

DESIGN AND ACCESS STATEMENT

IN RESPECT OF

- ***Single-storey side infill extension, single-storey rear extension, alterations to front, side and rear fenestration including Juliette balcony and addition of cycle storage to front garden***

AT

46 Ingham Rd,
London
NW6 1DE

April 2025

CONTENTS

- 1.0 Introduction
- 2.0 The Property
- 3.0 Surrounding Area
- 4.0 Proposal
- 5.0 Access Statement
- 6.0 Design Statement
- 7.0 Policy Statement
- 8.0 Precedents
- 9.0 Conclusion

1.0 INTRODUCTION

This report has been prepared by Newman Zieglmeier. It is to be read in conjunction with the planning application dated April 2025.

This report is intended to demonstrate how the design has evolved and been informed by:

- Understanding the character and context of the site
- Considering the design objectives within the planning guidelines
- Taking into account the surrounding environment



FIG. 1 Front Façade

2.0 THE PROPERTY

The building is situated in the London Borough of Camden. It is a two-storey house, situated mid terrace.

The curtilage of the application site 131 sqm and is rectangular in shape. The application site is not in a conservation area and is not a Listed Building.

The property lies to the north side of Ingham Road. The house is constructed in brick. The front elevation has some fine decorative brick features and ornate rendered features. The house has continuous bay windows to the front elevation. The window joinery is timber framed sash. There is a concrete entrance path and a small garden to the front of the property.

3.0 SURROUNDING AREA

The surrounding area is predominantly residential and is characterised by well-designed rows of red-brick two and three-storey terraces set out in regular street patterns. Ingham Road is characterised by relatively small terrace houses set back from the pavement with small front gardens.

4.0 PROPOSAL

The proposals seek to replace the existing ground floor rear glazing with new black aluminium sliding doors to the rear elevation and the construction of a side extension with a box-style glazing. In addition, all existing timber sash windows are proposed to be replaced to match the existing, enhancing the appearance of the host property.

5.0 ACCESS STATEMENT

Vehicular and transport links. All-access to the site is via Ingham Road. We are of the view that the proposal will have no access or transport implications due to the domestic nature of the proposal and the fact that there is to be no material change to the existing access arrangements.

6.0 DESIGN STATEMENT

The proposed development is designed to comply with guidelines and local planning policies, with the intention of preserving the character of the building's existing rear and side elevations.

In keeping with the existing aesthetic of the area, the detailing and materials were chosen to align with the form, proportions, and character of structures in the local vicinity. The proposal aims to enhance the structural, environmental, and aesthetic qualities of the property, ensuring its longevity. The proposal includes a side infill extension with said roof in a lightweight structure and set to a 45 degree angle from the party wall to the neighbours side in order to protect amenity. Although the visibility of the works is limited, it will have no material impact on either the streetscape or the wider area.

New windows to replace existing deteriorated timber sash and casement windows complement the character of the original house. Like the original windows, the proposed windows to the side elevation will be timber to match the existing and replicate the intricate details and character of the original timber windows.

Reclaimed red bricks will be used to fill existing apertures to match the existing. The lime-based mortar will match the colour and texture of the original.

7.0 POLICY STATEMENT

The proposed development is designed to comply with guidelines and local planning policies, with the intention of preserving

Camden's guidance on the design of extensions and conservatories in Chapter 4 of Camden Planning Guidance 1 - Design is the most appropriate local document for this project.

Chapter 4 of Camden Planning Guidance 1 - Design states that *'Wherever possible, you should use materials that complement the colour and texture of the materials in the existing building'*.

The extension wall and roof tiles will be constructed with materials to match the original house, ensuring seamless integration with the character of the surrounding area. The incorporation of a new window with an aluminum profile and a contemporary double sliding door, also featuring an aluminium profile, in the extension area adds a modern touch to the proposed design. This choice is deemed appropriate and fitting, considering the varied styles of extensions in neighbouring houses, and the fact that these extensions are not visible from the front street.

The Planning Guidance also states that *'The insulating quality of materials should be considered, along with their embodied energy (the energy used in manufacture) and the potential for re-use and recycling'*.

The proposed construction of the new walls is a traditional brick and block cavity wall with cavity insulation. This construction method complies with the Building Regulations and it will provide a comfortable standard of modern living.

The Planning Guidance also states that *'New pipework should be restricted to the side and rear elevations of buildings to avoid spoiling the appearance of the principal façade and should be grouped together and located in a discrete position'*.

All proposed pipework will match the existing design and finishes. The new pipework will be located at the rear and side elevations of the building and remain completely unseen from the street.

Chapter 4 of Camden Planning Guidance 1 - Design also states that *'Extensions should be subordinate to the original building in terms of scale and situation unless the specific circumstances of the site, such as the context of the property or its particular design, would enable an exception to this approach'*.

It also states that the rear extensions should be designed to

- *'respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- *not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;*
- *allow for the retention of a reasonable-sized garden; and retain the open character of existing natural landscaping and garden'*

The scale of the proposed extension ensures harmony with the surrounding neighbourhood, as both the mass and height have been carefully considered. The impact of the proposed development on both neighbours has been conscientiously considered.

The longer rear extension sits 3 meters from the original rear wall of the property side of the extension, interfacing with 44 Ingham Road with a reasonable size garden remaining which is of similar scale to other many properties on the street.

8.0 PRECEDENTS

5. Precedents

While there were no previous planning applications at this site, plenty of precedents of similar householder applications were made, establishing a precedent for similar projects and suggesting a congruent fit within the community. Below is a compiled list of these relevant precedents for your reference and consideration.

2014/7565/P - Erection of a single storey rear infill extension and changes to the windows at first floor and second floor level on the rear elevation. 32 Ingham Road, London, NW6 1DE. Householder Application Granted.

2016/1538/P - Erection of an infill single storey side extension and a single storey rear extension, following the demolition of the existing conservatory all associated with the rear elevation at ground floor level. 42 Ingham Road, London, NW6 1DE. Householder Application Granted.

9.0 CONCLUSION

In summary, the single-storey rear extension aims to seamlessly integrate with the existing structure and enhance living spaces without compromising the neighbourhood's visual integrity. Accessibility considerations ensure the preservation of existing access routes, and waste management provisions emphasise responsible practices. Drawing on successful precedents in the vicinity, the proposal aligns with established community patterns, contributing positively to the housing stock while respecting the character of the area, therefore we hope that our proposal will receive similar consideration for approval.

End of Document