

DESIGN AND ACCESS STATEMENT:

Householder Planning Application

Re: Single-storey side-return extension to the rear and installation of three new rooflights to the existing roof of a Victorian three-storey mid-terrace property including demolition of the existing lean-to structure to the rear and associated internal reconfiguration and refurbishment.

Prepared for: Jasper Cuppaidge and Laila Hegarty

Site Address: 41 Croftdown Road, London, NW5 1EL

Date: January 2025

Local Authority: London Borough of Camden

Design and Access Statement

Applicants: Jasper Cuppaidge and Laila Hegarty

Agent: William Tozer Associates Ltd.

Local Planning Authority: London Borough of Camden

Project: Single-storey side-return extension to the rear and installation of three new rooflights to the existing roof of a Victorian three-storey mid-terrace property including demolition of the existing lean-to structure at the rear and associated internal reconfiguration and refurbishment.

Site Address: 41 Croftdown Road, London, NW5 1EL

1.0 Preface:

This document sets out the proposed works to the three-storey, Victorian mid-terrace house at 41 Croftdown Road. The works include the construction of a single-storey side-return extension to the rear ground floor of the property, installation of three new rooflights to the existing roof structure, demolition of the existing lean-to structure at the rear; and associated internal reconfiguration and refurbishment. The proposed works would improve the interior accommodation for the occupants – enlarging the kitchen, dining and living spaces; and providing improved links to the rear garden. The property is in need of modernisation throughout, to suit the needs of a modern family. The design has been closely considered with regards to the surrounding context and is respectful of the existing terrace and surrounding area. The proposed works are for a Victorian mid-terrace property in the London Borough of Camden. It should be noted that the property is not statutorily listed, and is within the Dartmouth Park Conservation Area.



Fig.01 & 02 (left to right) – existing front elevation and rear elevation.

Fig.03 (top right) – existing high-level to basement, Fig.04 (bottom right) – existing lean-to structure at the rear of the closet wing

2.0 Neighbouring Area:



Fig.05 & 06 (above) – 41 Croftdown Road (highlighted) in relation to its immediate context.

Fig.05 & 06 (above) marks no. 41 Croftdown Road, NW5 1EL in relation to its immediate context and neighbouring properties on Croftdown Road. There will be minimal visual implication for the adjoining properties – with the extension only being visible from the immediate surrounding private rear gardens/terraces or upper floors. It is clear therefore that the proposals will not adversely impact the character of the adjacent properties and surrounding area.

3.0 Design, Scale, Character and Appearance:

The existing layout is fragmented, resulting in dark spaces within the centre of the house, insufficient space for kitchen and dining accommodation; and poor links between them. The proposed single-storey side infill extension, larger openings to the rear elevation; and internal reconfiguration and refurbishment works will significantly improve the interior accommodation for the occupants – enlarging the kitchen and circulation space, bringing natural light to the centre of the house and providing improved connection to the terrace. Extensive glazing to the proposed ground floor extension, including rooflights and a courtyard will help maximise natural light into the new living and dining spaces; and provide enhanced views and access to the rear terrace. The proposed courtyard in the side-return, at the rear of the main house, crucially allows the accommodation in the existing basement / lower ground floor level to receive sufficient natural light and ventilation whilst enhancing the quality of the ground floor spaces by means of additional natural light, ventilation and greenery. An additional staircase has been proposed adjacent to the courtyard to better link the kitchen/dining area to the living spaces. In order to create better connection with the outside, the rear terrace level will be raised to create a level threshold with the living space.

The existing footprint of the basement has been retained – a cinema room/bedroom and a utility with a shower will be located here. The first floor will house two bedrooms – the master suite and the bedroom/study as well as two bathrooms including a generous family bathroom. The second floor will house three bedrooms and two shower rooms. These alterations will simplify the internal layout and maximise natural daylight, thereby significantly increasing the amenity of the property for the wellbeing of the occupants – a large family.

The size and scale of the proposals have been considered with regards to the existing building and is modest in relation to the proportions of the house. The length of the proposed side infill extension will match the length of the existing rear closet wing, excluding the existing rear lean-to addition which is to be demolished. The height of the proposal is minimised, considering the impact on the adjacent property at No. 39, and consent previously granted for an extension to that property. The proposed green roof for the extension will contribute positively to the local biodiversity and air quality, improve thermal performance of the property and enhance the views from neighbouring properties. The proposed demolition of the lean-to existing lean-to structure at the rear will reduce the overall mass of the property and increase the amount of usable outdoor space (rear terrace).

The scale and proportions of the proposed works are in keeping with the host property and are sensitive to the neighbouring context. The design maintains the overall integrity of the host property whilst reconfiguring the rear ground floor in a contemporary but sensitive way to provide the residents with enhanced views out to the garden and a more efficient internal configuration. The development complies with the broad requirement for high quality design that enhances the appearance of the existing house and preserves the character of this and the neighbouring properties along with the surrounding area. The design draws upon previous works that William Tozer Associates have completed and upon a considered assessment of the existing building and streetscape.

4.0 Materials

The extension has been developed with close consideration of its immediate context to ensure that the design displays sensitivity to the character of the host property. The existing property has red brickwork to the front, side and rear elevations with white stucco on the existing lean-to structure at the rear. The proposals include no alterations to the front elevation. The proposed design to the rear will use red brickwork to match the existing. The predominantly-glazed side-return extension with a green roof will read as a clearly modern, sympathetic addition to the historic building, with minimal detailing so as not to compete with the existing details of the host property.

The proposed material palette helps the new developments remain sympathetic to and in keeping with the host property and the houses in the area. This ensures the proposed infill extension and associated works will be harmonious with the existing context.

5.0 Access

The proposed works will not alter the existing use of the property, affect pedestrian access or reduce disabled access. Existing transport links remain unchanged.

6.0 Sustainability

In line with planning policies adopted by the London Borough of Camden, the construction of the project will be carefully considered so that the proposals are mindful of the environment. New walls will be insulated to meet the new Part L provisions, and all new glazing will be double-glazed and thermally broken. Additional thermal insulation has been proposed to the interior of existing external walls to improve the overall thermal efficiency of the property. Additionally, energy efficient materials and construction will be employed to improve the green credentials of the property. The works will have no impact on the biodiversity of the site.

7.0 Adherence to Policy Documents

Full consideration has been given to the relevant policies and as such the proposals are in accordance with the National Planning Policy Framework [NPPF] (2023), the London Plan (2021), The Camden Local Plan [A1, D1, D2] (2017), Camden Planning Guidance – Home Improvements (2021), Camden Planning Guidance – Design (2021) and the Dartmouth Park Conservation Area appraisal and management strategy.

Camden Local Plan (2017)

The proposals adhere to policies A1, D1 and D2; as well as the following:

6.3: *Protecting Amenity* – “The Council will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts..”

6.5: *Sunlight, daylight and overshadowing* – “Loss of daylight and sunlight can be caused if spaces are overshadowed by development..”

7.2: *Local context and character* – “The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- *character, setting, context and the form and scale of neighbouring buildings;*
- *the character and proportions of the existing building, where alterations and extensions are proposed;...*”

The size and scale of the proposals have been considered with regards to the existing building and is modest in relation to the proportions of the house. The length of the proposed side infill extension will match the length of the existing rear closet wing. The extensive glazing, the proposed green roof and the use of red brickwork will further minimise the visual

impact of the extension. Moreover, the existing lean-to structure at the rear will be demolished to increase the usable outdoor area.

7.3: "The Council will welcome high quality contemporary design which responds to its context.."

7.9: Details and Materials – "Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Architectural features on existing buildings should be retained wherever possible, as their loss can harm the appearance of a building by eroding its detailing."

The design maintains the overall integrity of the host property whilst reconfiguring the rear ground floor in a contemporary but sensitive way to provide the residents with enhanced views out to the garden and a more efficient internal configuration. The development complies with the broad requirement for high quality design that enhances the appearance of the existing house and preserves the character of this and the neighbouring properties along with the surrounding area.

The extension has been developed with close consideration of its immediate context to ensure that the design displays sensitivity to the character of the host property. Architectural features on the existing building will be retained – no alterations have been proposed. The front of the property remains unaltered retaining its original character – the proposal only includes replacement of existing windows with double-glazed windows that match the existing design. The proposed material palette to the rear of the property helps the design remain sympathetic to and in keeping with the host property and the houses in the area. This ensures the proposed infill extension and associated works will be harmonious with the existing context.

Camden Planning Guidance – Home Improvements (2021)

1.1: "The texture, colour, pattern and finish of materials (detailing) should relate well to the existing character and appearance of both the existing home and the wider area, particularly in Conservation Areas and listed buildings."

1.2: "Choosing a material that stands the test of time is crucial as there are many benefits to this. It would be affordable long term, it saves embodied carbon, and it would become part of the character of the property given its lifespan."

The existing property has red brickwork to the front, side and rear elevations with white stucco on the existing lean-to structure at the rear. The proposals include no alterations to the front elevation. The proposed design to the rear will use red brickwork to match the existing. The predominantly-glazed side-return extension with a green roof will read as a clearly modern, sympathetic addition to the historic building, with minimal detailing so as not to complete with the existing details of the host property.

2.1.2: "...Be secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;"

The proposed extension is sympathetic to the host property, therefore allowing the original features of the host property to dominate, with the new addition being subordinate. The proposals are of a high-quality contextual contemporary design, both referencing the materials of the host property whilst – with minimal detailing – reading as a subtle new additions to the house. The length of the proposed side infill extension will match the length of the existing rear closet wing.

8.0 Conclusion

The proposal for 41 Croftdown Road, London has been carefully considered to create a design that is of high quality. The position and scale of the extension have been designed to minimise the visual impact of the proposal and the massing is sympathetic and proportional to the surrounding context. The scheme described above and in the accompanying drawings is of high quality, both in terms of design and materials and proposes a sympathetic addition to the host property that will enhance the appearance and character of the surrounding area without detriment to the neighbouring properties. For these reasons we strongly feel the proposal should be granted consent.