

Planning statement

29 Crossfield Road, London, NW3 4NT

Introduction

This Planning Statement has been prepared to support the proposed works at 29 Crossfield Road, a property located within a conservation area under the jurisdiction of Camden Council. The proposal aims to restore and enhance the original architectural features of the property, ensuring harmony with the surrounding terrace and improving both aesthetic and functional aspects. All proposed works have been designed with careful consideration of Camden Council's planning policies, particularly those related to conservation areas, design quality, and residential development.

Site and Context

The property is situated in the Crossfield Road conservation area, characterised by a cohesive row of terrace houses with distinct architectural features. The conservation area's significance lies in its uniformity and historical detailing, which contribute to the streetscape's heritage value. Over time, certain incongruous alterations by previous owners have detracted from the property's original character, warranting thoughtful intervention.

This application seeks to:

- Reinststate lost original features in line with the terrace's design.
- Remove incongruous elements that disrupt the visual integrity.
- Upgrade materials and elements to improve functionality and performance while respecting the conservation area's character.

Proposals

Front Elevation

1. Removal of Bay Window at First Floor Level:

The existing bay window, introduced by previous owners, is incongruous with the terrace's design. Its removal will restore the uniform appearance of the terrace and reinstate architectural integrity.

2. Replacement of Frosted Glass Balustrade:

The frosted glass balustrade at the first-floor level will be replaced with a design more in keeping with the terrace's character, enhancing the property's visual appeal.

3. Reintroduction of Pergola Design:

A pergola design, originally present on the property, will be reintroduced. This aligns with similar features on adjacent properties, reinforcing the terrace's uniformity.

4. Reintroduction of Wall Cladding:

Wall cladding, an original feature removed by previous owners, will be reinstated to match neighbouring properties, contributing to the consistency of the terrace.

These interventions will collectively enhance the streetscape and ensure the property aligns better with its historical and architectural context.

Rear Elevation

1. Removal of External Spiral Staircase:

The external spiral staircase, an anomalous addition, will be removed to eliminate a disruptive visual element and improve functionality.

2. Improvement of Extension Roof Design:

The existing extension roof, currently problematic due to poor design and leaks, will be reconfigured to reduce its maximum height, improving aesthetics and resolving practical issues.

3. Modification of Decking:

The garden decking will be slightly adjusted to optimise garden space usage and eliminate existing tripping hazards, enhancing usability and safety.

4. Reintroduction of Wall Cladding:

Original cladding will be reinstated at the rear elevation, ensuring visual coherence with the terrace.

Fenestration

All doors and windows will be replaced with designs that respect the property's original character. The proposed doors and windows will be wooden with aluminium cladding, balancing traditional aesthetics with modern performance standards. These high-quality materials will enhance both the visual and thermal performance of the building.

Design and Access Statement

Design Rationale:

The proposed works are rooted in a desire to restore the property's historical character while addressing practical concerns. The reinstatement of original features ensures the property contributes positively to the conservation area's significance. Materials and designs have been carefully selected to respect the property's heritage while meeting contemporary standards.

Access:

The proposed modifications will not alter access to the property. Improved garden decking and removal of the spiral staircase will enhance usability and safety.

Conservation Area Considerations

Under Policy D2 (Heritage) of Camden Council's Local Plan, development within conservation areas must preserve or enhance the area's character and appearance. The proposed works align with this policy by:

- Reinstating original features that contribute to the area's heritage value.
- Removing incongruous elements introduced by previous owners.
- Using materials and designs sympathetic to the historical context.

Additionally, Policy D1 (Design) supports high-quality design that integrates with the local character, a principle reflected throughout the proposals.

Planning Policy Compliance

The proposal complies with the following Camden Council policies:

- **Policy D1 (Design):** Ensures a high standard of design that respects local character.
- **Policy D2 (Heritage):** Requires development to preserve or enhance conservation areas.
- **Policy CC2 (Sustainable Design and Construction):** Supports energy efficiency improvements, reflected in the use of high-performance windows and doors.
- **Policy A1 (Managing Development Impacts):** Ensures proposals address the practical needs of residents and minimise adverse impacts.

Conclusion

The proposed works at 29 Crossfield Road represent a balanced approach to restoring and enhancing the property's architectural integrity while addressing practical issues. By reinstating original features, removing incongruous additions, and upgrading materials, the development will enhance the property's contribution to the conservation area. The proposal is fully compliant with Camden Council's planning policies and seeks to uphold the highest standards of design and heritage preservation.

Alessio Lorenzetto

Architectural Designer

Halecyon Architecture and Design

