

*Winner of 2007 Camden Council Building Quality-Small Commercial Development Award*

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**Design, Access and Planning Statement**  
**For the**  
**Construction of a Courtyard Basement Extension**  
**at 36A Courthope Road, London NW3 2LD**



**Client**

Mr and Mrs A Patel

**Status**

Initial Issue

August 2010

Ref: 1006-547-DAPS

## 1. Introduction

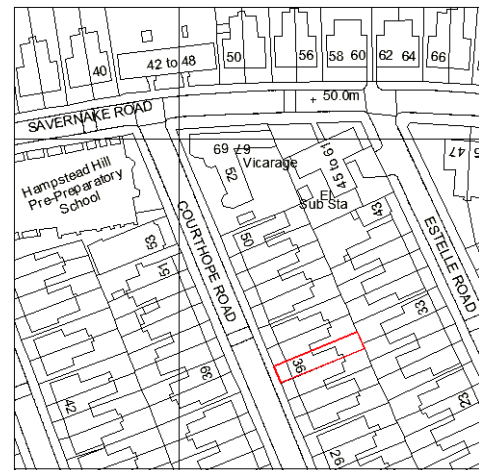
1.1. The existing building at 36 Courthope Road is a Victorian terraced house that has been converted to three flats. Dr and Mrs A Patel are the owners of ground floor flat, and the sole users of the rear garden.

1.2. The Proposal is to construct a new basement below the main front section of the house (but not under the rear projection), as well as two small single storey extensions which have already been approved (planning ref 2010/1269/P). The new basement is to provide two additional bedrooms and the single storey extensions are to enlarge the ground floor dining/sitting space. New lightwells are to be provided to the front and the rear in order to bring light and air into the basement bedrooms.

## 2. Site Information

2.1. The site is located in Belsize Park. It is situated within a residential street, and forms part of a terrace of similarly sized converted Victorian townhouses. The site has good access to local schools, leisure, retail and entertainment facilities. It is situated within the Mansfield Conservation Area.

2.2. On a more local scale, the total plot area is approximately 153m<sup>2</sup>. The site is occupied by a four storey dwelling house that has been subdivided into flats and a rear courtyard providing amenity space to the ground floor flat.



**Location Plan (NTS)**

2.3. Attached below the photographs of the elevations of the existing house. Please see drawings for more information.



**Front Courtyard**



**Partial Rear Elevation**

### **3. Land Use**

3.1. The original four storey terraced house has been subdivided into flats at some point in its past. Dr and Mrs A Patel are the owners of ground floor flat, and are the sole users of the rear garden. This is currently a two bedroom flat featuring two bedrooms at the front and a fairly small sitting/dining/kitchen at the rear of the property. The flat currently makes use of a small non-habitable cellar.

3.2. The proposal is to construct a basement extension to create two bedrooms in the basement, which would allow for one of the ground floor bedrooms to be used as a family sitting room, effectively creating a more spacious three bedroom flat. The proposed single storey extensions would enlarge the rear kitchen/dining space. No change of use has been proposed.

### **4. Scale of the Development**

4.1. The existing Gross Floor Areas of the existing house (per floor) is as follows:

-Existing Ground Floor (incl. hallway):	79.4m <sup>2</sup>
-First to Second Floors:	79.4m <sup>2</sup> (each)
-Third Floor (loft) – approximate area:	44.0m <sup>2</sup>
-Total Floor Area of the Building:	282m <sup>2</sup>

4.2. The total internal gross net area of the ground floor flat is some 60.7m<sup>2</sup>. The new basement is to be constructed underneath the front section of the existing building. The total Gross Internal Area of the basement is to be some 38m<sup>2</sup> approximately, with further 12.8m<sup>2</sup> to be provided in the new ground floor extensions. A modest increase of some 50m<sup>2</sup> will not have an appreciable effect on the residential density of the plot.

4.3 The floor area of the proposed front and rear lightwells is to be 3.7m<sup>2</sup> and 3.5m<sup>2</sup> respectably.

### **5. Amenity**

5.1. It is the council policy, as well as the designer's responsibility, to ensure that all habitable rooms have access to ventilation and sufficient outlook and daylight. To ensure this was the case, a daylight assessment report has been prepared by Hawkins environmental. The basement windows and lightwells were sized in accordance with the report recommendations in order to comply with the national policy and BRE Report criteria.

## 6. Appearance

6.1. The proposed basement extension will be constructed entirely below ground, and will have a very limited impact onto the exterior appearance of the property. The external appearance of the ground floor extensions is to be the same as previously proposed and approved.

6.2. The new basement will be accessed via the existing basement hallway. The new lightwells will be formed to bring natural light into the basement. The appearance of the new windows and doors within the lightwell and to the rear extension are to closely match existing.

6.3. Please see drawings 1006-547-008 to 011 for more information on the proposed layout and appearance.



*Extract from the drawing 1006-547-009 showing the proposed front and rear elevations*

## 7. Effect on Adjoining Properties

7.1. Careful consideration was made to ensure that the design does not adversely affect the adjacent properties or the area in general. As such, the proposed alterations were designed to be sympathetic to the existing building and Mansfield conservation area in general.

7.2. The proposed method of construction has been developed to minimize disruption during construction and ensure stability. For more information, please see the "Construction Method Statement for the Construction of a Basement and Ground Floor Extensions" ref 1006-547-CMS.

## 8. Planning Statement - Legislation and the Planning History

8.1. The investigation into the planning history of property has revealed five registered planning applications in the period since 1992. Planning search results shown below:

Application Number	Site Address	Development Description	Status	Date Registered	Decision
<a href="#">2010/1269/P</a>	36a Courthope Road London NW3 2LD	Erection of single storey rear extension and a side infill extension to existing flat (Class C3)	FINAL DECISION	24-03-2010	Granted
<a href="#">2004/1123/T</a>	36 Courthope Road London NW3 2LD	REAR GARDEN 1 x Prunus - fell.	FINAL DECISION	15-03-2004	No Objection to Works to Tree(s) in CA
<a href="#">9200302</a>	36 Courthope Road NW3	Erection of dormer roof extensions at front and rear and alterations to provide a self contained maisonette on second and attic floors as shown on drawing nos. 1 2 3A 4A. revised by letter 29.07.92	FINAL DECISION	25-03-1992	Grant Full or Outline Perm. with Condit.
<a href="#">9201015</a>	^36 Courthope Road NW3 Appeal received against refusal of permission	Erection of dormer roof extensions at front and rear roof level and formation of rear roof terrace with access doors in association with use of second and attic floors as a self contained maisonette as shown on drawing numbers 1 2 3.	APPEAL DECIDED	19-08-1992	Refuse Full or Outline Permission
<a href="#">9300929</a>	36 Courthope Road NW3	The construction of a rear dormer window and the formation of a rear roof terrace with an access door as shown on drawing nos. 3B 4B.	FINAL DECISION	26-07-1993	Grant Full or Outline Perm. with Condit.
<a href="#">9360104</a>	36 Courthope Road NW3	Demolition of part of the roof and rear elevation wall to form a new dormer roof terrace and access door as shown on drawing nos. 3B 4B.	FINAL DECISION	26-07-1993	Grant List.Build. or Cons.Area Consent

8.2. Of these, applications 2010/1269/P is the most relevant and has been referenced previously in the text. It is an approved planning application for the construction of two ground floor single storey extensions.

8.3. The site is located within the Mansfield Conservation Area. The relevant Government Guidance includes PPS1: Delivering Sustainable Development, PPG3: Housing and PPG15: Planning and the Historic Environment.

8.4. Planning Policy Statement PPS1: Delivering Sustainable Development was published in 2005 and offers a number of objectives in promoting sustainable and inclusive development. In line with the recommendations of this policy, the proposed development and the way it functions improves the character and quality of an area. The proposal will improve amenity of the existing dwelling, and will not have any negative impact on the area.

8.5. The proposed development is in line with the recommendations of the Planning Policy Guidance 3: Housing published in March 2000 as it provides additional residential space on a previously developed land within an existing urban area.

8.6. The site is located within a conservation area and is listed, and as such is regulated by PPG 15: Planning and the Historic Environment published in 1994. In accordance with this policy, the development was designed to be sympathetic to adjacent properties and minimize impact.

## **9. Access**

9.1. The site itself has easy access to a number of local schools, museums, leisure, outdoor and retail facilities which are within the walking distance of the site. There is an existing parking space, and an additional parking space is to be created for the users of the ground floor/basement flat.

9.2. The basement is to be accessed via the existing basement staircase. All new doors will be of a sufficient width to comply with the guidance note 6 of the Lifetime Homes Recommendations.

9.3. To ensure that persons with limited reach have access to the electrical sockets and switch outlets, the height of the socket outlets should be no lower than 450mm from the floor and for switches, TV points, telephone outlets, doorbells etc, no higher than 1200mm from the floor (guidance note 15).