



A PROPOSAL FOR
WORKS TO THE FRONT DRIVE AND
BOUNDARY WALLS.

4 DOWNSIDE CRESCENT
LONDON NW3 2AP

August 2015

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



PREPARED BY
forresterarchitects
34 Harcombe Road
London N16 0SA

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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 a large mature landscaped garden which is sub-divided between properties with brick/timber fencing.

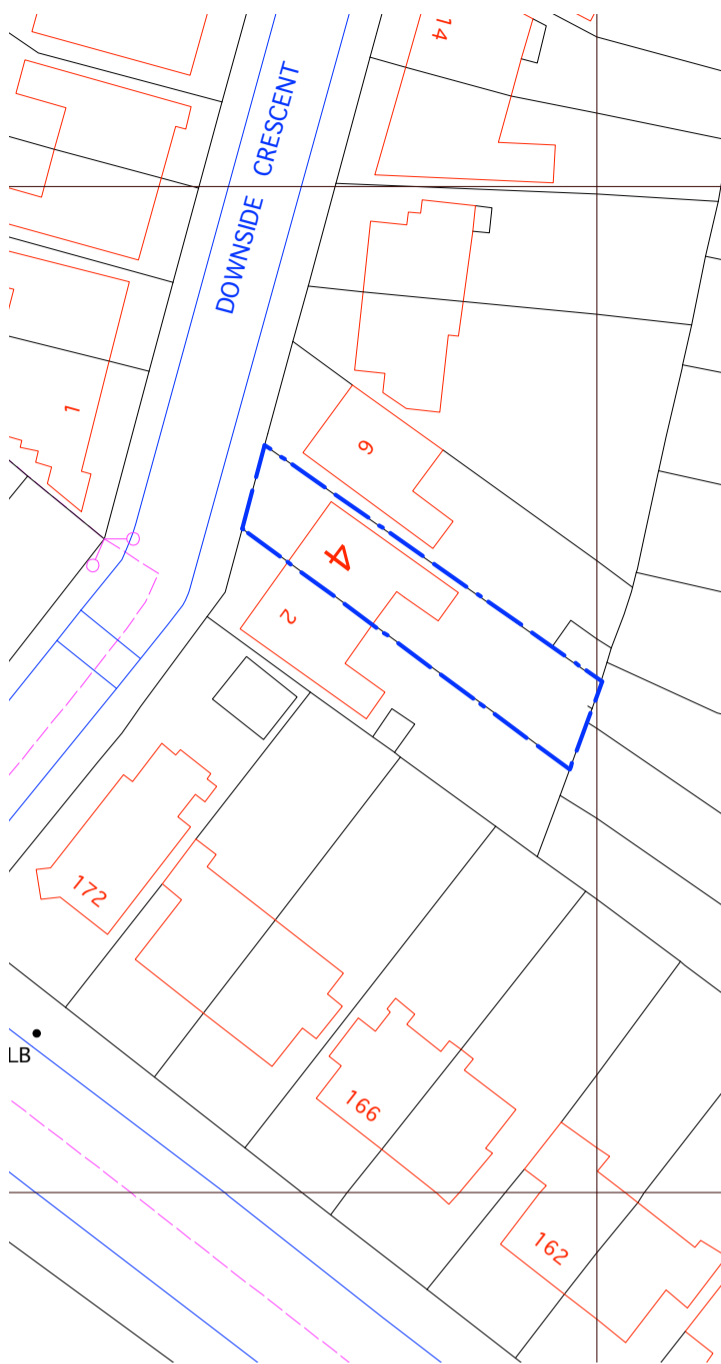
Despite the differences in the elevations there are a number of recurrent themes: asymmetrical compositions, canted bays, large slab chimneys and white painted timber casement and sash windows.

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

Statement of Intent.

The house is currently being refurbished with a rear kitchen extension approved under planning application 2014/6752/P. The front drive is in need of repair and a refurbishment is necessary. The works involve the following:-

- No alterations are required to existing footpath, dropped kerb or highway and associated services.
- A new hardstanding will replace the existing inferior paviour within the property demise.
- A newly configured opening width is proposed.
- The demise wall between properties (no. 2 & no. 4) has suffered minor subsidence. It will need to be repaired and rebuilt.
- A dedicated electric car charging point will be provided to the front drive; a family electric car will be purchased to replace the current petrol car.
- Discreet wall mounted lighting will be provided to the wall perimeter to provide access and security lighting to the front drive.
- Dedicated CCTV security cameras will be mounted to replace the existing camera.



View of the no 4 Downside Crescent from the street.

FEASIBILITY

Site Analysis

The Street Frontage

The houses of Downside Crescent are for the most part similar in style. The front gardens to the adjacencies to no. 4 Downside Crescent are however treated in a variety of ways with most providing full vehicular street access for two cars. The demise walls heights between properties, where they exist, are low but inconsistent in height, style and materials.

Site Context

no. 1 Downside Crescent:

Full width vehicular street access with full hardstanding.

no. 3 Downside Crescent:

_Full width vehicular street access with full hardstanding.

no. 5 Downside Crescent:

_Full width vehicular street access with full hardstanding.



no. 1 Downside Crescent_



no. 3 Downside Crescent



no. 5 Downside Crescent

FEASIBILITY
Site Analysis

Site Context

no. 7 Downside Crescent:

_Single garage vehicular access with garden
planters and hardstanding.

no. 9 Downside Crescent:

_Front garden with pedestrian access only.

no. 11 Downside Crescent:

_Front garden with pedestrian access only.



no. 7 Downside Crescent



no. 9 Downside Crescent



no. 11 Downside Crescent

FEASIBILITY

Site Analysis

Site Context

no. 14 Downside Crescent:

_Front garden with pedestrian access only.

no. 12 Downside Crescent:

_Full width vehicular street access with full
hardstanding.

no. 10 Downside Crescent:

_Half width vehicular street access opening with
hardstanding and garden planters.



no. 14 Downside Crescent_



no. 12 Downside Crescent



no. 10 Downside Crescent

FEASIBILITY

Site Analysis

Site Context

no. 8 Downside Crescent:

_Full width vehicular street access with full hardstanding with one tree.

no. 6 Downside Crescent:

_Half width vehicular street access with hardstanding with garden planters.

no. 4 Downside Crescent:

_The street frontage to no. 4 Downside Crescent has a half width vehicular street access with hardstanding and garden planters.

no. 2 Downside Crescent:

_Single garage width vehicular access with separate pedestrian access and garden planters.



no. 8 Downside Crescent



no. 6 Downside Crescent



no. 2 Downside Crescent

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 Drive Area:	60sq/m
Proposed Drive Area:	60sq/m

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.

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.

2014/6752/P_ Erection of an enlarged rear extension at ground floor level, following the demolition of the existing conservatory and alterations to front garden and boundary walls to accommodate off street parking space.

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

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

DESIGN STATEMENT

The Rear Extension

Layout

The existing front drive has been laid with an inferior quality paviour. As part of the current refurbishment works a high quality natural slab is proposed.

The front drive way currently accommodates one car with space for one visitor. Other houses on Downside Crescent have demolished the front boundary wall across its entire width to allow access for two cars. This has resulted in a variety of street frontage treatments.

The existing opening as currently configured is problematic and is accentuated further by the acute angle at which the main road cuts across the front drive entrance.

A newly configured opening width is proposed.

Sustainability

A dedicated car charging point will be installed to the front drive. A family electrically powered car will be purchased to allow a contribution in the reduction of carbon emissions within the Borough. The charging point will be installed by a government approved EVHS authorised installer.

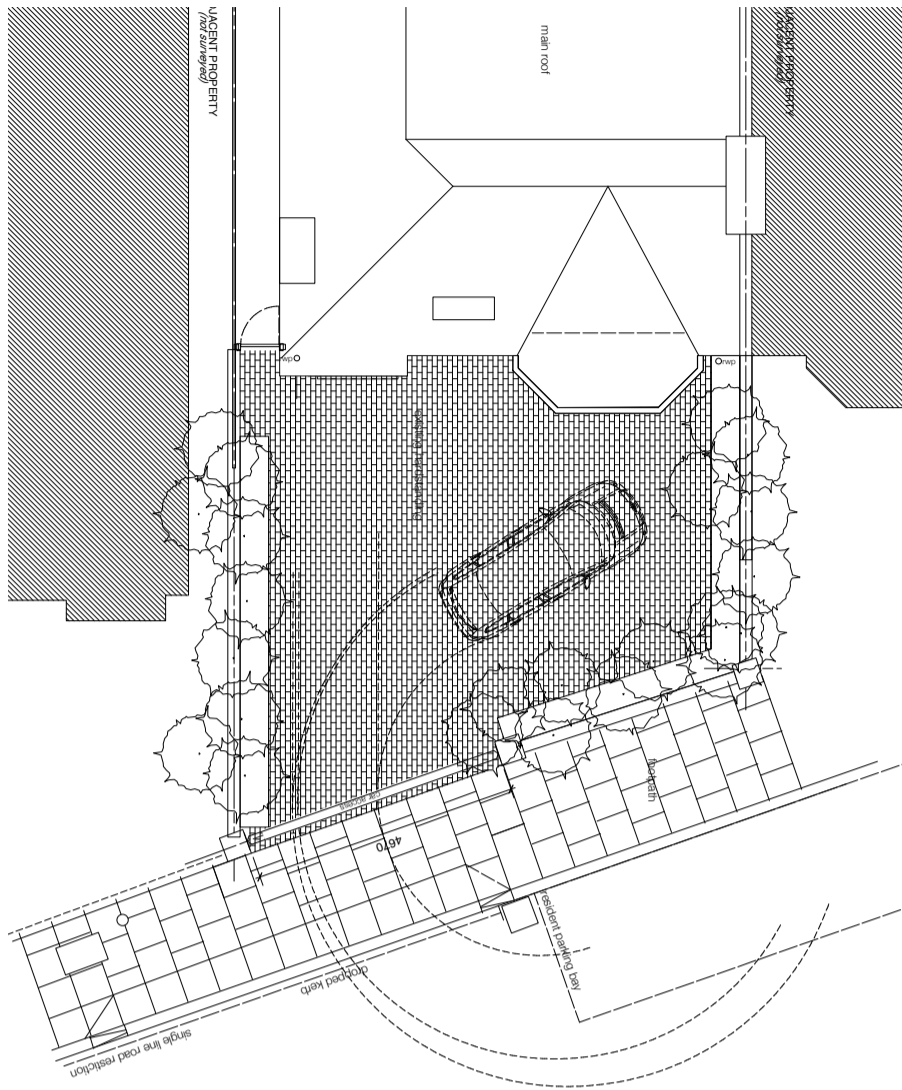
The employment of trade contractors for the refurbishment works are likely to be direct appointments by the client. This will allow the client to employ a series of local builders and trade contractors. All contractors will be encouraged to source materials used for the building elements from environmentally 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 be relocated to the front drive of the property. A dedicated bin store will be integrated into a housing structure to provide an appropriate solution for the provision of household, garden and recyclable waste materials. Accessibility for collection is made easier.

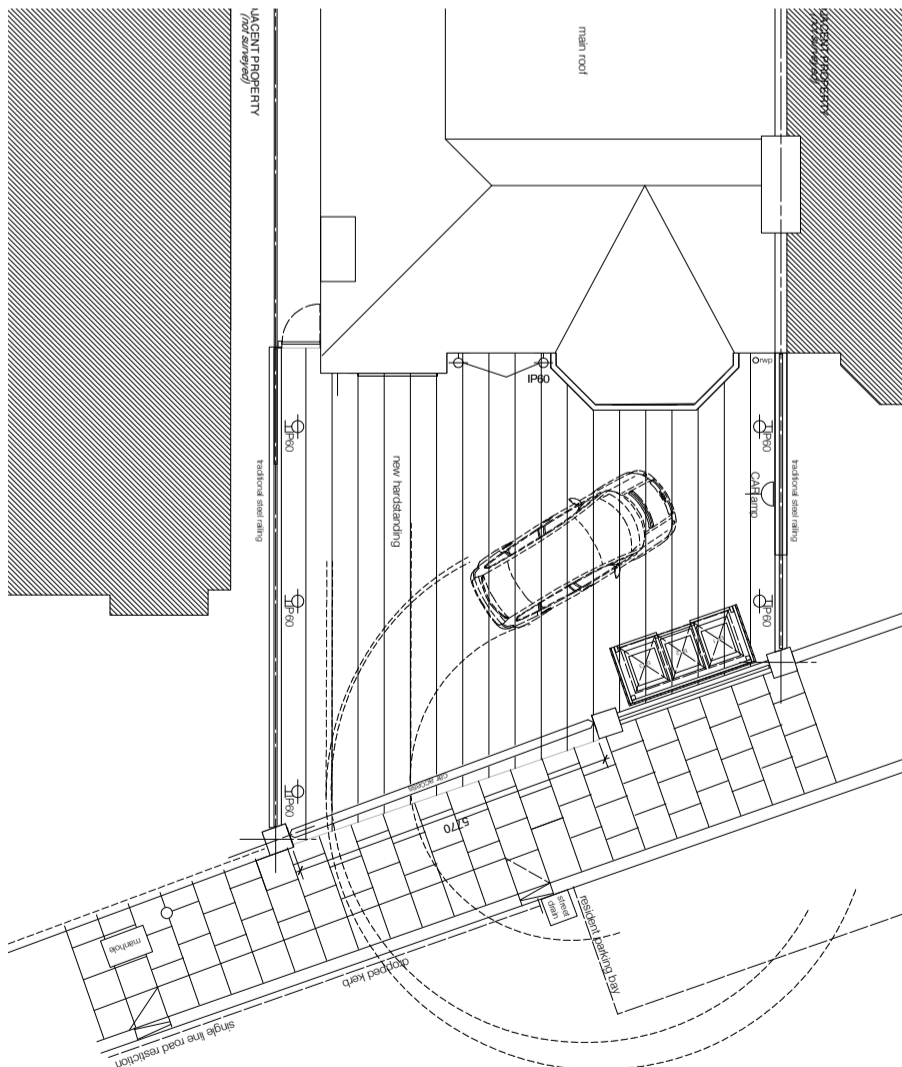
Scale and Amenity

The proposed works to the front drive are modest and the resultant change is small when compared to the existing configuration.

The visual relationship between the house, front drive garden and wider local environment is encouraged with a larger opening allowing for greater connectivity between the house and street.



existing front drive plan



proposed front drive plan

DESIGN STATEMENT

The Rear Extension

Appearance

The existing pavements which are not original will be replaced for a more sympathetic surface material. The curtilage to the front of the house will be reconfigured to introduce a larger driveway opening with the reintroduction of traditional steel railings to compliment the street frontage.

The proposal aims to respond to and respect its sensitive street frontage setting in terms of material, language, form and construction.

The proposed configuration is not dissimilar from the existing configuration. A new wider driveway is proposed to improve accessibility and increase visibility for both pedestrians and the owners. Similar works have been carried out on previously approved planning applications for neighbouring properties

Landscaping

The new front drive set against the main body of the house aims to improve the primary views from the house. The redevelopment works to the front drive will remove the existing shrubs and bushes to allow for the installation of the electric car charger and improve accessibility.

Access Statement

The existing main road cuts across the front driveway at an acute angle. As currently configured the width of the opening against the main road angle makes accessibility to the front drive problematic. A larger opening will allow for a larger visibility splay to the opening which primarily will improve the safety of passing pedestrians.

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 (prior to refurbishment works)

DESIGN STATEMENT

Conclusion

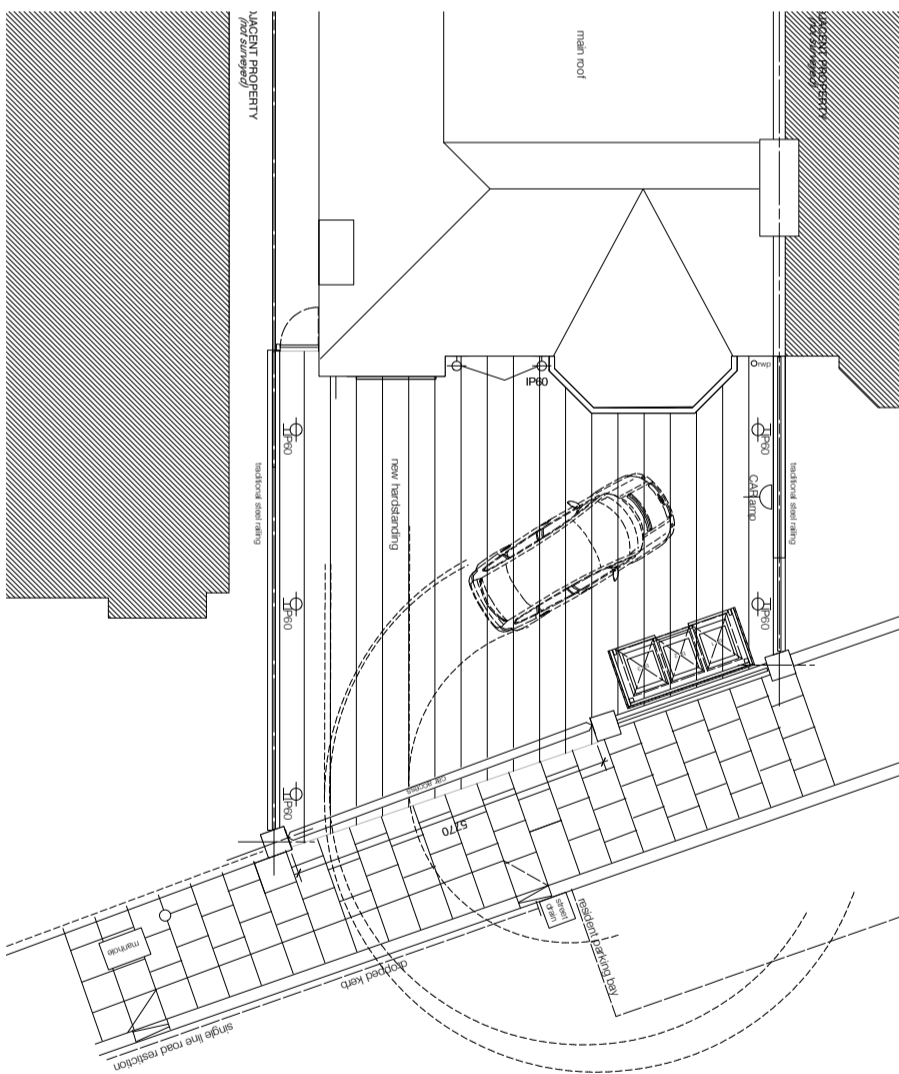
From the outset, the main consideration for the new front drive way opening refurbishment was how to make an appropriate connection to the street.

The main road cuts across the front driveway opening at an acute angle. It is considered necessary to increase the opening width to provide easier access for the owners and increase the visibility splay on exit and to see passing pedestrians sooner.

A proactive environmental strategy has been employed by the owners with the provision of a dedicated car charging point for the subsequent purchase of a new electric car.

The works to the front drive opening provide a considered and holistic proposal without detracting from the character of the existing building and street as a whole. The works are considered to offer a positive contribution and enhance the existing housing stock of the Borough to the benefit to the wider local environment.

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.



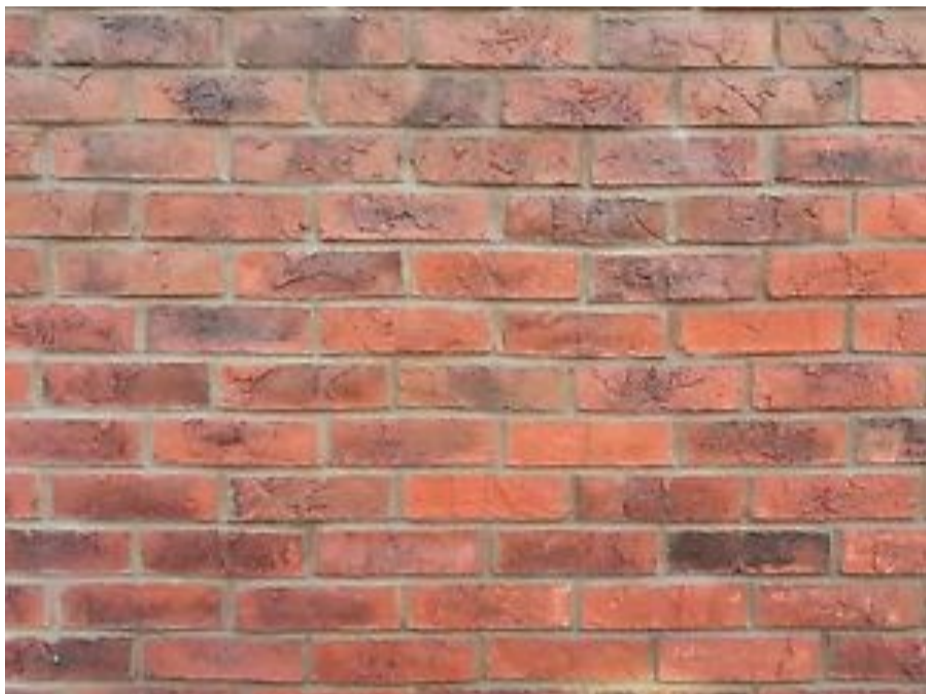
proposed front drive plan

MATERIAL PALETTE

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



sawn york stone to front drive



red brickwork to boundary wall



sawn york stone to form steps

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.

Drawing to be read in conjunction with consultants information.
 Do not scale from drawing.
 All dimensions to be checked on site.
 Notify Architect of any discrepancies.
Drawing to be used solely for purposes indicated.



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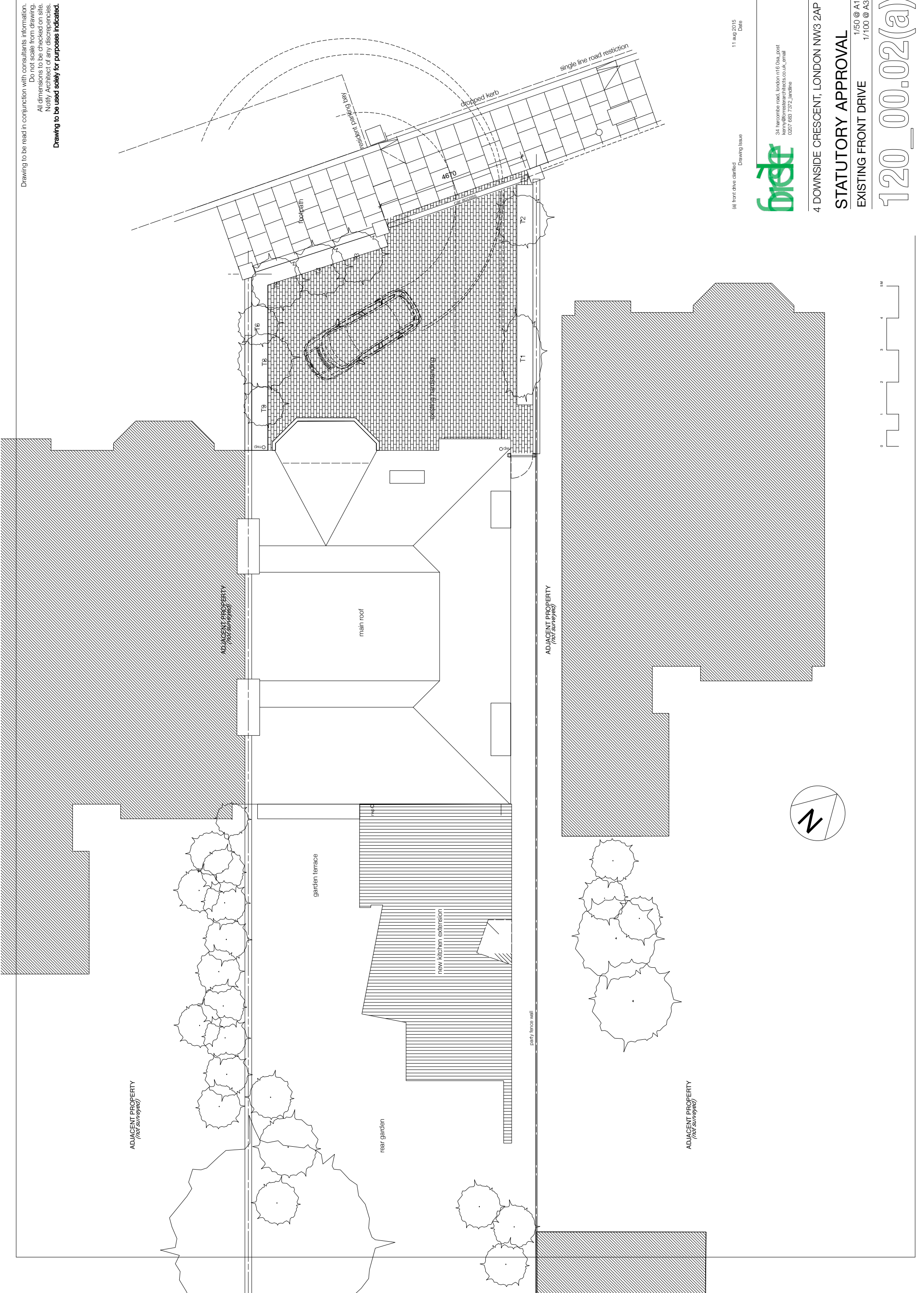
(a) clarification site boundary ownership
 Drawing Issue
 12 Nov 2014
 Date



4 DOWNSIDE CRESCENT, LONDON NW3 2AP
STATUTORY APPROVAL
 LOCATION PLAN
 Project 1/625 @ A1
 Title Scale 1/1250 @ A3

120_00.01(a)
 Drawing No.

Drawing to be read in conjunction with consultants information.
Do not scale from drawing.
All dimensions to be checked on site.
Notify Architect of any discrepancies.
Drawing to be used solely for purposes indicated.



(a) front drive clarified
Drawing Issue
11 aug 2015
Date

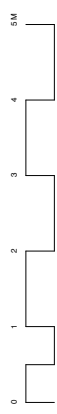


4 DOWNSIDE CRESCENT, LONDON NW3 2AP

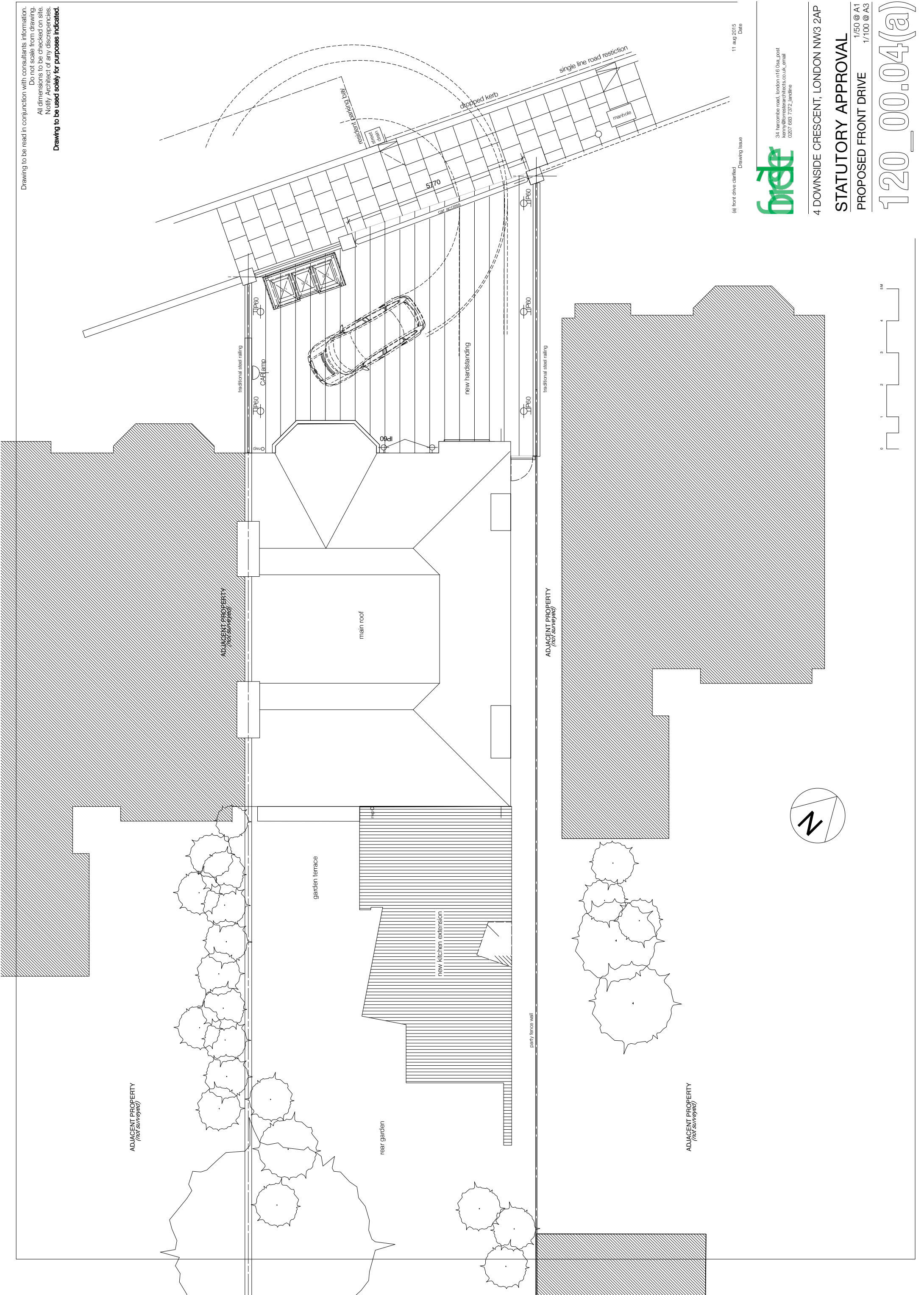
STATUTORY APPROVAL

EXISTING FRONT DRIVE 1/50 @ A1
1/100 @ A3

120_00.02(a)



Drawing to be read in conjunction with consultants information.
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Drawing to be used solely for purposes indicated.



(6) front drive clarified Drawing Issue
 11 aug 2015 Date



34 Hercombe Road, London n16 0aa, uk
 0207 688 7372, london@redge.co.uk, email

4 DOWNSIDE CRESCENT, LONDON NW3 2AP

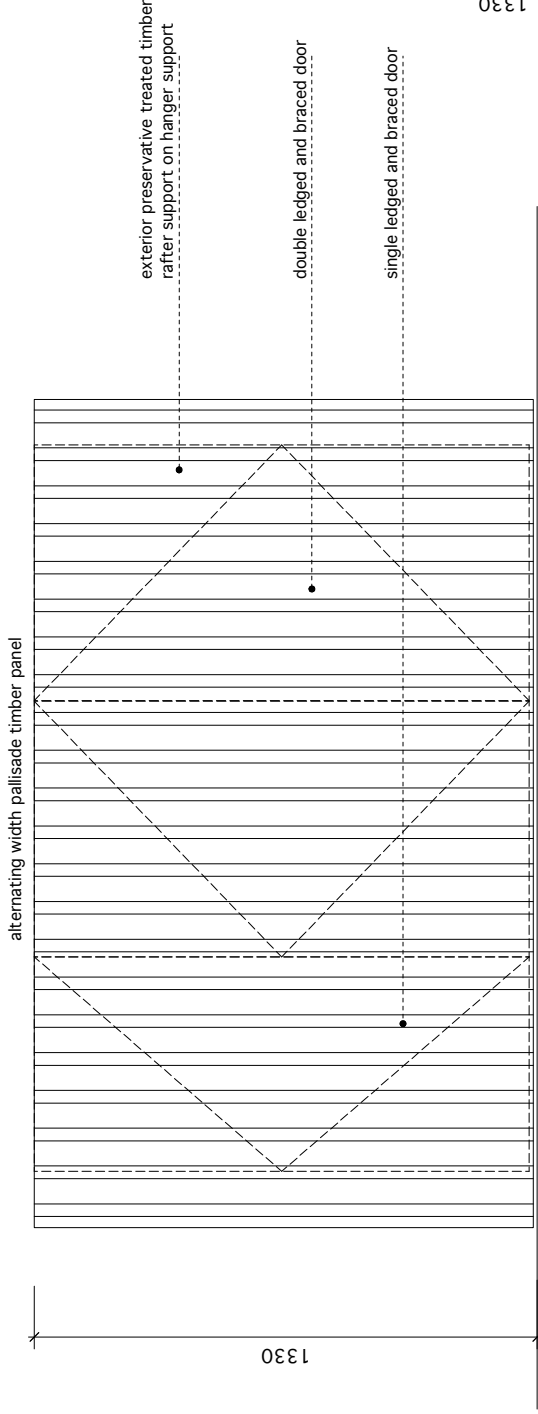
STATUTORY APPROVAL

PROPOSED FRONT DRIVE

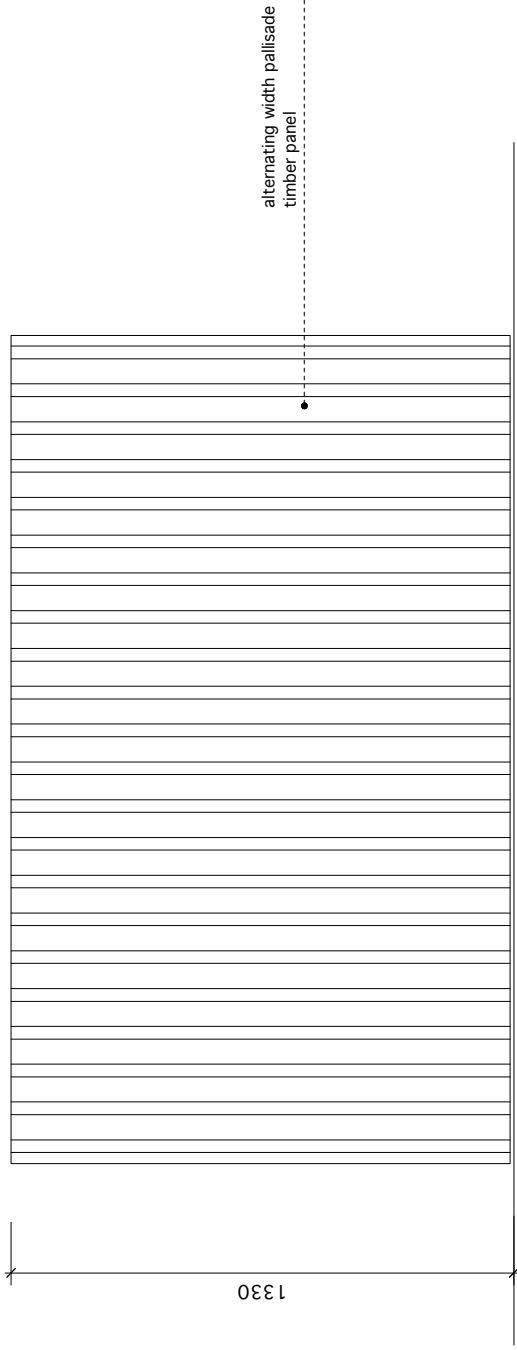
1/50 @ A1
 1/100 @ A3

120_00.04(a)

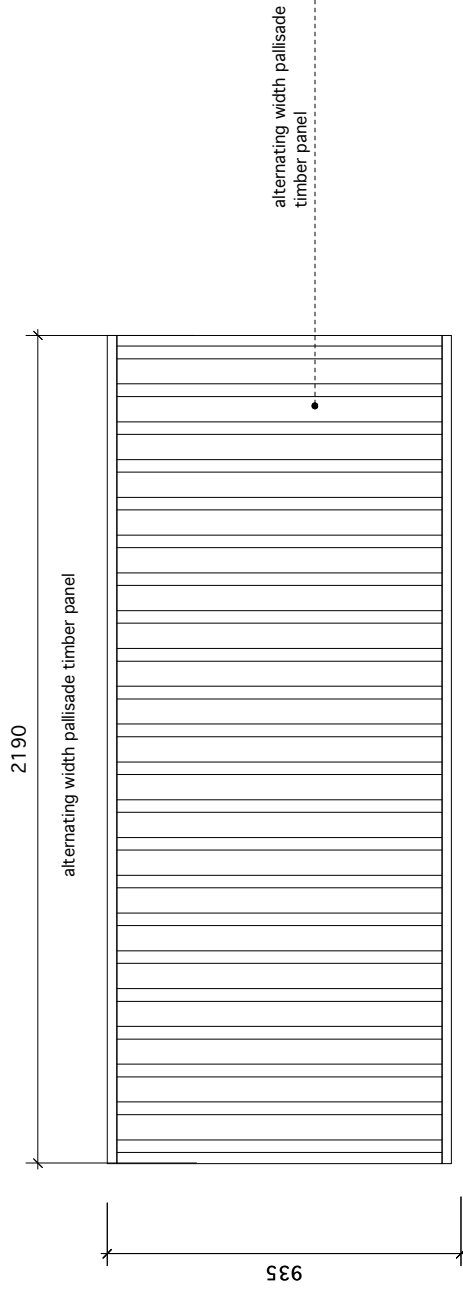
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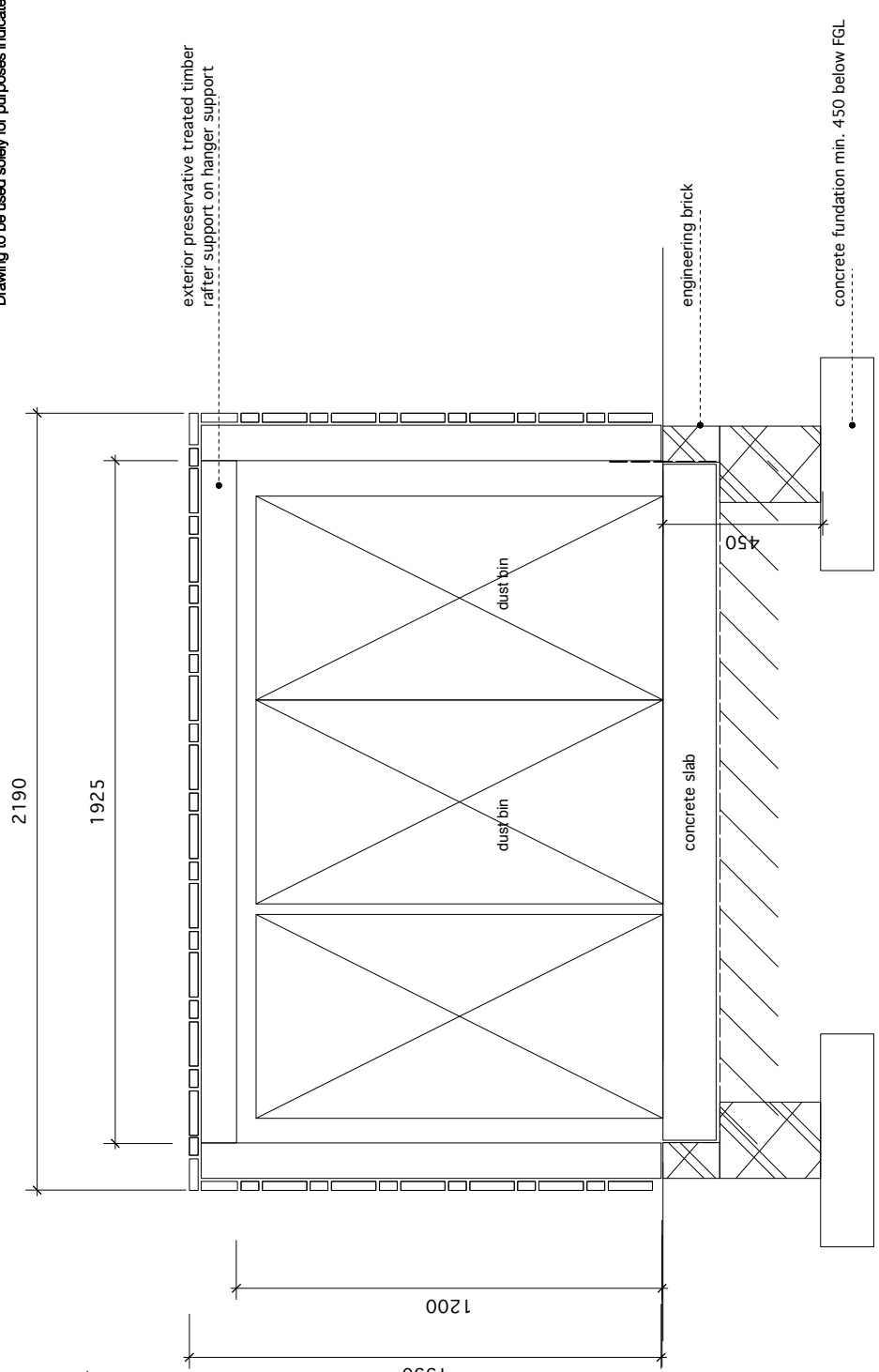
1 elevation from front



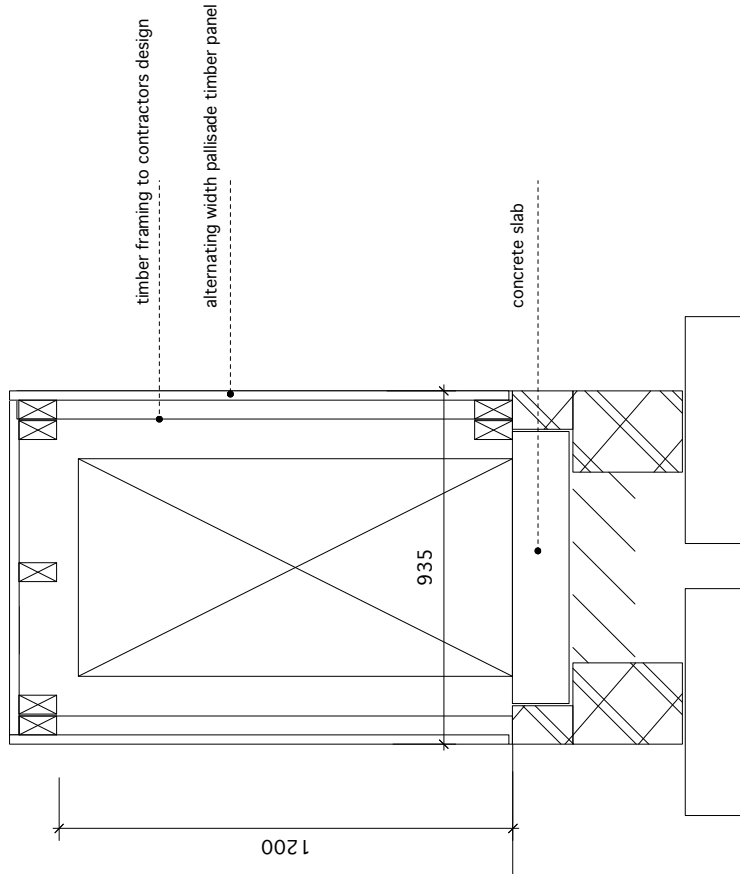
2 elevation from rear



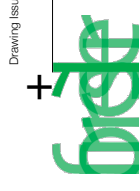
3 roof plan



4 sectional elevation from front door path



5 sectional elevation from front door path



34 harcombe road, london n16 0sa, uk
kenya@breesearchitects.co.uk, email
0207 683 7372, landline

4 DOWNSIDE CRESCENT, LONDON NW3 2AP

Project: **STATUTORY APPROVAL**

Title: **BIN STORE DETAILS** Scale: 1/50 @ A1, 1/100 @ A3

Drawing No. **120_15.22(-)**

_07.00	Proposed Ground ME					()								(a)	(b)		
_07.01	Proposed First ME					()								(a)			
_07.02	Proposed Second Floor ME					()			(a)					(b)			
_07.04	Proposed Kitchen ME					()	(a)	(b)						(c)			
_10.01	Wall Details	()	()			()	(a)										
_10.02	Floor Details	()	()			()	(a)										
_10.03	Roof Details	()	()				(a)										
_10.04	Roof/Eaves Details	()	()			()	(a)								(b)		
_10.05	Eaves Details	()	()			()	(a)										
_10.06	Eaves/Rooflight Details	()	()			()	(a)										
_10.07	Wall Details	()	()			()	(a)										
_10.08	Spare	()	()				(a)										
_10.09	External Works	()	()			()	(a)										
_10.10	Bin Store	()	()			()											
_10.11	Partition Details	()	()			()											
_10.12	Partition Details	()	()			()											
_10.13	Pocket Door	()	()			()											
_10.14	Wall Details	()	()			()	(a)										
DA	Planning, Design and Access Statement	()															
HS	Heritage Statement																
Ph	Photographs																
Tr	Tree Survey																
Pr Struct	Prelim Structure					()											
SOW	Schedule of Works					()	()										
_SAN SH	Sanitary Schedule	()	()			()			()	(a)	(b)		(c)				
_FIN SH	Finished Schedule	()	()			()											
_DOOR SH	Door Schedule	()	()			()											
_LIGHT SH	Light Schedule	()	()			()											
_RAD SH	Radiator Schedule	()	()			()			()								
_St. Eng	1883					()											
Issued to																	
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Structural Engineer																	
Planning		1															
Building Control																	
Party Wall																	
Contractor			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
File		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
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	Purpose of Issue	P	P	T	I	C	C	C	C	C	C	C	C	C	C	C	C
	Method of Issue	E	E	E	E	E	P	E	E	E	E	E	E	E	E	E	E
Purpose of Issue	P = Planning T = Tender C = Construction I = Information																
Method of Issue	P = Paper Copy E = E-mail copy F = Fax Copy																

Contact

Kenny Forrester_Principal

[forresterarchitects](#)

First Floor Studio_post

34 Harcombe Road.

London N16 0SA

+44 (0) 20 7683 7372_landline

+44 (0) 77 7150 3186_mobile

kenny@forresterarchitects.com_email

www.forresterarchitects.com_web

