



## SQUARE FEET ARCHITECTS

8a Baynes Mews, London NW3 5BH • 0207 431 4500 • studio@squarefeetarchitects.co.uk • www.squarefeetarchitects.co.uk

### DESIGN AND ACCESS STATEMENT

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**Project:** 45 Platt's Lane, NW3 7NL

**Date:** 17<sup>th</sup> October 2011

#### NOTE

*This application is being submitted shortly after an application for a certificate of lawful development for the same house (application ref: **2011/4654/P**). The works proposed under permitted development include a rear extension and internal alterations. The present planning application is subject to the lawfulness of the proposals made under permitted development rights. The drawings of the proposals made under permitted development (with drawing numbers **1114\_L\_31** to **1114\_L\_50**) are also attached for convenience.*

#### CONTEXT

The house in question is located on Platt's Lane, a gently sloping residential street, just inside the north-western boundary of Camden. The property lies within the Redington/Froggnal conservation area.



Aerial view

Nº 45 Platt's Lane is an early 20<sup>th</sup> century Arts and Crafts semi-detached house by architect Charles H.B. Quennell, twinned with Nº 47 to its north. The Redington and Froggnal conservation area assessment statement includes the house in the list of buildings that make a positive contribution to the area.

The house has not been extended after 1948. It is unclear whether a minor volume attached to the rear elevation and housing a stair to the basement is original or an early addition. Furthermore, the site is not adjacent to any listed buildings.

The neighbouring N<sup>o</sup> 47 Platt's Lane features a rear extension which extends to about 3 m into the garden from the wall of the main house.

N<sup>o</sup> 45 is home to a growing family with increasing needs who would like to improve and extend the space available to them.

## THE PROPOSALS

Subject to a successful application for a certificate of lawful development that has been submitted recently, it is proposed that:

- The roof to the rear extension (which is proposed under permitted development rights) become accessible as a terrace, and that associated balustrades and a privacy screen be added;
- The minor volume to the rear of the property that houses a stair to the basement be demolished, and that the existing doorway to the basement be retained as access to the new terrace;
- A new stair be provided to allow access between the new terrace and the garden level;
- A lightwell be added to the front garden;
- The textured render surfaces to the front elevation be rerendered smooth.

## DESIGN

The rear extension that is proposed under permitted development rights is adding much needed space to the house. However, it would also have the effect of removing the existing connection between the ground floor dining room and the garden. In order to reintroduce this connection, it is proposed that the roof to the rear extension become accessible as a terrace, with a new stair leading to the garden level.

On the terrace, we are proposing a 1.8 m high translucent glass privacy screen to the side of the conjoined semi-detached house to N<sup>o</sup> 47. The screen will minimise the risk of overlooking while allowing light to pass through. The stair to the garden will also feature a translucent glass screen to the side of N<sup>o</sup> 47, to 1.8 m above the line of the nosings. Frameless clear glass balustrades are proposed to the other side of the stair and the remaining two sides of the terrace, in order to keep the visual impact to a minimum.



The minor volume to the rear, which currently houses the stair to the basement, will no longer be useful with the introduction of the rear extension, as access to the basement will be provided via the main stair well of the house. We are therefore proposing that it be demolished, to improve the arrangement of the volumes to the rear, and to increase the space available to the terrace. The existing doorway to the basement could then be used to allow access from the kitchen to the terrace. Furthermore, with the introduction of glazed panels to the door, the kitchen would benefit from increased light levels.

A lightwell is proposed to the front garden, in front of the bay window, in order to introduce more light to the basement. This has been designed in accordance to the recommendations put forward in *Camden Planning Guidance 4: Basements and lightwells*. To minimise the visual impact of the lightwell to the front elevation, the opening is secured using a grille that sits flush with the level of the garden. Planting in the front garden also serves to conceal the lightwell. The proposed bay window to the basement is designed to match the proportions and divisions of the existing bay window above.

Finally, to update the look of the front elevation, it is proposed that the areas currently rendered with a rough texture be rerendered using a smooth finish.

## **ACCESS**

The proposals improve access by re-introducing the connection between the ground floor dining and kitchen areas and the rear garden, via the proposed stair and doors to the proposed terrace.

Otherwise, the proposals neither worsen nor improve current provisions for access.

## **PLANNING HISTORY**

An online search has yielded no record of planning applications for this property, which suggests that N° 45 Platt's Lane has not been extended or added to since 1921.

An application for a certificate of lawful development (application ref: **2011/4654/P**) was submitted shortly before the present application, which proposes a rear extension.