

Design and Access Statement

62a Caversham Road

London NW5 2DS

Revision A
20 October 2024



Figure 1: Rear elevation of no 62. No. 64 is to the LHS, no 60 to the RHS.

1. Introduction

The applicants are the owners of the ground and lower ground floors of this terraced building. They wish to make a modest extension to the rear of the property at lower ground floor level to provide improved bedroom accommodation for their family.

2. Site Context

The building is part of an attractive terrace of houses with large private gardens to the rear. Typical of many London streets, the front elevation of the terrace is relatively homogenous, but extensions of various sizes and designs have been permitted to the rear. The size of these extensions appears in balance with the scale of the host building.

The terrace is in Camden's Bartholomew Estate Conservation area.

3. Planning history of the site

An on-line search shows that there is no planning history associated with no. 62 Caversham Road.

4. Proposals and justification

The applicants wish to provide more space for an additional bedroom and bathroom and propose to do this by extending to the rear at lower ground floor level.

Scale and massing.

Please refer to side elevations 11 and 12 and massing studies 14 and 15

The extent of the addition is subordinate to the building line established by previously permitted extensions to the rear of this terrace. It is proposed to extend the existing rear addition at lower ground floor level only, with a smaller side addition which has a pitched roof that is rotated so that it is subsidiary to the main rear addition. In this way, the design establishes a visual hierarchy of masses that all defer to the host building.

In relationship to the garden, figure 2 shows that the proposal is not out of scale with what is a relatively deep garden.

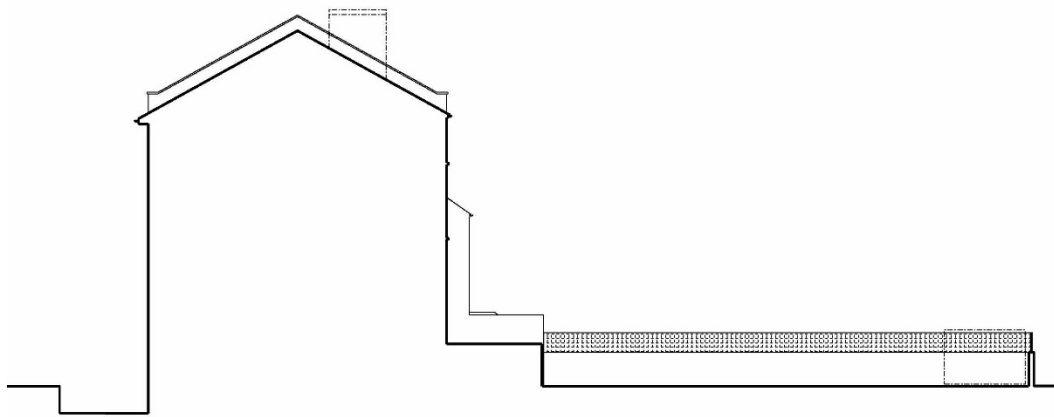


Figure 2: Section showing the proposed rear extension and garden (the existing garden building is shown dotted at the end of the garden).

Materials It is proposed that the main part of the extension is constructed with reclaimed London stock brick with stone coping to match the materials of the original terrace.

It is proposed that the smaller side addition is painted to make it visually lighter than the main extension. Other extensions in this terrace have also been painted.

Amenity to neighbouring properties

Camden's Planning Development Policy DP 26 governs the impact of development on occupiers and neighbours.

The amenity impact on the neighbouring properties need only be considered at ground floor level, as the substantial part of the proposed extension is below the level of the garden walls to either side.

On the property to the West (no 60) at ground level, a larger extension has already been constructed (see massing study drawing 15). This features a terrace that is at the same height as the proposed extension, separated by a masonry wall. As the relationship between the two properties will be equal on completion of the proposed extension, it can be presumed that this will not be a privacy issue. If required, a timber dividing screen can be included in the works.

On the side adjoining no. 64, the use of a pitched roof ensures that this roof cannot be used as any form of dwell space and therefore there will be no increase in the overlooking of the garden at no 64 than at present. The design also includes substantial planters which will help to screen that side of the upper terrace.

Conservation area issues

The proposed extension is mid-terrace, so there is no part of the proposal that can be seen from the public realm.

The relevant guidelines regarding rear extensions are BE20 to 22.

BE20 and 21 It is not felt that the proposed extension, being relatively small in comparison with the scale of the host building and large garden, affects the character of the conservation area.

The guidelines indicate that half-width extensions are preferred in most cases, but it is noted that some have been permitted in this conservation area. This is already true in this terrace.

The applicants have proposed a design that meets their practical needs for more space whilst mitigating the less desirable effects of 'terracing' that can result from a line of unbroken full width extensions.

BE 22 The proposal does not adversely affect the elevation as it is not proposed in the context of a near uniform rear elevation: various extensions have been granted permission at ground level in this terrace, and this is not out of scale with any of these.

Access Statement

The proposals are for a domestic building and the proposals will not make any substantial change from the current arrangement.

All other internal works will comply with all aspects of the Building Regulations Approved Document Part M (domestic, 2015 with 2016 amendments).

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