

# Design & Access and Heritage Statement



EXTENSION PLANS

## Address

91 Castlehaven Rd,

London

NW1 8SJ



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## Introduction

This statement has been prepared in support of the proposed first-floor rear extension at 91 Castlehaven Road, NW1 8SJ. The property is located within the Kelly Street Conservation Area, and as such, the proposal has been designed with careful consideration of the historical and architectural context to ensure it is in keeping with the character of the area. The proposed development aims to enhance the existing property while respecting the heritage significance of the surrounding built environment.

## Heritage Context

91 Castlehaven Road is a traditional Victorian terraced property situated within the Kelly Street Conservation Area. This conservation area is notable for its distinctive period architecture, comprising mainly 19th-century terraced housing that contributes to the historic character of the neighbourhood. The area is defined by its uniformity in scale, traditional materials, and decorative elements such as brick facades, sash windows, and slate roofs. The conservation area seeks to preserve the historic fabric of these properties while allowing for sympathetic adaptations that respect the established architectural language.

## Proposed Development

The proposal seeks to extend the existing rear extension at the first-floor level to align with the neighbouring property at 89 Castlehaven Road. The design has been developed to ensure a seamless integration with the existing structure, using matching materials and proportions to maintain architectural cohesion. The proposed extension will provide additional internal space while preserving the overall scale and character of the property.

## Design and Materials

The extension has been carefully designed to complement the existing property and the wider conservation area. The materials specified for the project include:

- Brickwork to match the existing structure to ensure visual continuity.
- Windows in a style consistent with the traditional sash windows seen throughout the area, ensuring a sympathetic addition to the rear elevation.
- Roofing materials in keeping with the existing roof form to maintain aesthetic coherence.
- Render finishes where necessary to match the existing property, ensuring a uniform appearance.

The height, massing, and proportions of the extension have been carefully considered to avoid any overbearing impact on the neighbouring properties or disruption to the historic streetscape. The proposal mirrors the existing extension at No. 89 Castlehaven Road, ensuring that it remains in proportion with the neighbouring buildings and does not create an imbalance in the terrace.

## Impact on Neighbours and the Conservation Area

The proposed extension has been designed to align with the first-floor rear extension at No. 89, ensuring that it does not create an intrusive or discordant visual element. By matching the scale and materials of the adjacent property, the extension will appear as a natural continuation of the existing rear additions within the terrace.

The extension will have minimal impact on neighbouring properties in terms of privacy and daylight. The placement of windows has been carefully considered to prevent overlooking, with obscured glazing used where necessary to maintain privacy. The overall massing has been designed to prevent any significant overshadowing of adjoining properties.

In terms of the conservation area, the extension will not be visible from the street and will not impact the principal elevation of the property. The design ensures that the extension remains subordinate to the main building, preserving the integrity of the original structure while allowing for a functional improvement to the living space.

## Conclusion

The proposed first-floor rear extension at 91 Castlehaven Road has been designed with careful consideration of the Kelly Street Conservation Area's character and heritage. By using materials and detailing that match the existing property and ensuring the extension remains in keeping with the neighbouring properties, the development will enhance the functionality of the home while maintaining the historic integrity of the area. The proposal has been designed to have minimal impact on neighbouring properties and will contribute positively to the continued preservation and sensitive adaptation of this historic streetscape.

