



A PROPOSAL FOR  
A REAR KITCHEN EXTENSION WITH  
WORKS TO THE FRONT FACADE AND  
BOUNDARY.

4 DOWNSIDE CRESCENT  
LONDON NW3 2AP

October 2014

For The London Borough of Camden  
Regeneration and Planning  
Town Hall Extension  
Argyle Street  
London WC1H 8ND



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## Introduction

### Background.

The application site is no. 4 Downside Crescent, London NW3 2AP.

The property was originally built between 1885 and early 1900 and is located within the Parkhill & Upper Park Conservation Area. The area is identified as making a positive contribution to the character and appearance of the Conservation Area. The houses are typically Victorian red brick, with gabled ends and tiled paths. They are closely built with small gaps between them with small gardens to the front and generous gardens to the rear. Each house has large mature landscaped garden which is sub-divided between properties with brick/timber fencing.

Despite the differences in the elevations there are a number of recurrent themes: asymmetrical compositions, canted bays, large slab chimneys and white painted timber casement and sash windows.

The property is not Listed and is a Freehold property under private ownership.



View of the rear garden.



View of the house from the rear garden.

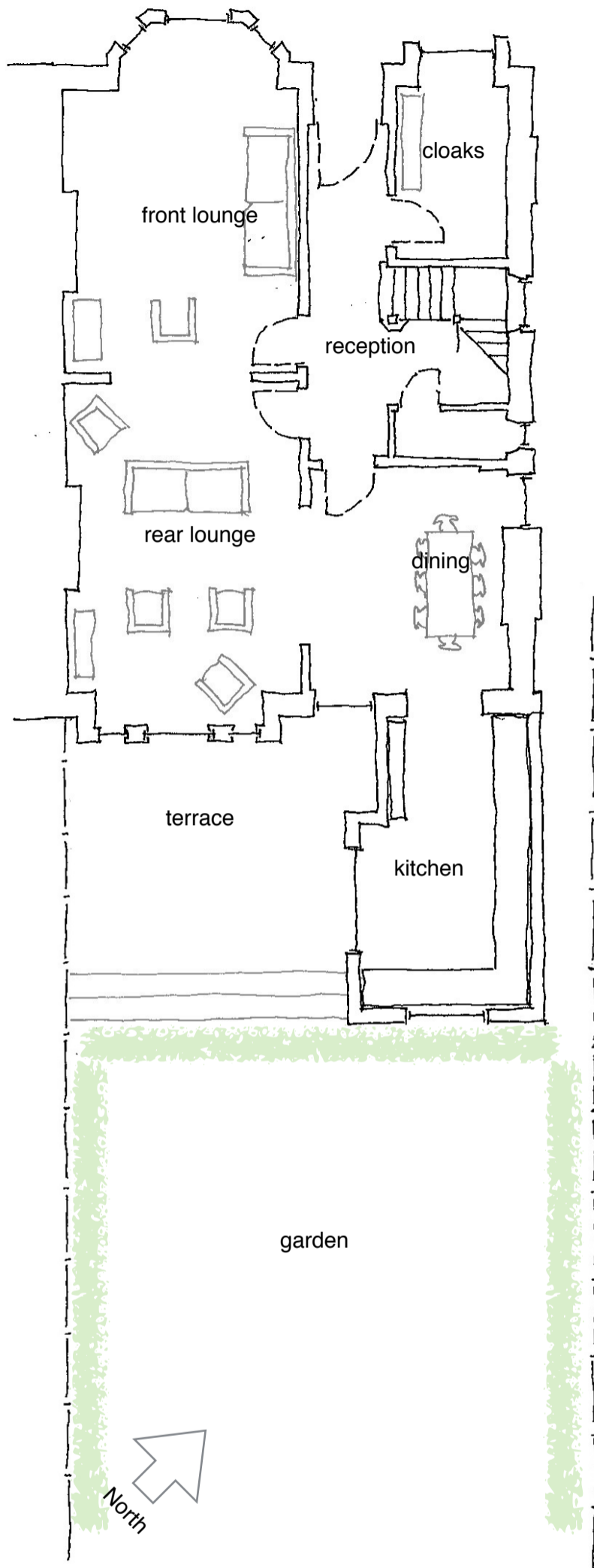
### Statement of Intent.

A new rear kitchen extension is proposed for your consideration;

- A new rear kitchen extension is required to replace the original kitchen extension which is not appropriately sized for a large five-six bedroom house.
- The front facade brickwork will be repointed to replace the existing mortar which is in poor condition due to bad workmanship.
- The curtilage to the front of the house will be reconfigured to introduce a larger driveway opening with traditional railings to compliment the street frontage.
- A number of planning applications have recently been approved by Camden Council for works similar to no. 4 Downside Crescent. Notably the other planning approvals provide substantially larger rear kitchen extensions in addition to facade repairs, the reinstatement of railings and perimeter boundary alterations.

## GENERAL ARRANGEMENT The Existing Configuration

4 Downside Crescent



existing ground floor plan

### The Rear Garden.

The existing kitchen extension is within a large garden plot with a South Easterly aspect which overlooks the garden lawn. The views from the existing kitchen are limited. Mature perimeter foliage is provided to all sides of the garden and beyond within the neighbouring gardens.

A new rear kitchen extension will replace the existing extension.

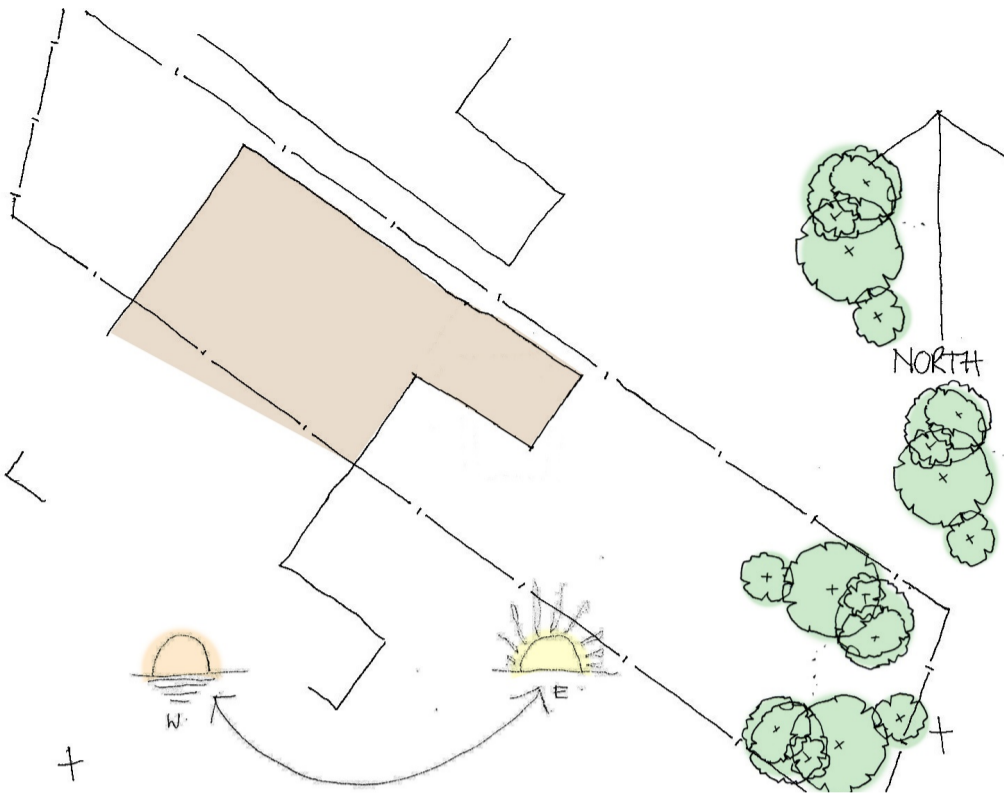
### Panoramic Views.

The garden is long and extends to the full width of the property demise. It enjoys picturesque views through the mature foliage to the wider local environment.

The neighbouring adjacencies have equally mature gardens and contribute to a rich garden environment. Each garden has a number of mature trees which add greatly to the character of the area. Views are enjoyed in all directions.

The existing extension suffers from the following limitations:-

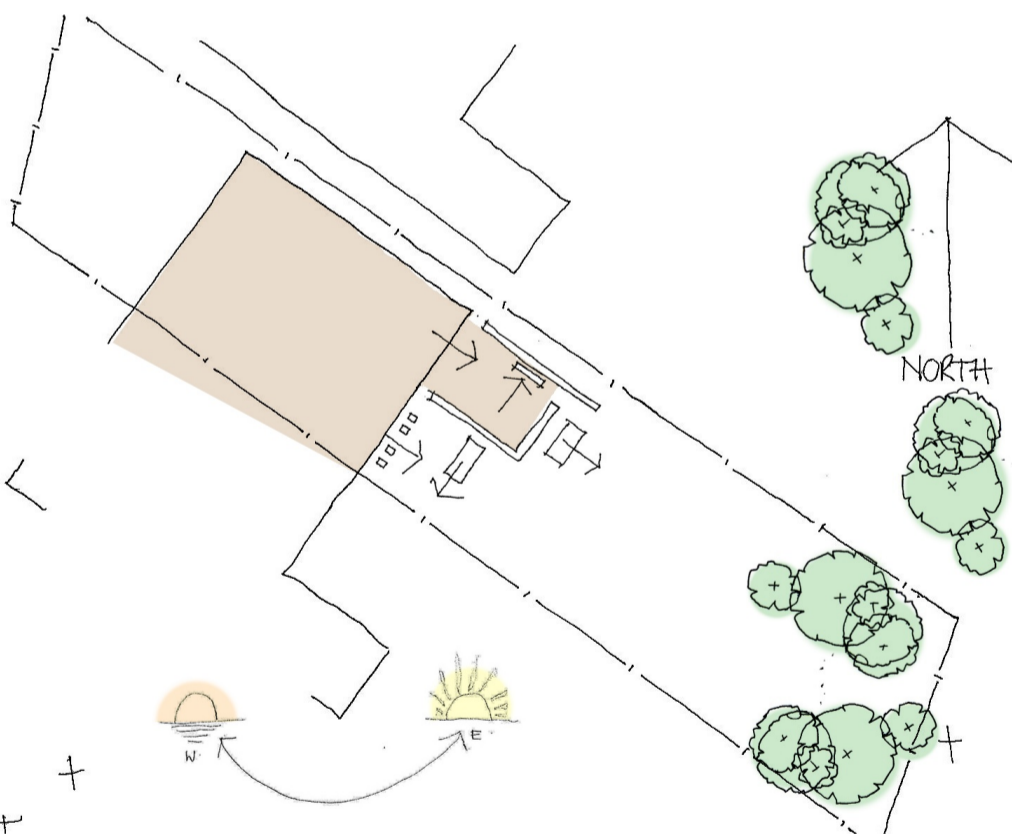
- The kitchen is significantly smaller than expected for a house of this size.
- The extension has one window and one set of french doors which provides a restricted visual and physical connection to the garden.
- Views to the outside are provided from the rear ground floor lounge of the house but these are also limited by heavy framed doors.
- The existing terrace decking datum was granted under a previously issued planning approval 2005/4556/C.
- The shadow cast by the house means that the terrace is not used in the evening. Instead an impromptu terrace is provided on the garden lawn to benefit from the late warming evening sunshine.



sun path and site analysis

**Sun-path Analysis.**

The garden enjoys sunshine from the early morning sunrise through to the early evening as the Sun drops behind the house to the West. The new rear kitchen extension is perfectly orientated to benefit from the early morning aspect. A new rear kitchen extension will enhance and create a visual dialogue between the new rear kitchen extension and the gardens beyond.



existing rear extension

**Limitations Of The Existing Kitchen Extension.**

The kitchen is significantly smaller than expected for a house of this size.

A large timber terrace decking is located against the rear of the house. As the sun passes behind the house in the afternoon the bulk of the house casts a shadow over the garden meaning the terrace tends not to be used in the evening. The timber terrace has weakened over time and requires on-going maintenance to keep it safe.

An existing side passage provides secondary access for general house maintenance and bin storage.

### The Garden

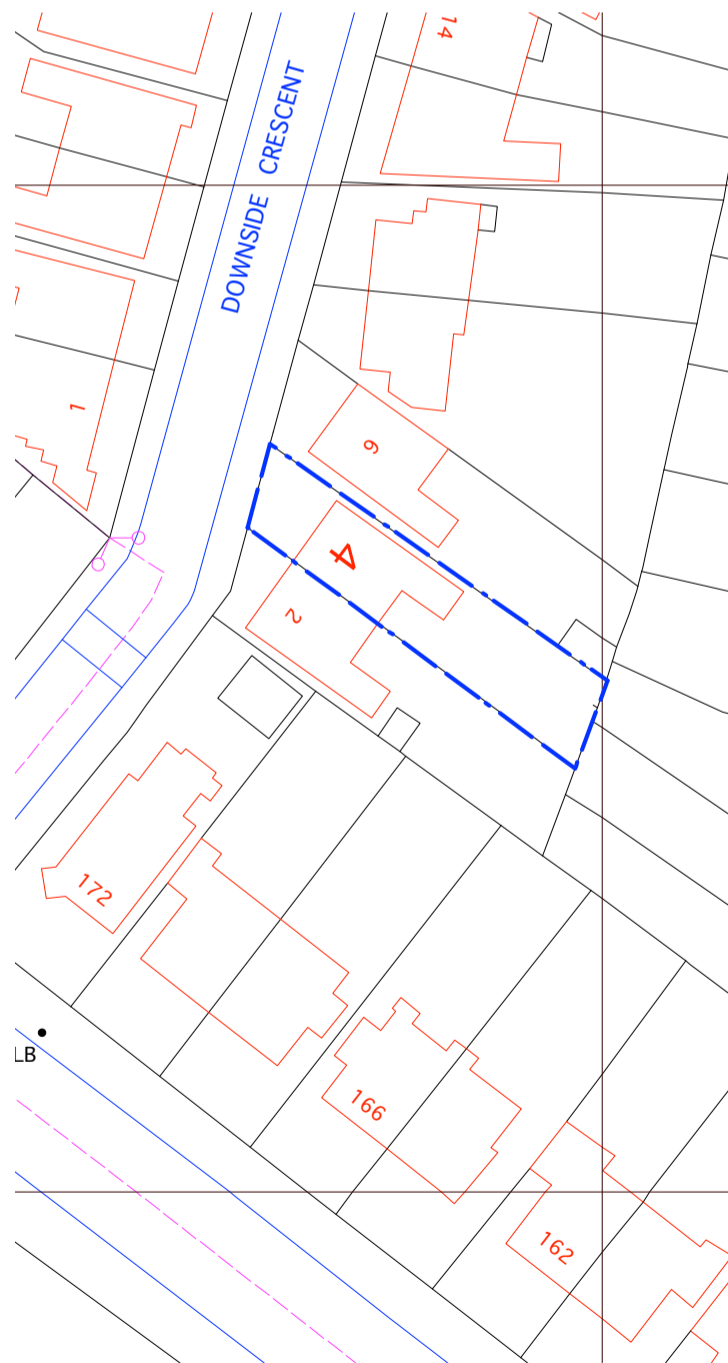
The garden to Downside Crescent tend to be subdivided by masonry party fence walls between each semi-detached property. A timber party wall fence separates the detached properties.



the garden viewed from the terrace

no. 4 Downside Crescent is entered at ground level with one step up to establish a ground floor site datum. The main lounge space and kitchen are accessed from a centralised reception and stairwell. The rear lounge room provides access to the garden through 3/4 glazed French doors. Adjacent to the rear lounge is the dining room which provides access to the existing rear kitchen extension through a restricted archway. The kitchen beyond is modest with limited provision for food preparation and storage. A secondary access is provided to the rear garden through a second set of French doors to the side of the extension. The natural ground level of the garden is approximately 700mm below the finished floor datum.

The upper floors accommodate the bedrooms which enjoy views of the garden and the wider local garden environment beyond.



the site plan

### Site Context

no. 2 Downside Crescent:

An existing masonry party fence wall with a timber trellis separates the properties and is approximately 1.8m high. The property is of a similar stature to 4 Downside Crescent.

no. 6 Downside Crescent:

An existing timber party fence wall between the neighbouring property is a handed version of 4 Downside Crescent. A concrete paver provides an extensive area of terrace to the rear garden.

To the end of the garden:

An existing timber party fence wall between properties forms the perimeter demise between the rear garden and the properties on Lawn Road.

PLANNING CONSIDERATIONS  
Parkhill & Upper Park  
Conservation Area

Proposed Site Information

Relevant information and statistics relating to the proposed rear kitchen extension.

Site Address:	4 Downside Crescent, London NW3 2AP.
Borough:	London Borough of Camden.
Building Status:	The site is within the Parkhill & Upper Park Conservation Area. The property is not listed.
Current Use:	Private Residential
Existing Extension:	16.5sq/m
Garden Area:	193sq/m
New Garden Studio Area	35sq/m (18% of the overall garden area)

Planning History

Within the Parkhill & Upper Park Conservation Area and more immediate context the following applications have been recently approved by the London Borough of Camden. The applications are similar in their requirements to the proposed development and associated works to no. 4 Downside Crescent.

These applications were approved as submitted.

2014/3518/P\_ Erection of a full width rear extension as a replacement to existing extension. Alterations to side elevation and installation of railings to front boundary.

2014/2955/P\_ Erection of rear single story extension, installation of rear dormer window and installation of 3 x roof-lights in connection with the conversion of 5 x studio flats to 2 x 1 bed flats, 1 x 2 bed flat and 1 x 3 bed flat.

2013/7333/P\_ Erection of full-width rear extension following demolition of existing part width extension, installation of rear dormer window and two side roof-lights, removal of external staircase, and alterations to fenestration and front boundary wall.

2011/5180/P\_ Erection of a single storey rear extension with roof terrace and alterations to existing extension at ground floor level... replacement of rear first floor windows with French doors and addition of a Juliette balcony to residential units (Class C3).

## PLANNING CONSIDERATIONS

### Relevant Planning Policies

In the preparation of the planning, design and access statement the following planning policies have been adhered to:-

Parkhill and Upper Road Conservation Area Statement 9 (2003)

Camden Planning Guidance 2013

LDF Core Strategy and Development Policies 2010-2025

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

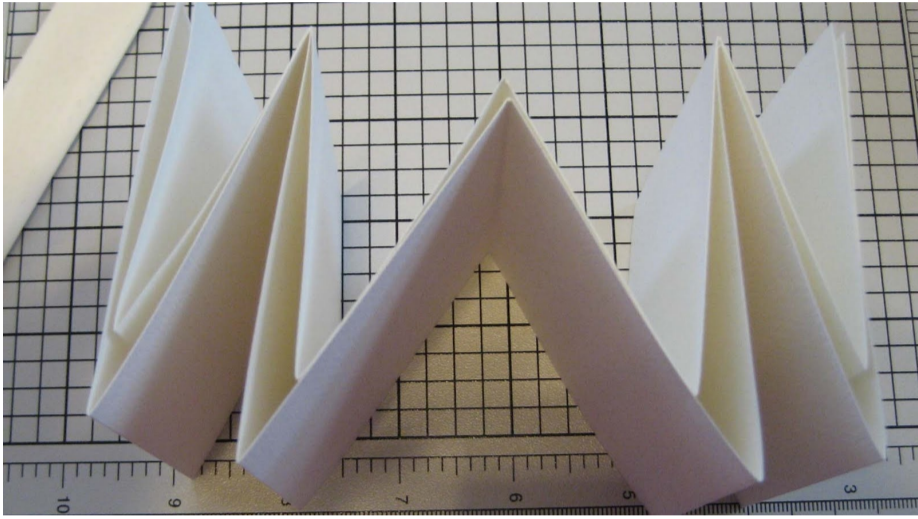
DP32 Air quality and Camden's Clear Zone

CPG1 Design

CPG3 Sustainability

CPG6 Amenity

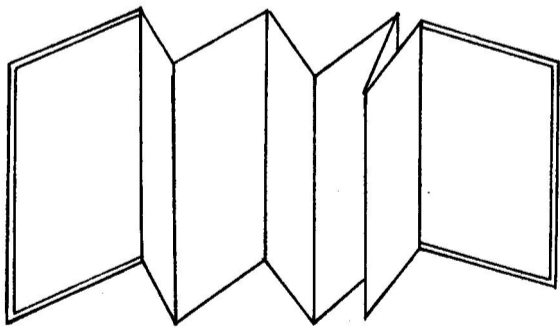




accordion concept

The Idea.

An accordion structure provides a simple concept. A series of angled facets provide a form which is explored and developed further to define the form of the new kitchen extension. The angled facets provide subdivision which can be expressed as solid (wall) or void (window opening).



notional division

Glazed facets provide transparency and a dialogue between the extension and garden.

## Concept

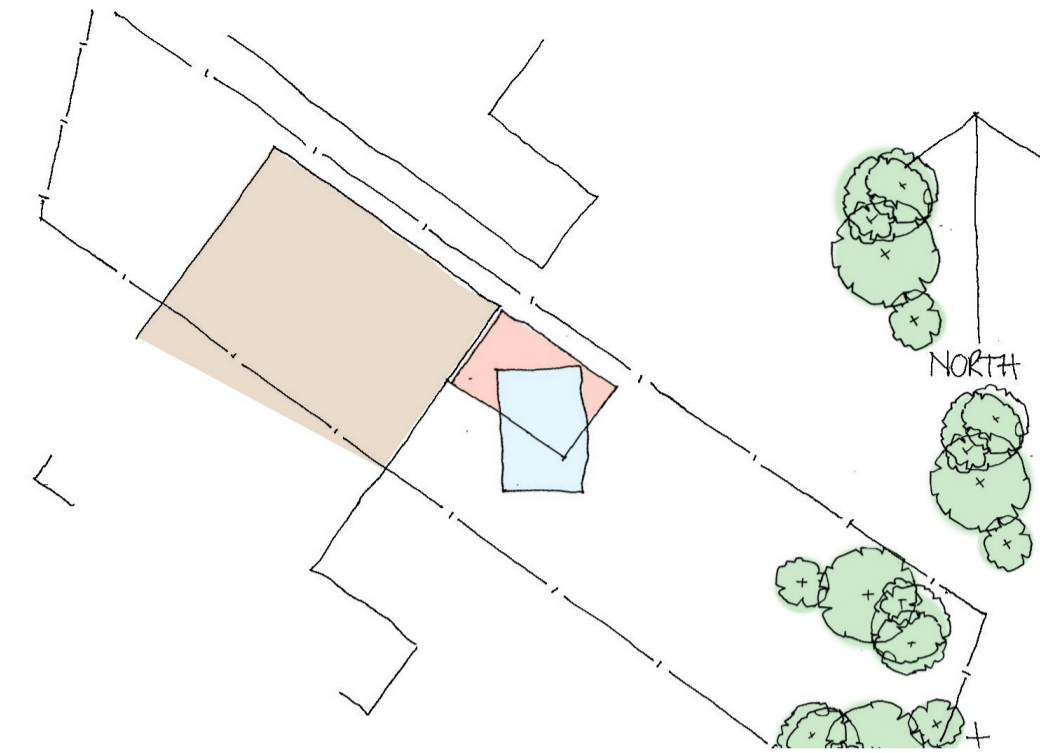
### The Schematic

The existing footprint form is explored and developed further to provide an original design solution to the new rear kitchen extension.

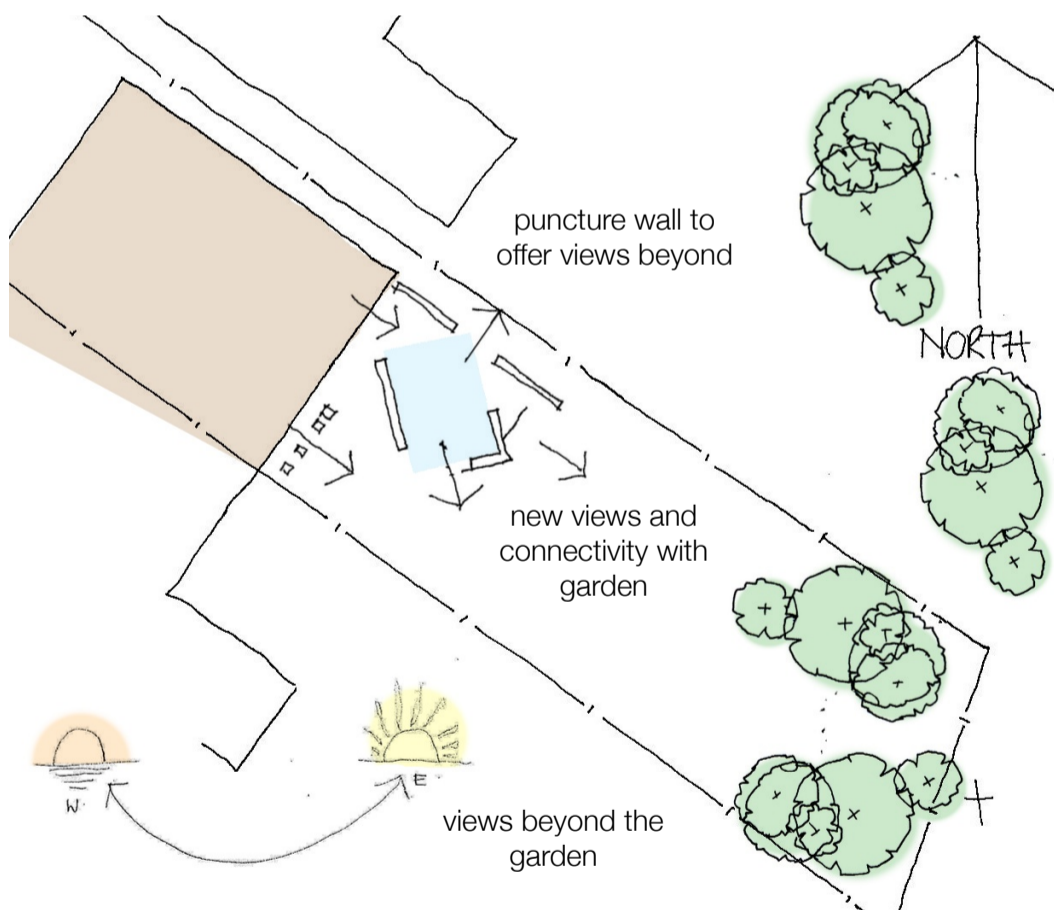
In its simplest form a new volume is positioned to improve connectivity to the garden beyond. The new facets provide glazed units which are positioned to principally overlook the garden and increase the area foot print of the new kitchen.

Internally the facets create a hierarchy of space. As you enter the kitchen and move through to the breakfast table a visual dialogue is re-established with the garden. The kitchen layout is defined by the exterior form as it also reaches into the garden.

At the furthest point in the new extension the breakfast table is now a focal point; a place where the family can start their day together.



the first step



the principles

### Principles for the New Rear Kitchen Extension

- To provide a larger kitchen with ancillary storage.
- Reconnect visually with the garden and wider local environment.
- Access from the house to the kitchen is retained through an enlarged archway.
- To provide framed views overlooking the garden from the new kitchen.
- The side passage is retained, the wall is provided with a window to offer views of the wider local environment.
- The window will reduce the effective length of the new extension wall.
- The existing bay window is retained as is the connection from the main body of the house into the garden.

# DESIGN STATEMENT

## The Rear Extension

### Use

The dwelling is a semi-detached, three storey property comprising of reception, front and rear lounge with a dining room and a kitchen. The existing kitchen is located in a small rear kitchen extension.

Keen to remain in the area the homeowners have over the years maintained the property to a consistently high standard. Internally the property retains many period features and is in good general condition. As well as upgrading the interior of the property the internal configuration has been enhanced with additional sanitary provision to each floor. The bedrooms occupy the upper floors

As the homeowners appreciate the benefits of working from home with two growing children the house layout is considered to be constricted and compromised by a small kitchen.

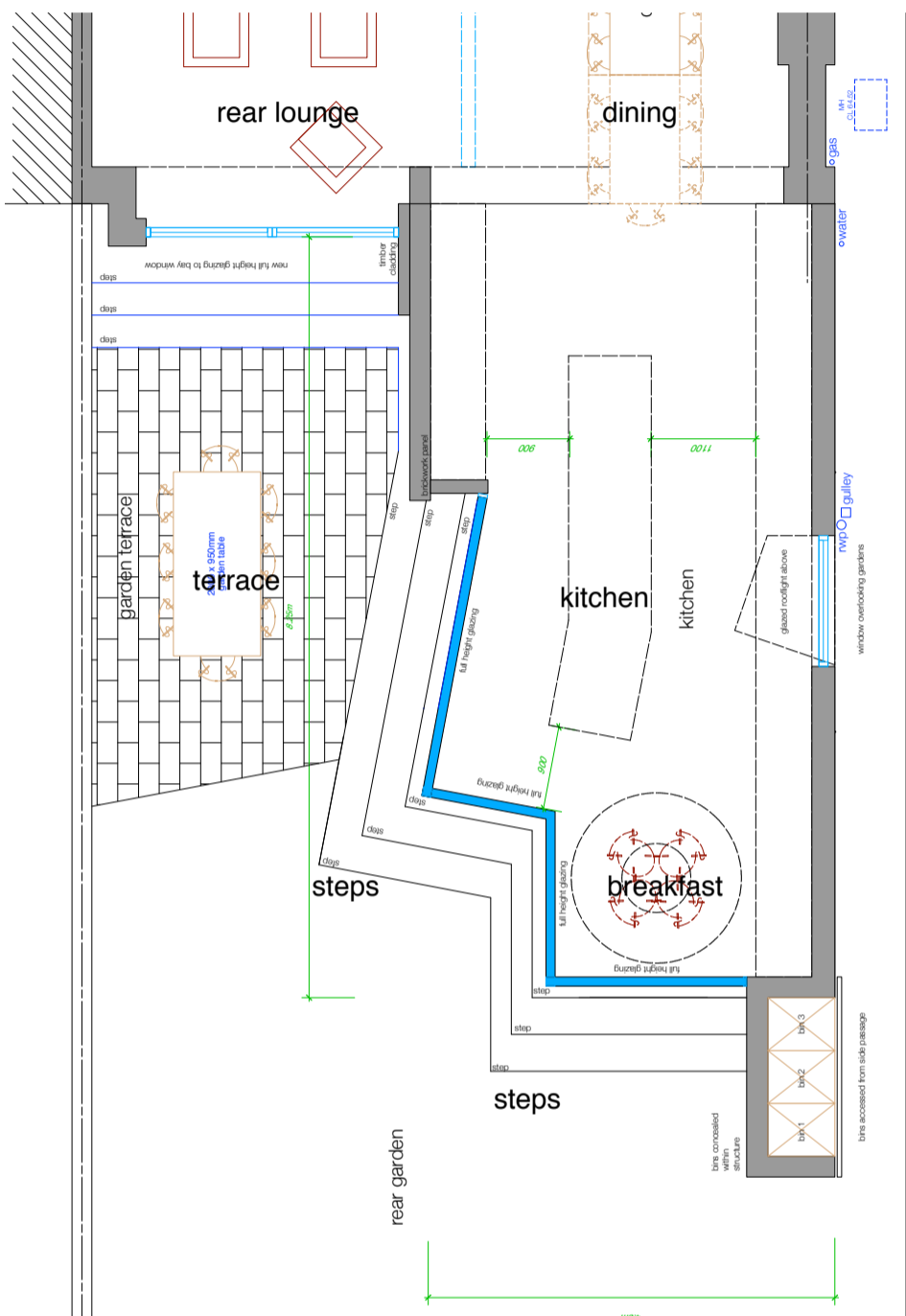
A new rear kitchen extension aims primarily to provide a kitchen of an appropriate size and to reconnect with the garden. The new kitchen with additional ancillary space will overcome the constrictions of the house as currently configured. It will offer a significant benefit to the whole family in their daily routine. It will provide a bright and airy open plan environment.

Taking advantage of its south facing aspect it will enjoy uninterrupted views of the gardens and the wider local environment. Currently the views of the garden from the front and rear lounge are limited and it suffers from poor delighting even on sunny days.

It is intended to reconfigure the existing bay window opening with new full height glazed units. The new bay window will provide a better connection to the rear garden from the main body of the house. The design of the new rear kitchen extension footprint has been configured to avoid constricting the views of the garden from the front and rear lounge.

The side access passage will be retained to facilitate waste disposal, recycling and garden maintenance. The mature trees to the end of the garden will not be affected by the proposed works.

### 4 Downside Crescent



the proposed configuration

## DESIGN STATEMENT

### The Rear Extension

#### Layout

The proposal draws from its setting within the Parkhill and Upper Road Conservation Area to inform the design, in terms of scale and material choice. The internal layout is designed as a simple notional layout opening into the garden. Conceived as an layered structure the new rear kitchen extension remains visually subservient to the main building. The uniformity of the existing building and rhythm of the neighbouring semi-detached is maintained.

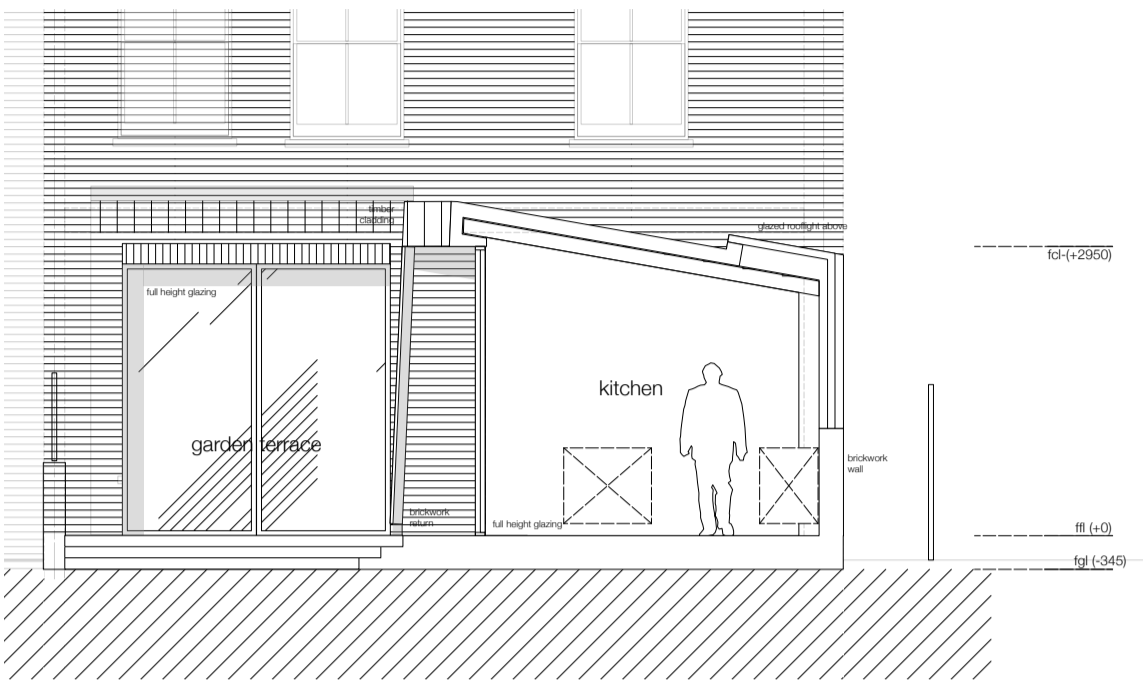
The existing garden terrace deck will be reconfigured. The deck is considered to be dangerous and difficult for the occupants to negotiate particularly in wet weather. The reconfigured terrace has been reduced to the natural ground level and aims to allow the neighbours increased privacy. The stepped arrangement offers a transitional zone between the kitchen and a safer connection to the garden. It will also provide informal seating in the summer time.

#### Sustainability

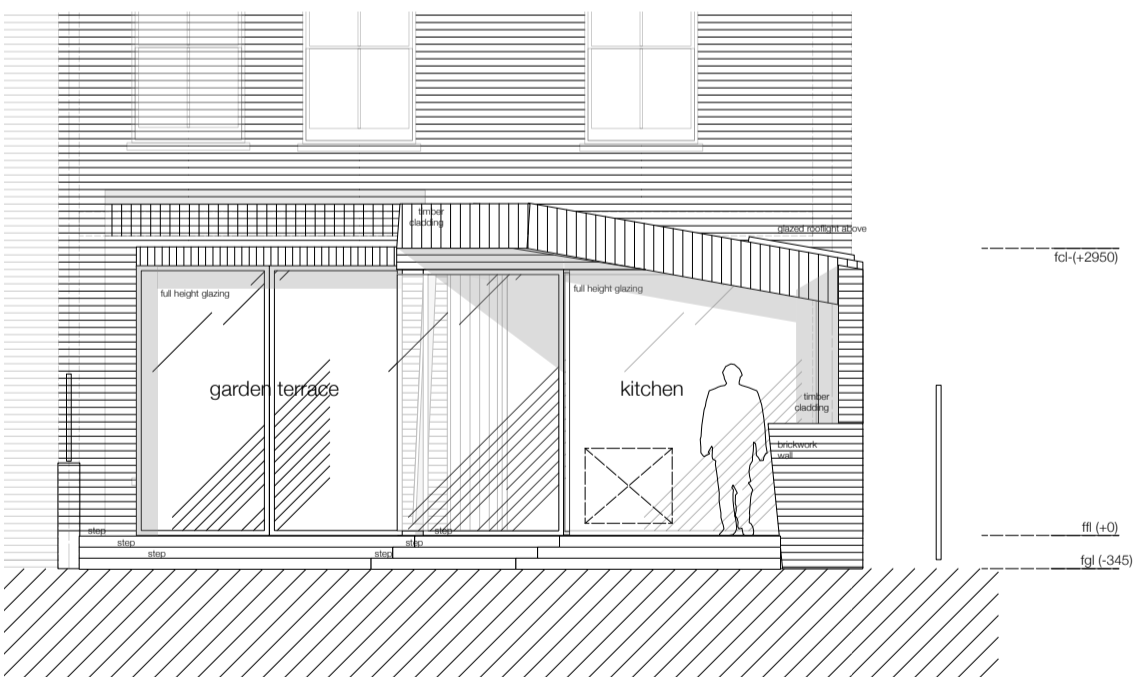
The new rear kitchen extension is functional and will employ simple traditional construction techniques. The use of timber and brickwork as the primary construction materials have an inherently low energy output compared to that of steel or concrete framing. The construction is intended to be prefabricated where possible. The installation of the frame will result in little or no waste products to be removed from site. The new foundation will replace the existing foundation and excavation will be kept to a minimum. The foundation will be installed quickly and will minimise site disruption.

The employment of trade contractors for the construction are likely to be direct appointments by the client. This will allow the client to employ a series of local builders and trade contractors. All contractors will be encouraged to source materials used for the building elements from environmentally sustainable and local sources. This will reduce transport costs and vehicle emissions for both the delivery of site personal and building materials.

Bin storage and waste recycling will remain located to the rear of the property. A dedicated store will be integrated into the new rear kitchen extension to provide a considered solution for the provision of household, garden and recyclable waste materials.



section through the rear kitchen extension



elevation of the rear extension looking from the garden

## DESIGN STATEMENT

### The Rear Extension

#### Scale and Amenity

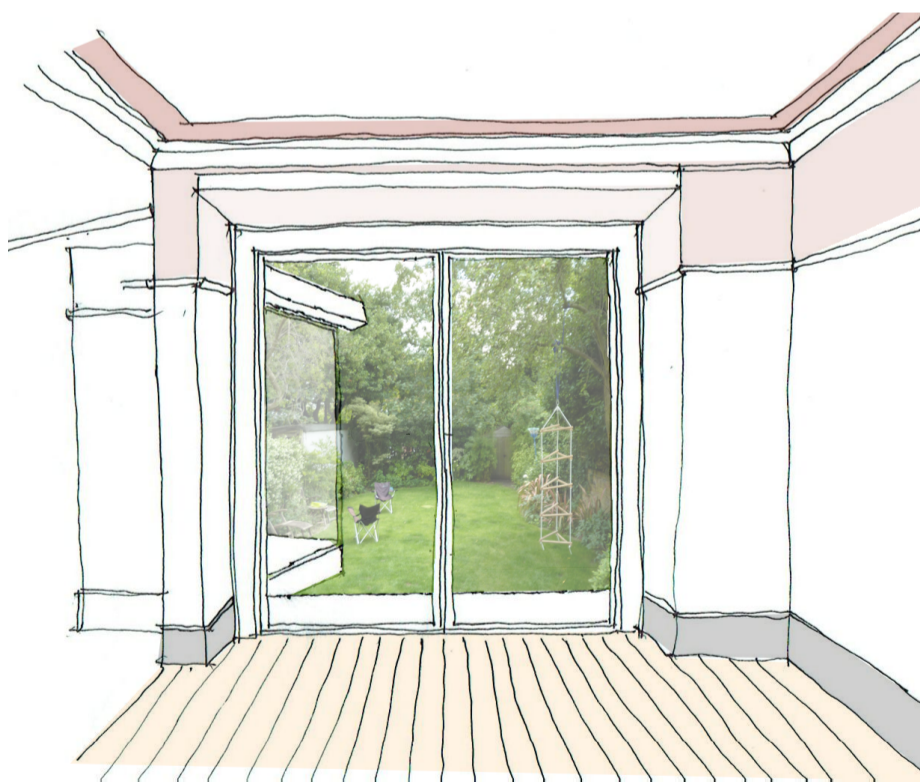
The proposed rear kitchen extension is modest in floor area and the resultant percentage increase is small by comparison to neighbouring rear extensions.

The roof is inclined to the neighbouring party fence wall to conceal the new kitchen extension from their garden. The proposed design avoids any loss of sunlight or sense of enclosure to the adjacent property due to its relationship with the existing extension to no. 6 Downside Crescent.

The side passage to no. 4 Downside Crescent is retained to allow continued maintenance access. The distance between properties remains as existing and avoids any overshadowing and does not adversely effect the neighbours.

no. 2 Downside Crescent is a handed version of no. 4 Downside Crescent. Due to the location of the neighbouring rear extension visual privacy and overlooking have been addressed. It is considered for an urban residential area to be appropriate and no worse than the existing rear kitchen extension relationship. A party fence wall with a wall mounted trellis provides additional separation between properties. Any further visual separation between gardens should be discouraged.

The views from the new rear kitchen extension are similar to the previous kitchen namely overlooking the garden with views of the wider local environment beyond. The visual relationship between the house, rear garden and wider local environment is to be encouraged. The new rear kitchen extension will adapt and integrate fully within its garden setting over time.



the proposed view from rear lounge

#### Appearance

The proposal aims to respond to and respect its sensitive garden setting in terms of material, language, form and construction. The new rear kitchen extension is situated in the previous extension location. The inclined form rises to the front to provide a natural shading device from the sun to the glazed units and drops to the rear against the neighbouring adjacent extension.

The structure is layered to provide a transition between the main body of the house and extension which respects the formal hierarchy of the houses as a whole. The proposed materials draw from traditional garden structures and are intended to be simple yet robust. The material choice is composed of brick walls connecting back to the house with glazed units opening into the garden. The brickwork is wrapped in timber to provide a transition between materials. Together the materials provide a versatile and modern design solution for a new rear kitchen extension.

## DESIGN STATEMENT

### The Rear Extension

#### Landscaping

The area for development is within a large garden plot which has mature perimeter foliage. The new rear kitchen extension is to be set against the main body of the house to avoid constricting the primary views from the house. The structure will not disturb the roots of existing trees and will have minimal impact on the existing building. The mature trees to the rear of the garden remain untouched.

#### Boundary Treatment

To the front of the house traditional steel railings will be reintroduced to match those on adjacent properties on the Downside Crescent. A new wider driveway is proposed to replace the existing pavers which are not original. Similar works have been carried out on previously approved planning applications for neighbouring properties

#### Front Facade Treatment

The brickwork to the front facade is in good sound condition. The mortar had been previously repointed. This work has over time proved to be poor in terms of workmanship and will require to be redone across the entire front facade.

#### Access Statement

The existing dwelling has numerous level changes which provides restricted access to those who require assistance. No sanitary provision is provided to the new rear kitchen extension but reasonable provision remains for assisted access to the under-stair WC and bathrooms within the house.

Access to the development for emergency services remains unimpeded as the hierarchy remains conventional in understanding and allows individuals to easily orientate themselves and aid escape.



the front facade



poor workmanship to mortar beds

## DESIGN STATEMENT

### Conclusion

From the outset, the main consideration for the new rear kitchen extension was how to make an appropriate connection to the house as well as protecting the character of the existing building and the wider local environment.

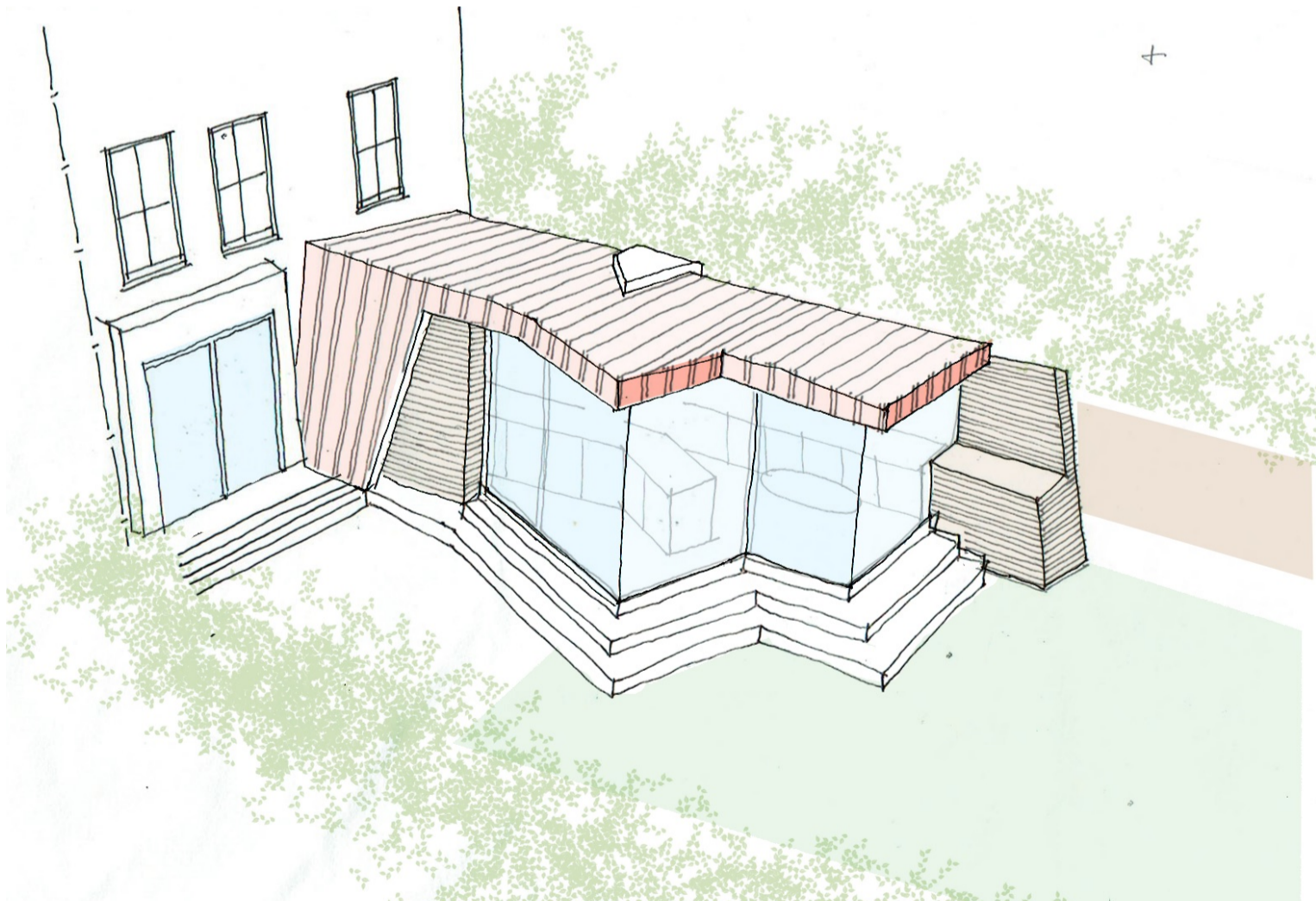
Employing the highest standard of design with reference to all relevant planning policy strategies has resulted in a well considered and appropriate architectural solution.

The height and form of the new rear kitchen extension incorporates a form considered to be subordinate against the existing building and neighbouring properties. The connection between the house and the new rear kitchen extension will not compromise the fabric of the existing building. The existing bay window opening will form a new aperture to reconnect to the garden.

The overall area of the new rear kitchen extension remains a small percentage of the existing garden space and ensures the impact of the development on the occupiers and neighbours is fully considered and minimal. The proposed materials are considered to be visually interesting and not harmful to the character and appearance of the Conservation Area.

The addition of a new rear kitchen extension will not detract but enhance the overall architectural merit to the rear of Downside Crescent.

We submit this application as an appropriate form of development in accordance with current planning policy. There are no material considerations that would undermine our proposition and we request full planning permission be granted.



an isometric view of the new extension

## MATERIAL PALETTE

The material palette will be limited and offers a modern architectural solution to the rear kitchen extension which continues to respect and contributes positively to the character of the site and its immediate environment.



coloured timber cladding



london stock brick



timber and glazing composition



## Application History and Development of Adjacencies

Within the Belsize Conservation Area and more immediate context the following applications have been recently approved.

The applications are similar in their requirements to the proposed development to no. 4 Downside Crescent and seek approval for the addition of an extension to the rear of the main building.

The application for no. 4 Downside Crescent will be limited to a request for a modest rear kitchen extension and associated works only.

3 Downside Crescent London NW3 2AN

2014/2955/P\_ Erection of rear single story extension, installation of rear dormer window and installation of 3 x roof-lights in connection with the conversion of 5 x studio flats to 2 x 1 bed flats, 1 x 2 bed flat and 1 x 3 bed flat.

Flat 1 27 Downside Crescent London NW3 2AN

2014/3518/P\_ Erection of a full width rear extension as a replacement to existing extension. Alterations to side elevation and installation of railings to front boundary

23 Downside Crescent London NW3 2AN

2013/7333/P\_ Erection of full-width rear extension following demolition of existing part width extension, installation of rear dormer window and two side roof-lights, removal of external staircase, and alterations to fenestration and front boundary wall.

21 Downside Crescent London NW3 2AN

2011/5180/P\_ Erection of a single storey rear extension with roof terrace and alterations to existing extension at ground floor level, installation of two roof-lights to side roof slope, removal of existing car port and reinstatement of ground floor window to front elevation, erection of front boundary wall with railings, alterations to doors and windows to side elevation, replacement of existing rear windows at second floor level, replacement of rear first floor windows with French doors and addition of a Juliette balcony to residential units (Class C3).

## APPENDICES

### Planning History

Application site history with previously approved applications to the house and perimeter boundary treatment.

#### 4 Downside Crescent

2005/4556/C\_Demolition of single-storey building within rear garden of the existing converted dwelling house.

2005/4555/P\_Remodelling of the existing front boundary with the erection of 3 x new piers, reconstruction of front chimney stack, insertion of 1 x front roof-light to the main house and 2 x roof-lights to the existing single storey extension, and minor alterations to windows within the side and rear elevations.

2005/2057/P\_Conversion of three flats back to a single family dwelling.

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