

## 37A Adamson Road, London NW3 3HS

DESIGN and ACCESS STATEMENT

January 2025



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## 1. INTRODUCTION

- 1.1. This Planning and Design and Access Statement is submitted in support of a planning application to construct a single storey rear extension to the lower ground floor flat A at 37 Adamson Road. There is an adjacent ground and lower ground flat within the building which forms flat C.

## 2. SITE ANALYSIS

- 2.1. 37 Adamson Road is a detached Victorian dwelling which has previously been converted into five flats over four floors.
- 2.2. The building is not listed and is situated within the Belsize Conservation Area.

## 3. PLANNING HISTORY

- 3.1. There is no recent planning history for 37A Adamson Road. There were previous applications in 2022 for tree works to two sycamore trees. The address may be incorrect (or the garden boundaries were later changed) as the trees are located in the garden of 37C. There is minimal vegetation in the garden of 37A.
- 3.2. There has been a recent approval 2024/1507/P for the erection of a free standing garden office at 37C Adamson Road.

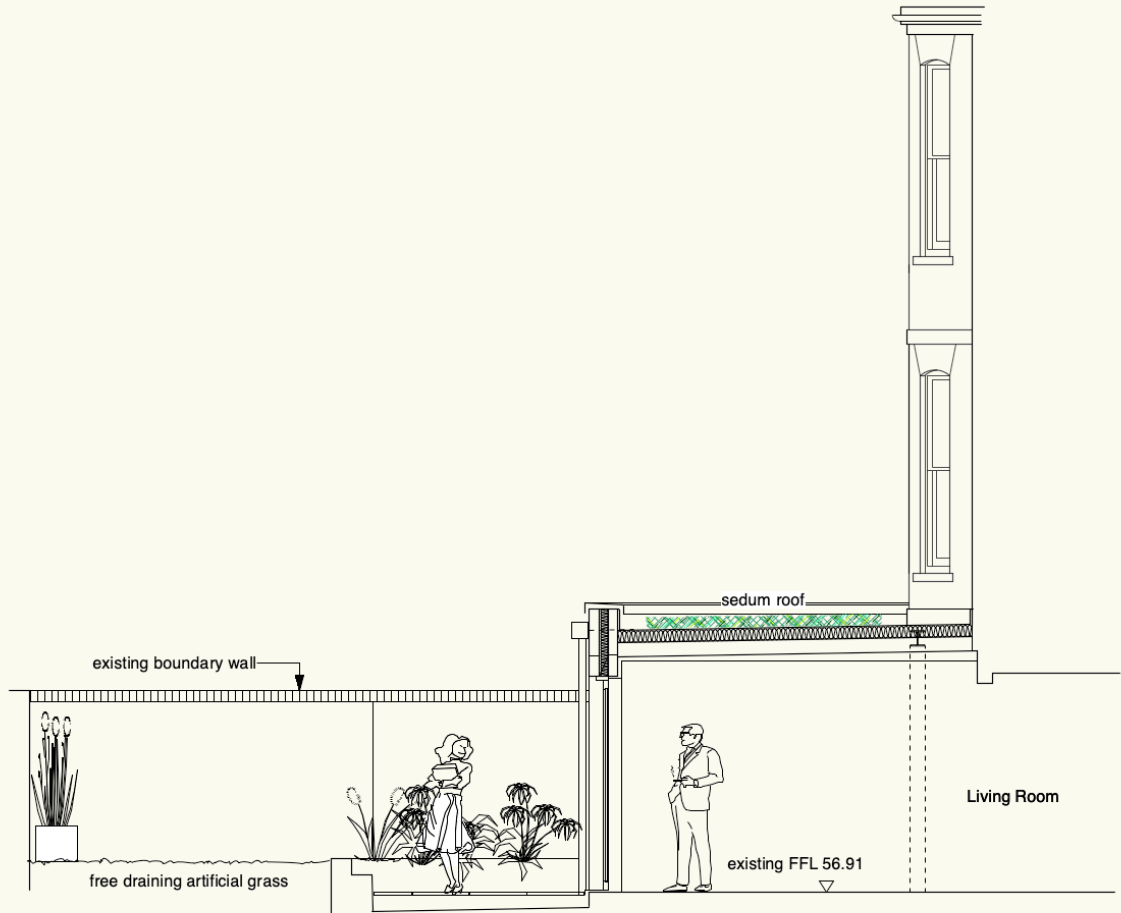
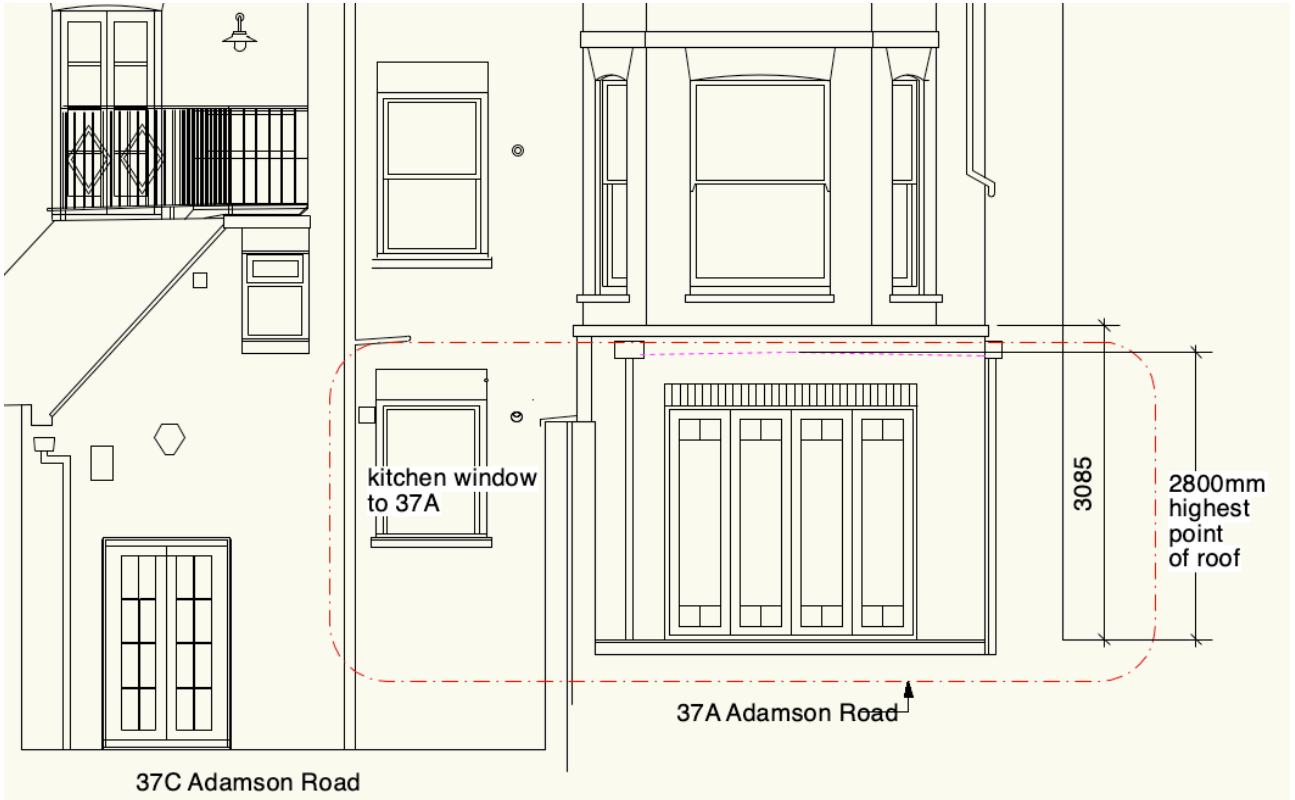
## 4. PLANNING POLICY

- 4.1. **Camden Planning Guidance Home Improvements January 2021** - This application has complied with the following advice for the construction of a rear extension laid out in this document:
  - 4.1.1. Extension should be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing.
  - 4.1.2. Be built from materials that are sympathetic to the existing building.
  - 4.1.3. Respect and preserve the original design and proportions of the building including its architectural period and style.
  - 4.1.4. Be carefully scaled in terms of height, width and depth.
  - 4.1.5. Allow for retention of a reasonable sized garden.
  - 4.1.6. Comply with the building regulations.
  - 4.1.7. Include the installation of a green roof.
  - 4.1.8. Consideration to the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution / spillage, privacy.

- 4.1.9. Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space.
- 4.1.10. Retain the open character of existing natural landscaping and garden amenity including that of neighboring properties, proportionate to that of the surrounding area.
- 4.1.11. Have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighboring sites, where they exist.

## **5. ANALYSIS OF PROPOSALS**

- 5.1. The proposed modest, part width extension enables enlarged and improved living space for the occupants of 37A Adamson Road.
- 5.2. It provides a highly insulated extension which will also improve daylighting into the living space.
- 5.3. The creation of an extension provides greater privacy to 37A amenity space from upper floor apartments and the provision of a green roof provides a pleasant outlook from the windows above.
- 5.4. The extension reduces the size of the garden by 14.5 sq.m. The remaining outside rear space is still 55 sq.m comprising 41 sq.m of main garden space. At present the garden is graveled and has minimal vegetation. The proposal is to provide a free draining garden with planting. The terrace will have gaps between the paving to allow drainage, no impermeable surfaces are proposed in the garden area.
- 5.5. The parapet of the extension will 3085 above existing ground level and the highest point of the new roof will be approximately 2800mm above existing ground level.
- 5.6. The proposed extension will be constructed 930mm above the existing boundary wall with 37C. The window immediately to the left of this boundary wall belongs to 37A and is a kitchen window.
- 5.7. There is no loss of daylight/sunlight or privacy to neighbouring properties. There is also no increase in light pollution.
- 5.8. As 37 Adamson Road is on the corner between 33-35 Adamson Road and 13 Crossfield Road, there is no precedence of rear extensions. The rear extensions at 33-35 Adamson Road extend around 2.5m beyond the proposed extension at 37A. The rear extension at 13 Crossfield Road is on a similar line.







Views of rear of 37A Adamson Rd  
Garden currently has minimal  
planting and is gravel.





View of rear extension to 13 Crossfield Road from kitchen window at 37A



Kitchen window to 37A



Views of rear extensions to 33-35 Adamson Road





## **6. DESIGN AND ACCESS PRINCIPLES**

### **Use:**

6.1. The existing use is a single dwelling house and this use will remain.

### **Amount:**

6.2. The proposal is to enlarge the living space of the lower ground flat by 11.3 sq.m.

### **Layout:**

6.3. The flat remains a single dwelling house with an extension to the living / dining area.

### **Scale:**

6.4. There is no change to the scale of the elevations. The proposal is to add a modest single storey extension

### **Access:**

6.5. The access to the site remains as existing.

### **Transport and parking:**

6.6. No changes.

### **Appearance:**

6.7. The rear elevation will be built in London stocks to match existing. The windows will be high performance PPC aluminium sliding / folding doors.

## **7. CONCLUSION**

7.1. The proposed modest extension complies with guidance given in Camden Home Improvements Guidance.

7.2. The extension is subordinate and sympathetic to the existing building and causes no loss of amenity to neighbours whilst improving the quality of living space to 37A.