DESIGN & ACCESS STATEMENT	28 February 2013
13 Courthope Road NW3 2LE	Prepared by: FPdesign

Please refer to the following drawings/photographs/diagrams submitted with this application, specifically:
13COUSD01 site plan
13COUSD04 existing elevations
13COU site photos 1, 2 and 3
13COUSD13 dormer analysis

PROPERTY DESCRIPTION

No. 13 is a 3-storey semi-detached property at the southern end of a group of 6 terraces on the west side of Courthope Road. It is a single-family Victorian-era house and lies within the Mansfield Conservation area.

DEVELOPMENT PROPOSALS

The new owners of the property, Arnaud and Anne Gravier, wish to undertake a programme of development and refurbishment prior to occupying the house with their three children and apply to the Council for consent for the following works:

1. Loft conversion to include the raising of dormers on front and rear roof slopes

There are 50 properties on Courthope Road, 19 of which have dormers on the front roof slope. These dormers are dispersed along the length of the road and form an "established pattern" of development consistent with Section 5.7 of CPG1. This pattern is repeated on neighbouring Shirlock, Estelle and Savernake Roads and is acknowledged in the Mansfield Conservation Area Management strategy: "a number of streets include many buildings whose roof space has already been converted for habitable accommodation resulting in the installation of rooflights and front dormer windows."

Courthope Road is relatively short -25 properties each side- and the frequency of existing front dormer developments does not provide a roofline "largely unimpaired by alterations or extensions" and allows the proposed dormer to satisfy the conditions of both CPG1 and the Mansfield Conservation Area Management Strategy.

The proposed dormers are to be constructed in timber, sheathed in lead, and will include timber-framed sash windows. They are to lie 500mm from the roof ridge and 950mm from the front eaves, measured along the plane of the roof, and will lie 450mm from the closest parapet wall. Their size in elevation measures 3150mmW x 1975mmH, making them smaller than 8 out of 19 existing front dormers on Courthope Road, including those which face the property directly at Nos 8 and 12 Courthope Road.

Planning Consent has been given previously for similar front dormer developments nearby:

2011/0059/P	36a Courthope Road		2010/2147/P	27 Rona Road
2004/2932/P	35 Courthope Road		2004/4658/P	10 Rona Road
2007/1905/P	14 Estelle Road		2006/4913/P	51 Roderick Road
2007/5566/P	28 Estelle Road		2010/1232/P	88 Savernake Road
2005/2729/P	27 Estelle Road		2012/4513/P	62 Savernake Road (not yet determined)

2. Excavation for basement and lightwell at rear of property
It is proposed to provide a basement (50m2) beneath the existing rear and side extensions in order to create a new Media/Playroom and Utility/Service areas. The basement will be provided with air and natural light from a lightwell (10m2) to run along the rear elevation.

In accordance with CPG4 an accredited practice (CHELMER SITE INVESTIGATIONS) has been instructed to prepare a Basement Impact Assessment (BIA) which will be provided under separate cover. It can be noted here that the property does not lie on a street seen to be at risk from surface water flooding, as identified by the Floods in Camden (2003) report.

The location of the basement and lightwell at the rear of the property does not affect the relationship between the building and the street, thereby avoiding a concern raised in the Mansfield Conservation Area Management Strategy. The basement lies beneath the footprint of the property and the lightwell is to the rear, as recommended by CPG4. The depth of the lightwell is 1.5m of a total garden depth of 10.5m and there are no trees at risk.

3. Re-building of existing Side Extension
The property has an existing side extension (erected in 2000) which is the same depth as the original rear extension and which extends to the boundary with No 11 Courthope Road.

The extension has a pitched roof formed entirely from glazed panels and a course of glass blocks which run the entire length of the party wall with No 11. This allows a great deal of light to spill out towards the neighbour and allows a high degree of overlook in both directions. Additionally, the roof is in poor repair and the entire structure of the extension does not satisfy the requirements of the Building Regulations Part L regarding the conservation of fuel and power.

It is proposed to demolish and re-build this extension on the same footprint, providing a flat roof with 2 roof lights that will finish to a wall raised to a height of 3.0m in London stock brickwork to match existing at the boundary with No 11. This will greatly reduce the amount of light that spills towards the neighbours and will also considerably reduce the possibility of overlook.

4. Replacement timber windows
The windows on the front and rear elevations are the original Victorian timber-framed sash units, which are in poor repair and not compliant with current Building Regulations, Part L, requirements. It is proposed to replace all of these with new timber-framed sash units, painted white, on a like-for-like basis.

There are two timber-framed casement windows on the ground floor, flank elevation, of the main house which date from works in 2000. It is proposed to replace the rear-most of these with a timber-framed unit on a like-for-like basis, and to enlarge the other with a timber-framed casement over fixed glazed unit to allow light to enter the hallway at the bottom of the stairs. The width of the enlarged opening is unchanged at 915mm; the new height is 1915mm. Glass is to be obscured to prevent the possibility of overlook. It is also proposed to add a new timber-framed casement for ventilation to a new shower room on the second floor: opening size is 400mmH x 1075mmW, with obscured glazing to prevent the possibility of overlook.

There are four timber-framed windows on the flank elevation of the rear extension. It is proposed to replace three with timber-framed units on a like-for-like basis. The fourth, rearmost on the second floor, is a timber-framed casement unit with a horizontal rather than vertical configuration, and dates from the late 20th century. It is proposed to remove this window and to modify the opening to fit a timber-framed sash window of a matching size to original window on the same floor, opening size 700mmW x 1270mmH.