

17 CROFTDOWN ROAD,  
DARTMOUTH PARK, LONDON, NW5 1EL

## PLANNING STATEMENT

October 2015

### Existing Photographs



### Proposals

#### Existing basement

It is proposed that the original existing 30m<sup>2</sup> basement is converted into habitable rooms with a guest bedroom and en-suite. The existing concrete floor slab will be replaced with a new floor build up to improve the thermal performance and protect the interior from water ingress. The new finished floor level is proposed to be 375mm below the existing level to allow for a more comfortable ceiling height and increase daylight into the room.

The existing basement window is to be replaced with double timber French doors and the rear garden re-landscaped to allow direct access to the garden. The existing rear garden access from the lower hall will be replaced with a window to enable this new landscaping.

#### Extension of basement

It is proposed that the basement is extended to the front of the house by excavating the existing cellar to the same level and running the new floor build up throughout. The new room will include a utility area and additional storage.

A new lightwell will be formed to the front of the property and the existing ground floor bay window extended to basement level. The bay will be rendered with timber sash windows to match existing. Please refer Item 5.0 Context below for photographs of various lightwells on Croftdown Road.

Please refer to Price & Myers Structural Engineers proposals for further information including stage 1 (screening) and stage 2 (scoping) of a Basement Impact Assessment. The BIA has been prepared in line with Camden Council's CPG4 document.

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## DESIGN AND ACCESS STATEMENT

October 2015



### I.0 Site features, history and access

- I.1 No. 17 Croftdown Road is part of a terrace consisting of Nos. 15-49 (odd) on the north side of Croftdown Road built 1899-1900 and influenced by the Queen Anne Revival Style. The continuous terrace is formed of three storey houses, including canted ground floor bays and gabled attics.
- I.2 The ground floor of the house has two reception rooms, and a kitchen/dining room to the rear. There is an existing basement to the rear of the main house, accessible via a staircase underneath the main stair. There is a cellar to the front of the main house accessed via a hatch in the ground floor.
- I.3 The property is not listed but lies within the Dartmouth Park Conservation Area Sub Area 8 St. Albans Road, as referred to in the '*Dartmouth Park Conservation Area Appraisal and Management Statement*'. The continuous terrace of houses is identified as making a positive contribution to the character and appearance of the Conservation Area.



- 1.4 The property has a front and rear garden. The house is set back 4m from the street with a hedge and planted area. The rear garden is north-west facing and backs onto an historic orchard. The house is built of red brick with various brick details and white painted timber sash windows.
- 1.6 The main front entrance is through double doors to the side of the house into a spacious entrance hall. An additional subservient door links the side entrance directly to the basement staircase. There is also access to the rear garden from the lower hall and the kitchen / dining.
- 1.7 The house has a raised ground floor, which at the front of the property is approximately 650mm above finished ground level.

## 2.0 Proposals

### 2.1 Existing basement

It is proposed that the original existing 30m<sup>2</sup> basement is converted into habitable rooms with a guest bedroom and en-suite. The existing concrete floor slab will be replaced with a new floor build up to improve the thermal performance and protect the interior from water ingress. The new finished floor level is proposed to be 375mm below the existing level to allow for a more comfortable ceiling height and increase daylight into the room.

The existing basement window is to be replaced with double timber French doors and the rear garden re-landscaped to allow direct access to the garden. The existing rear garden access from the lower hall will be replaced with a window to enable this new landscaping.



Rear elevation



Hard landscaping to rear





Existing basement window to be replaced



Hard landscaping to rear



Existing front garden



## 2.2 Extension of basement

It is proposed that the basement is extended to the front of the house by excavating the existing cellar to the same level and running the new floor build up throughout. The new room will include a utility area and additional storage.

A new lightwell will be formed to the front of the property and the existing ground floor bay window extended to basement level. The bay will be rendered with timber sash windows to match existing. Please refer Item 5.0 Context below for photographs of various lightwells on Croftdown Road.

Please refer to Price & Myers Structural Engineers proposals for further information including stage 1 (screening) and stage 2 (scoping) of a Basement Impact Assessment. The BIA has been prepared in line with Camden Council's CPG4 document.

### 3.0 Use

3.1 Existing use as a residential dwelling retained.

### 4.0 Layout, scale, landscaping and appearance

#### 4.1 Layout

The new bedroom and en-suite will give the family greater flexibility when they have guests to stay. The new French doors will enable a means of escape from the bedroom and comply with Part B Fire Safety.

The house is a generous size but has no provision for a utility area and lacks storage. The additional space will provide the family with much needed space for these uses.

The basement works will comply with Part A Structural Safety, be sufficiently thermally insulated to comply with Part L - Conservation of Fuel and Power and have a waterproofing strategy installed by a specialist firm.

#### 4.2 Scale

The scale of the proposal is guided by the existing house and is therefore inkeeping. The existing ground floor level of the house is raised approximately 650mm above finished ground level allowing any excavation to be kept to a minimum.

The three new windows to the front of the property and the French doors to the rear will be in the same style as the windows above but will be lower in height to maintain the superior hierarchy of the ground level elevation.



Existing hedge to street boundary to be retained garden



### 4.3 Landscape

The existing hedge on the street boundary will be retained to limit the visual impact of the proposals.

The base of the lightwell to the front will be finished in stone and have a new drainage channel. This additional area of hard landscaping is approximately 5m<sup>2</sup>. A deep planting bed will allow for rainwater to drain away slowly. The planting bed will maintain the greenery to the front garden whilst letting daylight into the basement level.

A small area to the side of the lightwell will be finished with stone and used for bin and bicycle storage. A new railing will be installed between to comply with Part K Protection from falling.

The area to the rear of the property to be relandscaped has a mix of concrete and stone finish. The area of planting and lawn will be increased. These proposals will not have a negative impact on the drainage.

### 4.4 Appearance

All new external walls will be built with appropriate materials and finished with render below ground level to match the existing.

The three new windows will be bespoke double glazed timber sash windows painted white to match the existing. The French doors will be bespoke double glazed timber framed doors painted white to match existing. All will have glazing bars influenced by the original windows. This new fenestration will increase daylight and improve the comfort of the users internally. New windows and doors will be fitted with secure locks.

### 5.0 Context

5.1 The front gardens to the terrace consisting of Nos. 15-49 (odd) on the north side of Croftdown Road vary considerably, please refer to the street elevation adjacent.

Numerous houses on Croftdown Road have extended the existing basements and some developments are more successful than others.

No. 45 Croftdown Road was granted approval in May 2015 under reference number 2015/1697/P.



Street elevation No. 15 No. 17 No. 19 No. 21 No. 23 No. 25 No. 27 No. 29

Other houses on the terrace with basement extensions include:

27 Croftdown Road approved under application ref: 2009/1593/P



33 Croftdown Road





35 Croftdown Road



39 Croftdown Road approved under application ref: 2008/1855/P







## 6.0 Access

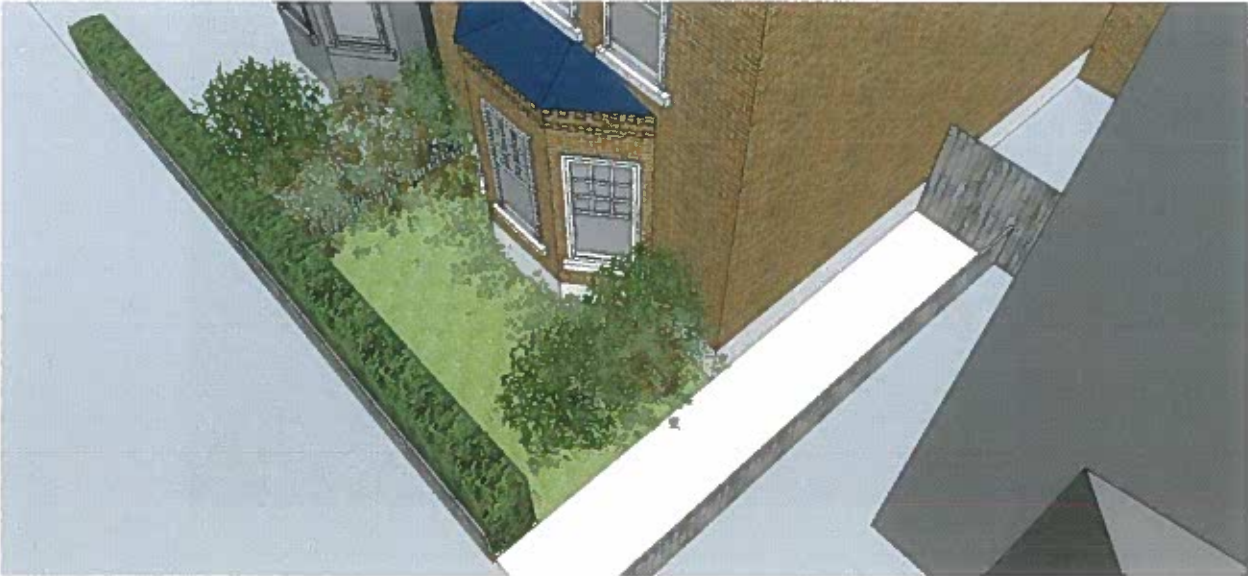
- 6.1 New access to the rear garden from the basement.
- 6.2 The existing rear garden access from the lower hall will be replaced with a window.

## 7.0 Summary

- 7.1 The alterations proposed have been carefully considered and are sympathetic to the original building whilst providing additional space required by the residents. These proposals have been developed following the recommendations in the *Dartmouth Park Conservation Area Appraisal and Management Statement* to preserve the features of the original building.
- 7.2 A thorough study of the other basement developments on the street has been undertaken to minimise any negative impacts on the special interest of the building.
- 7.3 The proposed materials have been carefully considered; existing materials and details have been replicated to compliment the original building such as the glazing bars to the new timber sash windows.
- 7.4 The scoping and screening stages of a Basement Impact Assessment, as required for planning by the London Borough of Camden, has been undertaken by Price & Myers for the proposed works. Generally all issues of concern have been identified in the scoping stage and therefore a full BIA assessment is not required.

Appendix A 3D images of proposals

Existing Front Garden





Proposed Front Garden



