



DESIGN AND ACCESS STATEMENT

25 CROSSFIELD ROAD, LONDON NW3 4NT

Prepared For:

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1 INTRODUCTION

1.1 This report accompanies a Householder Planning Application and Conservation Area Consent to alter an existing garage door and window into a larger window with solid panel below.

1.2 The proposal benefits from a Pre-Application Consultation in February 2013 with the Duty Planner, Ms Sally Shepherd and subsequent written comments.

1.3 We have also looked closely at recent works in the same terrace on the street for similar alterations and used the precedent of these permissions to inform our submission.

2 THE HISTORY OF THE BUILDING

The house was built in 1965 as part of a terrace of seven houses probably filling in a bomb damage site from the Second World War. There are two more houses of similar design around the corner on Eton Avenue. The remaining houses in the street (apart from the new Hall School buildings) are late Victorian terrace houses in London stock brick with stucco details, whereas nearby Eton Avenue boasts some of the most beautiful late Victorian Gothic villas and Edwardian blocks of flats.

Number 25 Crossfield Road is the second along from the north in the terrace and remains fairly true to its original 1960s design. Most of the other properties in the terrace have had some alterations made to the front elevations. In the mid 1990s the existing metal windows were replaced with matching aluminium ones. Also, the window sills on the balcony windows were dropped and the height of the external brick bin enclosure was raised after obtaining Planning Permission in 1995 (application no. 9401888)

Photographs of the terrace toady:



24- 30 Crossfield Road looking South



24- 30 Crossfield Road looking North

3 THE PROPOSALS AND THE D&AS CRITERIA

Site Parameters

The site has a total area of 133.4 square metres and is approximately 5.5m wide by 24.3m deep. The house is three storeys high and its footprint is 64 square meters. It is set back from the boundary about 5.8 metres with a landscaped front garden and small tarmac drive and is situated almost in the middle of the plot, with about 6.3 metres of garden at the rear.



Existing front elevation

The Proposal

- 1) Design: The proposed scheme entails changing the existing garage door with window above into a similar sized window on top but with a larger window below and a solid panel at the bottom. The composition will be in keeping with the rest of the fenestration on the house. Furthermore it is designed to match the large window in the same location of the house next door (no. 24) to the left.



Front elevation of no. 24 next door

- 2) Layout: The layout of the house will not change as the garage has been used a spare bedroom for many years, only with a small ('prison like') garage window. The old garage was always too narrow (2.35m wide internally – recommended size is 2.85m) and had a blockwork wall built in 1996 behind the garage door to make it into a proper room.
- 3) Scale: The scale of the proposal is minimal and will not impact adversely either on the house itself or on the neighbouring terrace houses many of which have already made similar alterations
- 4) Landscaping: There is no change to the landscaping in front of the house.
- 5) Appearance: The only difference to the appearance of the property will be the new window with solid panel below insatated of the garage door. The design of this composition is sympathetic to the original design of the house, maintaining the same materials and horizontal proportions to the windows. Furthermore, the top window will remain clear as existing and the larger lower one will have opaque glazing for privacy. This is the same design as the adjacent house (no.24).

6) Use: the use will continue to be a single family dwelling, The purpose of this alteration is to provide more habitable space for a growing family and to create a proper bedroom for one of the teenage children no longer suited to sharing a room with sibling. The room already exists but this will give it better light and ventilation.

7) Access: will remain as existing, through the front door accessed from half a flight of external steps.

LOCAL PRECEDENT



29 and 30 Crossfield Road

Example of two houses further down in the same terrace which have already converted their garages and formed windows.

CONCLUSIONS

The small change to the front elevation would help the house maintain its use as a family dwelling for a growing family with teenage children.