



## DESIGN AND ACCESS STATEMENT

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### CLIENT.

Mr. Nicholas Fox

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### PROJECT.

28 Cressy Road, London, NW3 2LY

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### JOB NO.

630

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### ISSUE DATE.

10/05/10

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## 1

### 1.1

#### Context

##### *Original Building and its site*

This proposal concerns an existing building located at 28 Cressy Road, London, NW3 2LY

The building is a 'single family dwelling house'.

The site is situated towards the mid point of Cressy Road.

The site is bounded by a terrace of similar properties.

The properties are set back from the road with front gardens and there are private rear north east facing residential gardens at the rear.

The building has 2 main floors, as well as a pitched roof, which contains a habitable room.

There is 1 entrance to the premises; the main door is located on Cressy Road.

At the rear there is an outrigger rear extension that is original to the building.

### 1.2

##### *Site Context - Surrounding streets and uses*

The buildings in the street are residential as are those in the surrounding streets.

The surrounding buildings are of a similar form, being 2 storeys in height with pitched slate roofs. The plan forms and massing of the buildings in the area and the detailing of the buildings is consistent.

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## *Outlook*

To the rear, the gardens are of an average length and they are faced by similar gardens and the rear of the properties in Mackeson Road.

There is an existing high garden wall to the left and right hand sides of the property which screen the garden from the adjoining neighbours.

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## *Listing and Conservation Area*

The subject building is not listed but is in the Mansfield Conservation Area.

The area was originally developed in the second half of the 19<sup>th</sup> Century and, with few exceptions, the area remains as it was completed in 1899.

There is an overall uniformity to the area established by the similarity of the heights of the various houses and the use of materials.

Mansfield Conservation Area Statement notes:

The special nature of this area is that the uniformity of the standard building type gives the area the quality that first established it as a candidate for Conservation Area status. The strong cohesive identity of the Conservation Area effectively means that all the original buildings in the area make a positive contribution.

Within the Mansfield Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern.

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## *Materials*

The existing building is constructed of London stock brick with cast stone details.

The roof is pitched and slated.

The surrounding buildings are similar.

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## **Assessment**

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### *Evolution of the design*

The design proposals are as follows:

- To extend the building on the ground floor to the side of the original outrigger.
- The extension is proposed to provide additional kitchen dining room and space for the family.
- The design is premised on retaining the original building form of the rear elevations. The extension is proposed in light weight timber frame and glass, to contrast with the London stock brick rear elevation of the buildings.
- The extension roof is similarly timber framed and glazed. The roof is pitched to the boundary to minimize any impact on the neighbour and facilitate their access to natural daylight.
- The design seeks to improve the present accommodation by improving the amount of accommodation and its layout and improving the levels of natural lighting.

- The rear garden is accessed at present via the dining room at the rear of the ground floor. The proposal is to widen and improve the garden access.
- A new garden access door to the garden has been provided from the new extension.

The strategic design principals behind the design process are as follows:

- To increase the amount of habitable space.
- To provide natural daylight to the existing habitable space.
- To improve the access in to the garden.

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#### *Involvement and consultation*

The sketch design was originally issued to the planning department for comment and a pre planning application telephone discussion was held with the Duty Planning officer David Peres da Costa.

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#### *3 Policy, Social, economic and planning policy context*

The planning policies and planning guidance of the Local Authority, as well as the Mansfield Conservation Area Report have been considered in the design of the building and in drafting this report.

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#### **Construction**

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#### *Design*

The premise of the design has been high specification, residential space, with a high standard of accessibility, provided to the 'Life Time Homes Standards'

The design attempts to provide high standards of:  
Privacy and outlook  
Natural daylight and sunlight  
Natural Ventilation  
Outdoor space  
Safety and security  
Protection from pollution, noise and light

The scale and mass of the proposal has been established from the heights and depths of the neighbouring properties. Hhopefully the design will make a positive contribution to the character and quality of its surroundings.

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**Design**

**Materials**

4.1

*Sustainability*

Waste disposal, composting and recycling facilities are not affected by the proposal.

Materials form the remodelling and renovation work such as London stock bricks will be re used on site. The energy efficiency of the building will be increased by the renovation works

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**Historic Impact**

Characteristic features such as doors, canopies, windows, roof details have been retained.

The scale of the building and its roof line has not been affected by the proposals. Nor has the unity and character and quality of the conservation area been affected.

The proposed work and timber detailing are complementary to the original building.

Access has been improved as follows:

- A new garden access door at the rear of the outrigger has been provided to improve the access into the rear garden. The threshold will be flush.

This proposal does not affect the access with in the building

The proposal has been designed to 'Life Time Home Standards' and the property will accommodate the changing needs of its occupants.