

Design and Access Statement

22 Elsworthy Rise, NW3 3SH

1. Introduction

The Design and Access Statement accompanies the planning application for a ground floor, side extension at 22 Elsworthy Rise.

A description of the physical context and planning guidance forms the assessment part of the DAS in Sections 1-4. Section 5 on page 10 describes the proposal.

2. Context



This map is drawn on the GB National Grid

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Heights (if given) are in metres above Newlyn datum. The representation of a road, track or path is no evidence of a right of way. The alignment of tunnels is approximate.

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Photo A



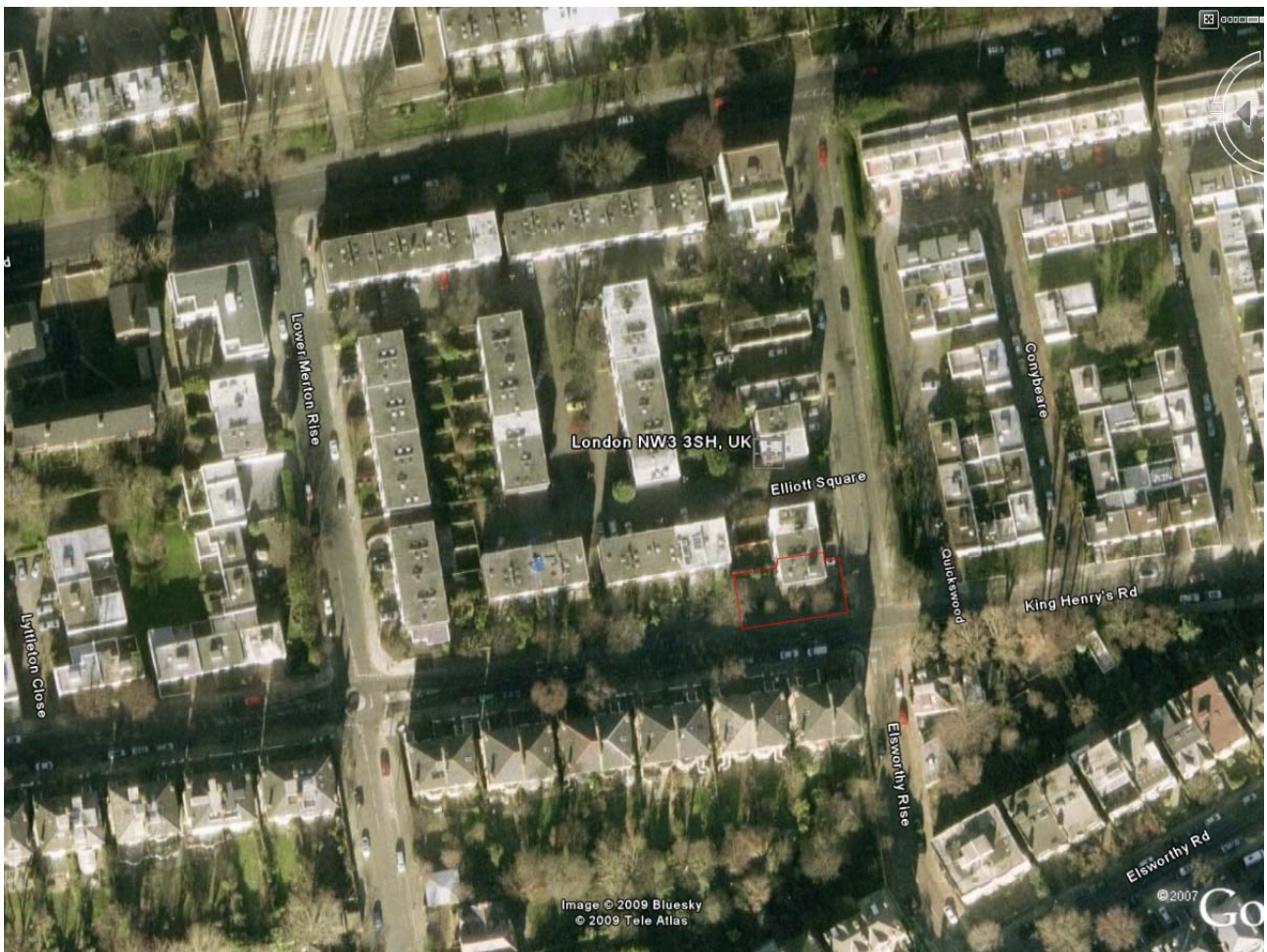
Photo B

The site is located in a leafy modernist development on the western side of Elsworth Rise, at the corner with King Henry's Road.

The property comprises of a single family house, arranged over 3 storeys.

The site is not within a conservation area and the property is not listed. It is bordering the Elsworth Conservation Area whose boundary runs along King Henry's Road.

The property, shown in Photos A&B, is part of a row of houses, part of a development built in the mid 1960's, The Chalcots Estate. It is predominantly brick built, with large aluminium-framed windows.

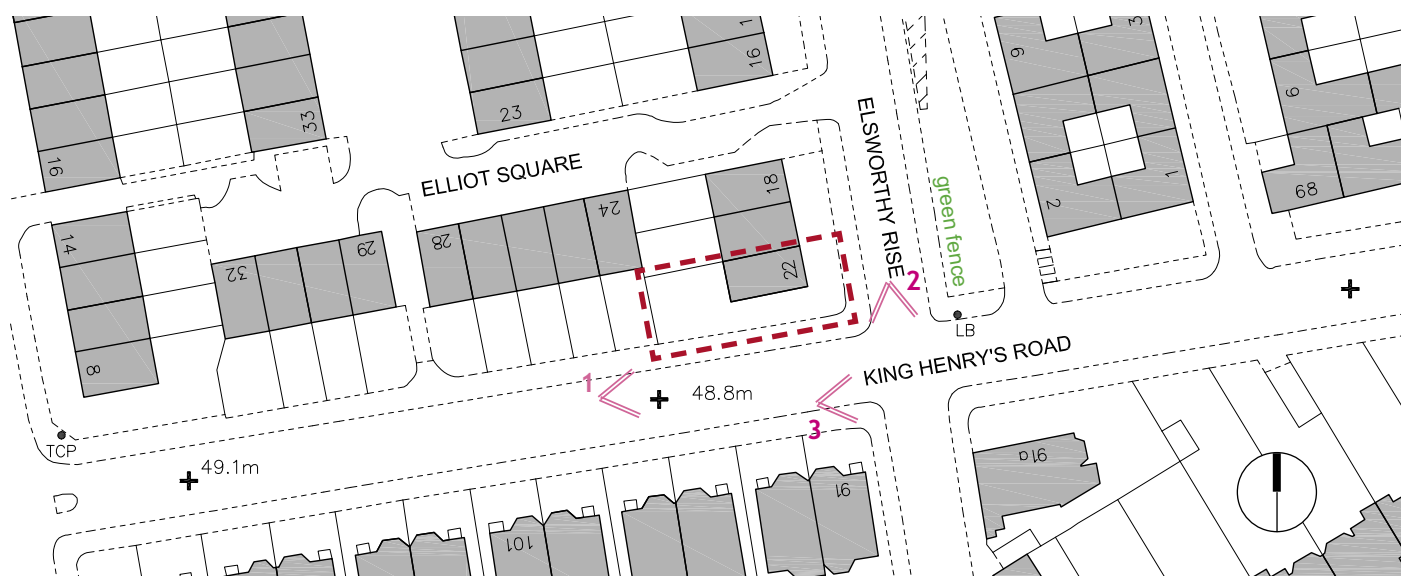


Aerial View

3. Photographic Survey



Photo 1 is showing the view of the rear of the property along King Henry's Road. The view is obstructed by the 1.8m high brick fence and vegetation. The property is highlighted in red.



Key plan for photos 1-3



Key plan for photos 4-10

3a. Photographic survey of neighbouring properties



Images 9 and 10 show the way the two properties on King Henry's road are situated in the plot. The properties are opposite the site, at the corner with Elsworthy Rise. The one above sits right on the plot boundary and the one below allows for a small passage in between the fence and the house.





Side extension encroaching onto the pavement. The property is on the south side of Fellows Road



Side second floor extension on the north side of King Henry's Road, near the intersection with Elsworth Rise

Building next to trees in the neighbourhood area is shown in photos 12&13



Tree and tree roots are between structures at a property on the south side of King Henry's Road



Tree is situated between development and fence on the north side of King Henry's Road.



Image 18 is showing a ground floor side extension at the corner of Lower Merton Rise and King Henry's Road.



Glass extension at the front of the house on the north side of Adelaide Road

4. Precedents & Planning Policy

Upon consultation, planning advice was given regarding the proposed size and height of the side extension in terms of the policies as well as advice so that the extension would not harm the amenity of the trees. Camden Planning Officers Hannah Parker and Rob Tulloch were consulted.

4a. Relevant Planning History

The neighbouring precedent that is relevant to the side extension proposed at 22 Elsworthy Road is the granting of permission for the erection of a two-storey side/corner extension at the corner of 1 Hawtry Road and King Henry's Road. The extension completes the existing volume in height, bulk and scale similarly to the proposed.

4b. Planning Policy

The Camden Planning Guidance refers to side extensions in paragraph 19.19. The single storey proposal respects the following points mentioned in the Guidance:

- not be unduly prominent in the streetscape
- takes into account the size, character and design of the property and patterns of development in the surrounding area;
- use materials which are sympathetic to the original building; and
- ensures there is no loss of amenity to adjacent properties with regard to sunlight, daylight, overshadowing, privacy/overlooking and sense of enclosure.

Further to the policy set out in the UDP 2006, the proposal respects the points in Policy B1, General design principles:

- its site and setting, further to precedents images on pages 5-7
- seeks to improve the attractiveness of an area and not harm its appearance or amenity;
- the building lines and plot sizes in the surrounding area, as per the site plan (Diagram 1) on page 9;
- the height, bulk and scale of neighbouring buildings;
- existing natural features, such as topography and trees, as seen in the arboricultural report;
- the design of neighbouring buildings;
- the quality and appropriateness of detailing and materials used;

Similarly the design respects the following points in the UDP 2006, Policy B3, Alterations and extensions:

- the form, proportions and character of the building and its setting, including the garden and nearby trees;
- original features are retained;
- high quality materials that match or complement existing materials are used; and
- the architectural integrity of the existing building is preserved

The extension is subordinate to the existing respecting all the above points.

4c. Adjacent trees

Further to the Policy N8B, Ancient Woodlands and trees, please refer to the arboricultural report for detailed study of the amenity of the trees along the fence leaning toward King Henry's Road. As demonstrated, the proposed development will not harm their health, as it is sited a safe distance from them.

Since the arboricultural report was commissioned, the size of the extension was reduced from 3.1m to 2.7m as well as in height. The proposal was reduced from 3-storey to single storey. As a result the amenity of the trees is not affected in any way. The crown of the trees is higher than the proposed extension height.

Furthermore, the proposed structural system for the new walls will eliminate excavation, as advised by the arboriculturalist. We propose a screw pile system, an innovative piling technique that will not affect the roots of the nearby trees. The piles are literally screwed into the ground using an adapted mini excavator. They eliminate the need for concrete and reinforcement, and there is no spoil removal from site which means less disruption to the site, the trees and no impact on their roots.

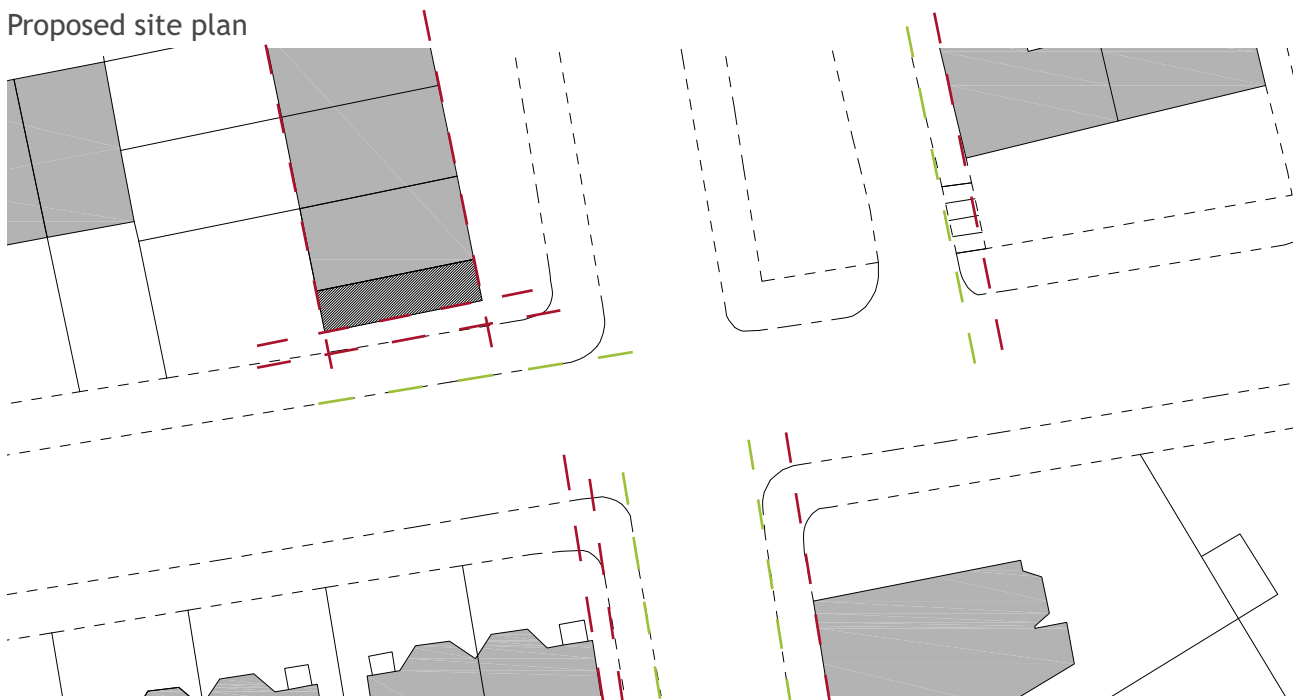


Diagram 1 above is showing that the extension respects its site, building lines, distance from the road and plot sizes. Moreover compared to neighbouring properties, the proposed extension makes its siting the most logical and appropriate location for an extension.

5. Proposal

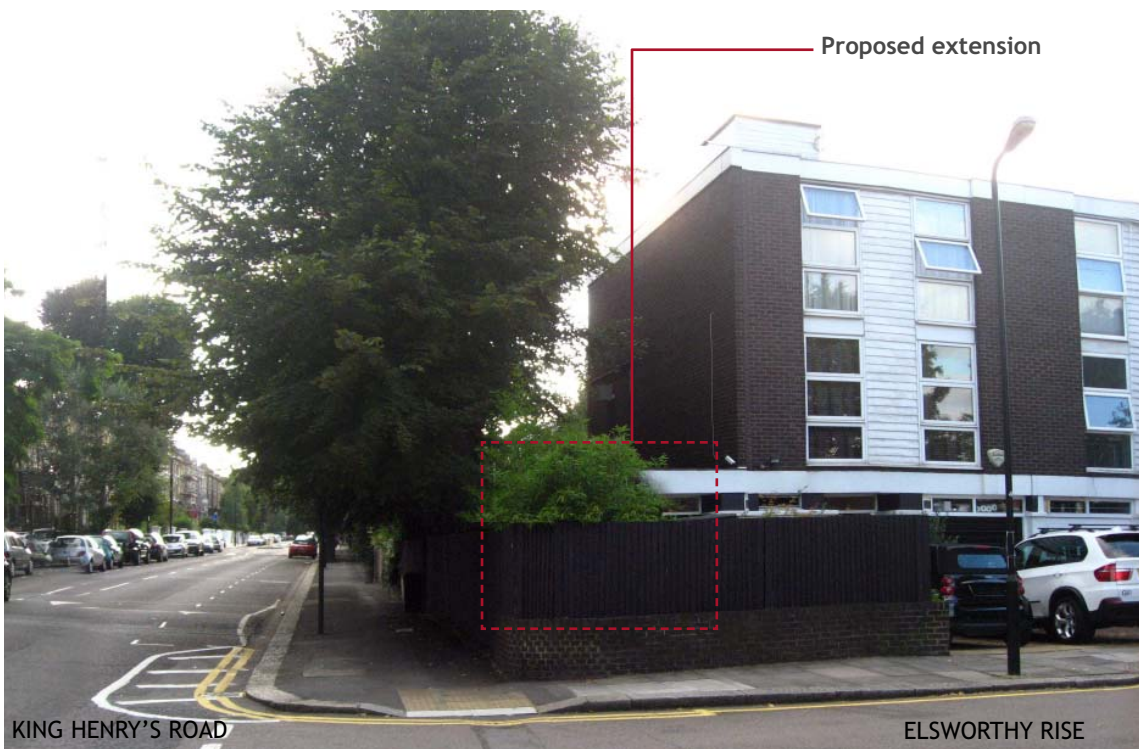
The proposal seeks to erect a single storey side extension on the corner property. The side extension proposed will extend the existing building façade as illustrated below.



Existing

The proposal extends the building's footprint without requiring the removal of trees or existing fencelines. The existing trees are mature Lime trees that are leaning toward the pavement.

The additional volume does not alter the building's character, instead it keeps the consistency of the volume by copying elements of the façade.



Proposed

Use

The development will not alter the existing use of a single family dwelling. The proposal will increase the area for the fast growing family.

Amount

The proposed side extension will have a footprint of 31.36m².

Layout

As shown in Drawing 0910 PA 004C.

Scale

The extension will be 2.8m high and 13.2m long similar to the existing building. It will be 2.78m wide. These dimensions fit the existing block dimension.

Landscaping

There is no proposed landscaping.

Appearance

The extension will be partially visible from the public realm, mostly obscured behind the 1.8m high brick fence and vegetation. It is proposed that the same material is used as per the existing house so that no difference is visible between the existing and the extension, as shown in the illustrations below.



Existing condition



Proposed

Access

Access will be unchanged.

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Please contact us should you have any comments or require more information regarding the above.

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Appendix A

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22 Elsworthy Rise

Notes from the Pre-planning consultation with duty planning officer Hannah Parker on 6.11.09

Introduction

Superfusionlab prepared an 8-page document for discussion. The document included a section on context including a photographic survey of the area, a massing and sectional study, precedents and illustrations of the proposed roof extension.

Discussion

1. Ms Hannah Parker was familiar with the area since she had recently rejected a planning application for a roof extension at 126 King Henry's Road
2. The officer gave us good references of precedents in the neighbourhood, which were discussed. These were:
 - a. 126 King Henry's Road, roof extension rejected. The property is part of a row of houses. The design and massing is different, but the siting is similar.
 - b. 5-7 Lower Merton Rise, roof extension for a row of 2 houses approved. The application for a roof extension originally on 7 Lower Merton House was rejected, but the joined application of the 2 houses accepted.
 - c. 1 Hawtry Road, side extension approved. The property is on the corner with King Henry's Road, similarly with the property on Elsworthy Rise.
 - d. The building on the corner of Lower Merton rise and Adelaide Road which has a roof extension.
3. Ms Hannah Parker advised that, judging from precedents, an individual roof extension application would most likely not be successful, while a continuous roof extension for all 3 houses would have more possibilities of success. But the council would most likely condition the roof extension to ensure that it all happened simultaneously.
4. The possibility of a side extension was discussed. Ms Hannah Parker was more open to the idea of a side extension. Although she originally argued that one-storey extensions were the rule, she could see the architectural merit of proposing a full height side extension in order to keep the character of the building intact. Again, the precedent is there for an application for side extension to be successful.
5. The possibility of basement addition was discussed. She ensured us that no planning application is needed if the basement does not have natural light, but if there are skylight or other volumes that protrude a planning application needs to be submitted.

Conclusion

- Ms Hannah Parker advised us to seek another discussion regarding a side extension as soon as drawings of the elevation were ready.
- The roof extension application of 3 houses would be more likely to be successful than for one house.
- Full height side extension would be likely to be successful because of precedent and the particularity of the housing type.

22 Elsworthy Rise

Notes from Pre-planning consultation with duty planning officer Rob Tulloch on 16.12.09

Introduction

Superfusionlab prepared two drawings showing the existing and proposed elevations of the property as well as an illustration of the proposed side extension for discussion. As a precursor, the previous pre-planning meeting was discussed including a brief mention of the precedents and our client's decision to progress with a side extension instead of a roof extension.

Discussion

1. Superfusionlab presented the side extension proposal. Mr Tulloch was positive towards the proposed side extension explaining that it respects the buildings character, height and scale.
2. The officer referred to the Camden Planning Guidance and especially paragraph 19.19 on side extensions. He argued that although the guidance points to an extension being subordinate to the building being extended, the extension proposed is not unduly prominent to the streetscape, it takes into account the character and design of the property and uses materials that are similar to the original building.
3. Mr Tulloch also refereed to the UDP 2006 Policies B1 and B3. He pointed that the proposed development adhere to Policy B1 in the following points:
 - a. respects its site and setting
 - b. does not harm its appearance or amenity
 - c. respects building lines and plot sizes
 - d. respects the height, bulk and scale of the surrounding buildings
4. Equally in terms of Policy B3, Mr Tulloch pointed out that the proposed extension respects the original building's form, proportions and character of the building and its setting. He argued that although the extension is not subordinate to the existing building, B3 was mostly referring to rear extensions and could be bypassed.

Conclusion

- o Mr Tulloch advised us to demonstrate in the Design & Access Statement that the extension will not harm neighbouring properties by loss of light or by creating overlooking.
- o Mr Tulloch advised us to include in the application schematic plans and sections for the purpose of showing the existing siting and floor to ceiling heights.

22 Elsworthy Rise

Notes from the planning application with Planning Officer Rob Tulloch on 10.08.10

Introduction

Superfusionlab presented a full planning application in support of a 3 storey, side extension to number 22 Elsworthy Rise and included all floor and roof plans, elevations and section as well as an arboricultural report on the 3 lime trees on the site.

Result

1. Mr. Rob Tulloch advised that the planning application was likely to be rejected as the council's arboriculture advisor was unsure over the crown of 2 of the lime trees on the site. As per guidance N8B the application was likely to be rejected on the grounds of the reduction of the amenity value of the trees.
2. According to Mr. Tulloch, the planning application had this single element which was likely to prevent permission being granted. It was agreed that the best course of action was to withdraw the application and resubmit with a reduced design.

Conclusion

- The application was immediately withdrawn
- New design was drawn to reflect concerns of arboriculture advisor of Camden.

Superfusionlab
10.08.10