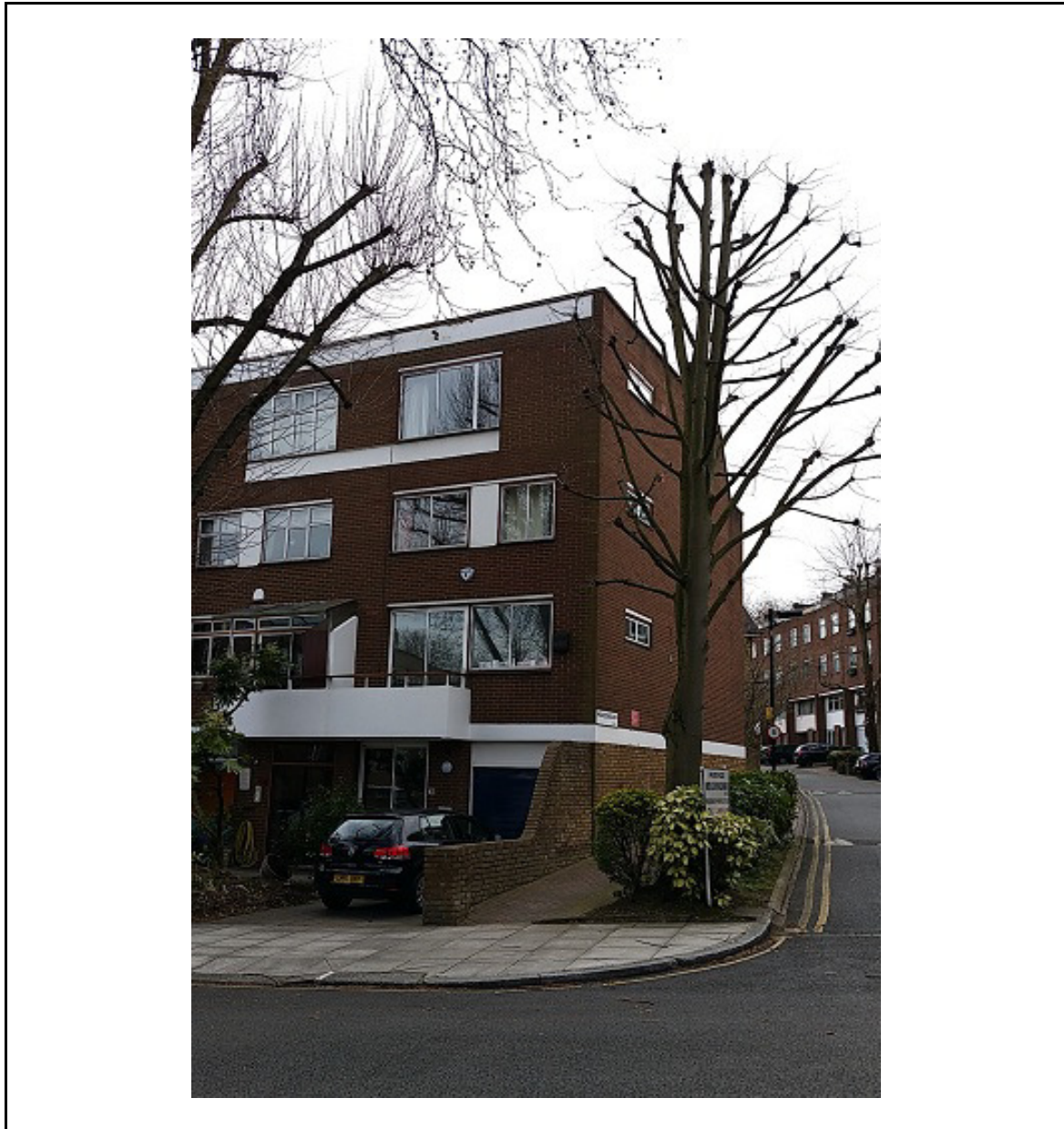


Design and Access Statement: 41 Oppidans Road, NW3 3AG



Street view of 41 Oppidans Road (above). The existing property is a four storey house at the end of a terrace.

1. Introduction

The following statement accompanies a Full Planning Application for the extension of a house at ground and third floors, and a small roof extension, at 41 Oppidans Road, Primrose Hill, NW3 3AG, along with some internal works.

The proposed extensions aim to make the most of the living areas for a growing family. The house is currently occupied by the client.

The house is surrounded by similar properties of a similar modern period that provide good precedent for the extensions.

This document sets out the characteristics of the site, the principles of the design, demonstrating it's suitability within the surrounding context and should be read in conjunction with Site Location, Existing and Proposed Drawings, and Planning Portal Application forms.

Drawings

054_001 Site Location Plan

054_002 Block Plan

054_101 Existing Ground and First Floor Plans

054_102 Existing Second and Third Floor Plans

054_103 Existing Roof Plan

054_201 Existing Front and Rear elevations

054_202 Existing Side Elevation

054_111 Proposed Ground and First Floor Plans RevC

054_112 Proposed Second and Third Floor Plans RevC

054_113 Proposed Third Floor and Roof Plans

054_211 Proposed Front and Rear elevations RevC

054_212 Proposed Side Elevation RevC

054_Oppidans Road_Design and Access Statement

2. Site overview and context

Oppidans Road runs roughly east-west from near the north-west corner of Primrose Hill. No.41 is a four storey house at the end of a terrace of six similar post-war houses built in the same scale as their century-older neighbours.

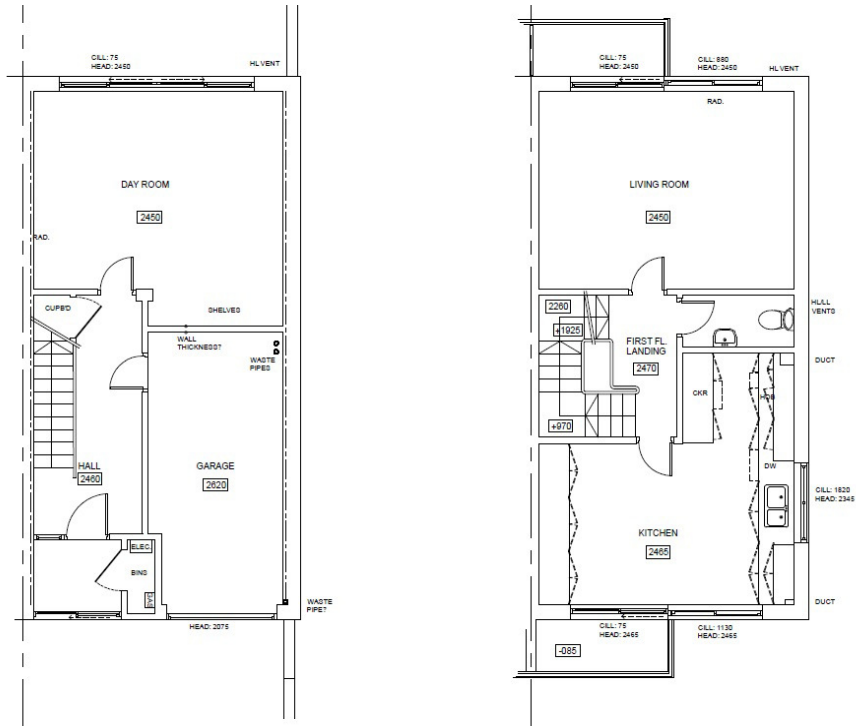
Of these six houses the neighbouring one has undergone the same third floor extension as propose here and others have the same ground floor extension. The house, part of the Meadowbank Estate, was built in the early 1970s. The property does not lie in a Conservation Area. Meadowbank, the adjoining road running south-west through the estate, is a private road.



Street view of numbers 36 (left) to 41 (right) Oppidans Road. (above)



Plan view of Oppidans Road and surroundings. No. 41 is outlined in red. (above)



Existing Ground and First Floor Plans (above)

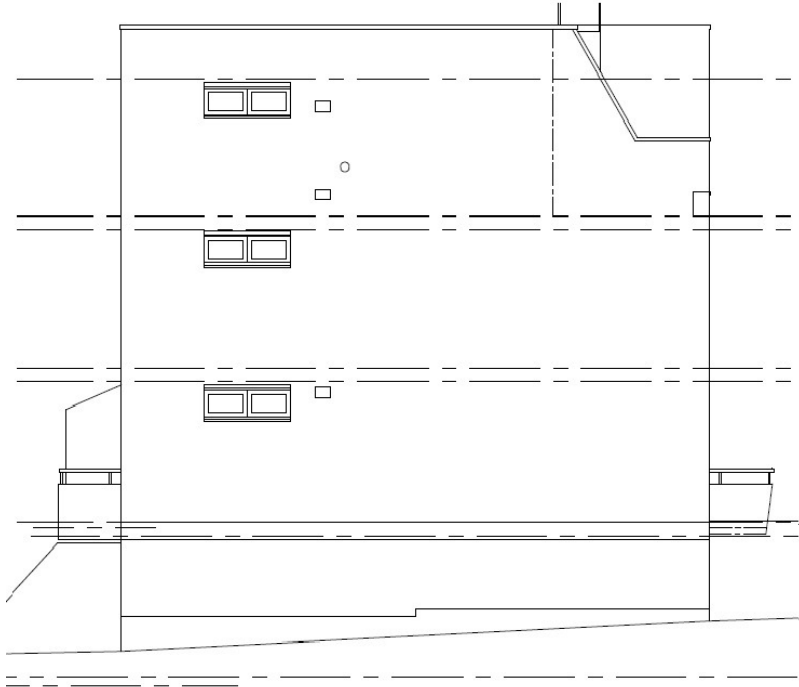
3. The Existing Property

The ground has a garage, hall and day room but the garage is just used for storage and the day room is underused. The first floor has a kitchen and living room. With a young, growing family there is a need for a larger family space as well as the opportunity for an entertaining area.

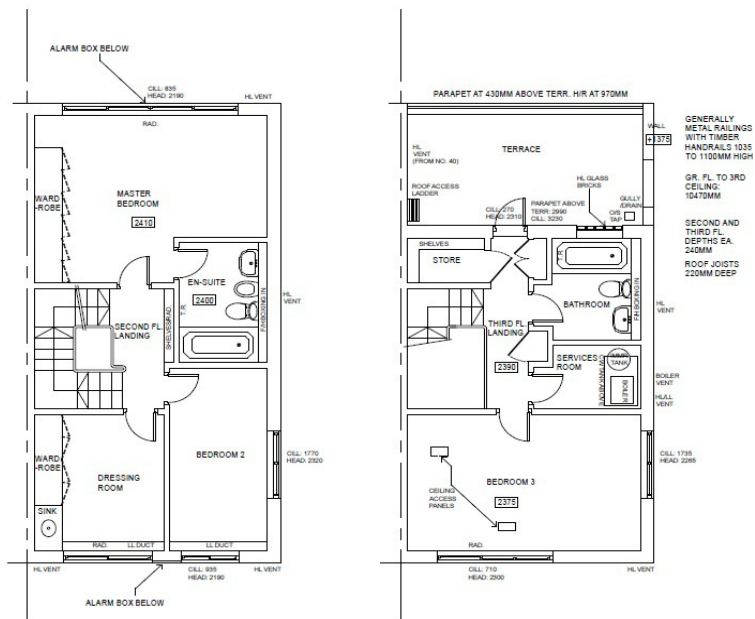


Existing Rear and Front Elevations (above)

The mass of the house is a tall block with an upper floor terrace cut out of it at the rear. There are half width balconies at first floor front and rear.



Existing Side Elevation viewed from Meadowbank (above).
Existing Second and Third floor plans (below)

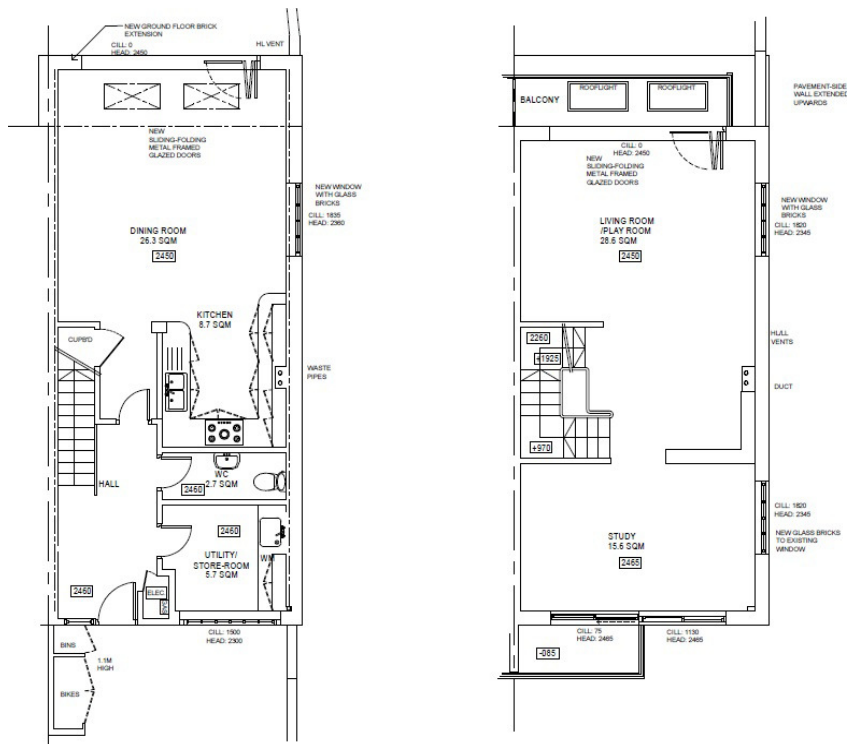


The top right hand corner of the side elevation shows the rear extension added to number 40 next door beyond. There is an existing escape ladder from the rear third floor terrace of no.41 onto the roof of number 40. See side and rear elevations and image from third floor terrace (below).



4. The Proposal

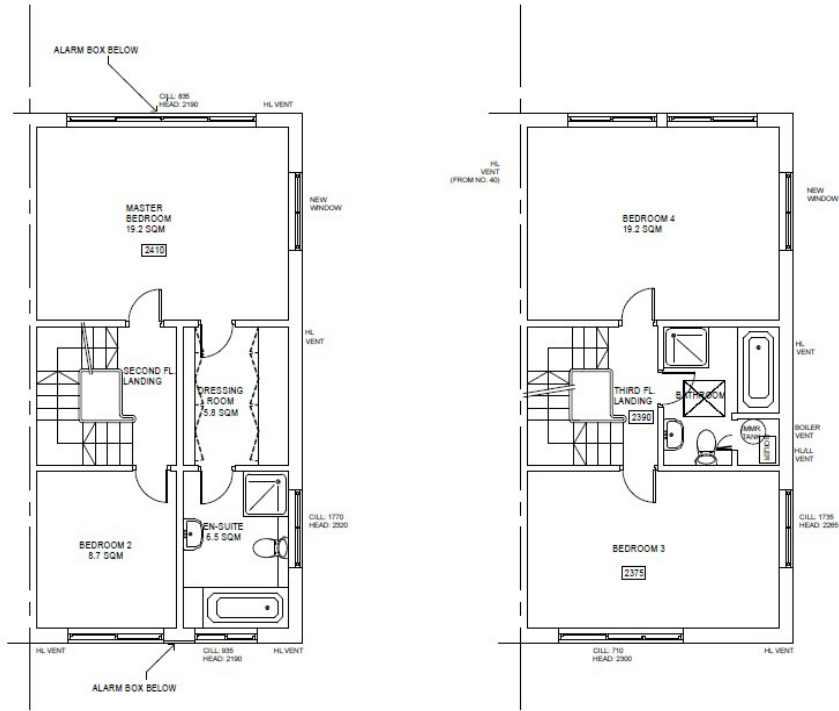
The proposal is to build a ground floor rear extension extending 1.5m into the patio area. This will be made from a red brick to match the existing building. The roof of this, with 2 toughened glass roof lights, is a balcony to the first floor rear.



Proposed ground floor and first floor plans (above)

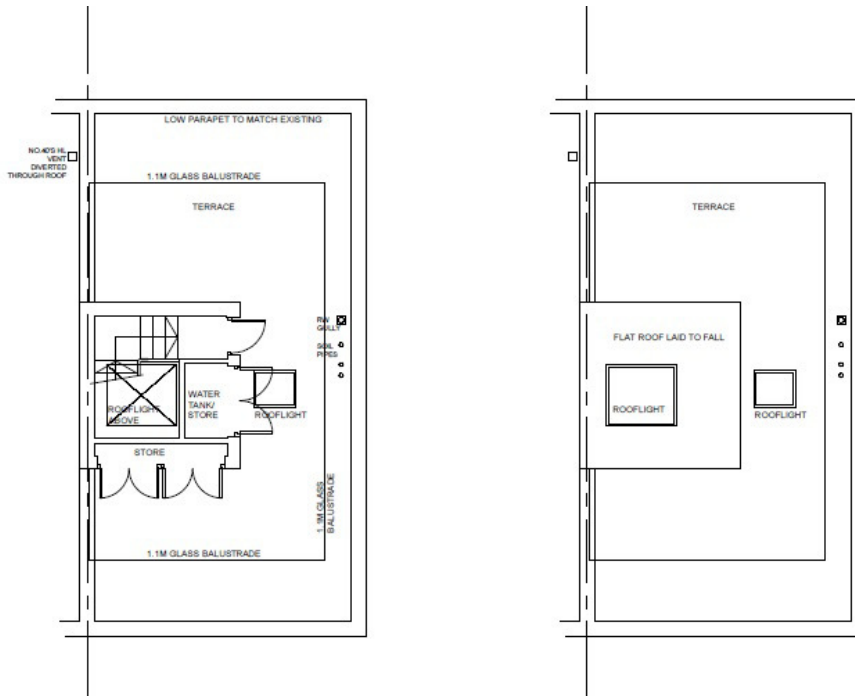
To the ground floor front the entry door is brought forward to line up with the main façade and the garage space is converted to become part of the kitchen and utility area. A low-level bin and bike store is added beside the front door area. A new window is added to the rear of the side elevation. This is the same shape, and mirrors the position of, the windows at first, second and third floors. The glazing is changed to obscured glass blocks to prevent overlooking and provide security for the ground floor window.

Upstairs on the first floor, the front aspect remains the same but the rear is opened up to turn the doors and window into just wider doors. A widened balcony is provided by the ground floor extension below.



Proposed second and third floor plans (above)

On the second and third floors again the front aspect is unchanged. At both floors the side elevation takes has a new high-level window towards the rear, mirroring the existing openings already on the side elevation.



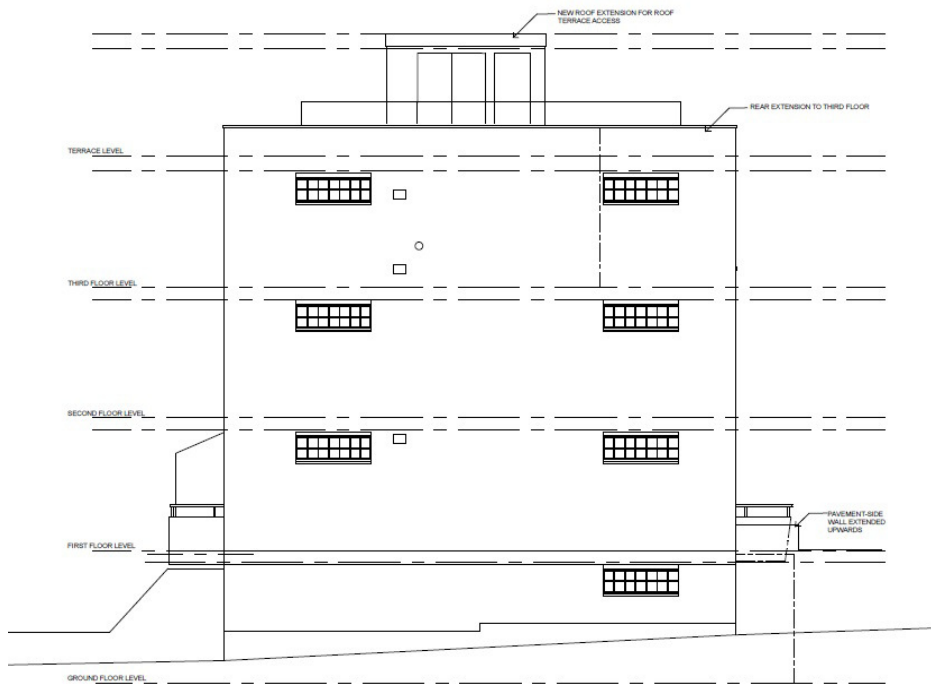
Proposed terrace and roof plans (above)

A 3.1m x 3.3m roof level extension on the roof terrace provides a stepped means of escape from the house, instead of the existing ladder. This also contains the water tank and storage cupboards.



Proposed front and rear elevations (above). Side elevation (below)

The glazed balcony is set back 1.6m from the rear and from the front. At the side it is set back 0.8m. From the immediate surroundings the glazed balcony is



hidden. Only from further away, around 30m plus, particularly where the road slopes up does it become visible at all. Due to the nature of the sloping surroundings it would be difficult to hide it completely from all street level views.

The roof extension that provides a stepped escape route and access onto the new terrace is 2.35m high and not visible directly from the north, on the opposite pavement on Oppidans Road. Part of the side of it, although obscured by mature trees, might be visible from the junction with Primrose Hill Road and Oppidans Road to the north west, as the road rises up to this junction. From the rear aspect part of it might be visible from the private Meadowbank but this view becomes obscured by the houses to the rear as the road curves.

5. Planning Precedents

There are good precedents for the ground floor extension (30 Meadowbank and 38 Oppidans Road) and the 1.5m depth of the proposed addition and remaining patio area takes care to lie within the scope of these examples. Refusals for this type of ground floor extension have been due to excessive depth of extension, causing a sense of enclosure to adjoining properties.

View of rear patio from wall with Meadowbank (Image right) Note the overhang of the existing balcony and the ground floor extension beyond.



The third floor rear extension also has precedent on the Meadowbank Estate, The neighbouring property at number 40 Oppidans Road was granted an extension in 1983 (H9/19X/A/37073) for the same volume at third floor rear. Number 36 Oppidans Road was granted a third floor extension (PL-9201362) in 1993.

View of rear of numbers 36 to 41 Oppidans Road (Image right) showing the various different third floor rear extensions.

However number 37 Oppidans Road failed to achieve a certificate of lawfulness for a third floor extension in 2010 (2010/3878/P) on the



grounds that it was less than 7m from a property to the rear and that it was within 2m from the limit of number 37's own curtilage. This current proposal for is outside both those dimensions.

The roof terrace at number 30 Meadowbank (2007/5284/P) is also enclosed by a glass balustrade and has a small storey height structure although it is difficult to see what this is made of.



Number 30 Meadowbank's glass balustrade to roof terrace. (above)

6. Materials

The materials for the ground and third floor extension will be brick to match the existing. Metal framed windows and French windows as per the existing. The flat roof will be of a similar single-ply grey or white colour with timber decking to the accessible terrace area.

In general materials will reflect those existing at other nearby properties.

7. Daylight and Sunlight

It is anticipated that the additions will have very limited impact on daylight to the neighbouring property at no.40. Similarly, views of the sky from any other nearby property will be hardly affected by the additions. The ground floor rear boundary wall is around 2m high so the rear extension here, already part overshadowed by the first floor balconies, would not reduce daylight noticeably.

8. Amenity

The reduced patio is alongside a much bigger shared outdoor garden so it is viewed that the ground floor extension doesn't constitute a major loss of amenity in this case.

The enlarged living areas to ground and first floors are an improvement to the house's function.

There is no loss of parking yet additional bike storage is provided.

9. Planning Policy

As with nearby examples the proposed extensions have been designed to comply with the Camden Council's UDP SD6, B1 and B3 (June 2006).

10. Summary

The intention of this document is to demonstrate that the proposal is a reasonable approach to extending the existing house at 41 Oppidans Road and that the local precedents and use of matching materials provide strong support in this approach.