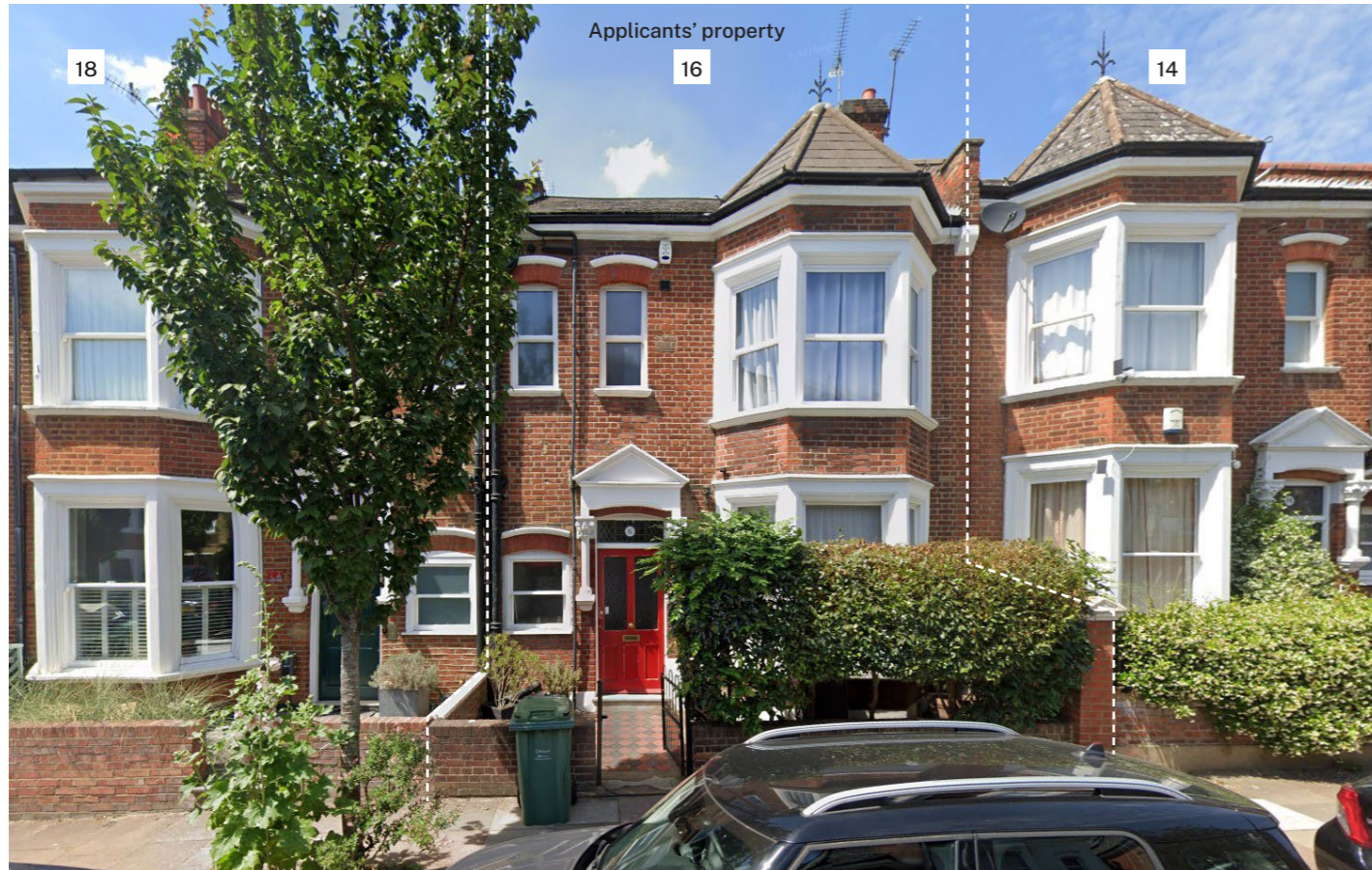


Cooke Fawcett Architects

16 Pandora Rd, NW6 1TT Design and Access Statement 02.12.2024

219_REP_PandoraRoad_DAS

1. Introduction
2. Background Information
3. Existing Building
4. Planning Context
5. Proposal
6. Conclusion



View of 16 Pandora Road - front elevation (Source: Google Earth)



Aerial view of 16 Pandora Road

1. Introduction

1.1 Purpose of document

This Design and Access Statement has been prepared to accompany an application for planning permission for the proposed ground floor and roof extension of the property at 16 Pandora Rd, NW6 1TT. It provides a detailed description and assessment of the proposal.

1.2 Summary of proposal

The applicant – the current owner of the property – wishes to refurbish their house, which has not had any significant improvements or maintenance carried out since a small breakfast room was added to the ground floor in 2004. The proposals include:

- Single-storey ground floor extension, to extend no further than the existing breakfast room extension and no further than the neighbouring extension at 18 Pandora Road
- Rear roof extension (as existing Certificate of Lawfulness ref. 2024/3467/P), which in this application proposes to raise the rear party walls to both neighbours. This is to achieve a higher quality of result externally and provide a much more robust, future-proof boundary for neighbouring properties.
- Installation of an air source heat pump and significant thermal upgrades throughout
- Double glazed windows to ground floor front bay window

1.3 Associated documents

Please refer also to the following drawings -

Existing drawings:

CF-219-DR-0100-A	Plans-Existing B1-L01
CF-219-DR-0101-A	Plans-Existing B1-L01
CF-219-DR-0200-A	Long Sections -Existing
CF-219-DR-0201-A	Short Sections -Existing
CF-219-DR-0300-A	Elevations -Existing

Proposed drawings:

CF-219-DR-1100-A	Plans -Proposed B1-L01
CF-219-DR-1101-B	Plans -Proposed L02-Roof
CF-219-DR-1200-B	Long Sections -Proposed
CF-219-DR-1201-A	Short Sections -Proposed
CF-219-DR-1300-B	Elevations -Proposed



Location plan of 16 Pandora Road (source: Ordnance Survey)

2. Background Information

2.1 Site location

16 Pandora Rd (NW6 1TT) is located towards the north-western boundary of Camden Borough. It is not in a conservation area and is not listed.

2.2 Building type

Pandora Road is a residential street set within a series of blocks contained by Thameslink railway lines to the south and the West End Lane shops and train stations to the east. It was one of many new West Hampstead roads constructed in the late 1870s.

Positioned on the northern side of the street, 16 Pandora Road was originally constructed as a three-storey terrace house with a split-level rear outrigger, which forms half of a wing shared with 18 Pandora Road. It has had a small single-storey extension to the outrigger at lower ground level likely since the second half of the 20th century.

2.3 Building character

The original house has a slate roof, red-brick street elevation, and brick lintels with some painted mouldings around these lintels. The rear façades and two-storey outriggers are of London stock brick with red lintels and white painted timber windows.

The existing rear extension at 16 Pandora Road was permitted in 2004 and is of poor construction. The existing rear dormer window appears to be original; along with the rest of the roof construction at the subject site, it has not been maintained.

The rear garden is unusually large for the terrace as an extra portion was purchased by a previous owner.



Aerial view of 16 Pandora Road (Source: Google Maps)



Aerial view of 16 Pandora Road (Source: Google Maps)

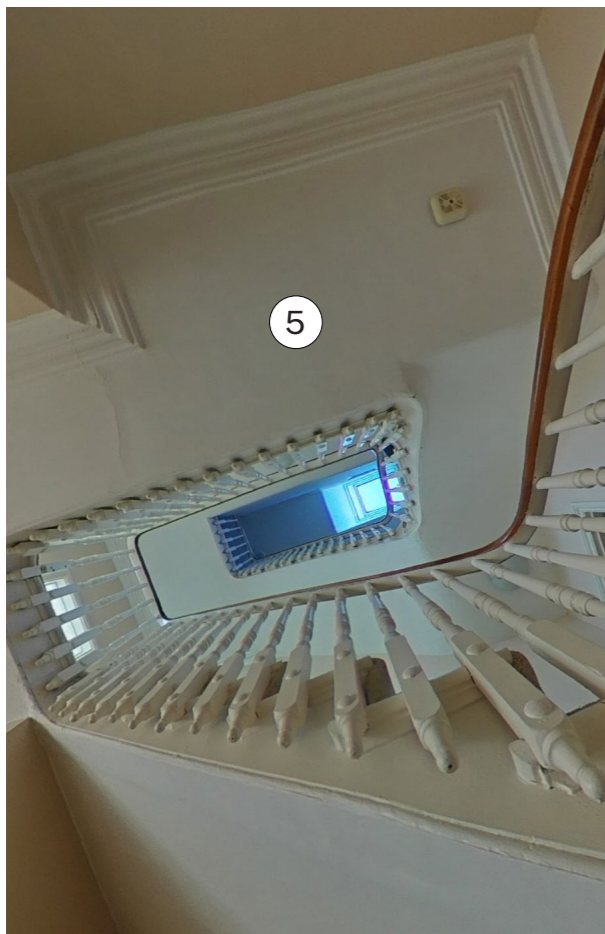
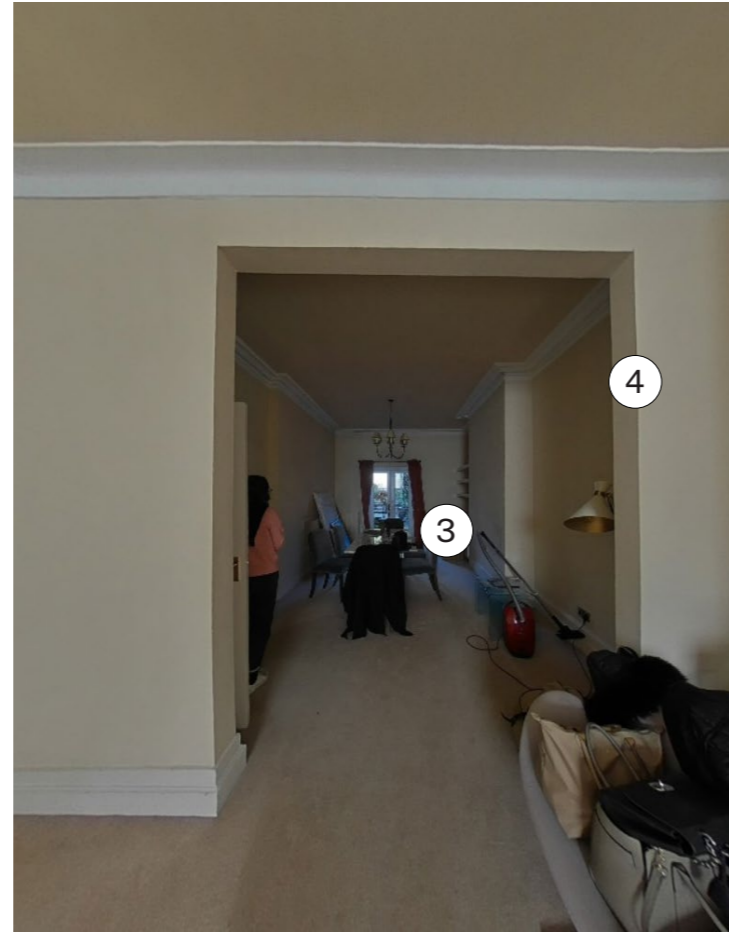
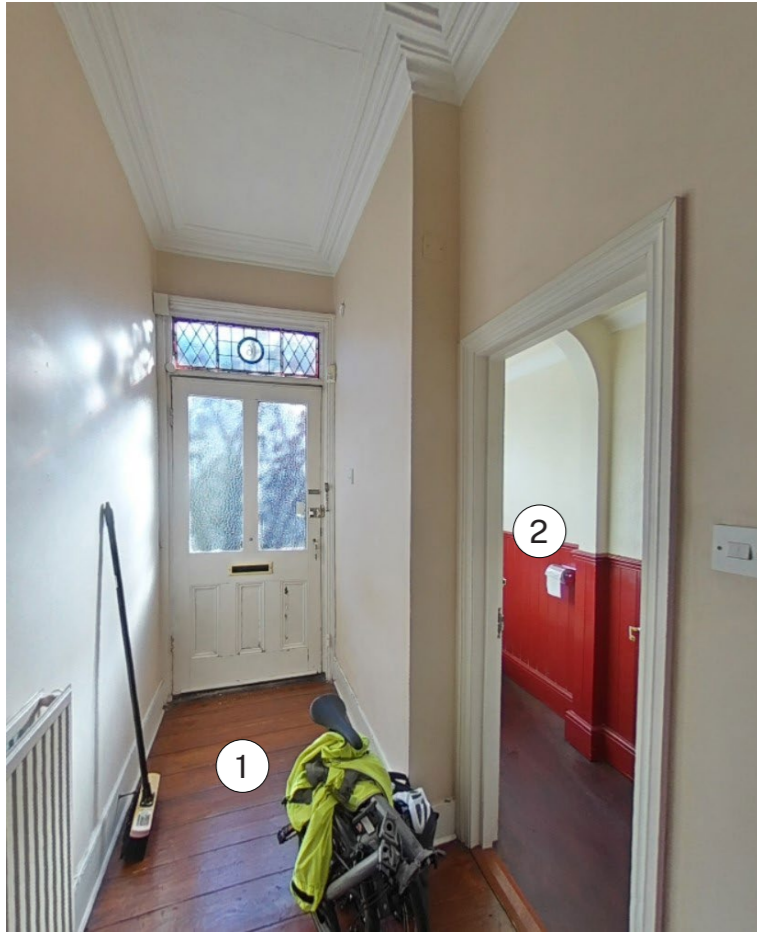
3. Existing Building

3.1 Assessment - Internal spaces

An assessment of the current building and its opportunities have informed the proposed design. The key internal factors which are being addressed by this proposal include kitchen size, storage throughout, natural daylight and thermal upgrades.

Key - Existing House

1. Generous front entry hall with minimal/no storage
2. Awkward layout of ground floor WC
3. Deep space dining room with minimal daylight
4. No opportunity to close off dining from front reception. Large spaces which are hard to heat with existing system
5. Characterful staircase provides generous access throughout
6. Outdated decor include sanitary fittings in bedrooms
7. Reduced head height in master en suite, and no natural light or ventilation
8. Awkward breakfast diner which is hard to use and has limited daylight and poor connection to the garden. Accessed through kitchen which is via narrow steps.



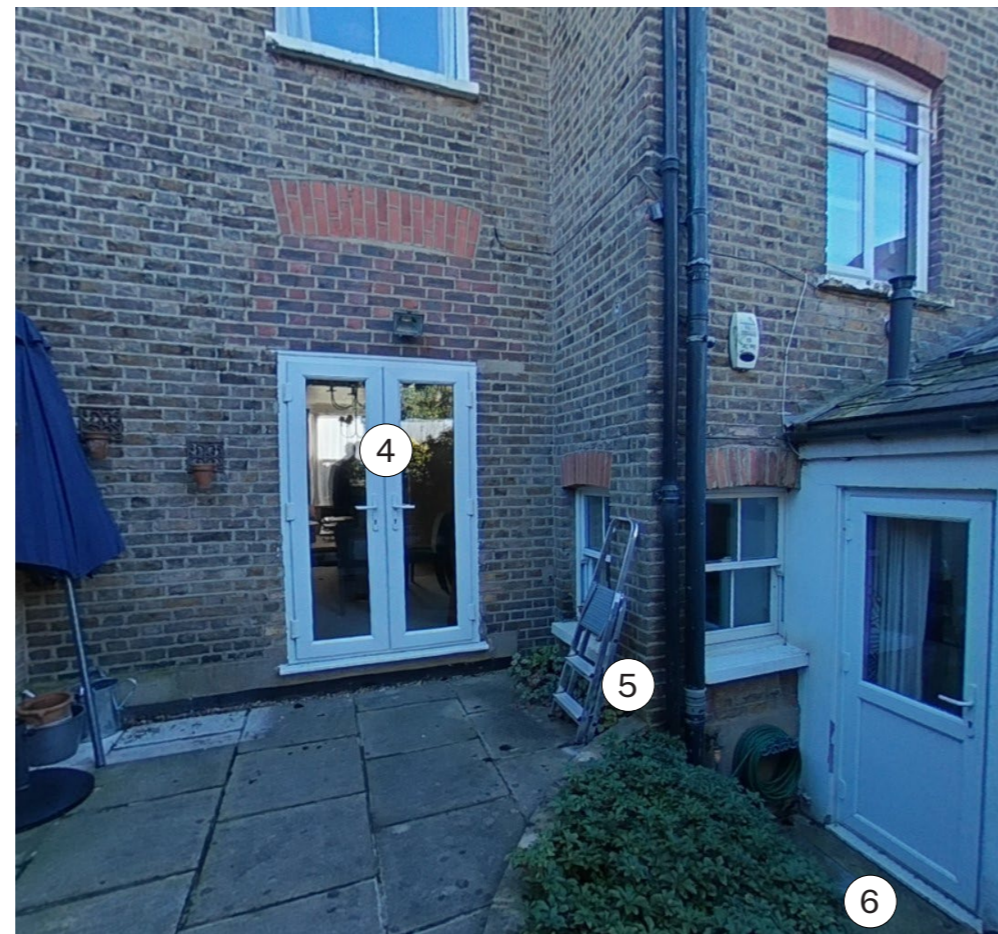


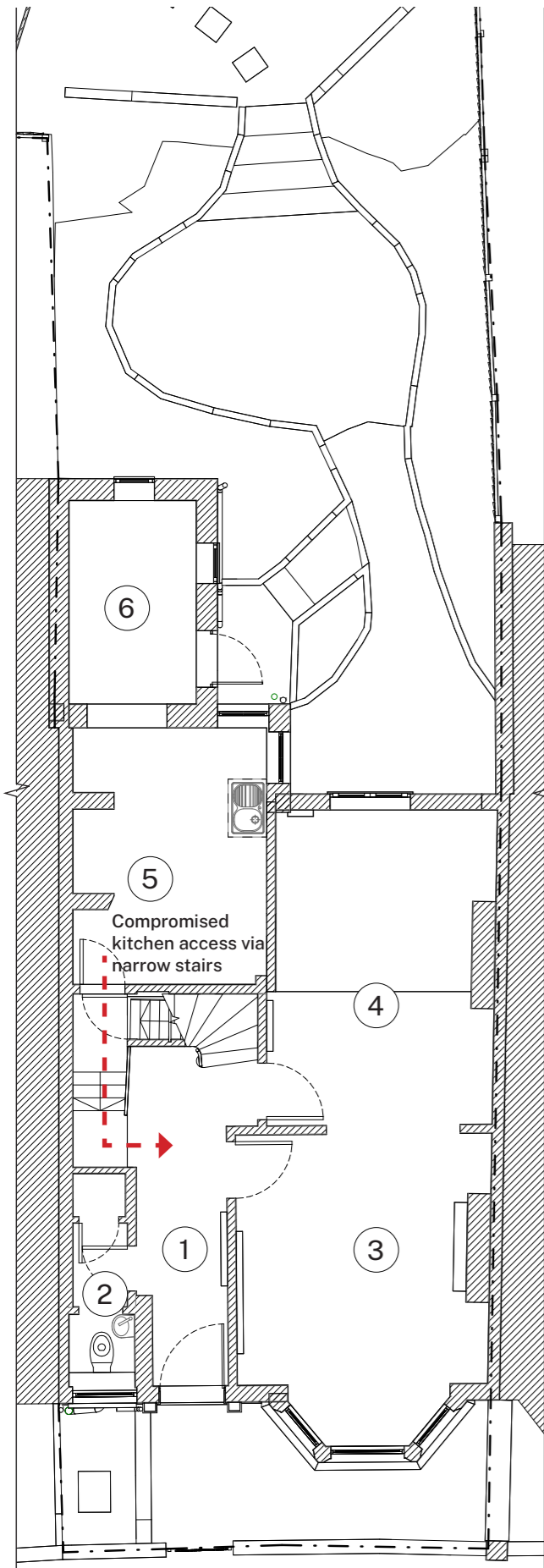
3.2 Assessment - External spaces

An assessment of the current building and its opportunities have informed the proposed design. The key external factors which are being addressed by this proposal include increasing access to daylight internally, and improved connections to the rear garden.

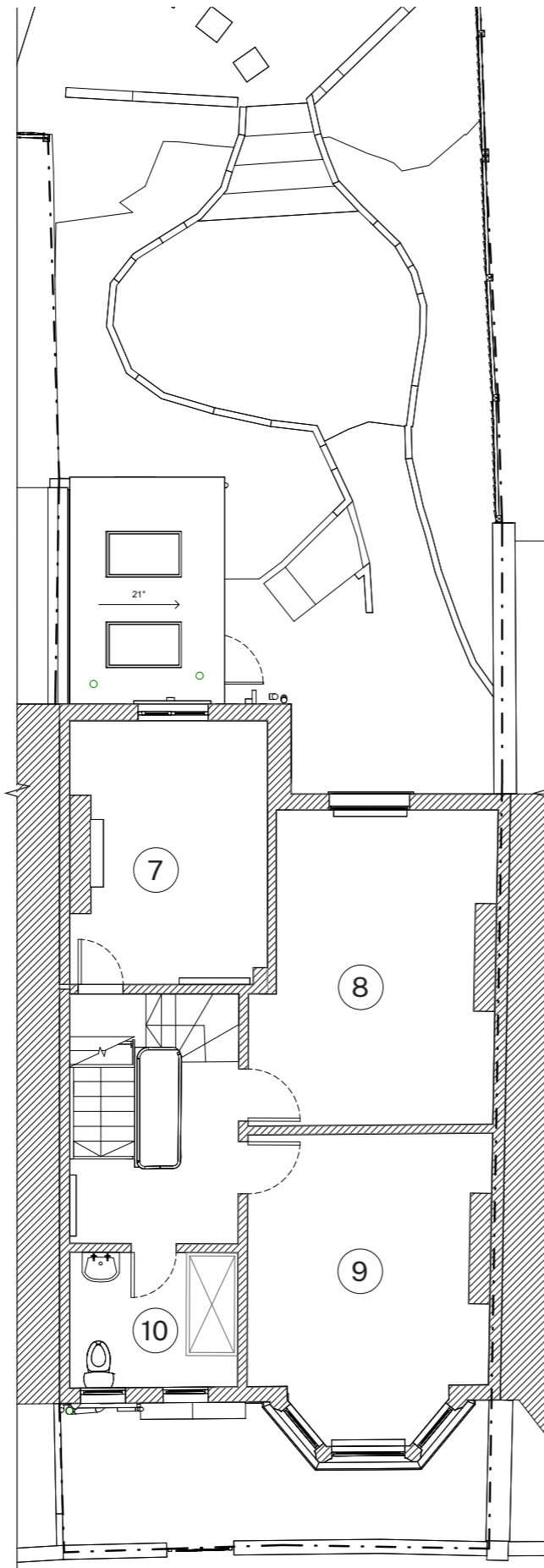
Key - Existing House

1. Rear portion of garden raised above ground floor receives excellent sun throughout the day
2. Existing rear dormer is disproportionately small
3. Breakfast room is subterranean with small north-facing windows
4. Original opening has been changed for small PVC doors, which reduce the opportunity for natural daylight
5. Kitchen is largely internal and subterranean, with narrow and convoluted access.
6. Split levels in courtyard make for sunken, dark spaces
7. Existing (2004) breakfast room is dark and damp
8. Neighbours terrace sits above roof level and presents privacy / overlooking issue

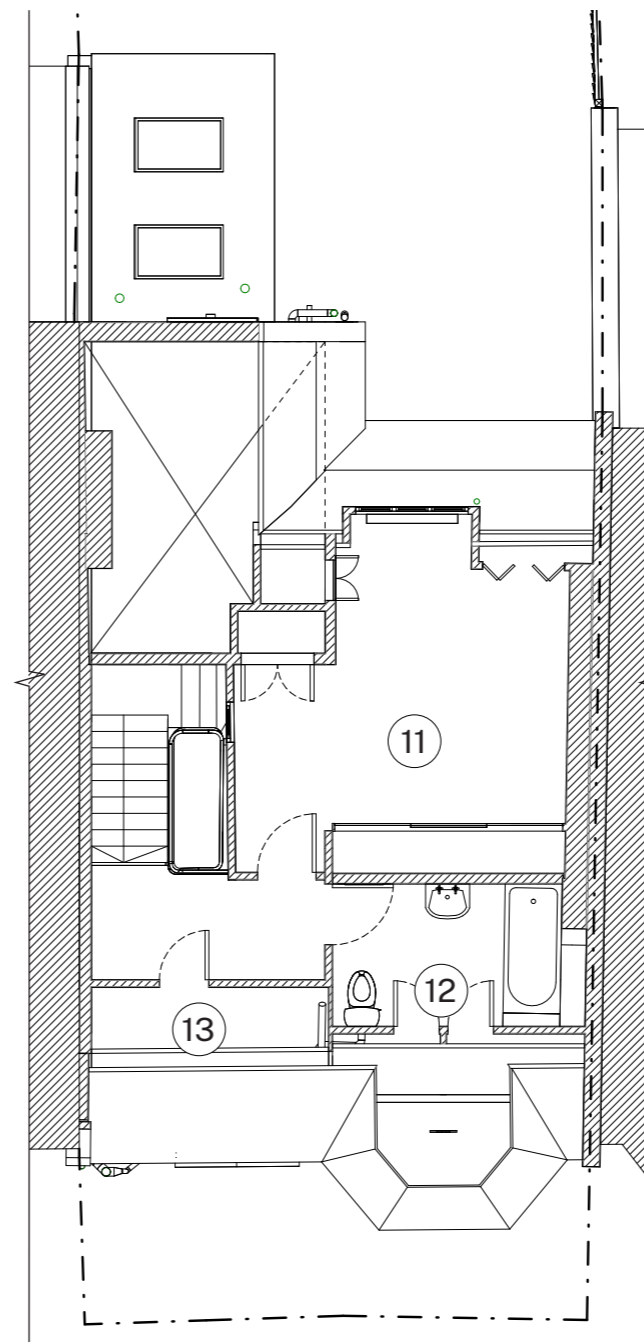




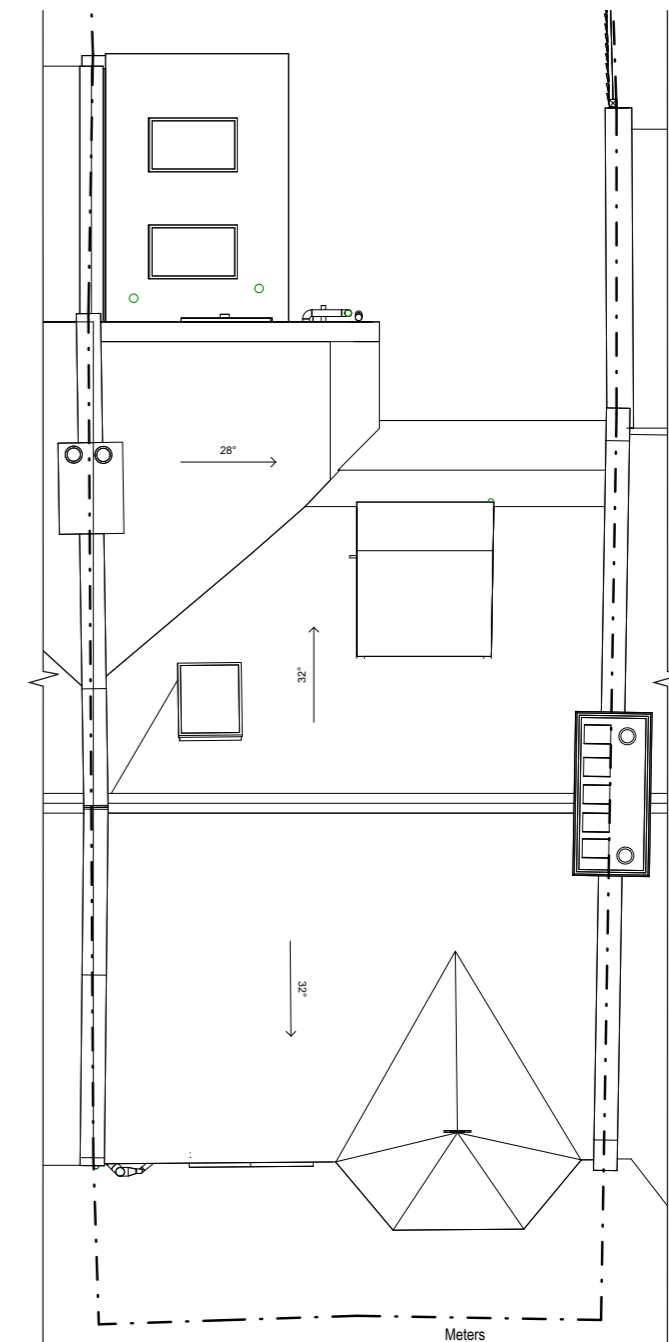
Existing Ground Floor Plan



Existing First Floor Plan



Existing Second (Loft) Floor Plan



Existing Roof Plan

3.3 Existing Plans

Key - Existing House

- 1. Entry Hall
- 2. WC
- 3. Front reception
- 4. Dining Room
- 5. Kitchen (lower ground)
- 6. Breakfast Room (lower ground)
- 7. Study
- 8. Bedroom 01
- 9. Bedroom 02
- 10. Bathroom
- 11. Bedroom 03
- 12. Bathroom
- 13. Under eave storage

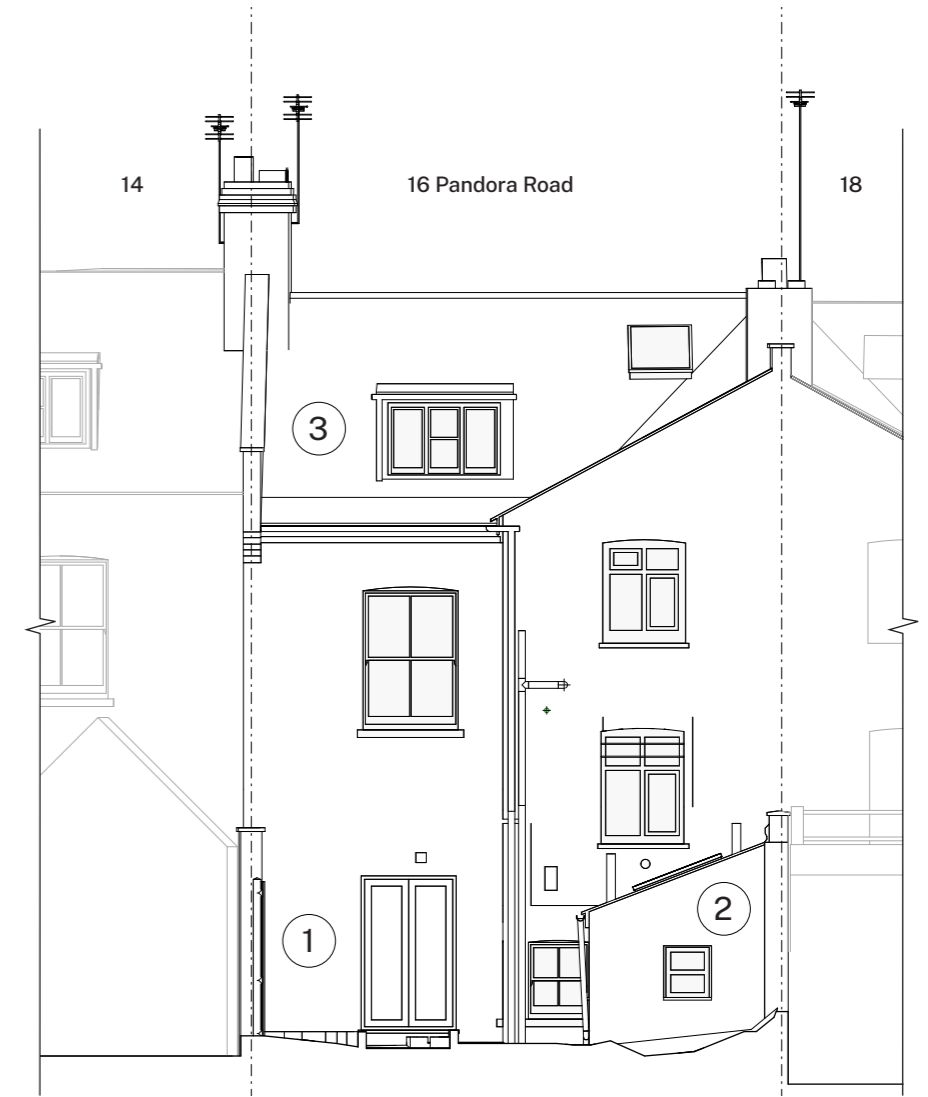
3.4 Existing Elevations

Key - Existing House

1. Replacement low height doors
2. Small windows in breakfast room extension
3. Small rear dormer with reduced head height
4. Single glazed windows at ground floor



Existing Front Elevation



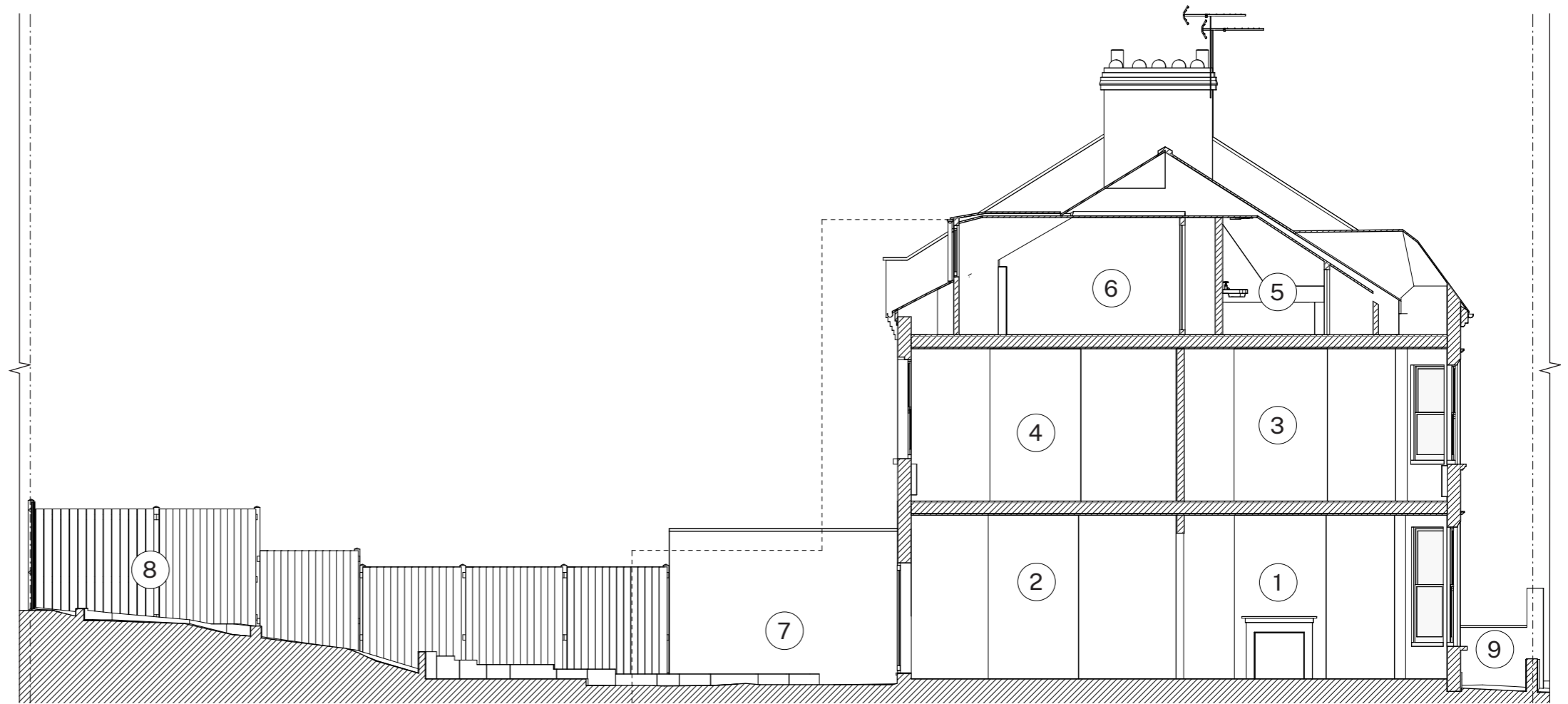
Existing Rear Elevation



3.5 Existing Section

Key - Existing House

1. Front reception
2. Dining Room
3. Bedroom 02
4. Bedroom 01
5. Bathroom
6. Bedroom 03
7. Courtyard
8. Upper Garden
9. Front Courtyard



Existing Long Section



4. Planning Context

4.1 Planning Policy

In designing the proposed works at 16 Pandora Road, the following planning guidance has been reviewed:

- Camden Home Improvements Planning Guidance, with specific reference to sections '2.1.1 Rear Extension' and '3.2 Walls'
- Camden Local Plan with specific reference to Policy A1 'Managing the Impact of Development' and Policy D1 'Design'

4.2 Local Development

In parallel to reviewing available policy, an assessment has also been made of neighbouring development and of recent relevant precedent in the immediate context. Research via Camden planning records indicates that there have been a number of planning approvals and Certificate of Lawfulness granted for ground floor and rooftop extensions similar in nature to this one.

4.3 Nearby Recent Approved Development

The diagram on the right indicates properties which have had similar scale development approved in the recent past. Four of these approved extensions along and behind the subject street have been analysed in more detail with regard to ground floor extensions. This analysis has provided the following conclusions as a point of reference:

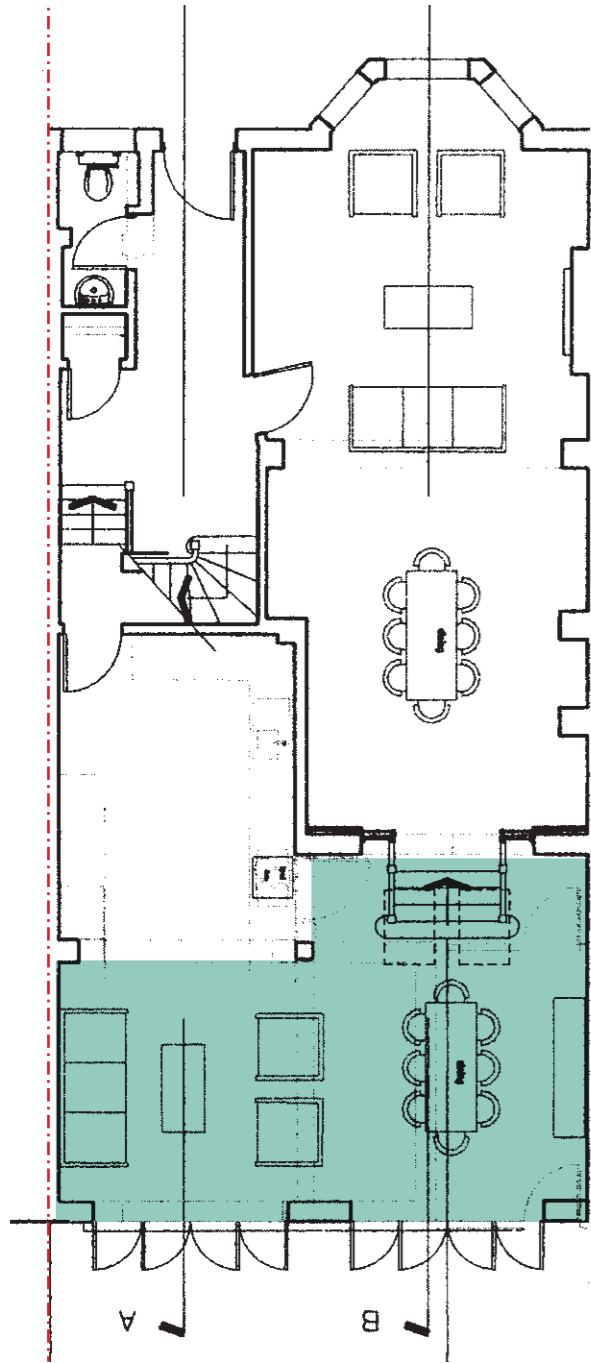
- Ground floor extensions which fill in the side return are generally acceptable, providing they do not impact the neighbour's amenity
- Full-width ground floor extensions are generally acceptable

Rooftop extensions have not been analysed here as the rear dormer in this proposal has been granted a Certificate of Lawfulness (proposed) -ref. 2024/3467/P.



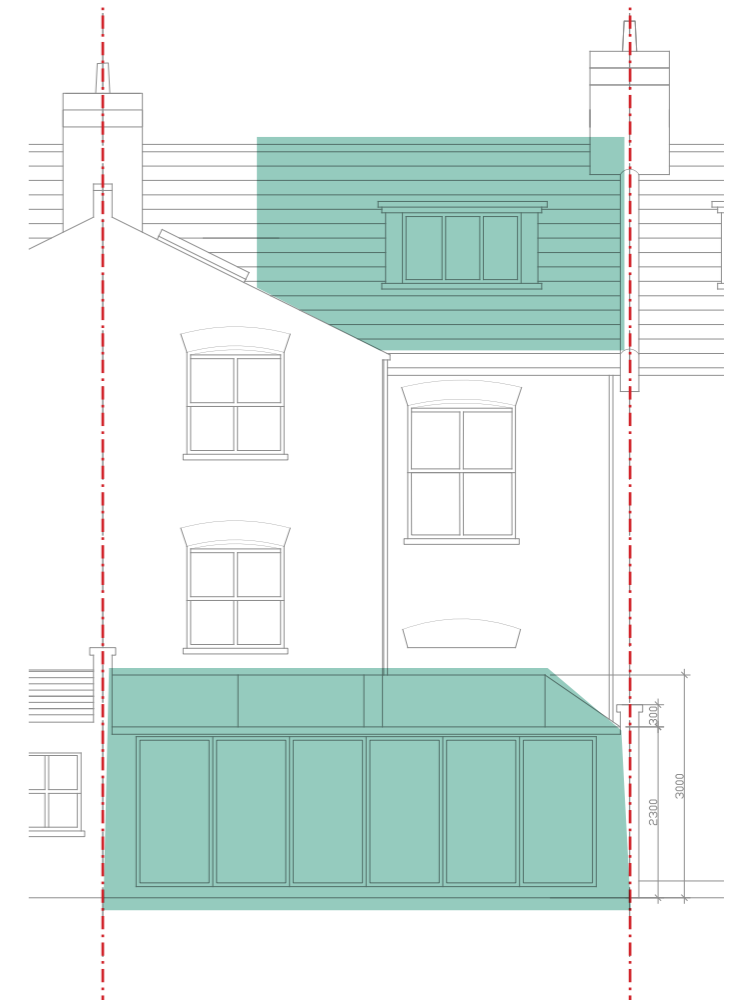
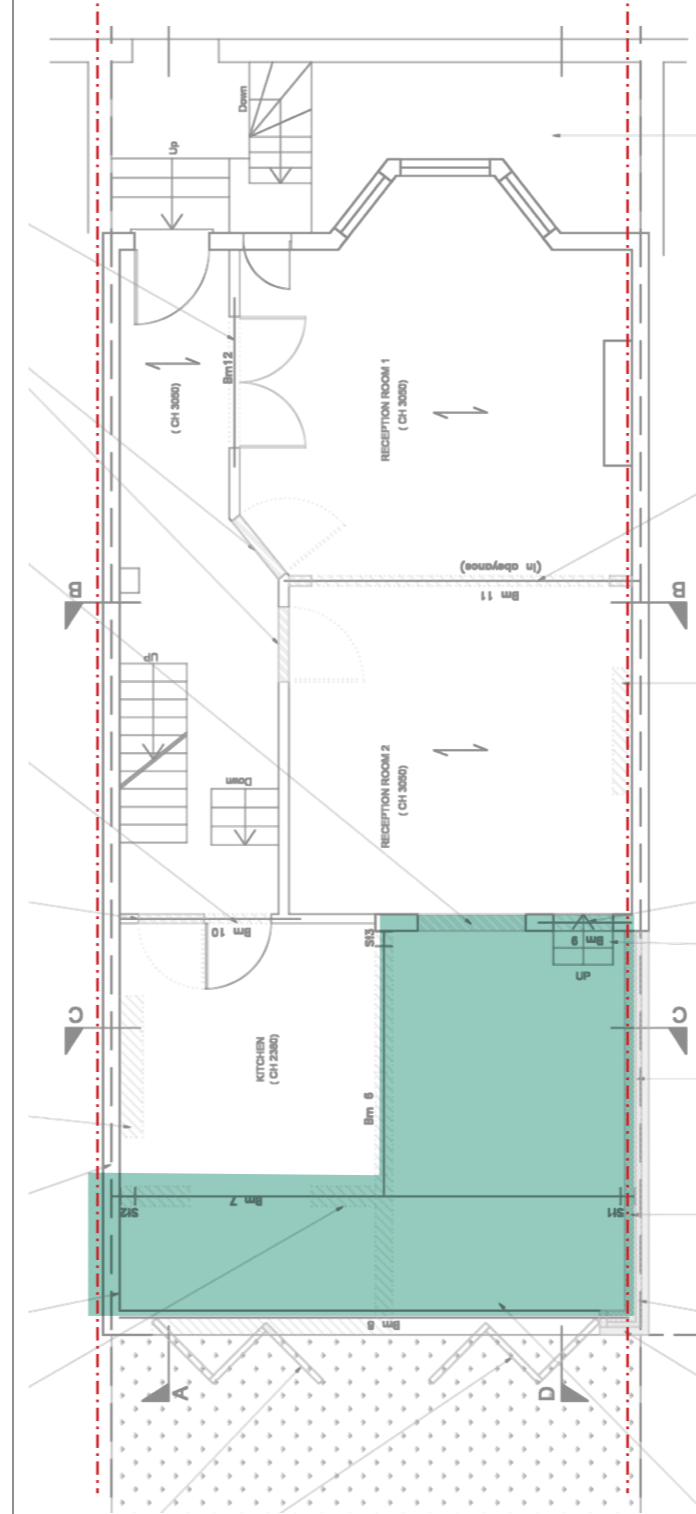
18 Pandora Road - 2007/0551/P

- Certificate of Lawfulness
- Single-storey full-width extension at rear, including part-width roof terrace over
- Enlargement of existing dormer to rear
- Installation of 4x rooflights to street-facing roof-slope
- Depth of ground floor extension (from original rear of main house) = 4.7m
- Width of ground floor extension = 7.2m



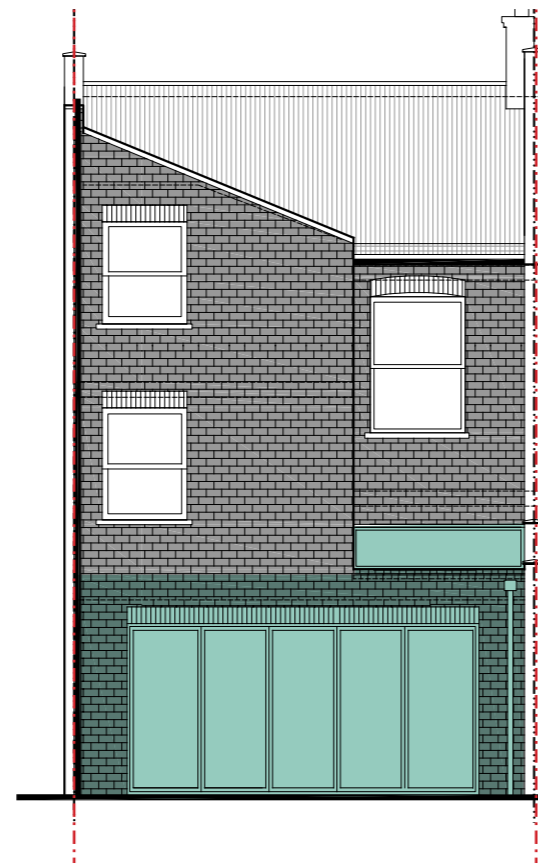
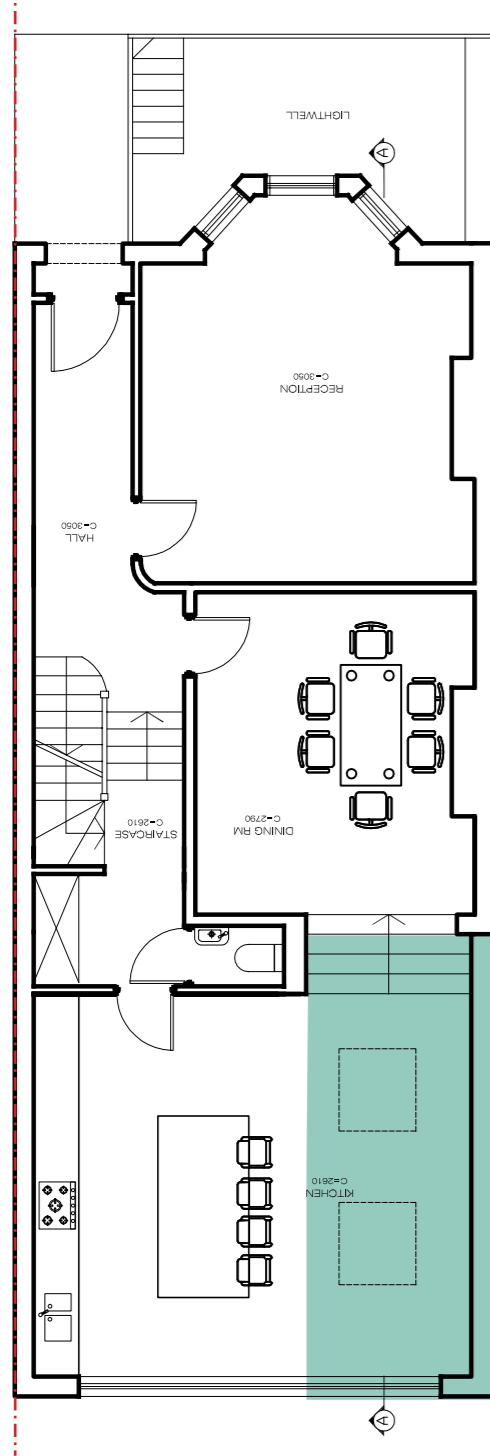
6 Pandora Road - 2015/1957/P

- Planning Application
- Single-storey full-width wrapping extension at rear
- Enlargement of existing dormer to rear
- Depth of ground floor extension (from original rear of main house) = 5.3m
- Width of ground floor extension = 7.0m



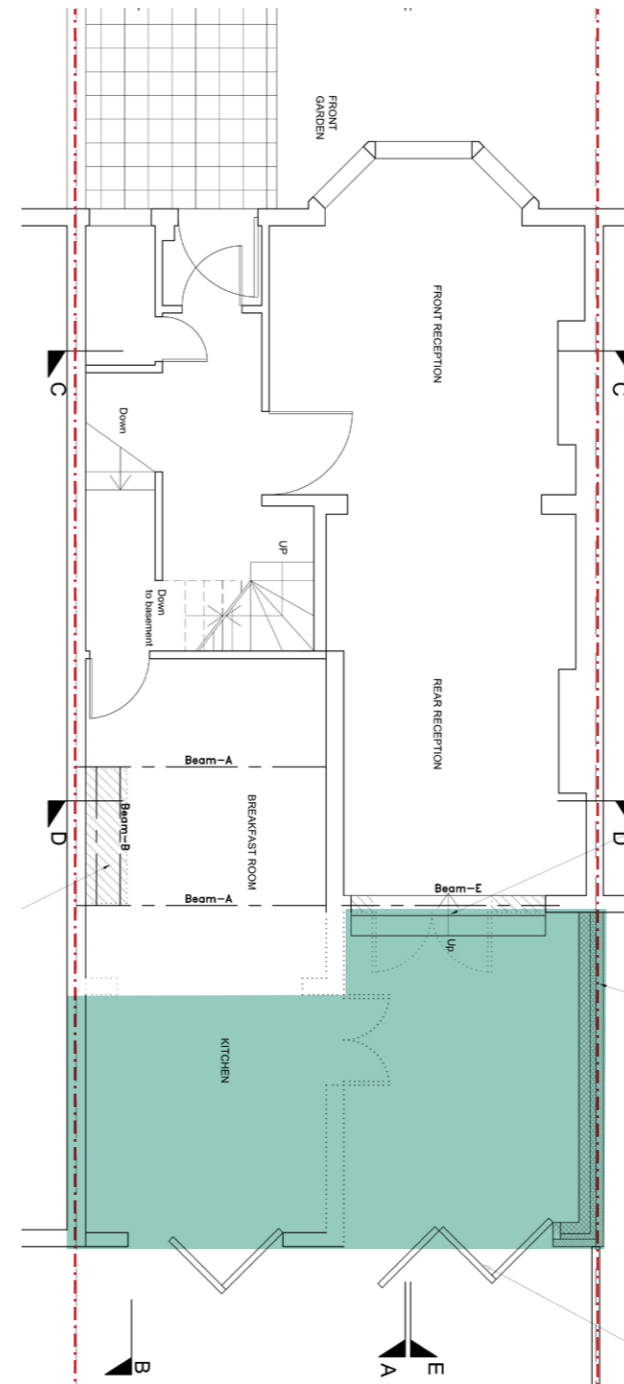
46 Narcissus Road - 2011/6434/P

- Planning Application
- Single-storey extension at rear (part width)
- Alteration to existing ground floor to allow for level changes
- Depth of ground floor extension (from original rear of main house) = 6.1m
- Width of ground floor extension = 2.5m



10 Pandora Road - 2015/6102/P

- Certificate of Lawfulness
- Single-storey extension at rear made full width
- Enlargement of existing dormer to rear
- Depth of ground floor extension (from original rear of main house) = 4.5m
- Width of ground floor extension = 6.9m





Party wall raised in brick, makes provision for robust future construction by 8 Pandora Road.



Raised party wall enables a robust and maintainable boundary junction for both properties.

45 Narcissus Road has built close to the boundary without raising the party wall, leaving 47 offset.

49 and 51 and have built to either side of the party wall, creating a gap that can never be maintained.

5. Proposal

5.1 Layout and Appearance

a. Ground Floor Full Width Extension

The changes to the ground floor layout look to improve circulation and create connectivity between the primary living spaces. The dining and kitchen spaces are now accessed via three wide, comfortable steps which increase accessibility throughout the ground floor and garden.

Lowering the current dining room floor unifies the existing with the new, while maintaining sufficient head height under the study for the kitchen. Trial pits have demonstrated that there is an existing void under the floor and that no underpinning or structural works classifiable as “basement” works are required to achieve this.

b. Rooflights

Rooflights are introduced to bring daylight into the darkest part of the plan, while large west-facing sliding doors help establish a relationship to the generous garden and mature trees beyond.

c. Raised Party Walls (ground floor)

The ground floor extension requires the party walls either side to be raised nominally in matching brick - the image on the right illustrates the line of existing extensions and party walls adjacent. The proposed extension does not exceed its neighbours in height, and does not extend any further than the existing ground floor extension.

d. Raised Party Walls (rear roof extension)

The bulk of the rear rooftop extension has recently been granted a Certificate of Lawfulness (proposed). This householder application proposes to raise the party walls (in matching brick) either side of the extension

Raising the party walls on both sides of the rear roof extension offers several significant benefits:

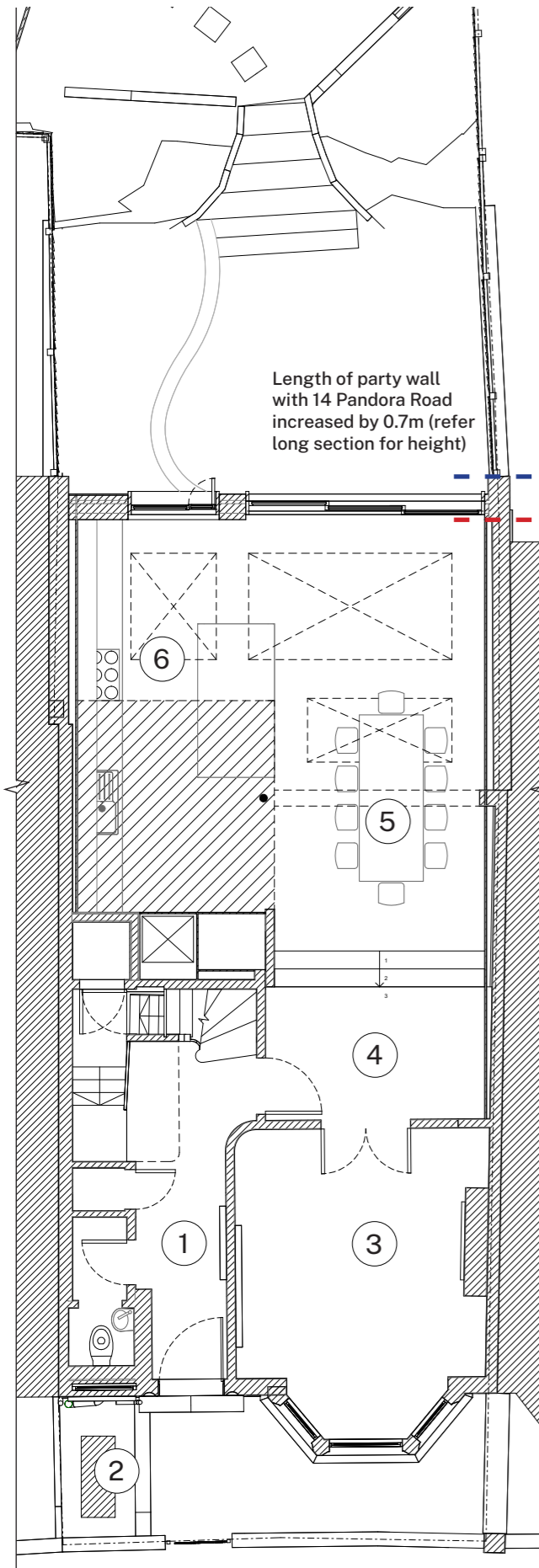
- Establishes a robust, future-proof boundary that neighbouring properties can utilise for similar extensions in the future (should the neighbour wish to construct a similar extension they will be able to use the shared wall)
- Facilitates a more satisfactory resolution of the existing chimneys and improves long-term and maintenance
- Enhances the external appearance; minor increase in internal space

e. Materials

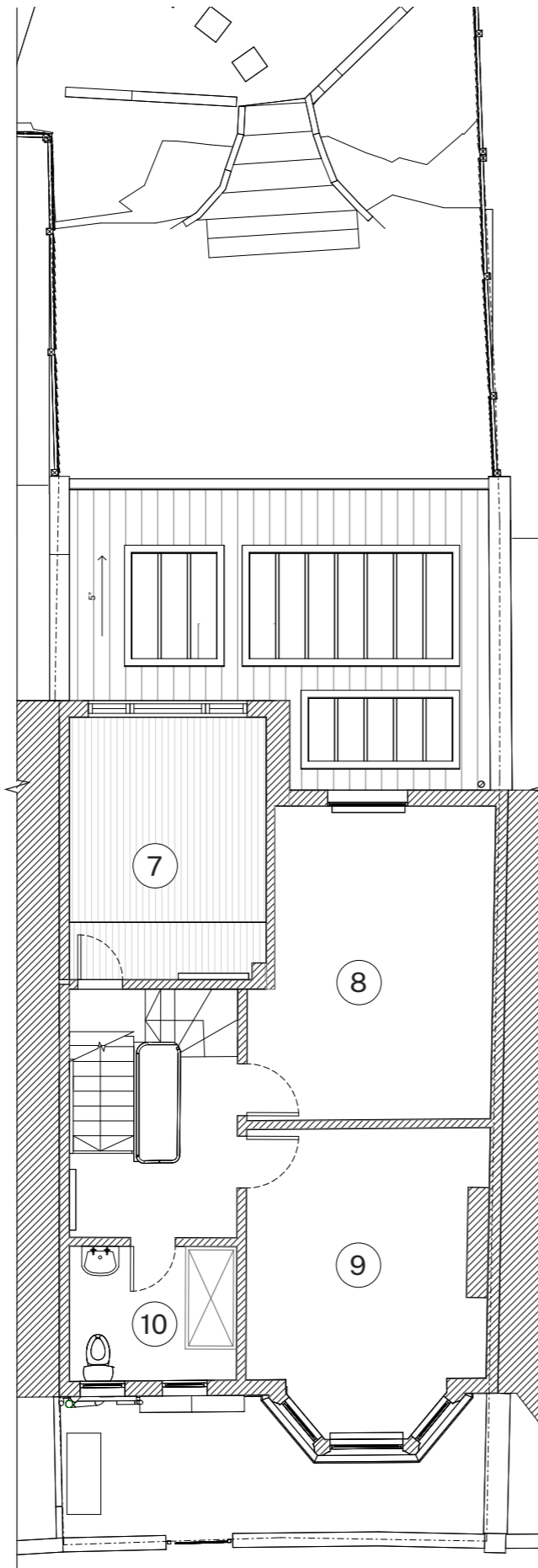
The roofing is proposed to be zinc, which provides a uniform, robust and elegant finish to all upstands and allows gutter and downpipes to match.

- The rear elevation is proposed to be a combination of masonry and render, in keeping with the surrounding context.
- The dormer is to be clad in high-quality, durable zinc panel cladding, which sits comfortably against the existing slate tile roof.

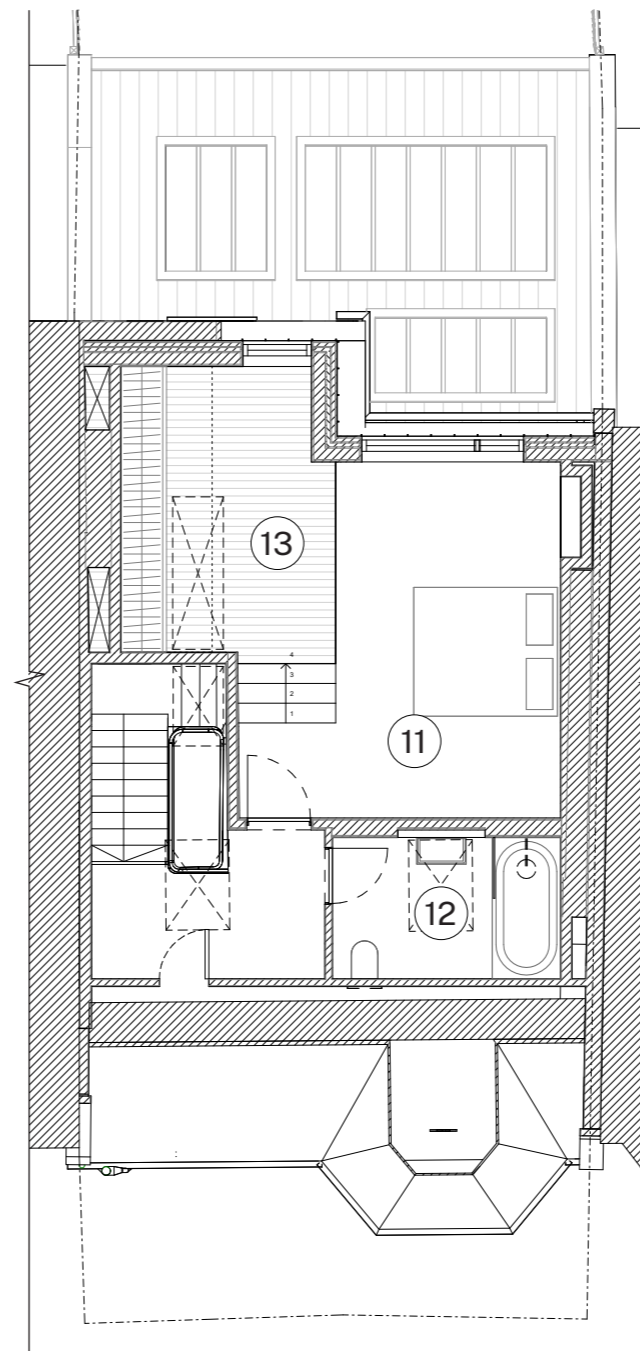




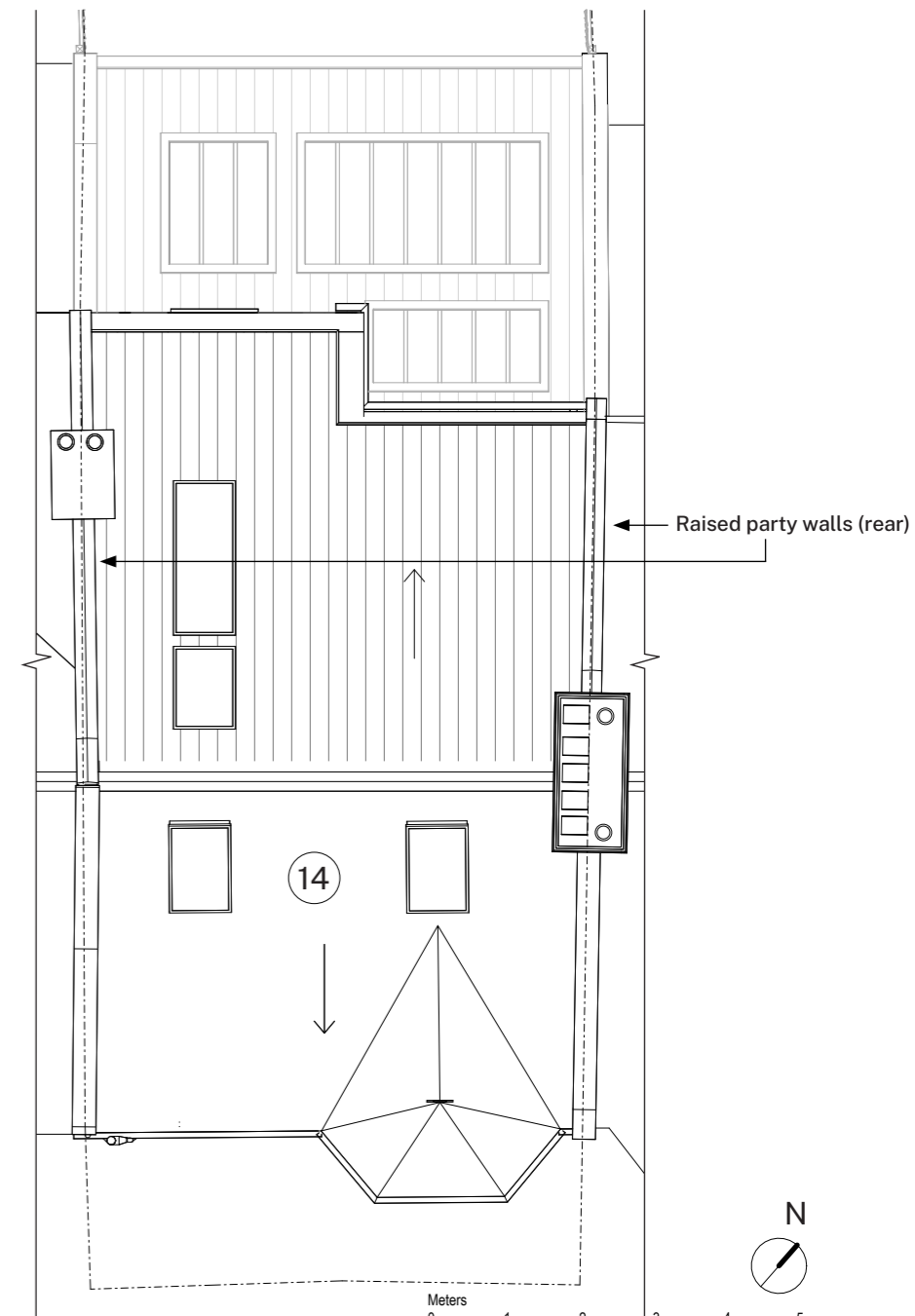
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second (Loft) Floor Plan



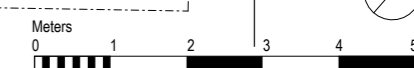
Proposed Roof Plan

5.2 Proposed Plans

Key - Proposed House

- 1. Entry Hall
- 2. Air Source Heat Pump
- 3. Front Reception
- 4. Living Entry
- 5. Dining Room (lower ground)

- 6. Kitchen (lower ground)
- 7. Study
- 8. Bedroom 01
- 9. Bedroom 02
- 10. Bathroom
- 11. Bedroom 03
- 12. Bathroom
- 13. Dressing Room
- 14. Operable Rooflights



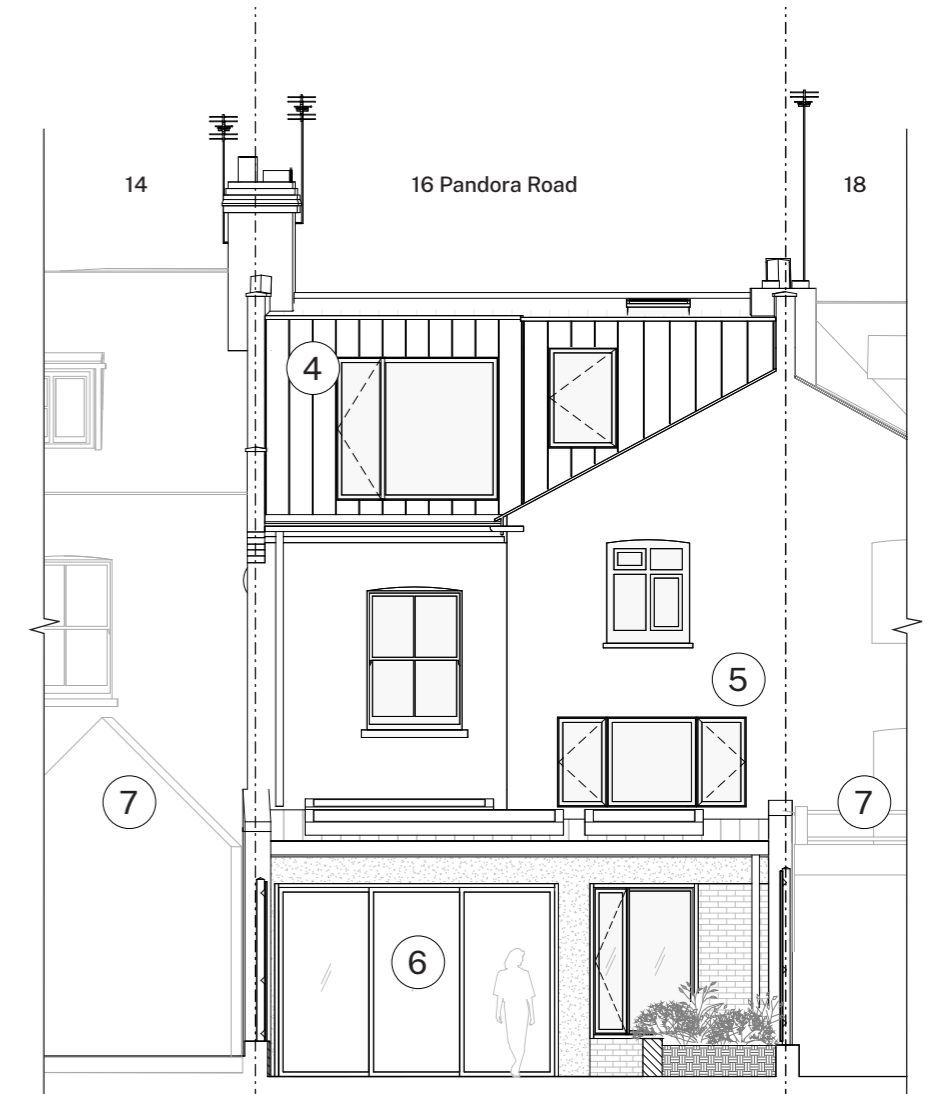
5.3 Proposed Elevations

Key - Proposed House

1. ASHP in front garden
2. Replacement double glazed windows in front elevation
3. 2x new rooflights
4. Raised rear party walls; rear dormer volume already consented through PD
5. New wider windows with raised sill to accommodate ground floor extension roof upstand
6. Ground floor extension with sliding doors
7. Proposal stays within heights of adjacent extensions, with minimal raising of existing party walls either side required



Proposed Front Elevation



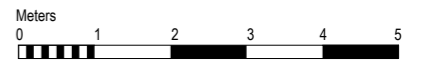
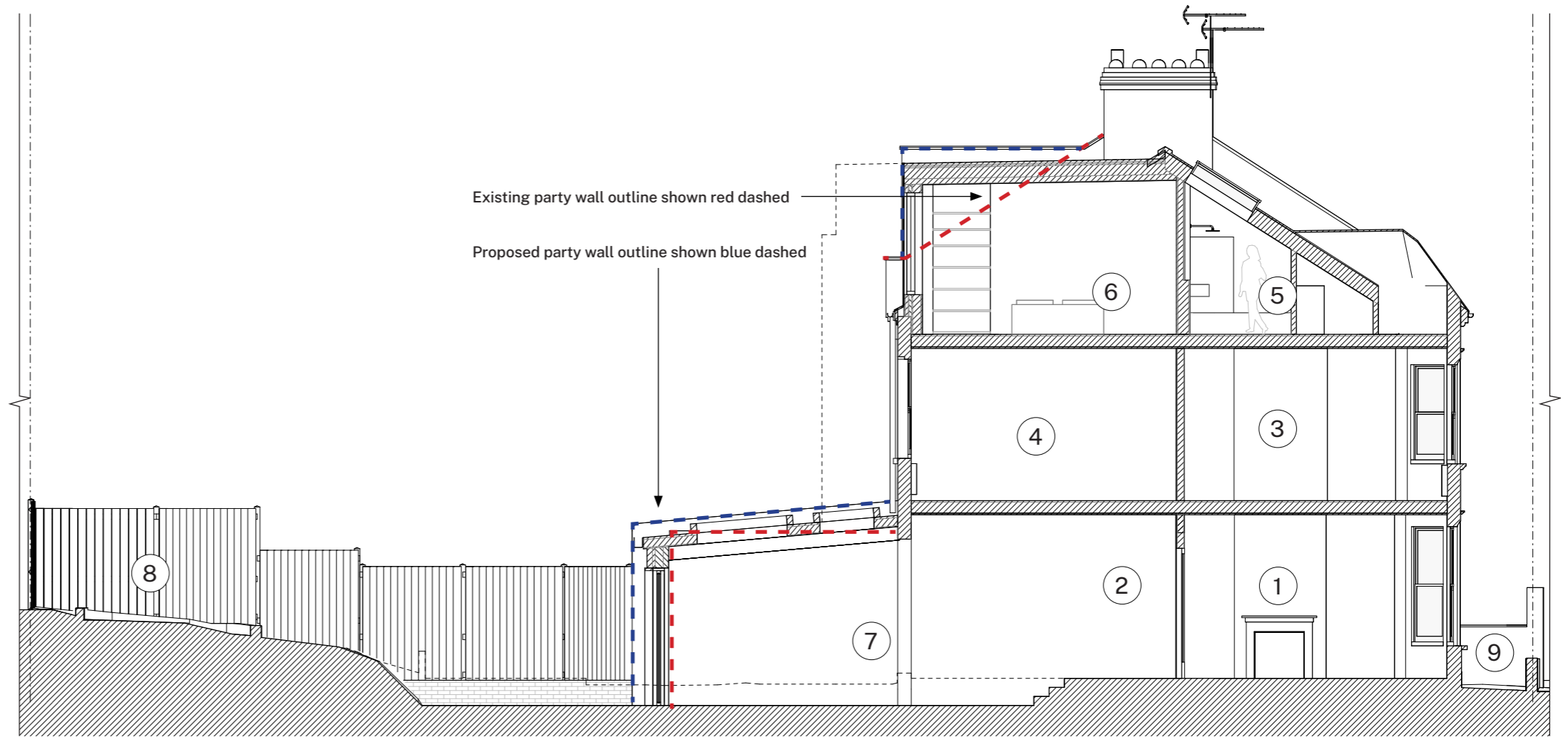
Proposed Rear Elevation

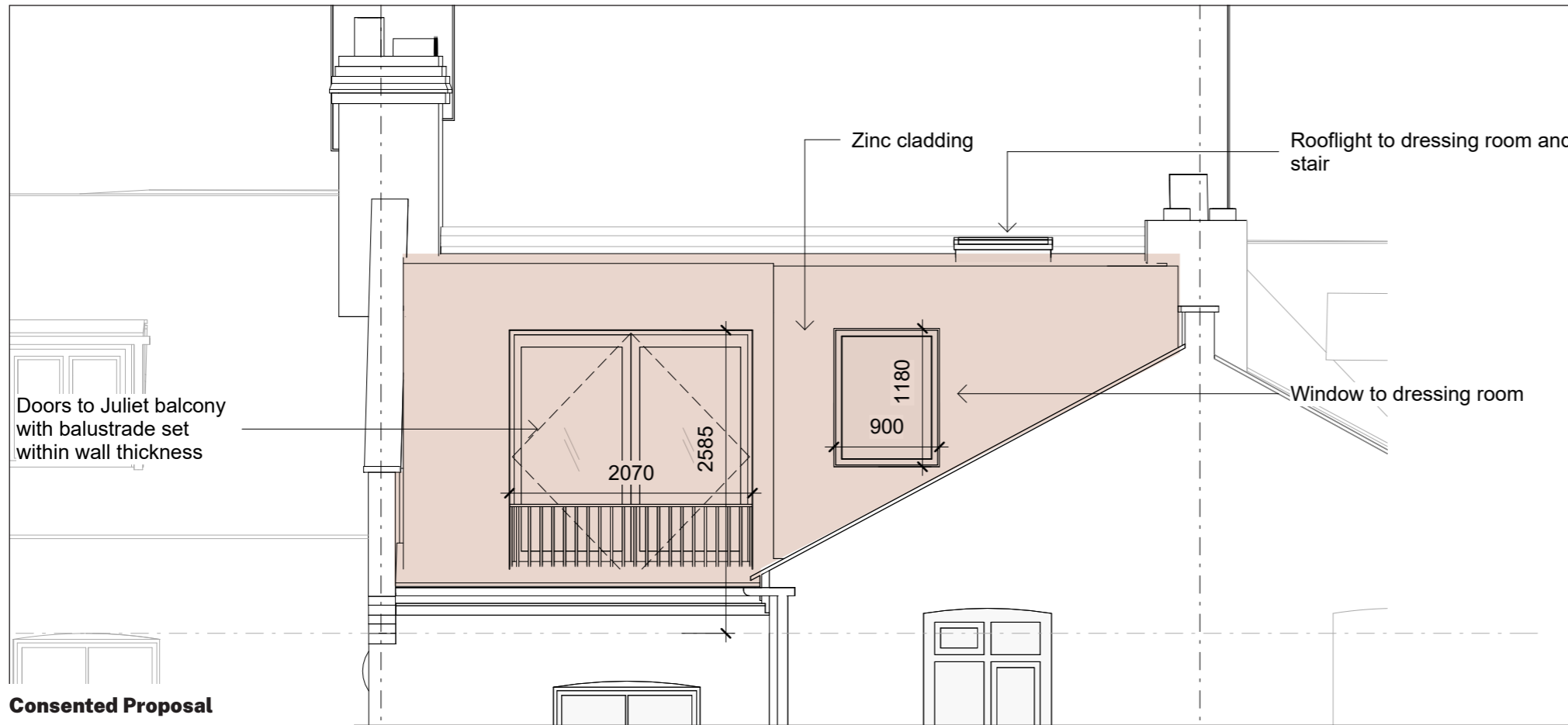


5.4 Proposed Section

Key - Proposed House

1. Front Reception
2. Living Entry
3. Bedroom 02
4. Bedroom 01
5. Bathroom
6. Bedroom 03
7. Dining Room (lower ground)
8. Upper Garden
9. Front Courtyard with ASHP





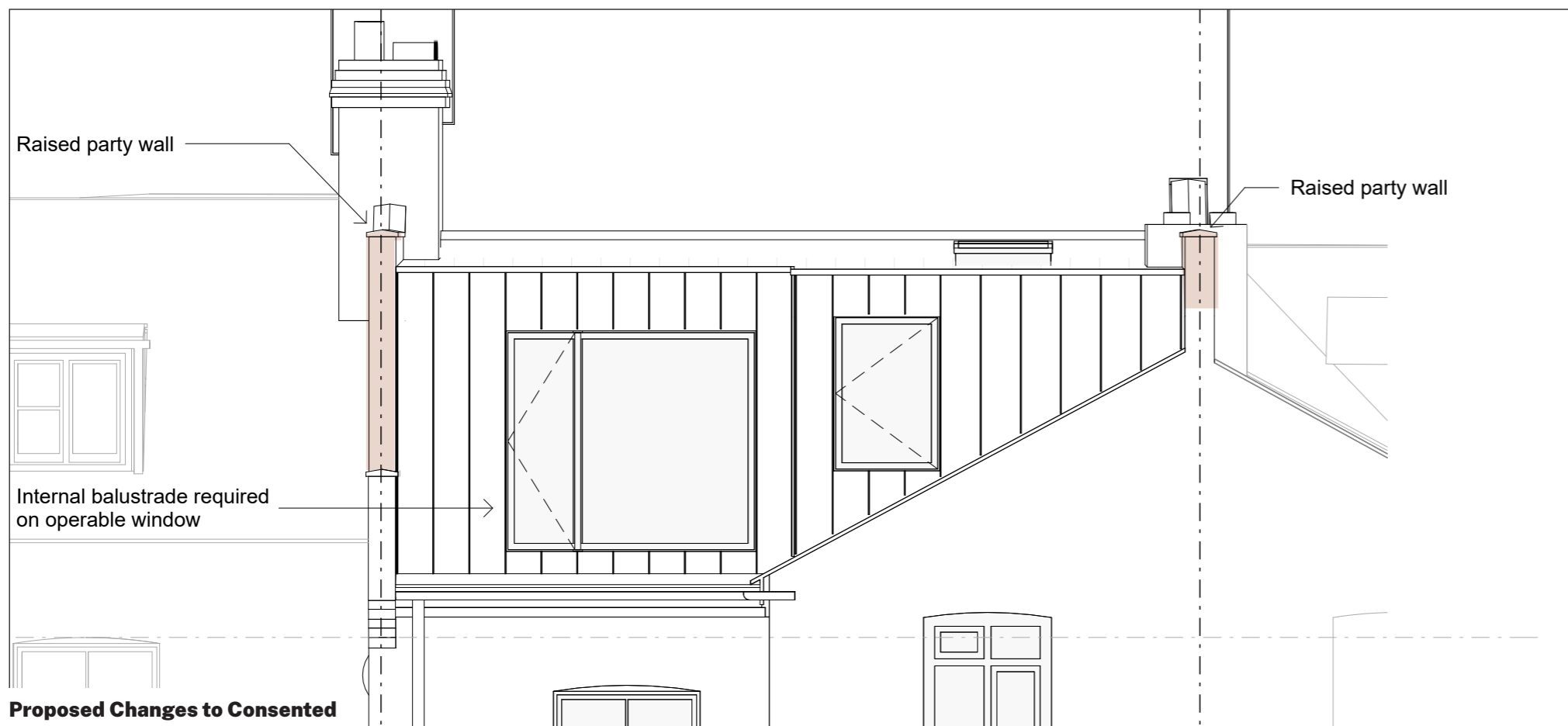
5.5 Existing Certificate of Lawfulness

The bulk of the rear rooftop extension has been granted a Certificate of Lawfulness (proposed), 2024/3467/P.

Permitted development imposes limitations on the design of the rear loft extension. Part of this application is to raise parts of the rear party walls at loft level, to achieve a higher quality of result externally that will provide a much more robust, future-proof boundary for neighbouring properties.



< Rear dormer extension as certified under CoL ref. 2024/3467/P



< Rear dormer extension as proposed in this application (with raised party walls)

6. Conclusion

6.1 Previously Approved Scheme and Purpose of Application

A Certificate of Lawfulness (proposed) was granted in October of this year for a full width roof extension to the rear (2024/3467/P). This householder application seeks to improve this PD application, alongside a ground floor extension which will address existing issues of accessibility, daylight and poor thermal performance.

6.2 Amenity Considerations

The proposed single storey rear extension is the same depth as the existing ground floor extension, which matches that of the full-width ground floor extension at the adjacent property (18 Pandora Road). Changes to the boundary condition with 14 Pandora Road are kept to a minimum, with an 0.7m length increase to the existing solid construction party wall, and an increase in height of 0.2m at the rear and 0.55m by the main house (as indicated on the long section in this report).

The low overall volume of the ground floor extension is achieved by levelling the existing floor at a mid-height, thereby minimising any potential impact on the existing amenity of neighbours to either side. This includes visual privacy, outlook and access to daylight / overshadowing.

The proposed raising of party walls at roof level either side of the approved loft extension would not adversely affect the neighbours. In fact raising the party walls would enable adjacent properties to construct a similar rear extension in the future with robust structural and waterproofing details, thereby extending the lifespan of Camden's existing building stock. To not raise these rear roof party walls would create long-term maintenance and construction problems with inaccessible gaps between adjacent dormers.

6.3 Design Considerations

Although the subject site is not with a Conservation Area, the proposed ground floor extension is designed to be subordinate to the original building form. The roof line is low, preserving the existing window locations on levels above, and the outrigger form is maintained both externally and internally as it defines the kitchen space. The glazed sliding doors increase the light nature of the new construction, placing emphasis on the solidity of the existing stepped form at the higher floors.

The pitched outrigger and original eaves define the setback of the rooftop extension, and the existing London Stock party walls contain the new volumes at both ground floor and roof level.

Proposed changes to the layout of the house will improve accessibility, and thermal upgrades throughout (as well as the installation of an Air Source Heat Pump) will drastically improve energy efficiency. These changes alongside improved daylighting and increased head height to dark internal areas will ensure that this home can be enjoyed in a sustainable way for many years to come.

The design proposal is for contextual home improvements which are in line with Camden policies, and the advice of the 'Home Improvements' CPG.



Composite Image of Proposed Rear Elevation

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