

**DESIGN AND ACCESS STATEMENT TO SUPPORT  
PLANNING AND CONSERVATION AREA APPLICATION FOR  
SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS  
TO**

**Flat 1, 44 Croftdown Road, Camden,  
London. NW5 1EN**

**By  
VABEL LTD**

## I Appraisal & Assessment of the Context

**Physical:** The existing dwelling is part of a Victorian terrace of dwellings constructed between 1893 and 1895. The terrace are four storey dwellings, which includes the basement/lower ground floor. They are of solid masonry construction using red stock bricks and a rather robust design. This is relieved by brick detailing to the front entrance and decorative terracotta inserts above the entrance inset within decorative brick gablet feature. The front elevation is relieved, to an extent, by a heavy brick projection over three storeys with a shallow pitched, hipped, slate roof, brick arched header course over windows, with a further terracotta panel below the first floor windows. The main roof a typical 'London' roof with party wall parapets between the dwellings, the roof finish being a natural blue/grey slate. The windows are traditional timber sash set in behind the facing brick facade and have traditional pulley cord and weight runners. The facades remain generally unaltered from their construction.

The rear of the dwelling is in buff stock brickwork with arched header courses over the windows, the windows are again traditional sash windows. There is a three storey rear projection with floor levels at stair half landings. These rooms were probably sculleries and washrooms when constructed, and serve similar purposes for the flats now. There is also a small attached outhouse on the Lower Ground Floor which was probably used as an outside WC or a shed or a coal store.

The dwelling has over the years been converted into flats, the application to which this Design and Access Statement relates is the existing Lower Ground Floor flat (Flat 1). The building has three further dwellings sharing the main entrance into the building and located on the Upper Ground Floor, First Floor, Second Floor and Loft.

A planning application was submitted in 1992 for the windows to be changed from timber sash to PVC sash, this application reference 9201073 was refused on the grounds that it would have an adverse effect on the character of the Dartmouth Park Conservation Area. No alterations are proposed to the front elevation.

The neighbouring property has been extended very much as currently proposed on this property. The design is equally simple and straightforward and was complemented in the Dartmouth Park Conservation Area appraisal.

**Proposal:** To remove the rear Outhouse and the Lower Ground Floor walls for the rear projection, to support the three storeys remaining above, extend at single storey across the width of the house up to a line with the face of the Outhouse which is approximately 3.3m from the face of the brickwork on the main house. This single storey extension is to be finished using a flat roof which is to be dressed up the existing brick wall abutments a minimum of 150mm with cover flashings in lead. The extension is to form two bedrooms on the Lower Ground Floor.

Within the main house, some internal wall demolition is to take place creating a new relocated Kitchen, new Bathroom and Ensuite to one of the bedrooms, the Kitchen/Living/Dining Room are to be opened up into one open-plan room facing the front of the dwelling.

**Social:** The proposed improvements would produce a family home with a more user-friendly layout which could be fully enjoyed by the applicants, whilst retaining the character and setting of the existing building for future generations to enjoy.

**Economic:** The construction would provide work for local builders during a time of economic decline which would benefit the local economy. There will be a marginal reduction in the energy consumption of the dwelling due to the higher standards of insulation in the new extension.

**Relevant Local Policies:** DP24 – Securing high quality design and DP25 – Conserving Camden’s heritage.

The basic descriptions stated below refer only to what we are proposing, if there are policies within DP24 and DP25 which are not relevant to our proposal then these have been taken into account and subsequently disregarded for this Design and Access Statement.

DP24 relates to good quality design, retaining the character of the existing building and setting, and the proposals kept to a form and scale which is in keeping with dwellings of this character, age and setting. The extensions must be in proportion as to the existing and the neighbouring houses with their extensions. The quality of the materials must match where appropriate the existing. There will be a small area of patio to the rear garden as indicated on the proposed block plan, the depth of patio will be around 3m deep maximum and will be constructed using a permeable surface.

DP25 relates to the Conservation Area and how such extensions should be able to blend in without affecting the character and setting of the Conservation Area. This also acts to restrict excessive demolition of non listed buildings which make a positive contribution to the character and setting of the area.

**Involvement & Planning History:** We have no knowledge when the main dwelling was converted into four flats, we do however know that a planning application was submitted in 1992 to change all the windows from traditional timber sash to PVC, this was refused as mentioned above in the Appraisal and Assessment of the Context.

## 2 Evaluation

The information collected above has identified the following opportunities and constraints, which have been taken into account in formulating the Design and Access principles:

**Opportunities:** To extend and update the lower ground floor flat creating a modern, light dwelling more appropriate to current family living.

**Constraints:** To ensure that the proposals retain the character of the existing Building and do not detract from the historical merit of the original building.

## 3 Design principles

**Use:** The use of the property as a Lower Ground Floor Flat with its own separate access would remain unchanged, the proposed works would not affect the neighbours either side or the flats above. The rear garden belongs to the Lower Ground Floor Flat, there is no other access to this garden except through the existing dwelling and its proposed extension.

**Amount & Scale:** The proposed single storey rear extension is to extend as far into the back garden as the facing wall of the existing outhouse, this is approximately 3.3m from the face of the main dwelling. The extension will create a total increase in floor area of some 13.77sqm. The form of development has already been found acceptable on the adjoining property and acknowledged as such in the Conservation Area appraisal. The format proposed is therefore in scale and keeping with the existing grain of development.

**Layout:** The layout of the site would remain unchanged.

**Design & Appearance:** The minimal extension has been sympathetically designed to ensure the character and appearance of the existing building is not adversely affected indeed is counterpointed and enhanced by the modern addition.

Traditionally matching materials for extensions are used, however within this location as a rear extension we propose more contemporary materials which will blend with and enhance the existing. We propose full height glazing spanning fully across the rear walls in the form of polyester powder coated aluminium patio doors, the flat roof finish will comprise more traditional finishes in the form of either a 3 ply roofing felt with chippings or a single ply high performance membrane.

**Landscaping:** The existing soft landscaping will not be affected by our proposals and will remain, the hard landscaping will comprise a 3m deep patio using Marshall's Yorkstone paving or similar approved, this will be a permeable hard surface allowing rainwater to drain through..

**Neighbours' Amenities:** The proposed extension will be constructed between the neighbours at 42 and 46 Croftdown Road extending no further than their existing outhouse line or recent rear extensions, it will therefore have no overbearing effect or create any loss of light to the neighbours.

## 4 Access

Accessibility to and within the site would be the same as the existing. All dwellings in the building have steep stepped approaches and no improvement of access is possible without compromising the Conservation Area.

Internally the new extension will provide a more user-friendly layout for the applicants, allowing them to fully enjoy the property.

## 5 Conclusions

Our proposal has been designed such that it will have no adverse impact on the Conservation Area. It is not visible from Croftdown Road or any other road, it is located between existing projecting elements of the neighbouring buildings to both sides, its height is approximately 3m and the materials proposed are appropriate for the area.

It is considered that the proposals as submitted meet all the relevant criteria contained within the Local Authorities Policies. The extension would enhance the layout and amenities of the existing dwelling whilst not damaging or adversely affecting the special architectural features of the building.

The extensions would be in scale with the existing dwelling. The extension will also remain subservient to the existing building.

There would be no overbearing effect on or overlooking of neighbouring amenities.

The proposals are not contrary to the Local Planning Authorities policies and therefore, conditional planning permission should be granted.

*Mr. E. Noad*  
*01 November 2012*

## **Appendix - Local Plan relevant policies:**

### **DP24 – Securing high quality design**

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

### **DP25 – Conserving Camden’s heritage**

#### **Conservation areas**

In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage.