



# DESIGN & ACCESS STATEMENT

TO ACCOMPANY THE PLANNING APPLICATION FOR 27a LOWFIELD ROAD, LONDON

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*Right; 27a Lowfield Road  
within the wider streetscene*



## 1.0 INTRODUCTION

This Design and Access Statement accompanies the Planning Application for 27a Lowfield Road. The proposal is to provide a rear extension at lower ground floor, together with a small extension at ground floor adjacent to an existing extension on the neighbouring property. This is to create additional and improved living space for both the current and future owner/occupiers. The design proposals have been developed specifically with Camden Councils CPG1 Design, CPG 3 Sustainability and SPD on Extensions, alterations and conservatories, in mind.

*Right; Front elevation and main entrance to 27 Lowfield Road*



## 1.0 SITE & CONTEXT

The property is located in the London Borough of Camden within a leafy residential street which is characterised predominantly by Victorian terraced housing. The site lies to the south of West Hampstead station and the three railway routes that run through this significant interchange. To the west of the site lies Kilburn High Road, a significant thoroughfare and route into central London. The property which is the subject of this application is a mid terrace property that occupies the basement level and part of the ground floor. The site is not a statutory listed building, nor is the street in a conservation area, however Gresford Architects feel it is important to respect and provide a positive contribution to the character and appearance of the locality, as noted under 4.1 and 4.24 of Camdens SPD on Extensions, alterations and conservatories.

*Right; aerial view of site showing a series of residential streets, predominantly defined by Victorian terraces*



### 3.0 ACCESS

As noted the property is located on a residential street occupying the basement and part of the ground floor. The property is accessed directly from the road and down via a small set of steps to a basement entrance (see below). The access will remain as existing, and no changes are proposed to the entrance or streetscape as part of this application. Access into the property is into a hallway as originally designed - this is to remain as existing. There are currently no alterations to parking facilities proposed within this application, which is residents permit on street parking.

*Right - top; main entrance to basement flat, right-below; hallway leading from entrance to principal rooms and circulation*



## 4.0 DESIGN APPROACH



The design approach as expressed within this application, is to create a high quality, complementary yet distinguished rear extension for 27a Lowfield Road. This is to provide additional living space and to secure the properties future as a family home. The existing property is a basement and part ground floor dwelling within the bottom of what was once a single large Victorian house. With this in mind, space is limited and we are seeking to maximise the potential of the site and internal organisation, whilst remaining sensitive to the local context and subordinate to the original building, as noted under Section 4.8 Scale of Camdens Extensions, alterations and conservatories SPD.



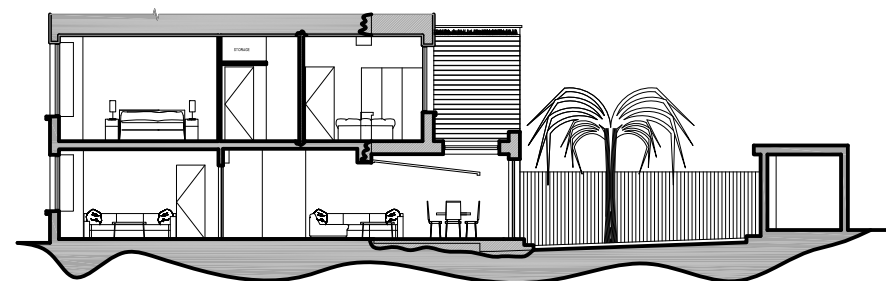
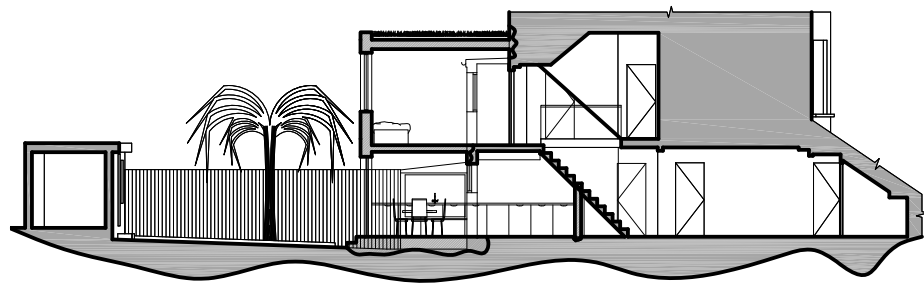
We are proposing a rear extension, that is full width extension at basement level and a closet wing extension at ground floor which mirrors and replicates in scale that which has been permitted next door at no.29.



Our approach is to design a high quality rear extension that is both attractive and enhances the property whilst providing a contemporary and distinguished addition that sits in harmony with the original property, something promoted under Section 4.7 of Camdens 'Extensions, alterations and conservatories SPD'. As discussed under Elevations & Materials, we are proposing to use reclaimed London stock brick on the upper storey, to match the existing property, complimented by a timber clad closet wing and timber clad basement exterior to sit harmoniously within the garden context and leafy surroundings.



The design seeks to incorporate the traditional features which characterise the area specifying like with like, using timber sash windows and doors at basement and ground floor level, as advised under Section 4.7 of Camdens 'Extensions, alterations and conservatories SPD'.



*Top to bottom; rear elevation and conservatory ( to be replaced), kitchen as existing, living room as existing, master bedroom as existing, second bedroom as existing*

*Right (top - bottom); proposed Sections AA and BB*

## 5.0 DESIGN & LAYOUT



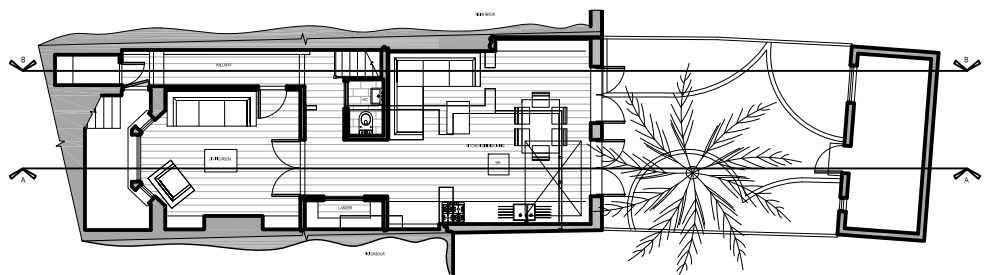
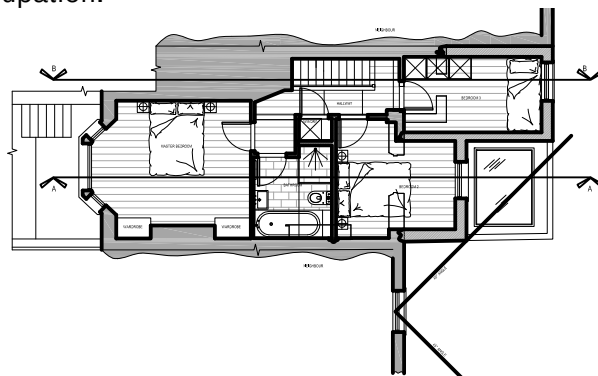
*Top to bottom; kitchen as existing looking out to conservatory, living room, master bedroom*

The design and layout, on the whole, maintains the house as existing. There are some small alterations to the interior at ground floor to incorporate a bathroom and extra bedroom within a newly proposed closet wing extension. This will provide extra space for the present occupants and future occupants as a family home. The design has been developed with 4.10 General Principles of the SPD in mind, ensuring the extension is both sensitively designed and remains secondary to the original building.

At basement level the principal plan will remain the same, while the rear space is to be opened up and out into a new extension to create a larger kitchen, together with a smaller downstairs WC, and dining area which opens out into the garden. At present there is a conservatory to the rear which whilst heavily used is not altogether secure. This is something Gresford Architects aim to improve upon through the extension to provide a more permanent, attractive and secure addition to the property.

The proposals will have no impact upon the front elevation. The proposals will be visible from the rear but will not impact on the neighbouring properties right to light or privacy (abiding by the 45 degree angle rule), and will remain subordinate to the existing property. The proposal will in fact mirror, in form and scale, the extension which has been built to the adjacent property at no. 29. The extension, in part, is proposed to be constructed from reclaimed London stock to match the existing materiality at ground floor and above, matching the Flemish bond brickwork, colour and mortar type. The basement level and closet wing projection is proposed to be clad in timber in a shiplap pattern, to take on a more natural appearance which will weather well and blend in with the garden, as advised under 4.7 Materials of Camdens SPD on Extensions, alterations and conservatories. The architectural features proposed draw upon the existing traditional features, such as fenestration, using timber sash windows and doors to match those existing, so as to unite the rear elevation as a whole, referencing the house' past design features whilst allowing the change in materiality to denote this as a new part of the buildings history and occupation.

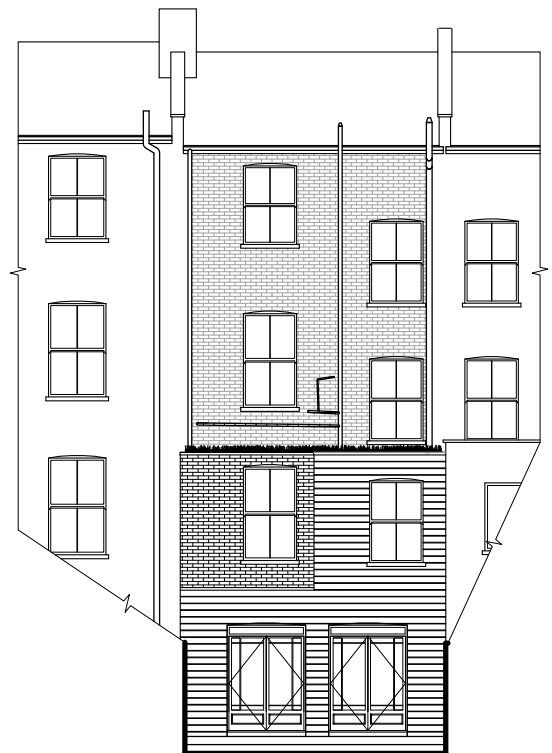
*Right (top-bottom); Proposed first floor (with 45 degree angle shown) and ground floor plan*



## 6.0 ELEVATIONS & MATERIALS

As noted within the previous section, there will be no impacts or alterations to the front elevation. Those proposed at the rear, will reflect the form and scale of the extension that has been built at the back of the adjacent property, and in fact will be lower in height, omitting the need to move the window above, as was necessary on the neighbouring property. We therefore believe that the proposals are in line with the guidance set out under 4.12, 4.14 and 4.15 of Camdens SPD. This will also provide more 'breathing space' visually around the window. The windows which will match the traditional timber sashes windows will be specified with reference to the BRE Green Guide. The conservatory which is to be replaced by the rear extension contains various stained glass windows which are to be re-used within the interior of the property, notably the new kitchen. Where possible sustainable and reclaimed materials will be used.

The material palette of the extension draws upon the existing and traditional materiality, whilst also combining with a more contemporary and complementary cladding, using shiplap timber at basement level and on the closet wing at ground floor. This soft and neutral combination of finishes will blend with the surroundings, both built and natural. The windows, which will be specified as the lowest possible U-values, and details will draw upon the existing and traditional features of the property, and those along the rest of the terrace so as to remain sympathetic in character and subservient in scale, bulk and appearance.



*Above (top to bottom); Front elevation and main entrance*

*Right (top); existing elevation and proposed elevation*

*Right (below); existing rear extension to adjacent property, no. 29.*



## 7.0 SUSTAINABILITY

The proposed extensions will be very well insulated, and high quality double glazing will be used so that the overall energy consumption of the house will be reduced. These measures will comply with Building Regulation requirements and Camden's aims in improving the sustainability of its housing stock, and will bring the house in line with the more energy efficient housing in the country.

In addition, the proposals seek to introduce a grass or sedum roof which will further integrate the proposals into the leafy, residential setting whilst also promoting further biodiversity and improving the insulation properties of the proposed extension. The proposed roof will also reduce surface water run-off, something supported under DP22 of Camdens Development Policies.

## 8.0 SUMMARY

This statement demonstrates that the proposed development would make a positive contribution to the property, improving it for both the present and future owner/occupiers, and would not adversely impact on the surroundings.

Rather, the proposal would complement the character of the area through its appearance, architectural detailing and use of materials. Furthermore, the proposals will significantly improve this family home which has been added to in a temporary manner, which, while attractive, compromises the properties overall security and integrity. These proposals intend to consolidate the existing rear conservatory into a more permanent space, rationalising and improving the interior spaces. The proposals will remain sympathetic to the original building and provide additional space at ground floor which will futureproof this property for future families.

Right; (left - right) Existing and Proposed rear elevations

