



Design and Access Statement

46 YORK RISE, LONDON NW5 1SB

PROPOSED REAR AND SIDE EXTENSION TO GROUND FLOOR FLAT

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1. Introduction

This design and access statement accompanies a planning application to the above property, in compliance with Town and Country (GDP) Order 2010 and subsequent amendments.

This is a short report supporting our application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way. It explains our designs principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the drawings and the site photographs and visuals submitted with this application.

This application is for a single storey rear and side extension to this ground floor property.

Summary List of Regulations and Rules:

Camden Planning Guidance 1 Design Policy (section 3.13)

Camden Planning Guidance 2006 part 19

Camden Core Strategy Policy CS13, paragraph 13.9

Core Strategy Policy CS14 – Promoting High Quality Places and Conserving our heritage

Development Plan Policy DP25 – Conserving Camden's Heritage

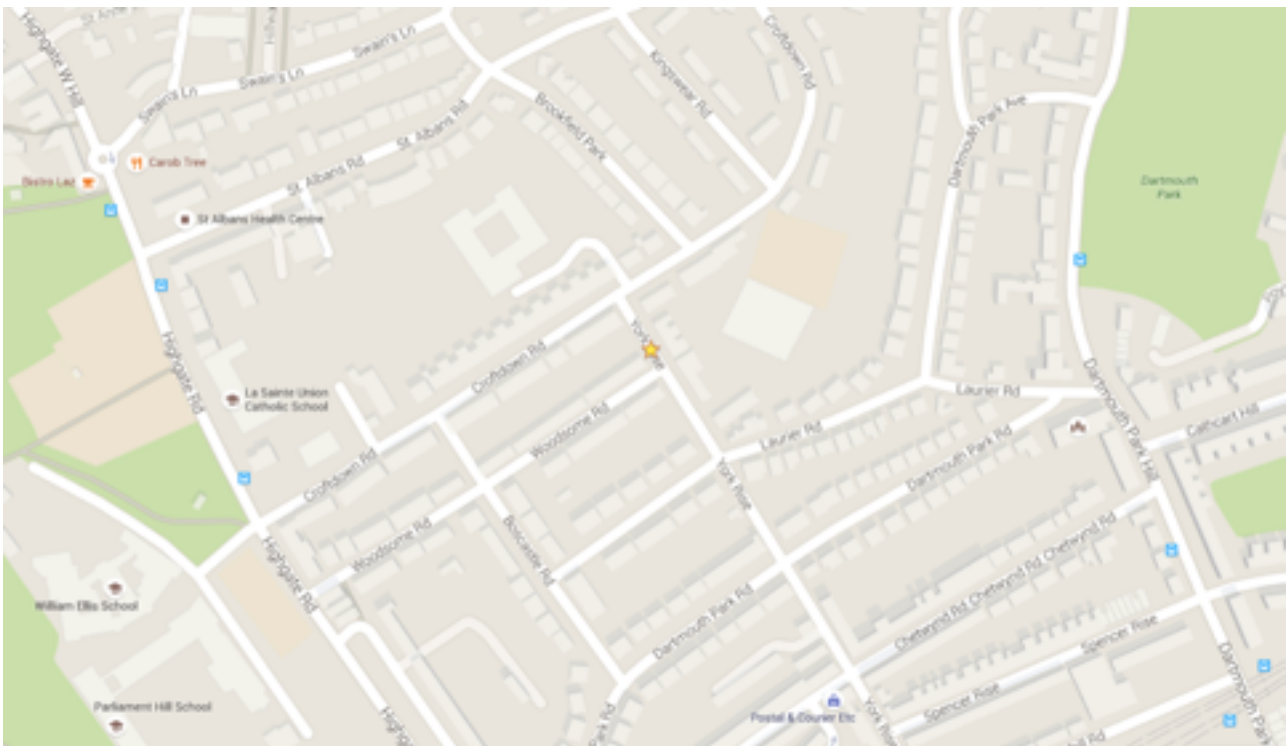
Development Plan Policy DP26 – Managing the Impact of Development on Occupiers and Neighbours

The Dartmouth park conservation Area Appraisal and Management Plan 2009

2. The Site and Surroundings: Location

The site is located on the eastern side of Hampstead Heath in Camden and it is within the Dartmouth Park Conservation Area, Dartmouth Park West. This property is located close to York Rise, a calm two way street leading to Croftdown Road to the north and Churchill Road / Dartmouth Park Hill to the south-west. The nearest tube station is Tufnell Park Station to the south west and Gospel Oak rail station to the south east. Numerous bus connections exist along the nearby roads. It is part of a row of two storeys semi detached houses with ground floor bay windows, small front gardens and well proportioned rear gardens. The houses have characteristic elevations with facing brickwork and tiled roofs.

The application site is located at the rear of a property in a local residential street, York Rise.



The site borders with numbers 44 and 48 York Rise. At the northern boundary the site faces the rear gardens of the Kennlyn Tennis Club / Mansfield Bowling Club.

The building is part of a terrace of late 5 Victorian three storey properties with two storey rear additions. The building is located within the Dartmouth Park Conservation Area and it is noted in the [Dartmouth Park Conservation Area Appraisal and Management Strategy \(CAAMS\)](#) as making a positive contribution to the character and appearance of the Conservation Area.

3. Historic Development of these Terraces:

Prior to 1873, York Rise had only had limited development. The building is by Boddy 1890-03 and is a three-storey property with single storey front bay, slate roof and bracketed eaves (refer para 7.39 of the Dartmouth Park Conservation Area Appraisal And Management Statement adopted 22 January 2009). Appendix 2 of that document states “the set of 7 Terrace houses as buildings that makes a positive contribution to the Conservation area” (note: there are actually 8 terraces not 7).

The house at 46 York Rise was separated into two flats circa 1980 – a single bedroom ground floor flat (the subject of this planning application) and an upper maisonette over 2 floors. A further subdivision of the maisonette was undertaken in circa 2000 to create a single bedroom 2nd floor flat and a 2 bedroom 1st floor flat.

The ground floor flat has:

- a lounge with bay window at the front of the building,
- a bedroom in the middle,
- the kitchen including a bay window to the side garden,
- the toilet and the bath at the rear of the house, and.
- a cellar under the front room and bedroom, but only half the width of the house.
- a rear and side garden covering approximately 45 m2 and 12 m2 respectively. The planned extension reduces this by 9 m2 at the rear and 4.5 m2 on the side.

The bath and kitchen at the rear mean that internal light to kitchen is restricted to the side bay window, which is largely overshadowed by the adjacent property. Access to the side and rear garden is via a door to the side of the property.

As shown in the photographs below the terrace properties adjacent to the north of the site although similar to 46 York Rise have already had rear modification from the original design to minor or major extent. The house at 50 has recently completed a very contemporary extension to replace the rear 2 story section of the home. This was complimented by changes to the rear part of the main part of the building with full length windows. This is part of the evolutionary changes that have occurred to the rear section of terraces. The rear of the houses in the terrace adjacent to 46 York Rise have also been modified with:

- side infill extensions;
- inclusion of full width sliding doors to open up the rear of the property to their gardens; new windows and doors;
- rear extensions; and
- rear replacement.

The area to the rear of this section of terrace houses is the Mansfield Bowling club car park with a large hall to the east and circa 1970 terrace houses at Regency Lawn to the West in Croftdown Road.

4. Design Principles and Concepts

4.1. Project Description

- The construction of a side infill extension and relocation of the bath and toilet to this extension
- The construction of a rear extension to form a conservatory and to open up and integrate the rear of the house to the garden
- Thermal upgrade of the kitchen and the rear section of the ground floor flat
- Internal alternations and general refurbishment of the building fabric at the rear of the flat
- Installation of a new environmentally sound boiler
- Re landscaping of existing rear and side garden and general repair of boundary fences

4.2. Design in context

The design proposals takes the area and its immediate surroundings into consideration. It is our view that the alterations proposed are fitting well within the scale and appearance of nearby extensions and would not impact the building's setting or appearance adversely. The proposed extensions are not visible from the front of the property. The primary area that overlooks the planned extension is the Mansfield Bowling Club car park at the rear of the property.

The freeholder owner of 46 York Rise and the adjacent neighbours at 48 and 44 have been engaged as part of the planned development and advised that they have no objections and will not be significantly impacted by the extension. In this regard:

- The side infill extension will be visible from 44 York Rise and from the 1st and 2nd floor flats at 46 York Rise. Although visible from these locations it will not have a detrimental impact. The style of the extension will be consistent with the remainder of the building in using yellow London stock bricks for the side wall, glass windows

and doors and similar roofing material. The extension replaces an existing concrete path. The side wall is being kept to a minimum permissible height and is only marginally higher than the existing fence and the roof height at the wall to a height consistent with the bay window roof on that side of the building. Where glass is used it will be suitably obscured/opaque to prevent overlooking.

- The side extension is restricted to the last 2.5m of the site to ensure minimal impact to the neighbour at 44 York Rise. In particular to ensure that it does not encroach on the area directly opposite their bay window. The only opening adjacent to the extension is a side access door that uses opaque glass.
- The rear extension will be visible from the gardens of the adjacent neighbours and overlooked by the 1st floor flat. Although overlooked this is no difference to the current situation where the 1st floor flat overlooks the garden and people in the garden, and the area being overlooked is currently filled primarily with concrete pavers. Neighbours further away at Regency Lawns in Croftdown Rd. may be able to see the extension from their upper storeys, however the view is obscured by vegetation and they are at a distance that the extension would be of minimal impact. As with the side extension the rear extension would utilise similar materials to the existing property and the extension at No 50 York Rise.

The proposal would significantly enhance the quality and useable living space for the garden flat whilst respecting the integrity of the existing context.

4.3. Layout

The lack of direct access to the rear garden means that the main part of the garden is not appropriately integrated into the use and feel of the flat and there is a need to 'go into the garden through the side of the flat' rather than have the garden as part of the flat. The aim of this planning request is to open up the rear garden to the flat so that it 'forms part of the flat' and through use of appropriately located double glazing to maximise solar transmission for optimal thermal and visual benefit.

4.4. Scale & appearance

The existing flat size at 42 m² is 8 m² less than the minimum size recommended by the Lord Mayor of London (refer London Housing Design Guide Aug 2010 paragraph 4.1.1 page 13). The proposed extension will increase the size of the property by 13.5 m² bringing it in line with the minimum standards.

The proposed extension is secondary to the two story portion of the main building. The existing internal space is 42 m², with 7.3 m² amount taken up by a bathroom toilet and rear lobby which obscure the view of and prevent access to the rear garden. The proposed extension is 13.5 m², enhancing the eat-in kitchen area by 9 m² and enabling access to the garden and enhancing the light and visual amenity of the residence. This is in keeping with the general principles of Camden Planning Guidance 1 Design Policy of any new extension to be subservient to the main building.

4.5. Sustainability

This project has been designed with an awareness of environmental sustainability. Newly planned elements will be constructed utilising modern construction methodology, following current advice contained within building regulations and the Code for Sustainable Homes.

Camden Core Strategy Policy CS13, paragraph 13.9 expects development or alterations to existing buildings to include proportionate measures to be taken to improve their environmental sustainability, where possible. The existing ground floor flat has no insulation in the walls, or floors. The windows were recently changed to double glazed windows. The thermal performance the property is relatively poor.

It is intended to improve the performance and reduce carbon emissions by the following:

- Improve the insulation where possible of the existing and new walls and floors and in new roof by 20% over building regulations.
- Minimising waste during construction and demolition. It is intended to where ever possible to reuse the existing brickwork either as paving, garden walls or in the new structure.
- Recycling as much timber as possible.

- Responsible source materials such as timber and metal.
- The use of energy efficient lighting throughout
- The re-plumbing the bath and toilet including dual flush toilets and low flow taps.
- Significantly reduce the pipe run from the water heater to the bathroom to significantly reduce water waste, while waiting for hot water. This will reduce the water consumption as well as a reduction in the water heating cost.
- Utilise A rated new appliances

In addition to the above, re –landscaping of the rear garden will be undertaken to include vegetable growing, increase biodiversity and inclusion of waste food composting.

4.6. Access

The access to the rear garden from the house will be through the large sliding glass door to the rear and the side garden will be accessed by a similar size door to that currently used.

Mansfield Park Bowling Club have provided permission for us to access the rear of our property from their car park. Thus the development work can be undertaken without impact on other properties in our locality.

4.7. Flooding and surface water

This site is not identified as within the risk of flooding zone as shown in the Environment Agency's maps section.

Surface water in the rear garden will be removed via an existing drain.

4.8. Amenity & Landscaping

There is currently sufficient amenity on site, as the property will still retain a sizeable rear garden which comprises border gardens. It is bounded on all sides with a timber fence with concrete pavers in the middle. To the rear of the property is the car park for the Mansfield Bowling club. The boundary fence is approximately 1.8m high and therefore



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makes the garden very private. The side fences are 1.8 height, thus there is no overlooking from either side garden

Within the garden there are apple trees, as well as a combination of shrubs, flowering and edible plants. Trees in neighbouring gardens overhang the side fences. With a significant briar of blackberry to the rear in Mansfield Bowling Club that needs to be trimmed/controlled to ensure it does not encroach into the garden.

The garden will be re-landscaped with many of the pavers in the middle removed and replaced with garden beds for shrubs and plants to enhance it and increase its biodiversity. All boundary fences will be improved or replaced where necessary.

5. Planning policy guidance

This site is within the Dartmouth Park Conservation Area, Dartmouth Park West, but is not listed. Appendix 1 tables the relevant policy documents and the measures proposed to meet the policy requirements. The key principles and requirements are shown to have been accommodated in the design proposed.

A thorough review of the history of development in the conservation area has been undertaken. Appendix 2 illustrates the evolution of design of extensions and alterations to the original houses, focusing in particular on the terraces at the north end of York Rise, and the adjacent streets.

In summary:

- as the proposed extensions are to the rear of the property they will not detract from the historic nature of York Rise;
- this extension will enhance the function of the property by utilising natural light to enter a highly used area of the home and meet current recommended guidelines and standards;
- the thermal properties of the home are currently relatively poor and the new extension will offer a significant improvement, by utilising solar passive design to supplement heating and new insulation, where possible. There will also be a new underfloor heating system in the rear section of the house.

As can be seen the planned extension at 46 York Rise is part of the evolution in design and modernisation of homes in the area. The design ensures that key features are maintained whilst optimising utility consistent with current expectations.

6. Appendix 1 Planning policies relevant to the proposed extension

Policy document	Clause or statement Requirement	How the proposed extension relates
Government Planning Policy guidance relating to development in Conservation Areas is set out in: PPS5 – Planning for the Historic Environment Policy	Paragraph HE7 sets out the policy principles for guiding the determination of applications for consent relating to all heritage assets. Paragraph HE7.5 of that policy states that local planning authorities should take into account the desirability of development making a positive contribution to the character and local distinctiveness of the historic environment.	The proposal satisfies this requirement by virtue of its design, scale, height, massing, alignment, and materials. It will use a combination of London stock bricks, double glazed windows, rooflights and doors and similar roofing material.
DP25 – Conserving Camden’s Heritage	States that in relation to Conservation Areas and in order to maintain them, the Council will take account of conservation area statements, appraisals and management plans when assessing applications and only permit development that preserves or enhances the character and appearance of the area.	For the reasons set out in this document, the proposal enhances and at the very least preserve the character and appearance of the conservation area.
CS14 – Promoting High Quality Places and Conserving our heritage	States that apart from requiring development to be of the highest standard of design that respects local context and character, Camden has a unique and rich built and natural heritage, which, wherever possible, should be enhanced when constructing new buildings and extensions and carrying out alterations.	In accordance with the Design the extension is in keeping with the mass, scale, proportions and it is seen as secondary to the main property. The design takes into account the general principles required in the document

Policy document	Clause or statement Requirement	How the proposed extension relates
DP26 – Managing the Impact of Development on Occupiers and Neighbours	Seeks to ensure that the impact of development is fully considered in regard to visual privacy, overlooking, overshadowing, outlook, access to daylight and sunlight and disturbance	It is considered that the proposal fully takes these matters into account in the design, location and layout of the proposed extension.

Policy document	Clause or statement Requirement	How the proposed extension relates
CS13 – Tackling climate change through promoting higher environmental standards	Design takes advantage of environmental factors to minimise impact in design build and operate.	<p>Camden Core Strategy Policy, paragraph 13.9 expects development or alterations to existing buildings to include proportionate measures to be taken to improve their environmental sustainability. The existing ground floor flat has no insulation in the walls, or floors. The thermal performance the property is relatively poor.</p> <p>It is intended to improve the performance and reduce carbon emissions by the following:</p> <ul style="list-style-type: none"> • The new double glazed metal windows will be of increased thermal performance and a u-value of 1.41W/m2k which is considerably higher than that of the current building regulation of 2W/m2k • Minimising waste during construction and demolition. It is intended to where ever possible to reuse the existing brickwork either as paving, garden walls or in the new structure. • Responsible source materials such as timber and metal. • The use of energy efficient lighting throughout • The re-plumbing the bath and toilet including dual flush toilets and low flow taps. • Significantly reduce the pipe run from the water heater to the bathroom to significantly reduce water waste, while waiting for hot water. This will reduce the water consumption as well as a reduction in the water heating

Policy document	Clause or statement Requirement	How the proposed extension relates
<p><i>The Dartmouth park conservation Area Appraisal and Management Plan 2009</i></p>	<p>Page 56 notes that there is an issue in the area about negative and unsympathetic rear and side extensions that can alter the harmony and balance of a property or group of buildings</p>	<p>As detailed below there are numerous rear extensions to properties in the Dartmouth Park Conservation Area adjacent to 46 York Rise: dormer and roof terraces, mid level conservatories, side infill extensions, rear extensions, conservatory extensions with a level of design and materials from classical to modern.</p> <p>In particular the rear of the row of terraces at the northern end of York Rise as depicted in the description below below show an evolutionary approach to extension and modernisation and include: side infills, opening up rear to garden with double glass doors, end extensions, garden sheds, and total replacement of ground and 1st floor with modern materials</p> <p>The existing internal space is 42 m², with 7.3 m² amount taken up by a bathroom toilet and rear lobby which obscure the view of and prevent access to the rear garden. The proposed extension is 13.5 m², enhancing the eat in kitchen area by 9 m² and enabling access to the garden and enhancing the light and visual amenity of the residence. The new extension is subservient to the main building</p>

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Policy document	Clause or statement Requirement	How the proposed extension relates
CPG 1 Camden Planning Guidance Design Paragraph 2 – Design Excellence	<p>Excellence in design should consider:</p> <ul style="list-style-type: none"> • Context of a development and its surrounding area • Design of the building itself • The use of the building • The materials used 	<p>In accordance with the Design the extension is in keeping with the mass, scale, proportions and it is seen as secondary to the main property.</p> <p>The design opens up the flat to the garden and improves useability for the occupant as a home that can also be used as a workplace</p> <p>Materials used are consistent or complimentary to those in neighbouring terraces.</p> <p>The design takes into account the general principles required in the document</p>
CPG 1 Camden Planning Guidance Design Paragraph 3 – Heritage	<p>Responsible to preserve heritage by:</p> <ul style="list-style-type: none"> • Preserve and enhance the appearance of the area • Utilisation of conservation area plans 	<p>The proposal satisfies this requirement by virtue of its design, scale, height, massing, alignment, and materials. It will use a combination of London stock bricks, double glazed windows, roof lights and doors and similar roofing material to ensure consistency with and complimentary to neighbouring terraces.</p> <p>Refer also to response against Dartmouth Park Conservation Area Appraisal and Management Plan.</p>

Policy document	Clause or statement Requirement	How the proposed extension relates
<p>CPG 1 Camden Planning Guidance Design</p> <p>Paragraph 4 – Extensions, Alterations and Conservatories</p>	<p>Key Messages:</p> <ul style="list-style-type: none"> • Alterations should take into account the character and design of the property and its surroundings • Windows, doors and materials should complement the existing building • Rear extensions should be secondary to the building being extended 	<p>The proposal satisfies this requirement by virtue of its design, scale, height, massing, alignment, and materials. It will use a combination of London stock bricks, double glazed windows, roof lights and doors and similar roofing material.</p> <p>As outline in below the extension retains consistency with other rear/side extensions in the local area, and in particular with the row of terraces at the northern end of York Rise. In particular:</p> <ul style="list-style-type: none"> • Retention of reasonable size garden • It does not cause loss of amenity to adjacent properties • Respects and preserves the original design of the building • It is proportionate to those in the surrounding area • Neighbours significant views are not compromised • Extension is not visible from the street <p>The side roof slope will be similar height to the bay window, starting at the same height of 3m and sloping down to the boundary at a height of 2.1 m. To soften the impact (if any) to the neighbour at 44 York Rise, the stock brick wall will be to a height of 2m, slightly higher than then existing fence, and will utilise windows as part of the wall above that height. The side infill extends to the boundary like similar infills in the section of terrace houses, however unlike those extensions it only goes part way down the side to retain the bay window feature and minimise impact on the neighbour</p>

Policy document	Clause or statement Requirement	How the proposed extension relates
<i>Lord Mayor of London Housing Design Guide Aug 2010</i>	Paragraph 4.8 Study and Work – all homes should be provided with space to allow work from home	The extension as proposed provides the additional space required to facilitate work from home.
<i>Lord Mayor of London Housing Design Guide Aug 2010</i>	Paragraph 4.9 Wheelchair user dwelling	Being a ground floor flat the design will improve accessibility for wheelchair users where feasible.

7. Appendix 2 Developments in the area

As stated in The Dartmouth park conservation Area Appraisal and Management Plan 2009 historically there is significant variation during the historic development of the properties. This includes modification of the original terrace to update and renew the buildings to ensure they remain suitable for contemporary use. In general the front façades have been maintained and modifications and extensions have generally been to the side and/or rear and include such features as:

- dormer and roof extensions (similar to those on 58-62 Croftdown Rd and numerous other locations)



- elevated 1st floor extensions and enclosures (similar to those on 38-40 Dartmouth Park Rd)



- Side infill extensions (similar to those at 36 to 42 York Rise and numerous other locations)



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- Rear extensions that convert a 3 2 terrace to a 3 2 1 terrace or similar partial extension (similar to 21 and 32 Laurier Rd and 35 Rhyl St)





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- Adding conservatories at the rear of the house (again making a 3 2 terrace into a 3 2 1 (similar to those at 35 Dartmouth Park Rd)



- Opening up the rear of the property to the garden by replacing the rear brick wall with a full width glass doors/windows (similar to 48 York Rise)



- Rear extension on The 3 2 1 floor height variation of terraces is similar in Laurier Rd and retains the features of the existing terrace yet provides much better integration of the garden and the house and significantly improves solar heating.

As the extension is to the rear of the property it will not detract from the historic nature of York Rise.

This new extension will enhance the function of the property by utilising natural light to enter a highly used area of the home; by utilising solar passive design to supplement heating using space maximally to optimise function as a family house.

The thermal properties of the house are currently relatively poor and the new extension will offer a significant improvement, and new insulation where possible will be added to the wall roof and floor. There will also be a new underfloor heating system in the rear section of the house.

Historic development of Rear of Terraces 36 to 50 York Rise

In accordance with page 56 of The Dartmouth park conservation Area Appraisal and Management Plan 2009 there is a requirement for rear extensions to conform the historic pattern of the region. For the block of terraces from 36-50 York Rise there has been an evolutionary change to the rear of the properties and the proposed extension of the ground floor flat is consistent with this evolution.

The following provides a pictorial representation of that evolution:

- 44 York Rise is the only house in the terrace that has not modified to the rear at the ground floor level (an upper window has been replaced by a door):



- The first modification was probably to 50 York Rise – the original terrace did not have a 2 floor outrigger extension and this was added in the early 20th century.

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The map of 1896 (see Camden Council website) clearly shows the house without the rear extension. The 1936 map (see Camden Council website) shows the rear extension on. This extension is clearly inconsistent with the other houses in the terrace which have pitched roofs.



- Probably about the 1970s and 1980s there was a move to open up the rear of the buildings as was undertaken at 42 and 48 York Rise



- Around the same time there was a move to undertake side infill extensions – 38 to 42 York Rise



- rear extensions were also added around the same time – 42 York Rise



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- Garden sheds were also added through the late 20th Century



- A major modern extension was added in 2012 at 50 York Rise to completely replace the previous outrigger, add a side infill and to modernise the rear appearance with full length window.



As can be seen the planned extension at 46 York rise is part of the evolution and modernisation of this group of terraces to ensure that key features are maintained whilst allowing the modification to ensure that useability remains consistent with current expectations.