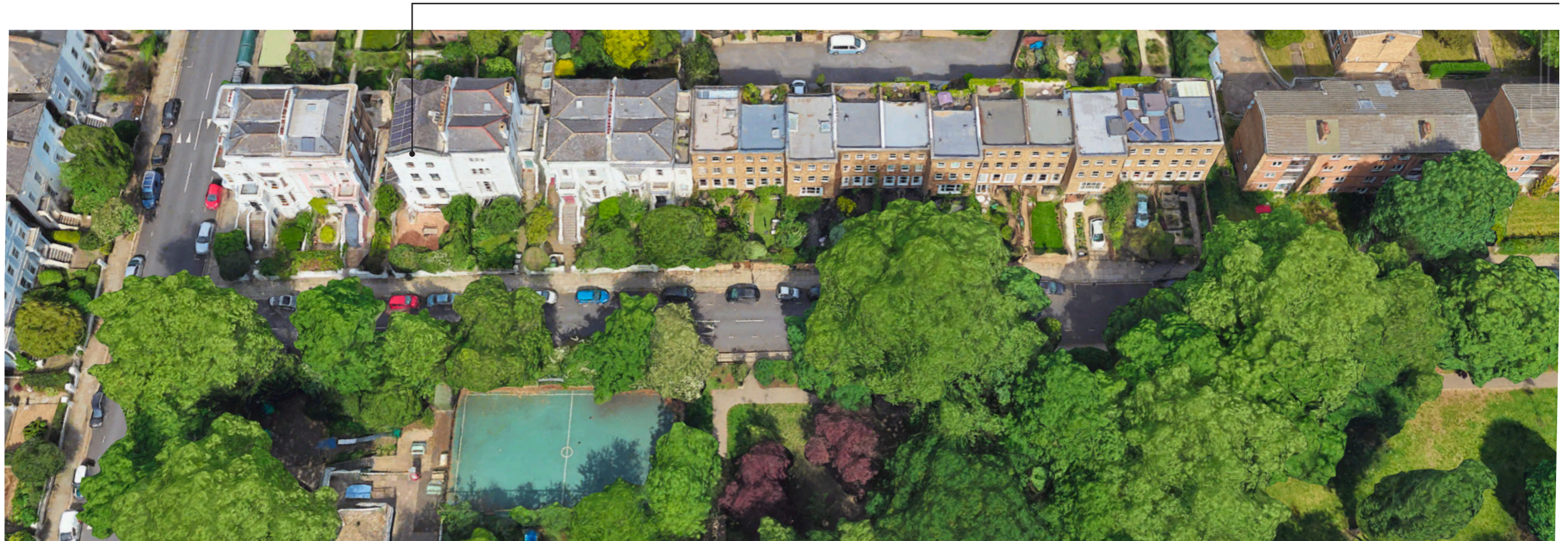
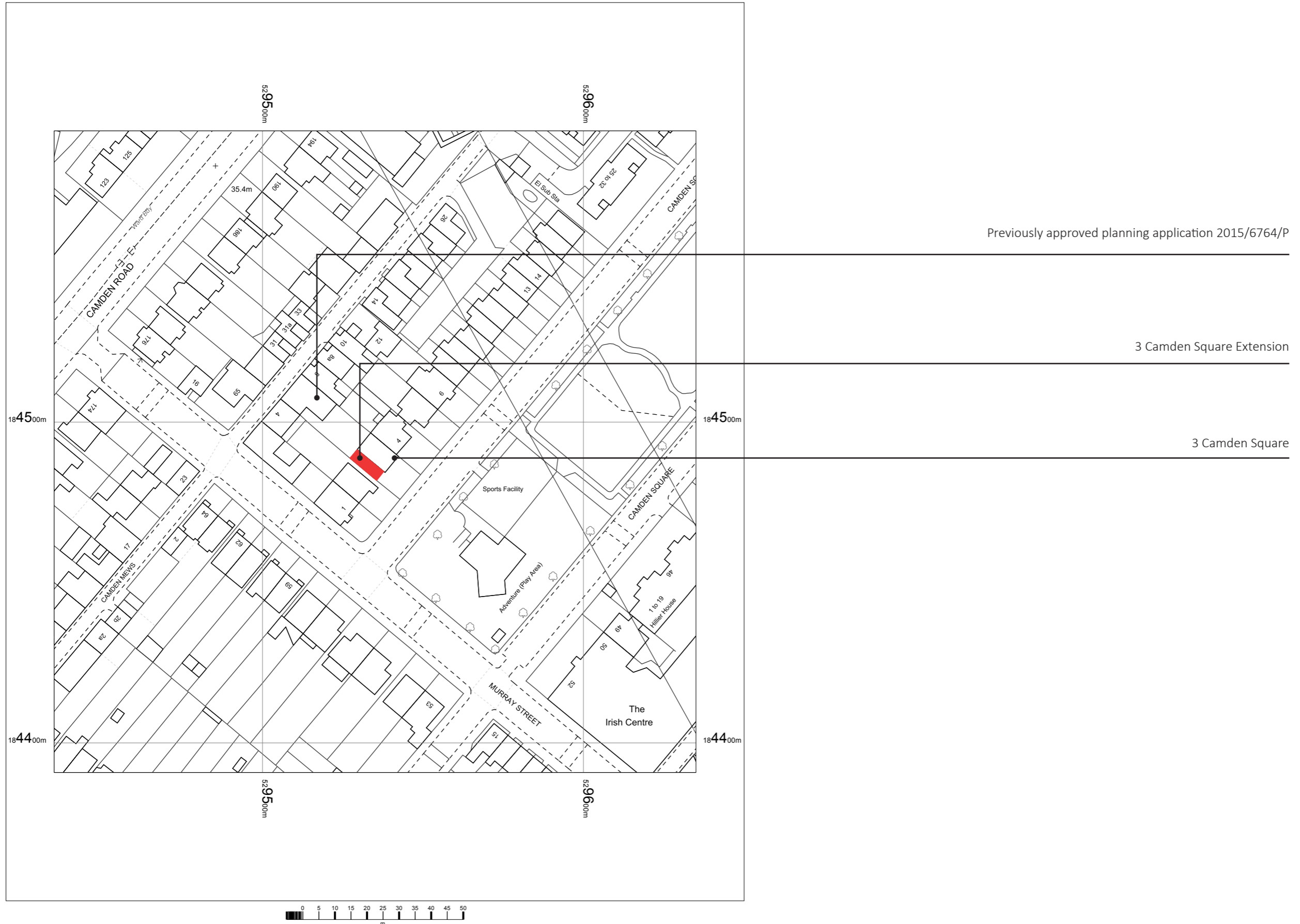


Fig 2. Camden Square, Aerial view

LOCATION PLAN

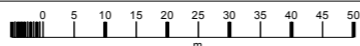
3 Camden Square, NW1 9UY



Previously approved planning application 2015/6764/P

3 Camden Square Extension

3 Camden Square



2.0 EXISTING CONTEXT

3 CAMDEN SQUARE

3 Camden Square is a semi-detached late 19th Century town house overlooking the South end of Camden Square (occupied by an adventure playground) to its South-East, and the rear of the architecturally varied and unique Camden Mews houses to its North-West. It features a white stuccoed facade and pediment.

Unlike the other semi-detached properties alongside it, 3 Camden Square was altered in the mid-late 20th Century to give level access from its front garden into the property, and also features large glazed opening doors from the garden into the property's kitchen, lending it a more contemporary feel.

The fully glazed side extension added at this time is two-storey, with entrance hall, cloakroom and utility room on the ground floor, and a conservatory that cantilevers out beyond the front door on the first floor.

CAMDEN SQUARE CONSERVATION AREA

3 Camden Square is situated within the Camden Square conservation area, and though it is designated as a Positive Building in Map 3 of Camden Square CA Townscape Appraisal 22/11/2010, is not listed.

In the Camden Square Conservation Area Appraisal and Management Strategy, the special character of the area is described as follows:

Camden Square Conservation Area is a primarily nineteenth century inner London suburb. It is a planned development, in a gridded street layout running parallel to and perpendicular from Camden Road, and the layout is focused around Camden Square. Camden Square forms the centrepiece of the planned development; however, the special character of the area is that it is also diverse when looked at in detail. The architecture is not uniform around the Square, phased development is evident in groups of buildings, and some plots have been developed individually. This is reflected in the size of plots, layout and the elevation treatment of the houses.

Respect will be given to the council's wish to preserve original features, particularly at 3 Camden Square which is seen to be one of the "grandest survivals of the original development" (Camden Square Conservation Area Appraisal and Management Strategy), though it is not considered that the 20th Century side extension should be considered original, and therefore within its limits lie scope for change.

Overall, the non-uniformity of the architecture in this area is seen as a positive attribute, and it is considered that there is scope for alteration to existing buildings, particularly to non-original fabric and where there are considerable improvements to fabric performance to be made (Policy CC5).

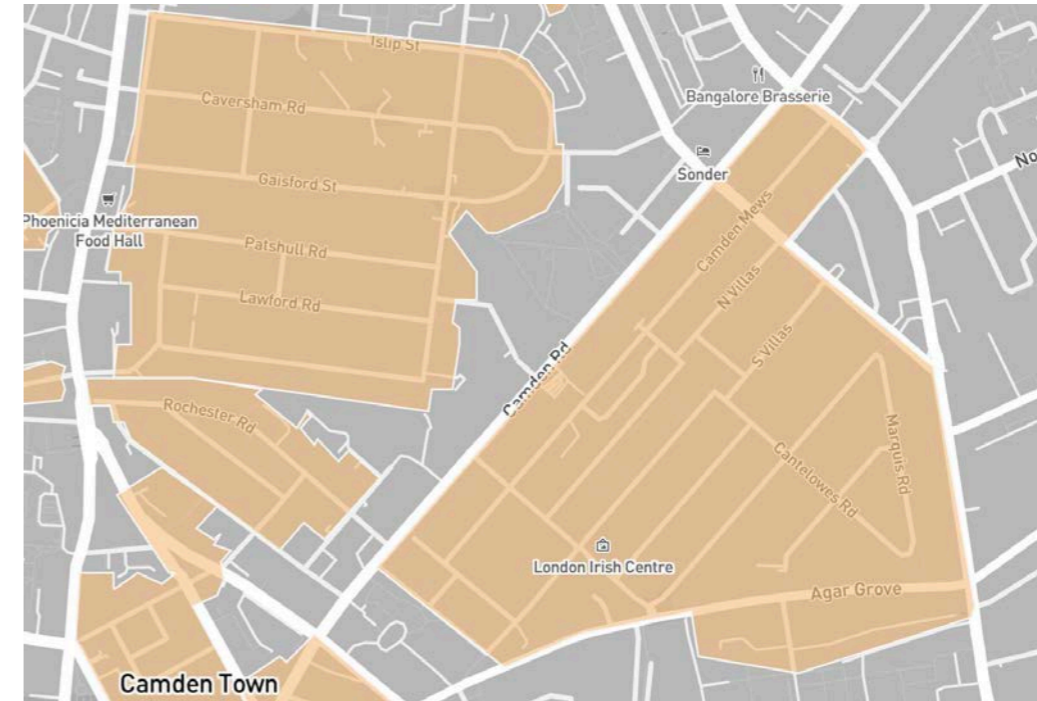


Fig 3. Camden Conservation Area map, including Camden Square Conservation Area

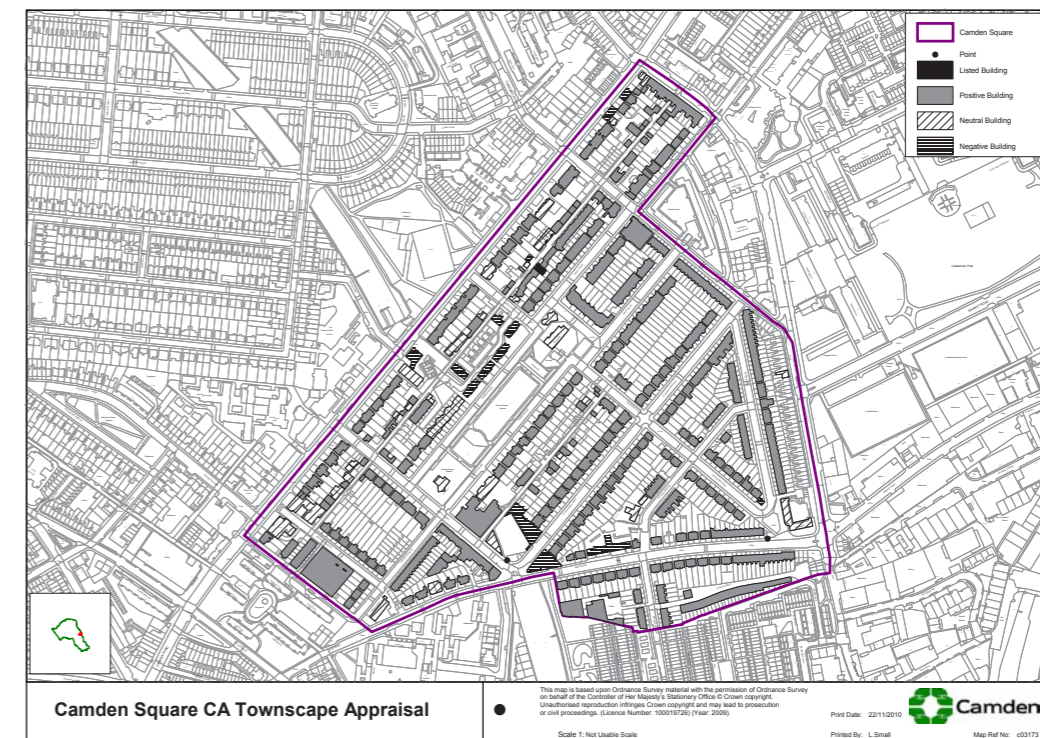


Fig 4. Camden Square CA Townscape Appraisal map

Site Photos- Neighbouring Properties



Fig 5. View to rear of Camden Square houses from Murray St

The view to the back of the Camden Square houses from the corner of Murray Street and Camden Mews. As is exemplified by this photograph, the area is articulated by a mixture of traditional and contemporary architecture in a range of styles



Fig 6. View from Camden Square of houses 1-4 Camden Square

1-4 Camden Square. This photograph demonstrates the lack of uniformity between even original buildings in this area. Each building has differing window styles, elevation treatments, and geometry.

Site Photos- Front Elevation



Fig 7. View of 3 Camden Square from street

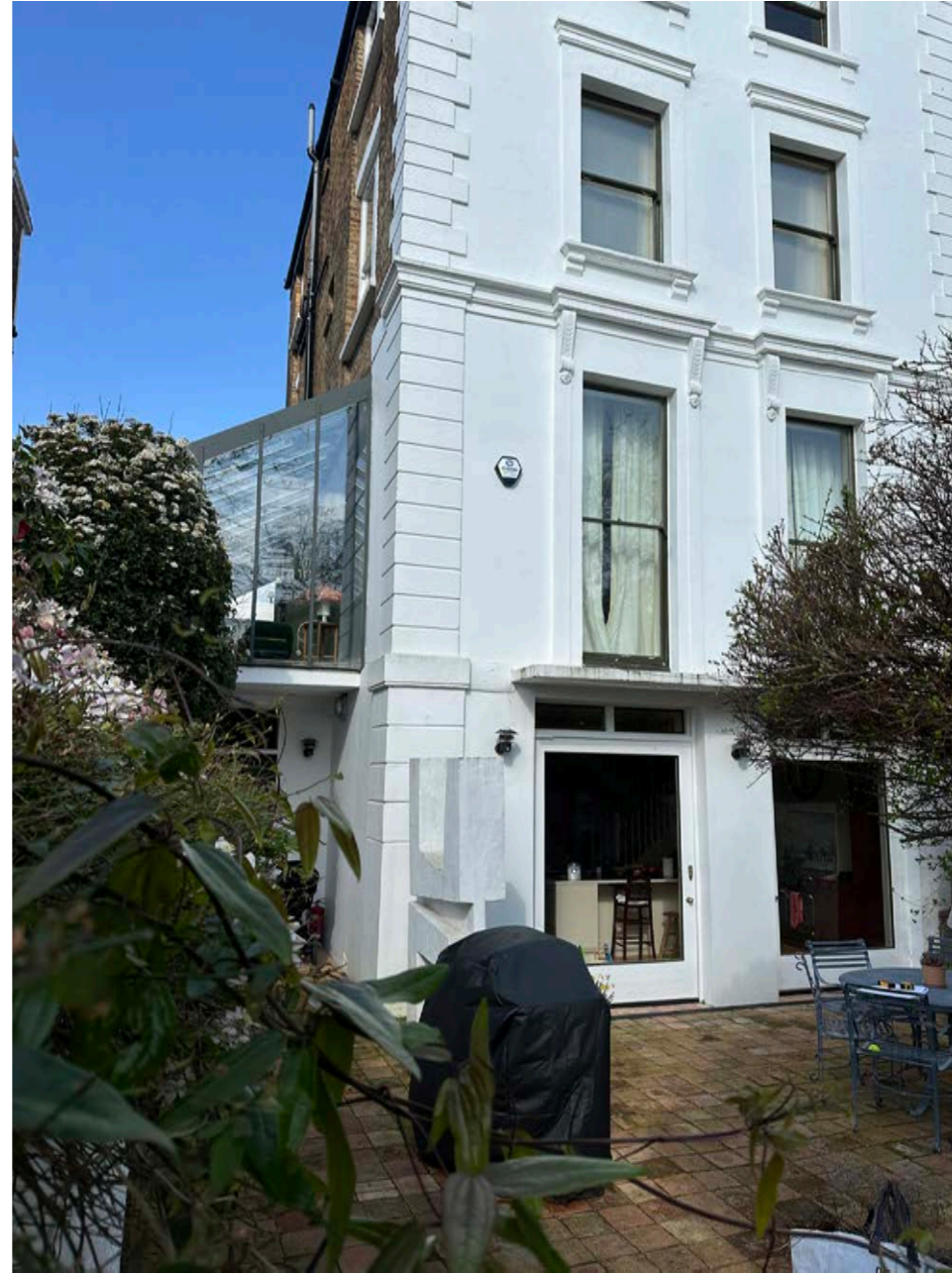


Fig 8. 3 Camden Square front garden

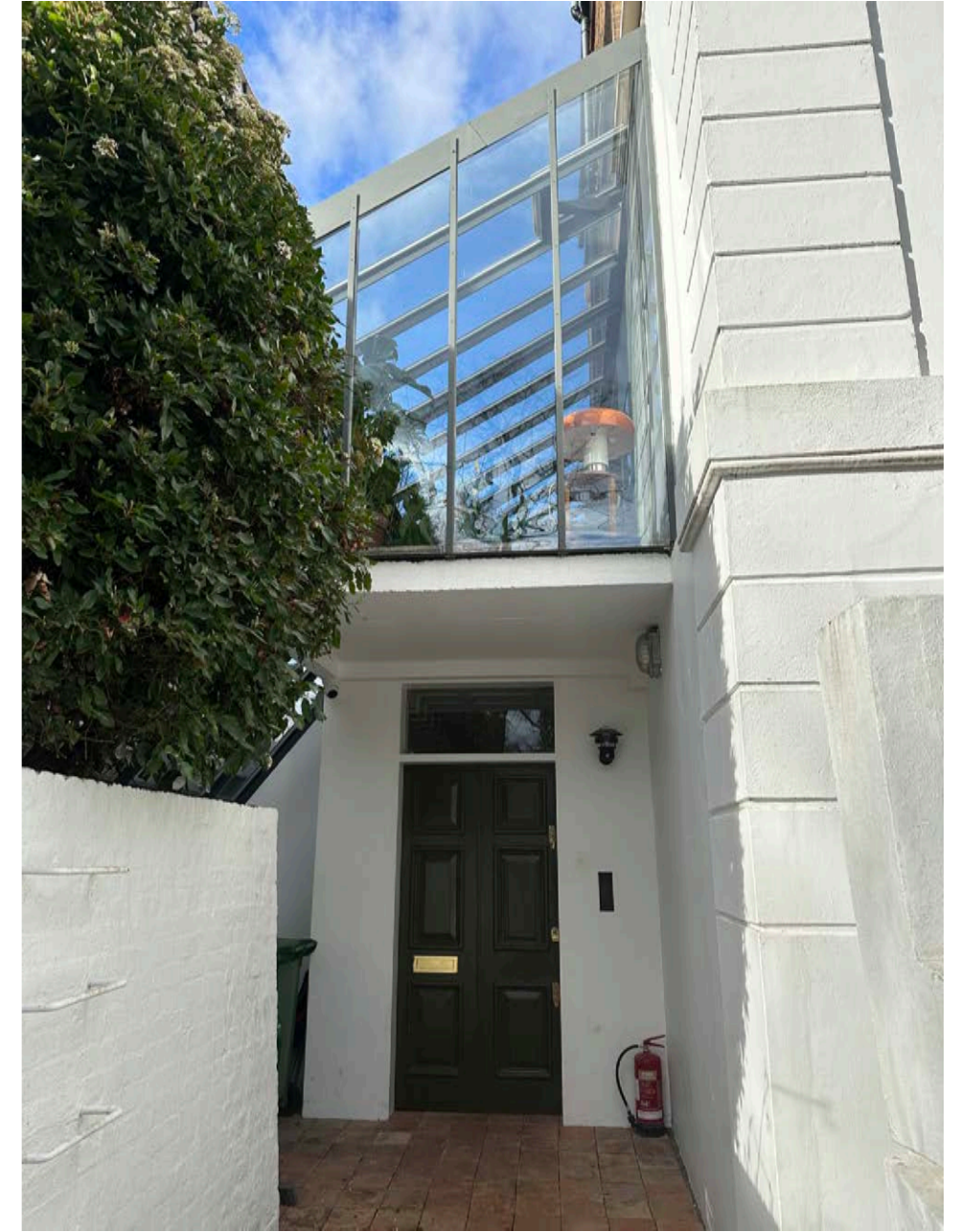


Fig 9. Front elevation and entrance to existing extension



Fig 10. View of 3 Camden Square from back garden



Fig 11. Rear elevation of existing extension

Site Photos- Interior



Fig 12. Existing glazing from inside front entrance



Fig 13. Existing glazing from inside front entrance

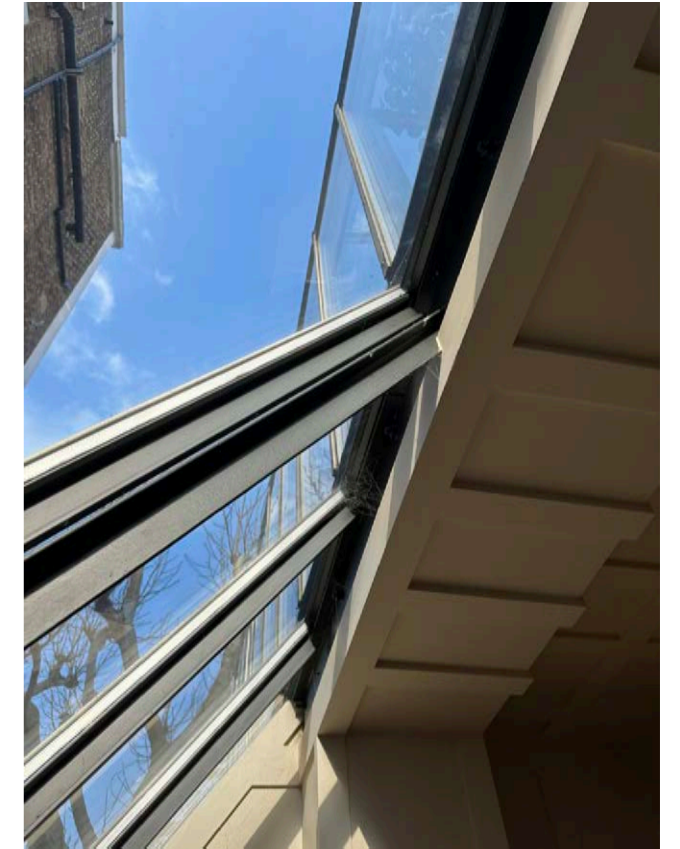


Fig 14. Close up, existing glazing from inside front entrance

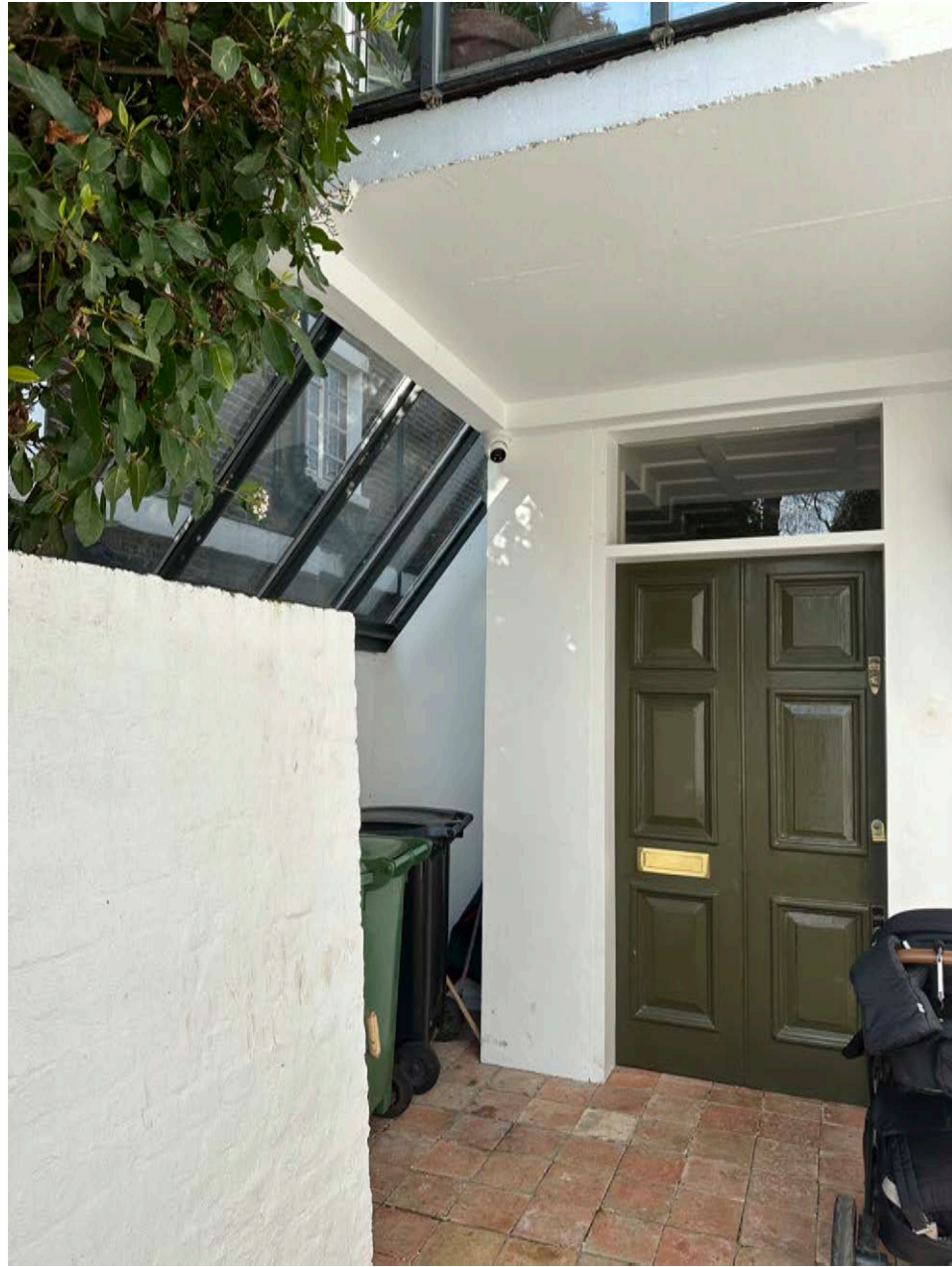


Fig 15. Existing front door and bin store

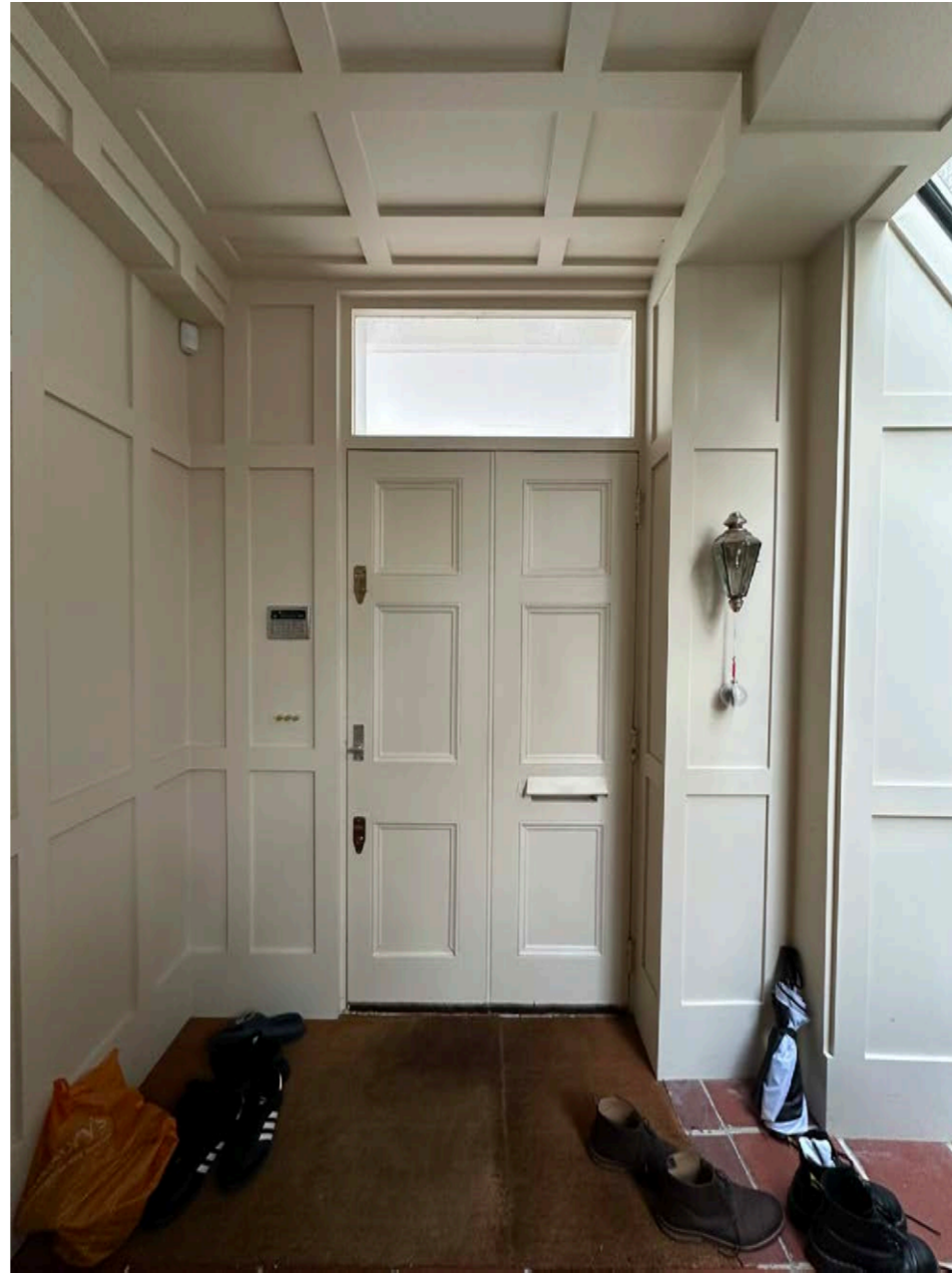


Fig 16. Existing entrance from inside hallway



Fig 17. Existing rear glazed door from interior

Site Photos- From the Street



Fig 18. View from 3 Camden Square, North-East facing

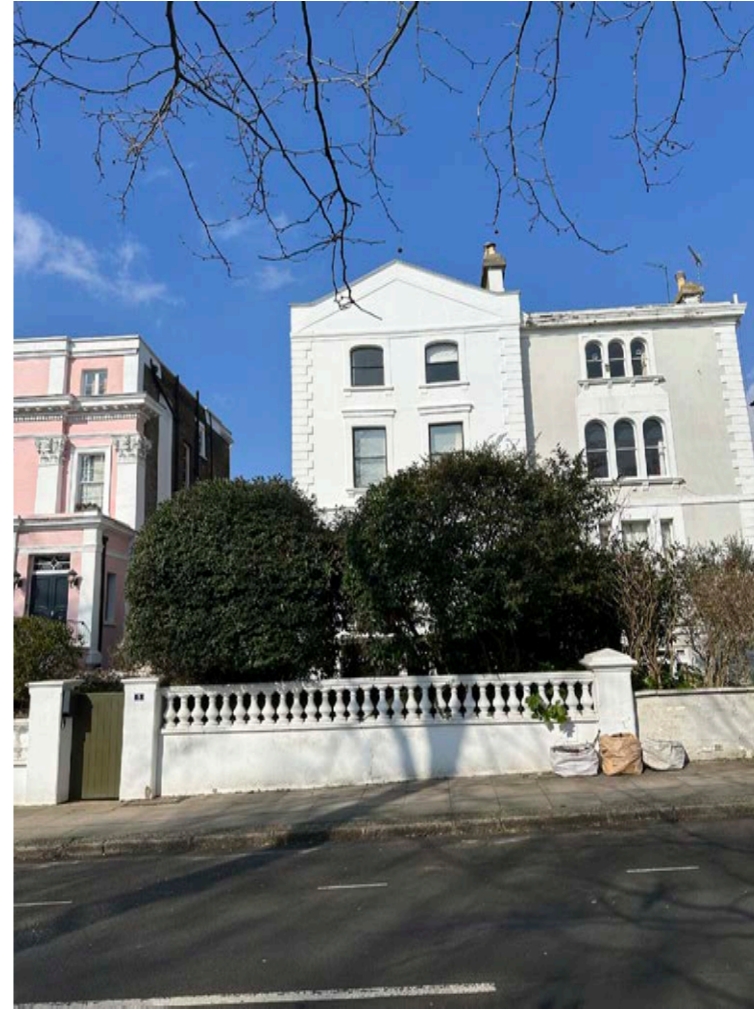


Fig 19. View from 3 Camden Square, North-East facing

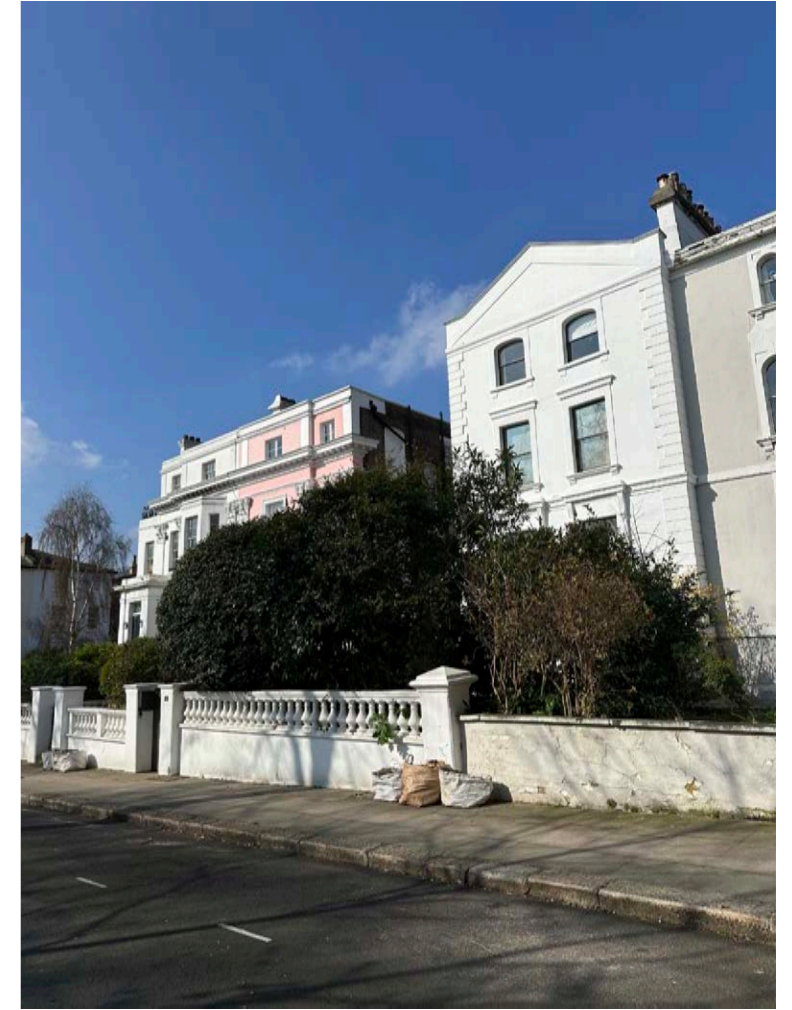


Fig 20. View from 3 Camden Square, East facing

3.0 PLANNING CONTEXT

PLANNING HISTORY

Householder Application 2019/1980/P relating to the installation of new doors to ground floor at rear.
Permission granted July 2019.
Works not carried out.

Full Planning Permission Application 2015/6764/P relating to the construction of a new dwelling at the rear of the property on Camden Mews.
Permission granted subject to Section 106 Legal Agreement August 2016.
Works carried out.

LOCAL POLICY

Paragraph 7.98 of the Camden Local Plan refers to the desirability of extensions when built to give provision for extra space for the care of elderly relatives, and to support growing families. The occupants have two young children, and relatives who live abroad, and the new annex will give provision either for full-time live-in childcare arrangements, or for relatives to stay for extended durations in order to help with childcare, or in due course be cared for themselves. This generational living arrangement provides significant benefit to family members of all ages.

Other relevant policy includes those relating to sustainability (particularly CC5, Energy Reduction in Existing Buildings), and the proposal aims to make improvements as far as possible within its limited scope. Paragraph 8.30 of the Local Plan identifies this as a key priority.

4.0 INTRODUCTION TO PROPOSALS

DESCRIPTION OF WORKS

BRIEF DESCRIPTION

It is proposed to modify the existing extension in order for it to function in part as a self-contained annex, as well as the main entrance to the house. This will be achieved by:

1. Squaring off its boundary wall elevation, which is currently in pitched glazing. The current pitched glazing is inappropriate by today's standards of:

- Privacy. There is strong overlooking potential from the neighbouring property into the ground floor of the extension, which becomes even less acceptable when considering that the new layout will situate a bathroom and bedroom in these areas.
- Light overspill. The sheer amount of glazing, which does not currently have blinds, creates substantial light pollution for the neighbouring property and the garden which creates unpleasant living conditions and is detrimental to local wildlife.
- Heat loss. The structure is double-glazed, but there is no insulation within the frames, meaning that there are significant cold bridges, made worse by the fact that there is no insulation on the boundary wall. The current internal environment internally is cold and damp, invoking large heating demands in order for it to function as a utility room where clothes are dried.

The amount of glazing on the boundary wall will reduce from 9.4m² of pitched glazing to 2.3m² of flat roof lights, drastically improving all of these factors

2. Bringing the front of the extension forwards to sit behind the quoining on the corner of the main house. This is done in order to achieve the area required for the entryway to function as it currently does, whilst also allowing space for the self-contained annex.

3. Building a portion of wall to the rear of the ground floor elevation. The rear ground floor elevation of the extension is currently also glazed, and a portion of this will be replaced with a solid wall to give the new bedroom privacy. Some of the existing glazed screen will be repurposed for the new opening to give visual continuity, and will join the main house in the same place as it currently does in order to avoid the rear elevation stepping out suddenly.

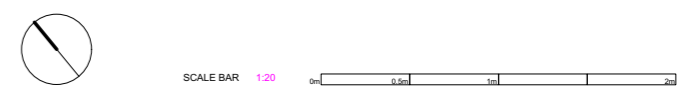
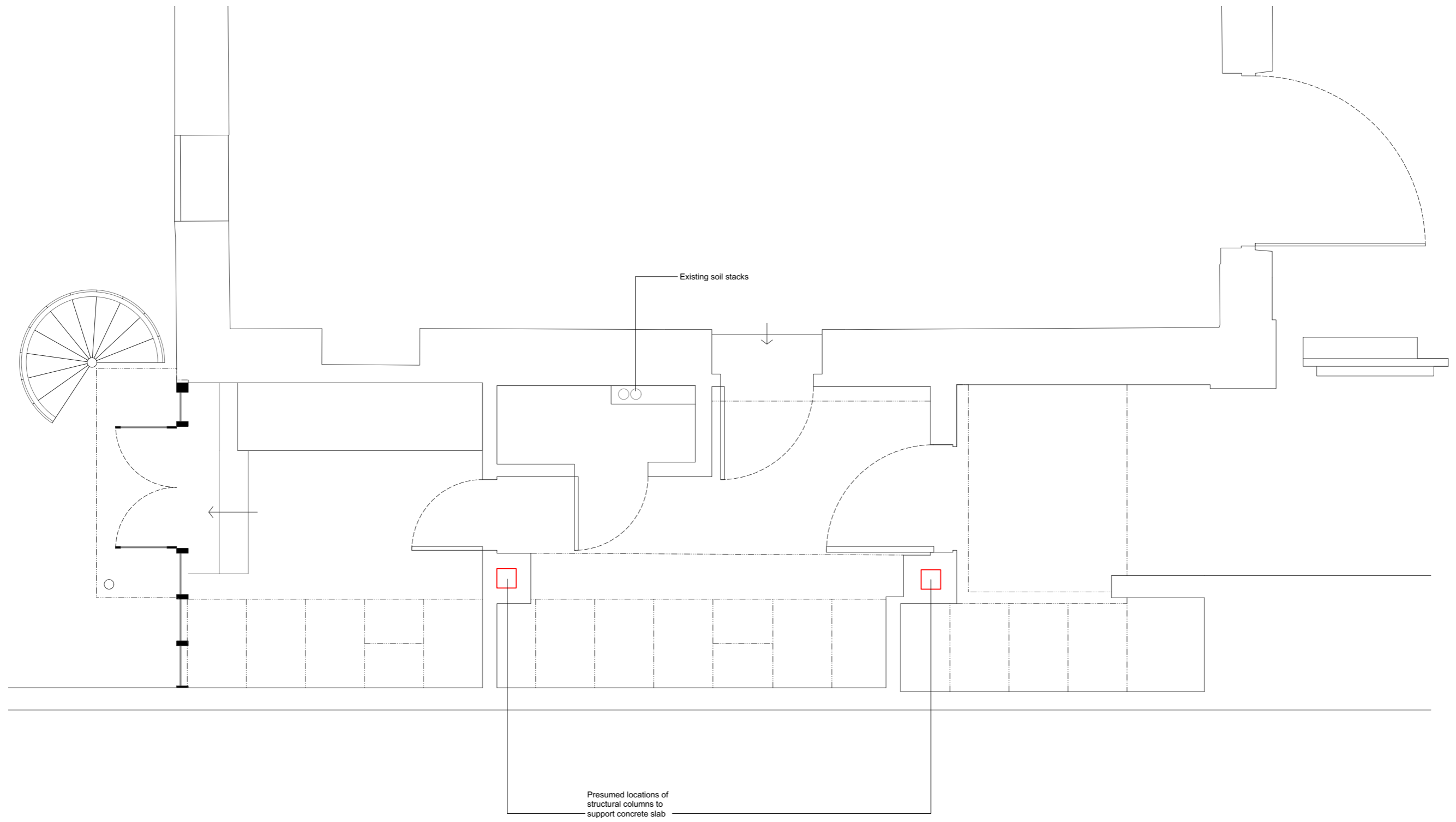
LAYOUT

By bringing the front of the extension forward, the occupants are able to retain an entrance hall with cloakroom, utility and storage, whilst also retaining their own principal access into the home which is via a door and step down into the kitchen.

The new self-contained annex sits within the existing footprint of the extension, and will have a kitchen, WC, shower room, and bedroom with access into the garden through the rear.

The current bin store is by the front door, and this is proposed to be relocated along and built into the boundary wall planter. The new store will include space for 2-3 bikes, with a charging point.

Existing Plans- Ground Floor

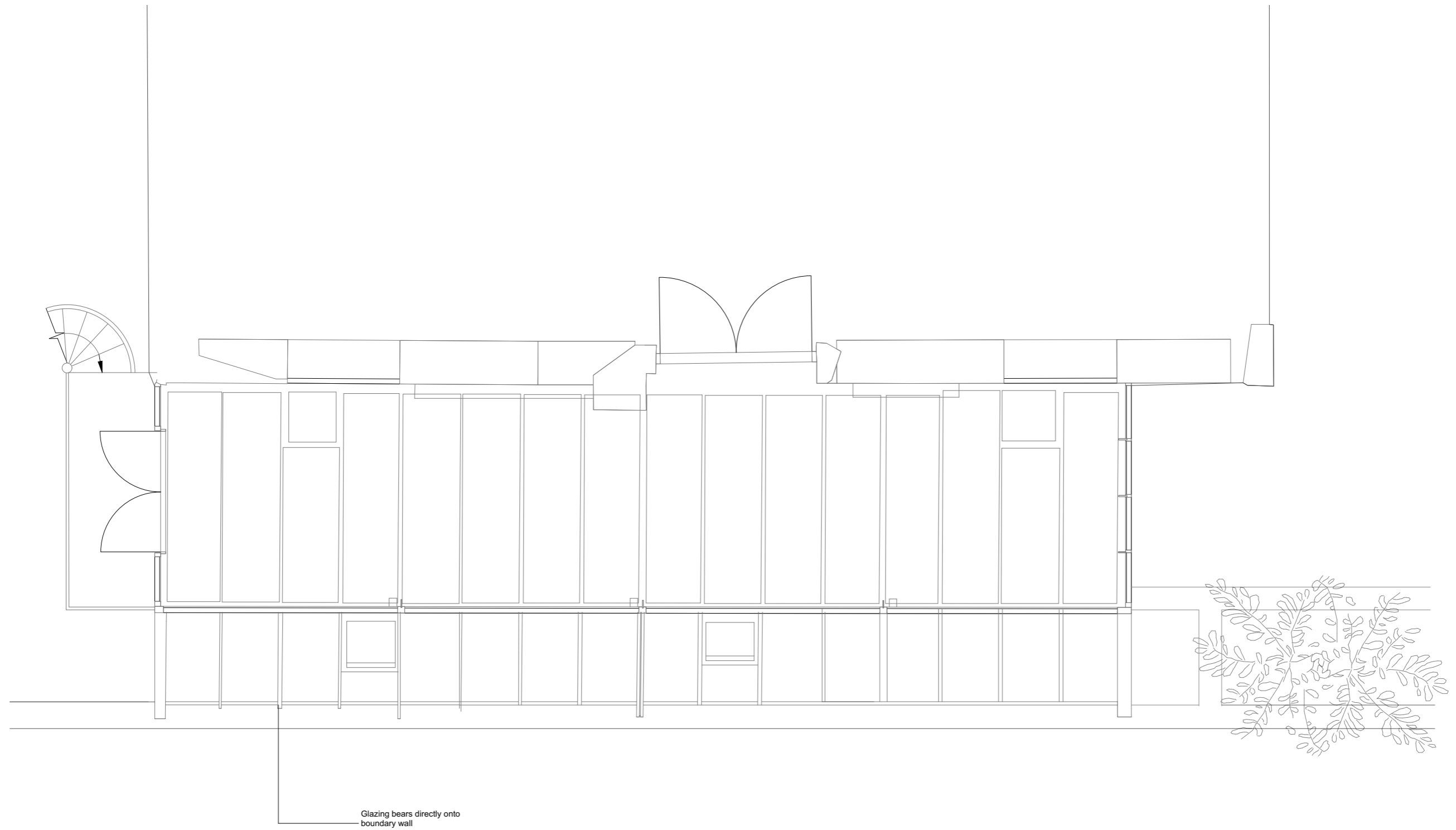


rev: B	25/03/24	notes:	First Issue
rev: A	date: 28/09/22		
project	3 Camden Square		
drawing	Existing Ground Floor Plan		
scale & size	1:20@A1		
date	20.02.24	drawn by	RH checked by PB
500010 B		Status	PLANNING
BAYNESANDMITCHELLARCHITECTS			
<small>Baynes and Mitchell Architects Ltd. Company Registration Number 684991 (England & Wales)</small>			

FOURTH FLOOR
27 POLAND STREET
LONDON W1F 8QW
020 7734 0538
info@baynesandmitchell.co.uk
www.baynesandmitchell.co.uk

The existing Ground Floor plan contains structural columns which must be retained.

Existing Plans- First Floor



The existing glazing puts significant lateral load onto the boundary wall, is a major source of heat loss, and does not provide a good level of privacy from the neighbouring property.



SCALE BAR 1:25 0m 0.5m 1m 1.5m 2m 2.5m

rev: **B** 25/03/24
A date: 28/09/22 notes: First Issue

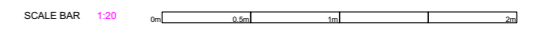
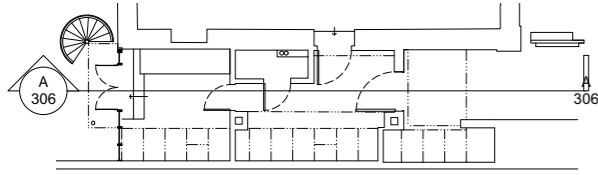
project: **3 Camden Square**
drawing: Existing Roof Plan
scale & size: 1:25@A1
date: 20.02.24 drawn by: RH checked by: PB

500013 B Status: **PLANNING**
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FOURTH FLOOR
27 POLAND STREET
LONDON W1F 8QW
020 7734 0538
info@baynesandmitchell.co.uk
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Existing Sections- A

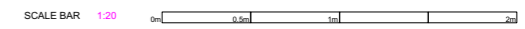
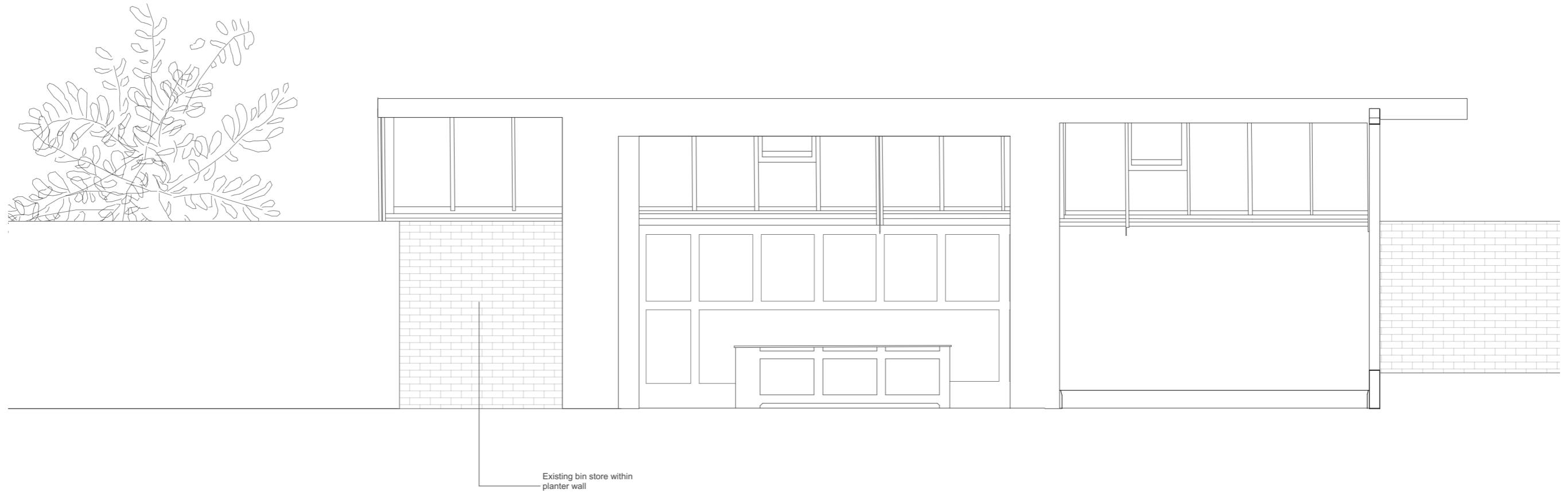
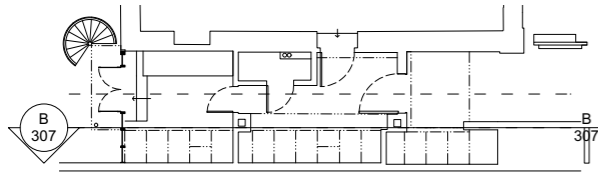


The existing first floor of the extension cantilevers out beyond the front entrance.

rev: **A** date: 25/03/24 notes:
 project: **3 Camden Square**
 drawing: Existing Section A
 scale & size: 1:20@A1
 date: 20.02.24 drawn by: RH checked by: PB
500306 A Status: **PLANNING**
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FOURTH FLOOR
 27 POLAND STREET
 LONDON W1F 8QW
 020 7734 0538
 info@baynesandmitchell.co.uk
 www.baynesandmitchell.co.uk

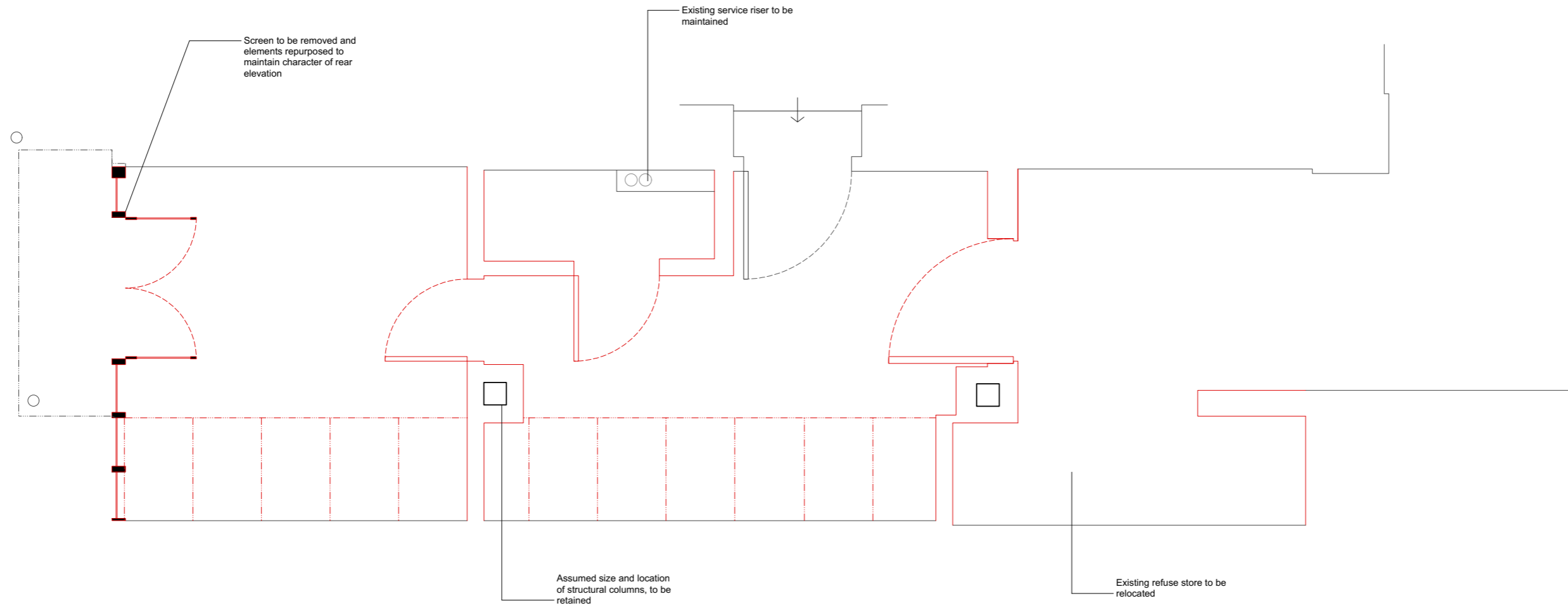
Existing Sections- B



The existing bin store is located within the boundary wall planter, but is close to the front door and is not secure.

rev: A	date: 25/03/24	notes:	
project	3 Camden Square		FOURTH FLOOR
drawing	Existing Section B		27 POLAND STREET
scale & size	1:20@A1		LONDON W1F 8QW
date	20.02.24	drawn by RH	checked by PB
		Status	PLANNING
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		<small>Baynes and Mitchell Architects Ltd. Company Registration Number 6884991 (England & Wales)</small> <small>020 7734 0538</small> <small>info@baynesandmitchell.co.uk</small> <small>www.baynesandmitchell.co.uk</small>	

Proposed Demolition Plan



SCALE BAR 1:20

rev: **B** 25/03/24
A date: 28/09/22 notes: First Issue

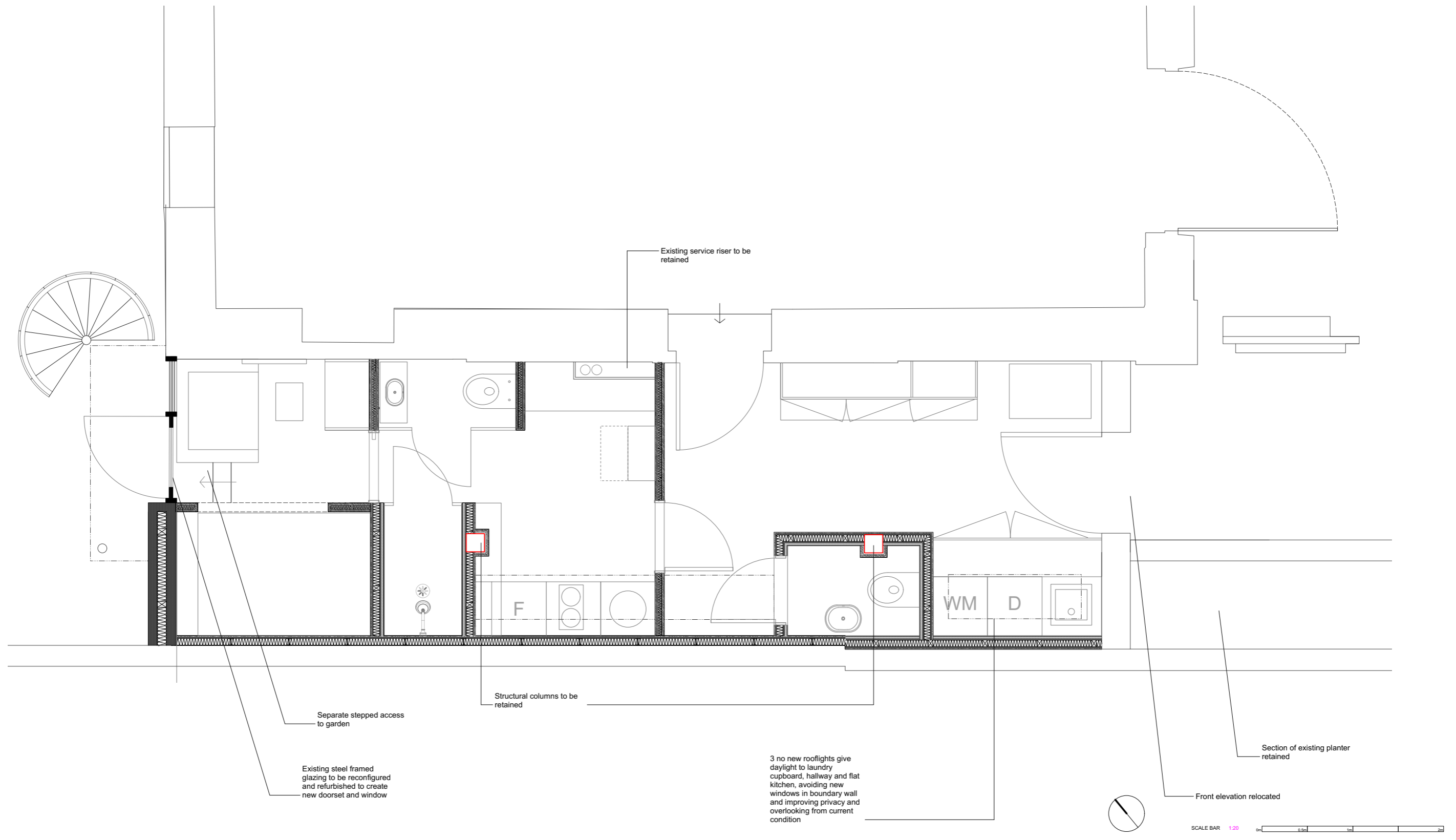
project **3 Camden Square**
drawing Proposed Ground Floor Demolition
scale & size 1:20@A1
date 20.02.24 drawn by RH checked by PB

FOURTH FLOOR
27 POLAND STREET
LONDON W1F 8QW
020 7734 0538
info@baynesandmitchell.co.uk
www.baynesandmitchell.co.uk

500011 B Status **PLANNING**
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Proposed Plans- Ground Floor

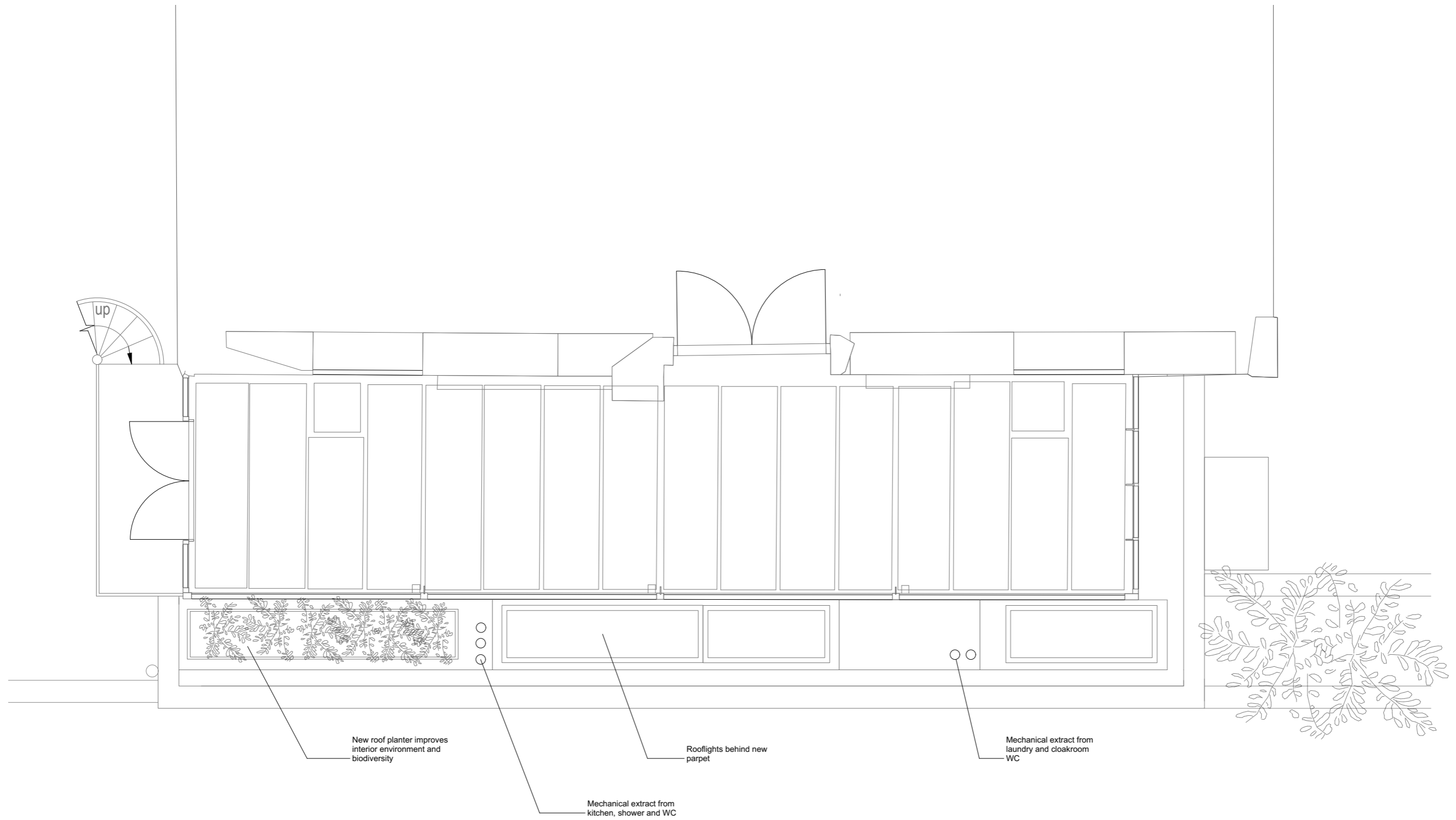


The proposed ground floor plan locates the primary entrance with storage, WC and utility space at the front of the plan, with a small self-contained annex to the rear. Light from new roof lights will illuminate key locations whilst maintaining reasonable privacy, and existing fabric is insulated to give better thermal performance.

rev: A	date: 25/03/24	notes:	
project:	3 Camden Square		FOURTH FLOOR
drawing:	Proposed Ground Floor Plan		27 POLAND STREET
scale & size:	1:20@A1		LONDON W1F 8QW
date:	20.02.24	drawn by: RH	checked by: PB
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500210 A			Status: PLANNING
BAYNESANDMITCHELLARCHITECTS			

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Proposed Plans- First Floor, Roof

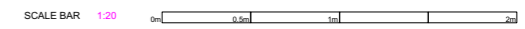
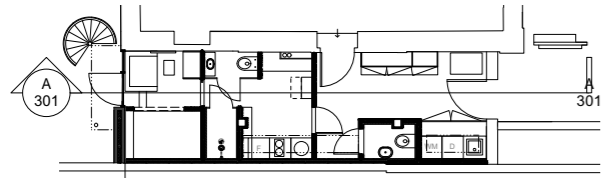


SCALE BAR 1:25 0m 0.5m 1m 2m 2.5m

A planter on the flat roof will improve biodiversity, whilst other shrubs are maintained.

rev: B	25/03/24	notes:	First Issue
rev: A	date: 28/09/22		
project:	3 Camden Square		
drawing:	Proposed Roof Plan		
scale & size:	1:25@A1		
date:	20.02.24	drawn by:	RH checked by: PB
500211 B		Status:	PLANNING
BAYNESANDMITCHELLARCHITECTS			
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Proposed Sections- A

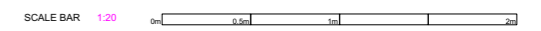
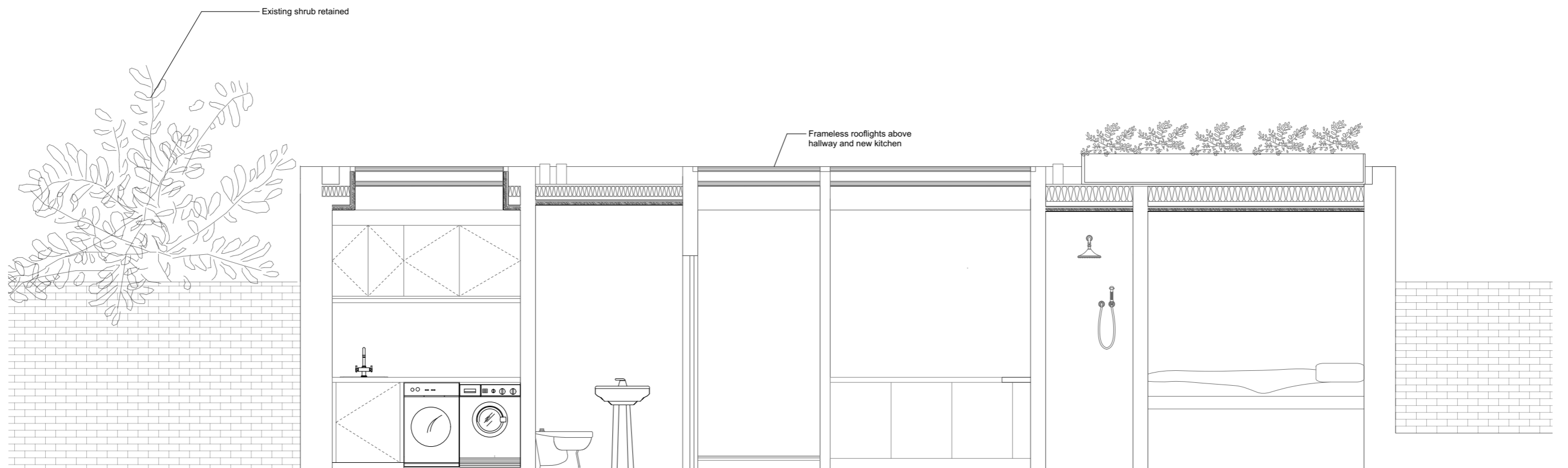
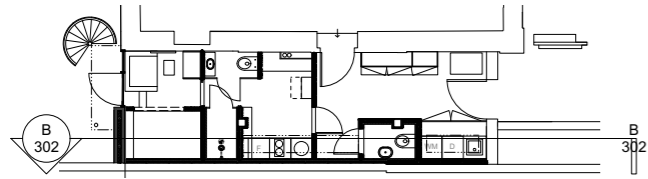


The line of the proposed alterations to the extension reaches beyond the line of the first floor glazing, but remains behind the corner of the main house.

rev: A	date: 25/03/24	notes:	
project	3 Camden Square		FOURTH FLOOR
drawing	Proposed Section A		27 POLAND STREET
scale & size	1:20@A1		LONDON W1F 8QW
date	20.02.24	drawn by RH checked by PB	020 7734 0538
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500301 A			Status PLANNING
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Proposed Sections- B



rev: **A** date: 25/03/24 notes:

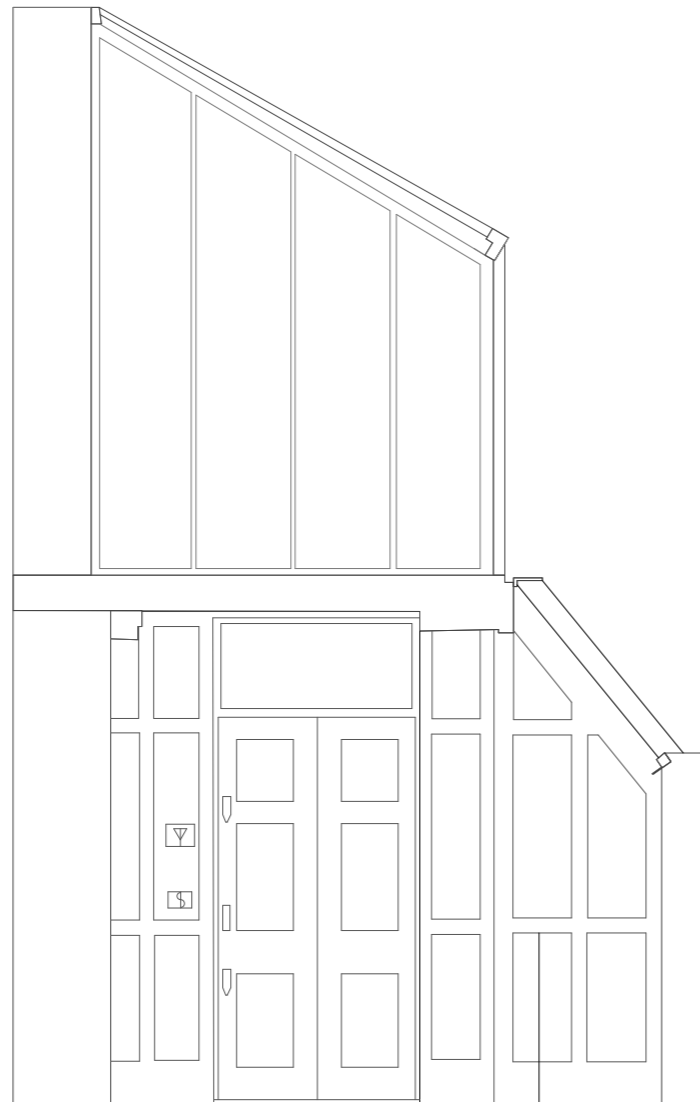
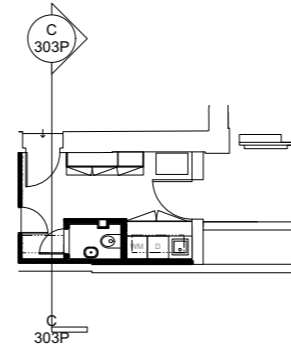
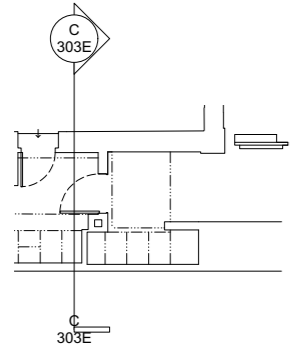
project **3 Camden Square**
drawing Proposed Section B
scale & size 1:20@A1
date 20.02.24 drawn by RH checked by PB

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LONDON W1F 8QW
020 7734 0538
info@baynesandmitchell.co.uk
www.baynesandmitchell.co.uk

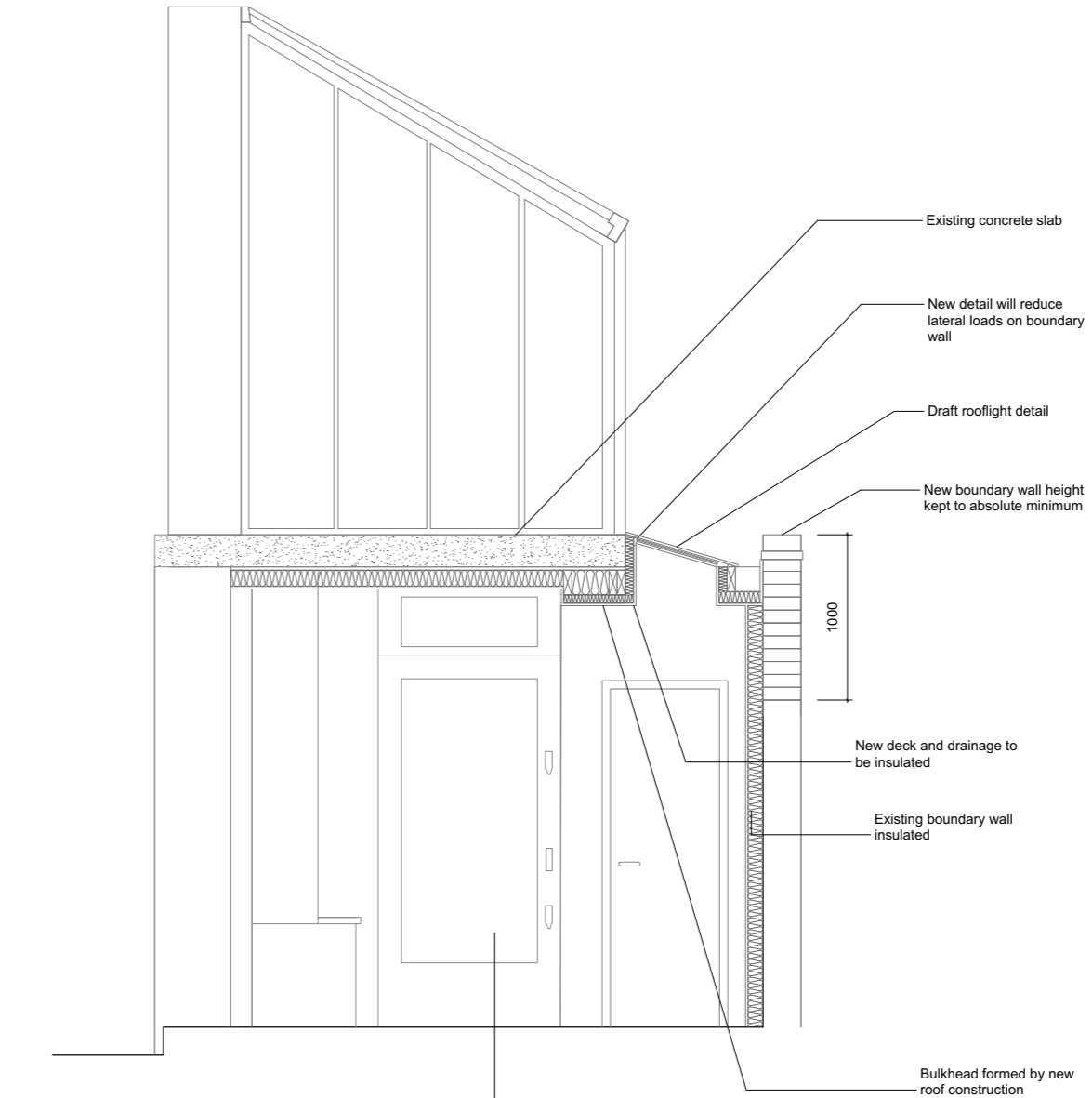
500302 A Status **PLANNING**
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The roof lights are frameless to maximise natural light.

Existing/Proposed Sections- C



Panelling not original and will be removed



- Existing concrete slab
- New detail will reduce lateral loads on boundary wall
- Draft rooflight detail
- New boundary wall height kept to absolute minimum

1000

- New deck and drainage to be insulated
- Existing boundary wall insulated

New doorset required to allow introduction of 100mm insulation under concrete slab

Bulkhead formed by new roof construction



The roof is carefully detailed to remove cold bridges and represent the smallest possible change in height along the boundary wall.

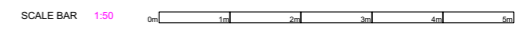
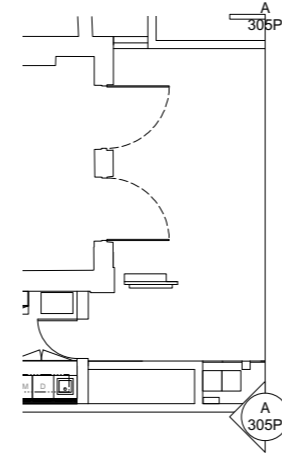
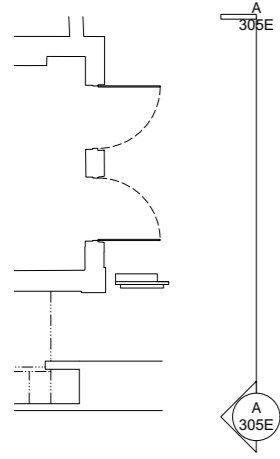
rev: A date: 25/03/24 notes:

project: **3 Camden Square** FOURTH FLOOR
 drawing: Proposed Section C 27 POLAND STREET
 scale & size: 1:20@A1 LONDON W1F 8QW
 date: 20.02.24 drawn by: RH checked by: PB 020 7734 0538
 info@baynesandmitchell.co.uk
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500303 A Status: **PLANNING**
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Baynes and Mitchell Architects Ltd. Company Registration Number 684911 (England & Wales)

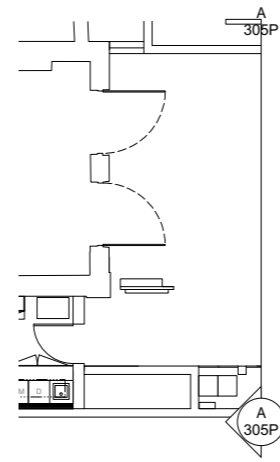
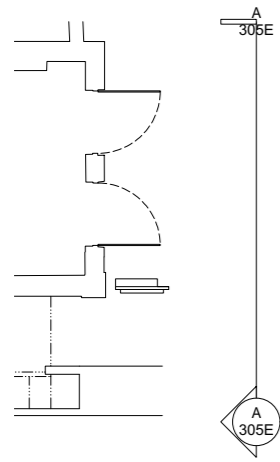
Existing/Proposed Elevations-A



A new contemporary door is proposed, creating better aesthetic cohesion between the other Ground Floor doors to the kitchen and the extension, and allowing more insulation to be installed beneath the existing slab.

rev: A	date: 25/03/24	notes:	
project:	3 Camden Square		FOURTH FLOOR
drawing:	Proposed Elevation A		27 POLAND STREET
scale & size:	1:50@A1		LONDON W1F 8QW
date:	20.02.24	drawn by: RH	checked by: PB
500305 A			Status: PLANNING
BAYNESANDMITCHELLARCHITECTS			info@baynesandmitchell.co.uk
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Existing/Proposed Elevations-B

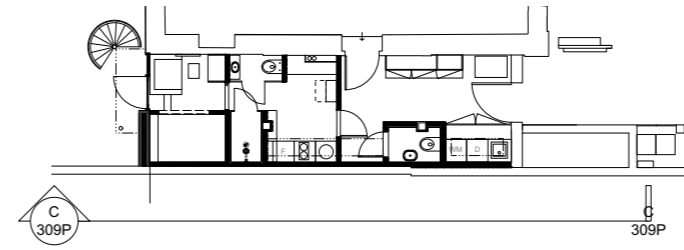
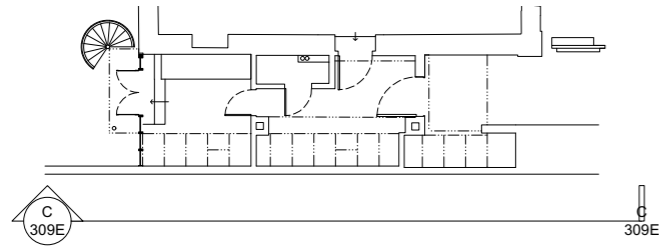


Whilst a new portion of wall is required to give the new bedroom privacy, parts of the existing glazing will be reused to maintain aesthetic cohesion between Ground and First floor of the extension.

rev: A	date: 25/03/24	notes:	
project	3 Camden Square		FOURTH FLOOR
drawing	Proposed Elevation B		27 POLAND STREET
scale & size	1:50@A1		LONDON W1F 8QW
date	20.02.24	drawn by RH checked by PB	020 7734 0538
			info@baynesandmitchell.co.uk
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500308 A			Status PLANNING
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Existing/Proposed Elevations-C



Neighbouring property boundary levels not surveyed



Neighbouring property boundary levels not surveyed

New portion of wall to be raised only where necessary, and to match existing brickwork

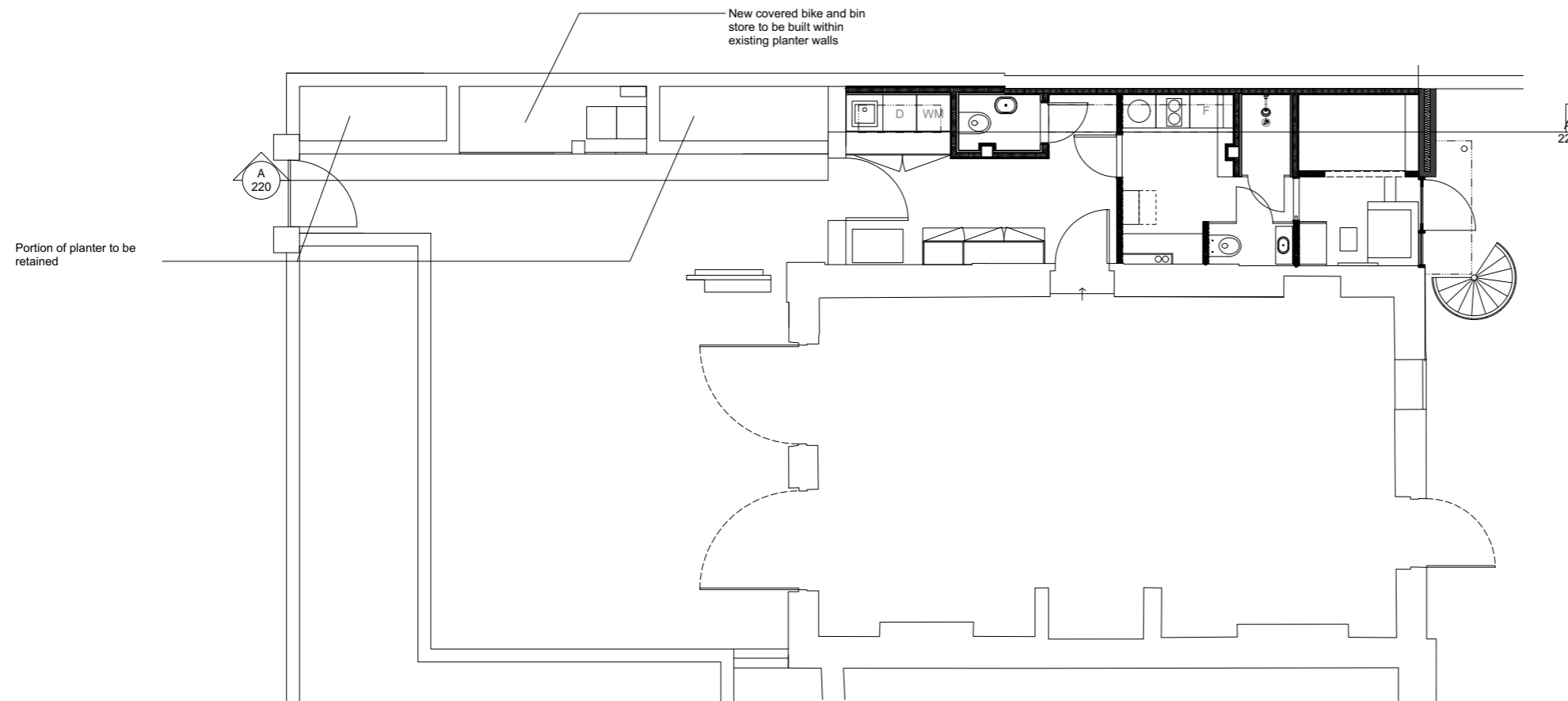
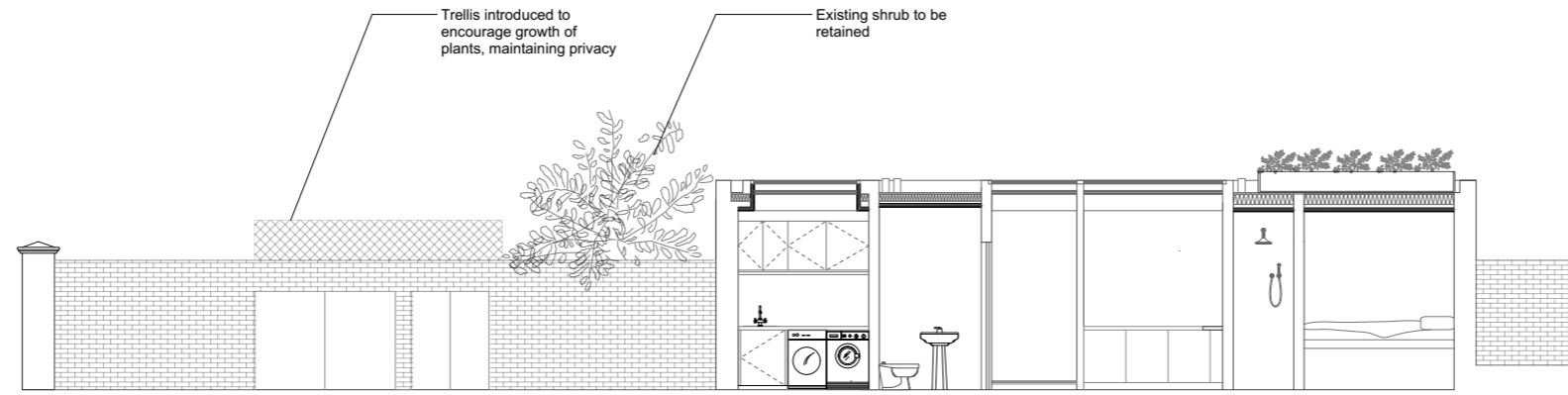


The new portion of wall and roof along the boundary wall will be as low as possible.

rev: A	date: 25/03/24	notes:	
project	3 Camden Square		FOURTH FLOOR
drawing	Proposed Elevation C		27 POLAND STREET
scale & size	1:50@A1		LONDON W1F 8QW
date	20.02.24	drawn by RH checked by PB	020 7734 0538
500309 A			info@baynesandmitchell.co.uk
Status PLANNING			www.baynesandmitchell.co.uk
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Baynes and Mitchell Architects Ltd. Company Registration Number 6884991 (England & Wales)

Proposed Plans- Garden



SCALE BAR 1:50

A new bin and bike store will be created within the depth of the boundary wall planter. This location allows the most established shrubs to remain unharmed, removes the bins from their location immediately by the front door, and allows the new store to be secure.

rev: A date: 25/03/24 notes:
 project: 3 Camden Square
 drawing: Proposed Ground Floor Plan
 scale & size: 1:50@A1
 date: 20.02.24

drawn by: RH checked by: PB

FOURTH FLOOR
 27 POLAND STREET
 LONDON W1F 8QW
 020 7734 0538
 info@baynesandmitchell.co.uk
 www.baynesandmitchell.co.uk

500220 A Status: **PLANNING**
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5.0 DESIGN STANDARDS

SCALE

The existing footprint of the extension is 23.5m², encompassing the following

Entrance hall: 11m²
Cloakroom: 1.5m²
Utility: 9.5m²

The proposed new footprint of the extension is 32m², encompassing the following

Entrance hall: 10.5m²
Cloakroom: 1.4m²
Laundry: 2m²

Self-contained annex (16m²)

Kitchen: 5.4m²
WC: 1.1m²
Shower: 1.2m²
Circulation: 1m²
Bedroom: 6.5m²

The existing boundary wall is a garden wall, and at varied height from external ground level. The height of the wall from inside the extension is 1.98m, with glazing sloping back at 39° to a height of 2.98m. The proposed new boundary wall height alongside the extension is 2.98m and built directly on top of the existing wall. This will create an increase in height of around 1m at the edge, but there will be no change to the overall height at the ridge.

LANDSCAPING AND BIODIVERSITY (NE2)

Due to the limited scope for landscaping in this project, no formal metrics for improvement are being considered. However, due to the creation of a flat roof, locations for planters are created which can be seen and accessed from the first floor conservatory. These will be planted with native, insect-friendly species.

Furthermore, the drastic reduction of light pollution from the extension will benefit local wildlife, and care will also be taken to preserve existing shrubbery, maintaining screening from the street as well as preserving the existing habitats.

APPEARANCE

The selected materials for the alterations should match the existing materials of the extension, in stuccoed white render, brickwork and steel-framed glazing.

Due to the numerous contemporary interventions to 3 Camden Square, including the installation of a pair of extremely large fully glazed pivot doors to the kitchen, and the removal of the front steps and subsequent relocation of the door to the ground floor level, the existing traditional-style panelled front door appears to be out of keeping with the rest of the Ground Floor. It is proposed replace the front door with a more contemporary doorset to improve the aesthetic cohesion of the street-facing facade, which also enables the dimensions to be altered to allow the existing slab to be insulated underneath without disrupting the fanlight. The door will be solid, with a single panel emulating the proportions of the large, glazed kitchen doors.

At the rear of the extension, a portion of new wall will be installed in place of some of the existing glazing. However, the design intent is to reconfigure some of the existing glazing so that visual continuity between ground and first floor is maintained, and it will join the main house on the same plane as it does currently.

SUSTAINABILITY

One of the key drivers of this project is the need to improve the thermal performance of the extension. As the main entrance and utility space for the property, clothes are left to dry here, and as such currently has large heating demands. Leaks and cold bridges across the glazing lead to damp and significant water ingress. On the first floor, which is infrequently occupied and benefits from full sunlight, this is not an issue.

Particular strategies are as follows

1. To insulate the brick boundary wall internally. Though internal floor area is limited, there is scope to introduce approximately 80mm of insulation inboard of the wall, dramatically improving the u-value.
2. To remove cold bridges. The concrete slab will be insulated underneath, including where it joins the deck of the new roof, which will also be fully insulated.
3. To install high performance roof lights.
4. To implement LED lighting throughout.
5. To implement low energy fixtures and fittings throughout.
6. Where the glazing screen to the rear of the extension is to be reused, to upgrade the glazing as far as possible to improve performance.
7. Using low embodied carbon materials where possible, including new timber frame construction

In addition, the property already benefits from the energy generated by an array of 12 solar PV panels, which will be able to contribute a greater percentage of the energy demands of the property once the alterations and improvements to building fabric are completed.



Fig 21. Laurustinus shrub to be retained, which is native to UK and fantastic for pollinators

5.0 ACCESS AND ACCESSIBILITY

VEHICULAR ACCESS

On street parking is available via permit, however the occupant does not own a vehicle.

A covered and secure bike store will be provided within the depth of the boundary wall planter, further encouraging cycling in line with overarching policies in Camden's Local Plan and Paragraph 108(c) of the NPPF.

EMERGENCY ACCESS

There are no changes proposed to emergency service access.

REFUSE COLLECTION

The current bin store provision is covered under the continuation of the extension glazing, externally by the front door.

Due to the movement of the front wall of the extension, this bin store will no longer exist, and it is proposed to relocate it, along with a new bike store, into the depth of the boundary wall planter.

ACCESSIBILITY

3 Camden Square has level access from the street, unlike the neighbouring properties, due to the removal of the front steps in the late 20th Century.

By locating the new annex on the ground floor of the extension, as opposed to the first floor, it becomes far more accessible to elderly occupants.

There is not enough space in the floor plan to make the annex fully accessible in terms of space standards, and there are also two steps up out to the garden from the bedroom, though this is impossible to avoid given the limited scope for further extension.

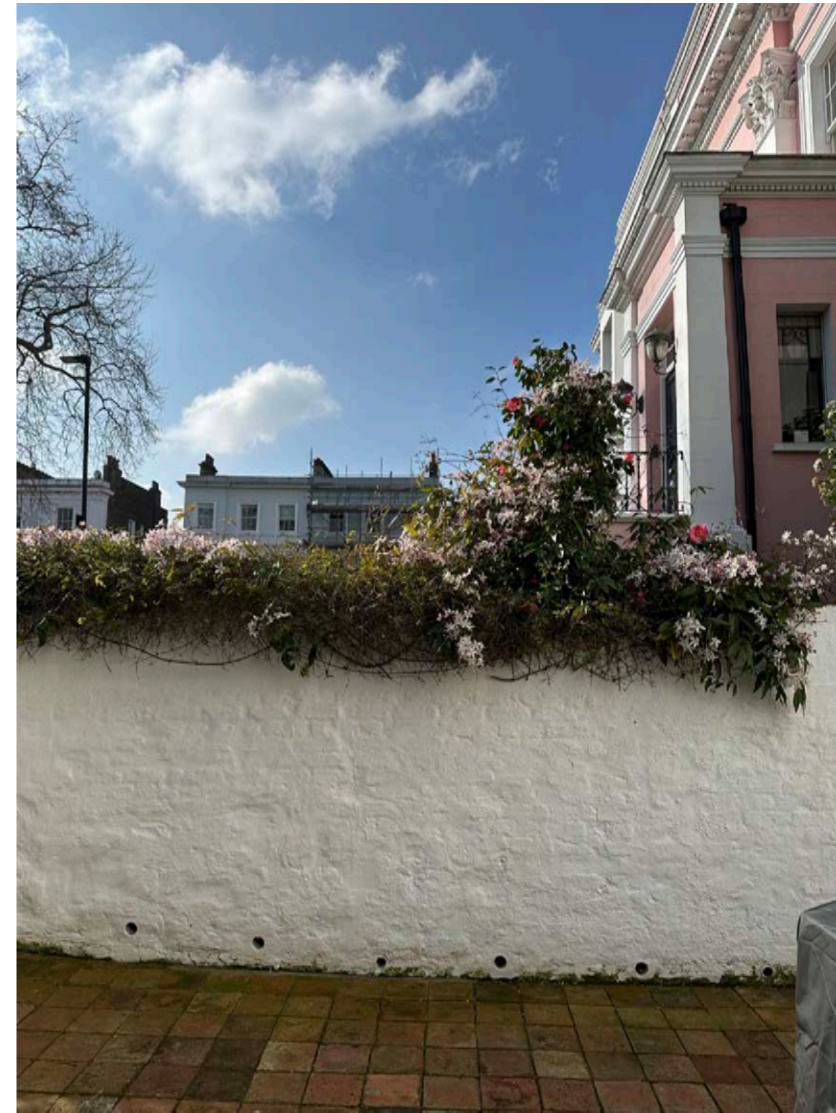


Fig 22. Portion of existing brick wall proposed to contain new bin and bike store

6.0 CONCLUSION

In conclusion we do not believe that the proposal will have a detrimental effect on the character of Camden Square Conservation Area, on the basis that the existing extension is not original, and much contemporary intervention has already been enacted on the property. Furthermore it is part of the special character of the area that the buildings are an eclectic mix of architectural styles from various periods, and that this area has been allowed to develop tastefully to meet the needs of its occupants.

The benefit of the proposal is twofold. Firstly that the building fabric will be much improved, therefore improving the efficiency and reducing the energy demands of the current building. Secondly, that the incorporation of self-contained units within existing buildings are favoured by the council when the intended use is for enabling generational living.

We trust that this reasoning will allow the Local Authority to conclude that the scheme is acceptable in terms of planning, design and conservation, and will be minded to grant planning consent under its delegated powers.



Fig 23. View of existing extension through garden wall planter