

5th November 2024

architecture
urban design
interior design

Dear Sirs,

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**DESIGN AND ACCESS STATEMENT
SUSTAINABILITY STATEMENT**

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**TOWN AND COUNTRY PLANNING ACT 1990 PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990**

**APPLICATION FOR PLANNING APPROVAL FOR
BRICKING UP OF TWO WINDOWS TO SIDE ELEVATION, NEW WINDOW TO SIDE
ELEVATION, REMOVAL OF PERGOLA, NEW METAL BALUSTRADE AND TIMBER
PRIVACY SCREENS**

This application addresses external amendments as part of a comprehensive
refurbishment of this upper ground floor and 1st floor property:

- Bricking up of two windows to the side elevation to facilitate internal improvements
- Opening of a new window to the side elevation with a hardwood framed sliding sash double glazed window
- Removal of decayed timber pergola, trellis screens and balustrade to rear roof terrace
- New metal balustrade to roof terrace with 1500mm high Western red Cedar privacy screens to sides of terrace

Heritage Statement:

The property is not Listed, but is located within the South Hill Park Conservation Area. Nassington Road was laid out and constructed between 1878 and 1892. The houses are built in a Victorian Gothic Revival style, red brick with stone and stucco details.

In contrast to the relative consistency of the street frontages, the rear elevations are more informal with, in the majority of cases, rear single storey extensions, and dormers to rear roof pitch. Both extensions and dormers vary in size and material. This informality is a part of the site context, and a characteristic of the conservation area.

Properties along the south side of Nassington Road have in many cases been converted to flats, and had rear extensions, sometimes with roof terraces. The rear gardens are densely planted with allotments over the rear boundaries.

Policy Context:

National Policy:

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be given to preserving or enhancing the character or appearance of a conservation area.

The National Planning Policy Framework (NPPF) 2021 provides the Government's national planning policy of the conservation of the historic environment. In respect of information requirements it sets out that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

Paragraph 195 of the NPPF then sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

LB Camden Policy:

The South Hill Park Conservation Area Statement includes guidelines regarding rear extensions (SHP18 – SHP21) commenting that *'Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.'* Also, *'Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings'*.

Policy D1 Design;

Policy D1 Design The Council will seek to secure high quality design in development. The Council will require that development:

- a.) respects local context and character;*
- b.) preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c.) is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d.) is of sustainable and durable construction and adaptable to different activities and land uses;*
- e.) comprises details and materials that are of high quality and complement the local character;*

Policy CS14 Promoting high quality places and conserving our heritage and Development Policies DP24 Securing high quality design.

Alterations should always take into account the character and design of the property and its surroundings.

- *Windows, doors and materials should complement the existing building.*
- *Rear extensions should be secondary to the building being extended.*

Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely

matching materials and design details are more appropriate so as to ensure the new work blends with the old.

The existing pergola and trellis cladding effectively create an enclosure on the roof of the existing extension, which is at odds with the guidance above. By removal of the timber structures and re-provision of the roof terrace in a more minimal way, more of the rear elevation windows would be visible. By using materials to complement the rear elevation, (metal balustrading) the proposed amendments to the roof terrace would improve the harmony of the rear elevations and rear extensions along the row of houses.

The Building:

This row of houses have timber sash windows to the principal elevations, red brick front/rear elevations with stucco detailing to bay windows and entrances.

At the rear the lower ground floor flat has a rear extension and a segregated area of the communal garden. The upper ground floor/1st floor flat has a roof terrace built as part of the approval for the extension. The balustrades are set back from the rear elevation of the extension, and set away from the side elevation nearest no.23.

The roof terrace is constructed using timber decking, timber balustrades, and a timber pergola. The timber is of small section and in poor condition. The overall effect is of a relatively solid box and visually intrusive construction on the roof of the extension – the pergola adds height and also blocks sunlight to the rear rooms of flat 2.

It is proposed to remove the timber pergola structure and balustrade/screens and replace it with a more open and lower height arrangement which doesn't cover the upper ground floor rear elevation.

The balustrade to the terrace would remain on the same set-backs as existing, and would be black painted metal with a hardwood handrail. This references what was proposed on the original planning approval.

Privacy to the sides of the terrace would be provided by partial width Western Red Cedar screens, to the height and extent of the existing trellis screens.

A cassette type awning is proposed over the French doors on the rear elevation to provide solar shading when necessary. In closed position the wall mounted cassette would be only 120mm high and finished in black, so would be a discreet addition.

It is also proposed to brick-up two existing windows to the side elevation to facilitate internal re-arrangement.

The proposed new side elevation window would be a sliding sash window, made from painted treated hardwood with heritage type 14mm double glazed units. The new glazing would use Low-E glass to further improve thermal efficiency.

Sustainability Statement:

The building is currently poorly insulated although it does benefit from partial replacement windows which are double glazed.

A highly efficient new boiler and controls will reduce the amount of energy needed to provide heating and hot water.

Heat recovery extract ventilation from the bathrooms would minimise heat demand in cold periods. These units have Summer override to avoid exchanging heat in warmer months.

All new lighting will utilise low energy LED fittings.

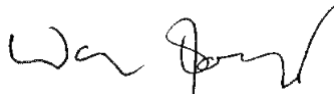
The design of the minor external amendments to the building is in keeping with the architecture of the original property, and is designed to minimise visual impact. The proposals use materials to match and complement the existing building, and will not detract from the character of the surrounding area.

We believe that the application complies with the relevant planning policies, and that the proposed works will preserve the character of the South Hill Park Conservation Area.

We hope that the information included will enable this application to be registered promptly, but should you require further information please do not hesitate to contact us.

Yours faithfully

for and on behalf of DDWH Architects



WARREN HOWLING
Director