

**Design & Access Statement (incorporating Heritage Statement) / Planning Statement**

**2 Maresfield Gardens, NW3**

*“Variation of condition 3 (approved plans) of planning permission 2014/6313/P Addition of one storey at second floor level with replacement roof level accommodation above, alterations to Coach House façade and partial enclosure of lightwell, and alteration to front light well (all further works to partially completed works carried out under permission 2010/2772/P), and use of the resulting building as 6 residential units – the amendments proposed are: increase in size of one front lightwell; creation of rear stepped lightwells to existing basement; glazed infill extension to rear; use of roof at first floor as amenity terrace and amendment to windows to form door openings”*

Section 73 application for minor material amendments to an existing planning permission

**AZ Urban Studio / Planning & Development Consultants**  
**in collaboration with William Smalley RIBA**  
**REVISION 2: January 2016**



Urban context - no.2 and its immediate neighbouring buildings

1. Introduction

This statement is provided in support of a full planning application for development described as:

*‘Variation of condition 3 (approved plans) of planning permission 2014/6313/P Addition of one storey at second floor level with replacement roof level accommodation above, alterations to Coach House façade and partial enclosure of lightwell, and alteration to front light well (all further works to partially completed works carried out under permission 2010/2772/P), and use of the resulting building as 6 residential units – the amendments proposed are: increase in size of one front lightwell; creation of rear stepped lightwells to existing basement; glazed infill extension to rear; use of roof at first floor as amenity terrace and amendment to windows to form door openings’.*

- This statement should be read in conjunction with the other planning application documents which are:
- Completed planning application form and certificates
  - Planning application drawings prepared by William Smalley RIBA
  - Basement Impact Assessment (BIA) by Abbey Pynford
  - Arboricultural Assessment by ACS
  - Construction Management Plan by AZ Urban Studio

The proposed amendments are all considered to be of a scale and nature suitable for the minor material amendment procedure, and are all small scale changes that will greatly improve the quality of the residential accommodation already approved. Some of the proposed amendments, such as the extended front lightwell, were originally included in the previous application but removed during the processing of that application as further technical assessment (arboricultural assessment) was required.

- The statement sets out:
- the recent planning history of the site
  - an assessment of the site and context, including the role of the building in the Conservation Area
  - planning policy context
  - description and assessment of the proposed development
  - conclusion





The rear of no.2 in December 2011, with basement excavated and steel frame in place



Current status of the site - showing the most complete area of work at the rear

## 2. Planning history

No.2 Maresfield Gardens has an extensive planning history from the last six years, which can be summarised as:

2008/2288/P – Change of use from 5 to 6 flats, including erection of a basement extension with lightwell to the front and a rear internal courtyard, erection of single-storey ground floor extension on the front elevation, erection of a lower ground and ground floor rear extension (Granted 12.03.09 subject to conditions and S106 agreement). Subsequent approval of details required by conditions obtained.

2010/2772/P – Amendment to planning permission granted on 12th March 2009 (ref 2008/2288/P) including revision of internal layouts to provide vertically arranged duplex apartments, extension at lower ground floor level, addition of rear extension to coach house at lower ground and upper ground floor levels, changes to front fenestration on coach house and erection of a timber enclosure in rear garden. (Granted 26.08.10 subject to conditions and S106 agreement). The officer's report for this application notes on page 1 that the earlier permission 2008/2288/P has not been commenced.

2011/2206/P – Amendments including change of use to 4 self-contained flats, amalgamation of the two internal courtyards into one, of planning permission granted 12/03/09 (2008/2288/P) as amended on 25/08/10 for change of use from 5 to 6 flats, basement extension with lightwell to front and rear and a rear internal courtyard, erection of single-storey ground floor extension on front elevation, erection of lower ground and ground floor rear extension, rear extension to coach house at lower ground and upper ground floor levels, changes to front fenestration on coach house and erection of a timber enclosure in the rear garden. (Granted 12.07.11 subject to one condition). The officer's report for this application notes on page 2 that the earlier permission 2008/2288/P is under construction.

2011/4584/P – Amendments to planning permission granted 12/03/09 (2008/2288/P) .... Namely to revise the internal layout and reduce the number of flats from proposed 4 to 3. (Refused 04.11.11)

2012/6011/P – Non-material amendments to planning permission granted 12/07/11 (2011/2206/P) ... Namely reconfiguration of the first floor and increase in number of units from 4 to 5. (Refused 08.02.13)

2014/6313/P – Amendments to planning permission 2010/2772/P: *Addition of one storey at second floor level with replacement roof level accommodation above, alterations to Coach House façade and partial enclosure of lightwell, and alteration to front light well (all further works to partially completed works carried out under permission 2010/2772/P), and use of the resulting building as 6 residential units* (Granted 30.03.15)

### *The current status of the site*

The main works to the external envelope of the building at basement, ground and first floor have been carried out in what is effectively a 'shell' form. The second floor accommodation within the roof is less complete, as the whole roof has been removed leaving only part of the timber roof structure, which requires replacement.

The most recent amendment application 2014/6313/P that was granted permission 30.03.15 confirmed that the London Borough of Camden agreed and accepted that permission ref 2010/2772/P had been commenced and resulted in the works completed to date on the site.





Maresfield Gardens - imposing grand buildings, displaying variety around a common architectural language



OS plan 1934-1935 showing the open gardens to the south of no.2 Maresfield Gardens

### 3. Assessment: The site and context

#### *Location*

The application site is located on the east side of the lower part of Maresfield Gardens, within the Fitzjohn's and Netherhall Conservation Area. Whilst the street is generally residential in character, the site is the last residential property on the east side before the change to institutional uses to the south, including the immediately adjacent St Thomas More Church (1960s modern design) and the South Hampstead High School further south.

#### *The Fitzjohns and Netherall Conservation Area*

The National Planning Policy Framework (2012) (the 'NPPF') at paragraph 128 outlines how an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting. Further, it states that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. The following section of this report sets out such a description of significance.

Maresfield Gardens is located within the Fitzjohns and Netherall Conservation Area (a designated heritage asset), the character and appearance of which is set out in the Council's Fitzjohns and Netherall Conservation Area Statement (2001) (the 'CAS').

The essence of that character is captured in the first paragraph at p.10 of the CAS which describes how

*'Long views along the Avenues combine with substantially scaled properties and generous grounds to create an imposing district.'*

It continues, setting out how

*'Roofs are an important and conspicuous element, a development of mid-late Victorian architecture that dominates the profile of the skyline. The majority of properties are detached or semi-detached with few terraces.'*

Further detailed analysis of the particular character of Maresfield Gardens is provided at pages 17-18

of the CAS, highlighting the 'rich choice of styles and types of buildings giving different sections subtle changes in character'. It is noted that upon the east side of the street the four two-storey detached houses in the central part of the street create a 'less intense frontage', and that nos.4-14 are semi-detached in purple brick with an interesting front gable detail.

A walk along Maresfield Gardens indeed confirms that the styles and types of buildings do vary, with buildings tending to closely relate to at least one neighbouring property, if not more. We therefore find nos 5,7 and 9 relating to each other as broad, detached houses; Mourne House – a four storey 1970s block of flats directly opposite the site providing a modern response in brick to the Victorian houses adjacent; nos 4-14 a series of paired semi-detached houses.

At page 31 of the CAS nos. 2-16 (even) are identified as making a positive contribution to the character and appearance of the area. Today, those elements of character highlighted more than a decade ago in the CAS largely remain.

#### *No. 2 Maresfield Gardens and the immediate context*

No.2 Maresfield Gardens was built c.1870 as a large detached house on a broad plot, and was until the 1960s (when the adjacent Church was built) the first building on the east side of the street, the first two houses on Fitzjohn's Avenue to the east having then benefited from generous gardens extending all the way to Maresfield Gardens. Built in the purple brick that is widely found in the area, no.2 differs significantly from the adjacent group of original semi-detached buildings to the north. It is not only detached, but broader in the main part of the building, and then made further so by virtue of a recessed coach house attached to the south side. No.2 did not have an original lower ground floor as nos.4-14 do (although a recently added basement level is of course now present), and for that reason it sits well below the height of the adjacent no.4. The most recently granted planning permission for an additional storey at no.2 will result in no.2 having a final ridge height marginally above no.4.



In terms of façade structure and fenestration, no.2 follows the model found in the grand villas of Fitzjohn's Avenue, with a projecting square bay 2-openings in width giving vertical emphasis, and a further width of 3 window openings within the broader main part of the façade, also hosting the canopied front entrance. Finally, at roof level, the twin ridges of the roof at no.2 run perpendicular to the street, terminated at the front by a gable above the bay, and a hipped gable with dormer to the wider part of the building. The eaves and ridge heights are lower than the adjacent no.4, although as noted above, this will no longer be the case when the approved permission to add a storey has been carried out.

It is noteworthy that the rear of the building has been altered quite significantly under the previously granted planning permissions, providing large openings at ground floor and terraced garden arrangement with a central lightwell serving basement accommodation below. At the roof level, the property has suffered from historic inappropriate alterations to the window forms at the rear with associated poorly matched brickwork, resulting in a poor appearance that is highly visible from other properties in the block. Due to the separate ownership historically of the top floor, the issue has not been able to be addressed in the previous planning approvals for the site. Again, the recently granted permission includes the replacement of the existing top floor and addresses these issues of appearance.

To the south, the St Thomas More Church is a bold and sizeable building, with a mass that is emphasised by the uninterrupted solid brick curved street elevation. Whilst the curved form of the building is uncharacteristic of the street and wider area, the large open car park to the front that leaves it exposed is even more so. The Church is not noted in the CAS as a positive contributor.

Given the location of the unusual and mildly incongruous St Thomas More Church, it is arguably the case that no.2 Maresfield Gardens has an unusually important role to play within the townscape, both as the first building upon the east side that introduces and sets the character of the CA upon Maresfield Gardens looking north, and as the termination of a coherent streetscene when looking south, screening views of the negative Church building. The original role that

no.2 once played in the townscape has been somewhat 'drowned out' by the later addition of the bulky and incongruous Church building. Once implemented, this relationship will be rebalanced by the approved additional storey at no.2.

#### *Contribution of no.2 to the significance of the Conservation Area*

In summary, and as confirmed by the Council's 2001 CAS, the character and appearance of this part of the CA is rooted in the imposing scale of detached and semi-detached houses set in generous plots upon tree-lined avenues, with street facades and roofscape displaying a varied but coherent architectural language, with fine detailing.

No.2 Maresfield Gardens – as existing prior to the commencement of works, and as it would appear were the works completed as approved – contributes well to that character and appearance through a combination of its siting, broad presence to the street, materials, and gabled roof profile, together with the presence of a number of mature trees within the front garden area enclosed by a brick boundary wall. It has a particular role to play in the townscape as a starting point and termination – a 'bookend' – for the residential character upon the east side of the street.



View to no.2 from the south across the Church frontage

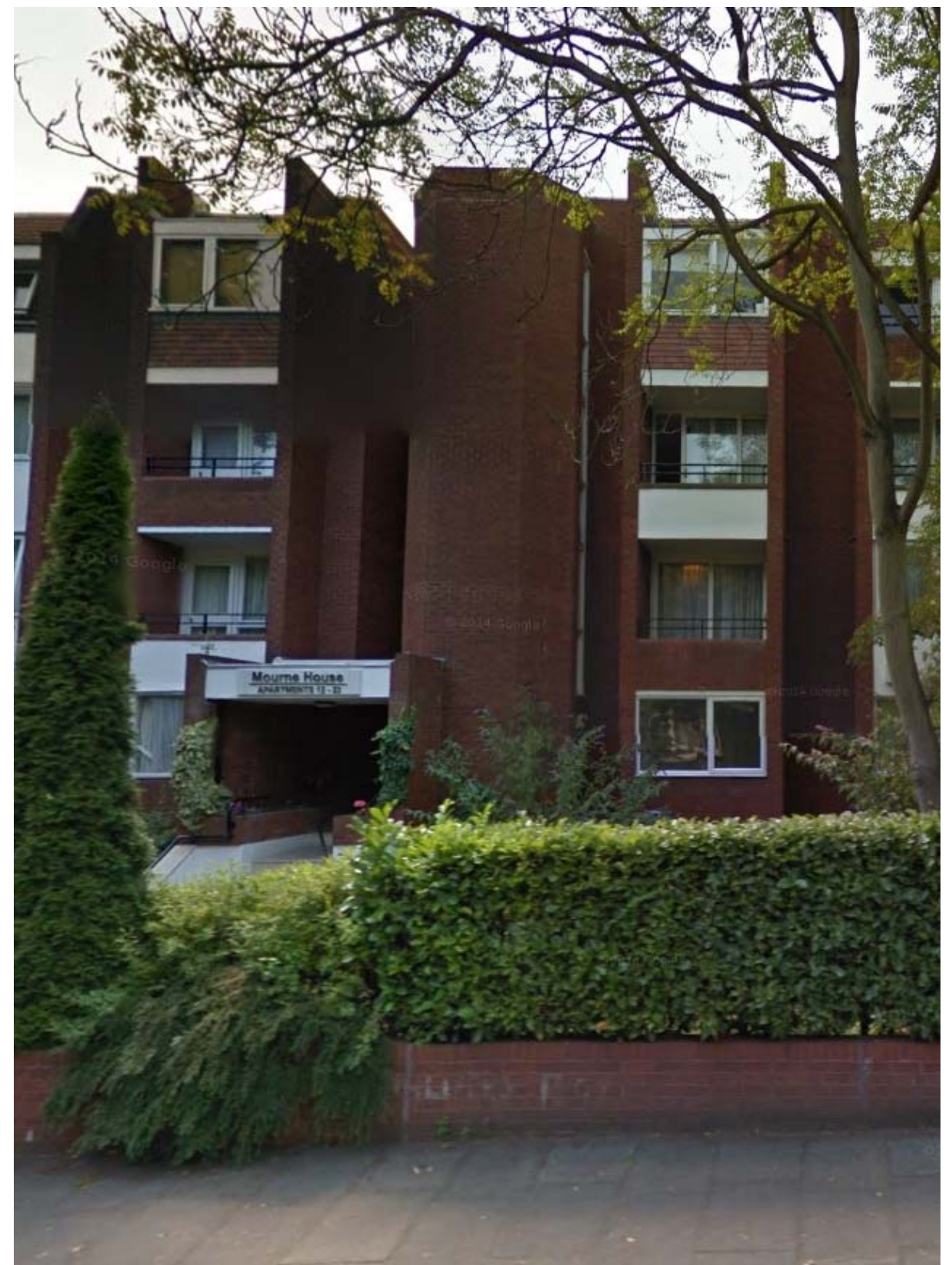


Street elevation as previously existing (prior to demolition works at no.2)





No.19 Maresfield Gardens - roof level terrace visible but remains discrete



Mourne House, opposite the application site - 4 storey 1970s red brick flats with regular front balconies





Maresfield Gardens - variety in roofscape form and detail, within a generally consistent scale



Maresfield Gardens - balconies recessed within the gable are a regular roofscape feature



Fitzjohn's Avenue - paired villas with similar facade structure to the no.2 Maresfield Gardens and front balconies at the second floor level



Current view of no.2 Maresfield Gardens from the street



#### 4. Planning policy context

##### *Statutory provisions*

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when making any determination under the Planning Acts, that determination should be made in accordance with the Development Plan unless material considerations indicate otherwise. Section 72 of the Planning (Listed Buildings and Conservation) Act 1990 also requires that the local planning authority, in exercising their planning functions within conservation areas, pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

##### *National planning policy*

The National Planning Policy Framework was published in March 2012 and sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in planning decisions. Relevant provisions of the NPPF for this proposal are the focus upon delivering housing (chapter 6) the requirement for good design that reinforces local distinctiveness (chapter 7) and guidance on conserving and enhancing the historic environment (chapter 12).

Paragraph 129 of the NPPF states that Local Planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal and take that assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The NPPF further states, at paragraph 131, that in determining planning applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, and the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 137 states that local planning authorities should treat favourably proposals that make a positive contribution to or better reveal the significance of the asset.

##### *The development plan*

The development plan for the area comprises the London Plan 2011, and the London Borough of Camden Local Development Framework including the Core Strategy DPD 2010, and the Development Policies DPD 2010-2025. Policies contained in the Core Strategy and Development Policies relating to the built environment are relevant to the application, as explored further below.

Core Strategy Policy CS5 Managing the impact of growth and development sets out how the Council will manage the impact of growth and development in Camden. CS6 Providing quality homes, sets out how the Council will aim to ensure the maximum supply of high quality homes. CS13 Tackling climate change through promoting higher environmental standards sets out policy for reducing the effects of and adapting to climate change. CS14 Promoting high quality places and conserving our heritage sets out the Council's overarching policy on securing a quality built environment.

Within the Development Policies DPD, Policy DP6 Lifetime homes and wheelchair housing requires that all housing should meet lifetime homes standards and 10% should either meet wheelchair housing standards or be easily adapted to meet them.

Policy DP18 Parking standards and limiting the availability of car parking sets policy for limiting parking provision in new development, and Policy DP19 Managing the impact of parking sets out detailed considerations relating to the provision of parking.

Policy DP22 Promoting sustainable design and construction requires development to incorporate sustainable design and construction measures.

Policy DP24 Securing high quality design requires all developments, including alterations and extensions to existing buildings, to be of the highest standard of design.

Policy DP25 of the Development Policies DPD confirms that the Council will (a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas and (b) only permit development within conservation areas that preserves and enhances the character and appearance of the area.

Policy DP26 of the Development Policies DPD states that permission will only be granted for development that does not cause harm to amenity, and outlines a number of factors to be considered.

Policy DP27 Basements and lightwells sets out the assessment information the Council will require in such cases, and states that the Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability.

##### *Other guidance*

Camden Planning Guidance (2011) is adopted Supplementary Planning Guidance, and comprises a series of eight documents providing further guidance on matters set out in development plan policy. CPG1: Design, CPG2: Housing, and CPG4: Basements and Lightwells are directly relevant to the proposed development.

The Fitzjohns and Netherall Conservation Area Statement (2001) sets out the special interest of the conservation area (see section 2 above), and provides guidance on the Council's approach to the preservation and enhancement of the conservation area.

The proposed development has been formulated with careful consideration of the aforementioned policy and guidance provisions. In the following section of the report exploring and explaining the Design of the proposed development reference is made where necessary to the relevant policies and guidance, setting out how they are met.



## 5. Description and assessment of the proposed development

### *Introduction*

As set out in the introduction to this statement, following the amendments approved earlier this year to construct an additional storey at the building, the applicants wish to move forward from the partially completed development upon the site and finish the development in an amended and improved way to that previously approved. The amendments currently sought relate to:

- increase in size of one front lightwell;
- creation of rear stepped lightwells to existing basement;
- glazed infill extension to rear;
- use of roof at first floor as amenity terrace;

Each element is described in detail and assessed individually below, followed by assessment of the elements cumulatively.

### *Increase in size of one front lightwell*

A minor change to one lightwell, located at the base of the projecting front elevation bay, is proposed. As approved and built, the lightwell does not follow the form of the projecting bay, resulting in poor situation where only 0.8m exists between window and the wall of the lightwell. By extending the lightwell forward 1m it will follow the profile of the projecting bay, enhancing the appearance of the front of the building at ground level and providing better daylight and a less oppressive outlook for the basement room.

With regard to the guidance set out in CPG4 (paras 2.65- 2.70), we consider that the lightwell as extended will better relate to and reflect the form of the building, and the large size of the front garden ensures that it will not be perceptible from the street in any case. Policy DP27 and CPG4 clearly state that supporting information commensurate with the scale, location and complexity of the scheme should be provided. In this case, the additional area and volume of soil to be removed to form the larger lightwell is minimal, it is located in the centre of the plot away

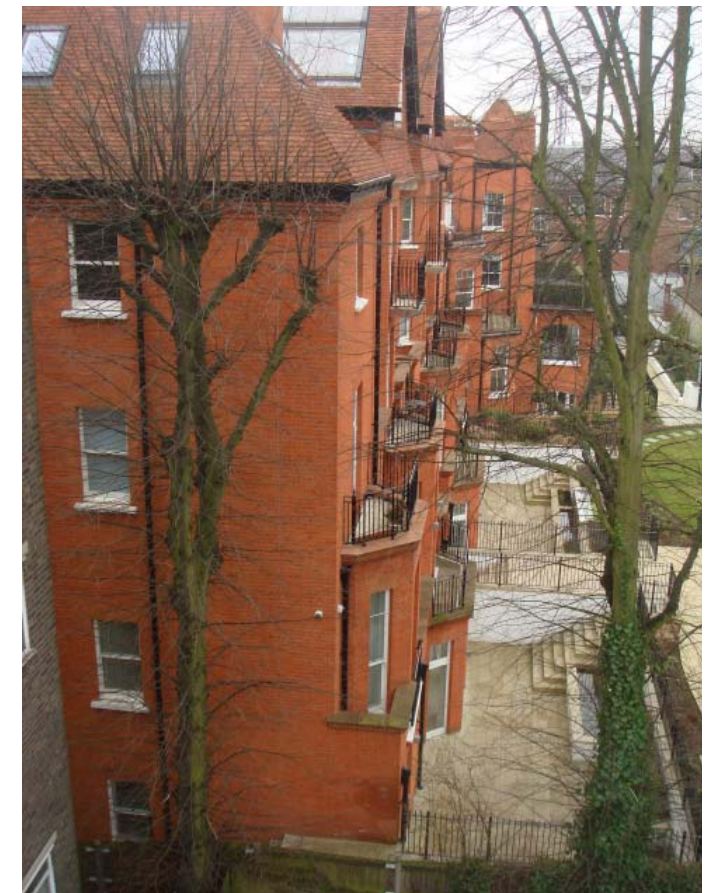
from neighbouring properties, and its impact on any engineering concerns is considered extremely minimal. For these reasons we believe that no further technical supporting information is necessary.

As noted in the introduction to this statement, the proposed front lightwell extension was removed from the previous application following the Tree Officer's comments that no arboricultural assessment had been provided to demonstrate that the extension would not cause harm to the existing trees upon the site. The lightwell extension was otherwise considered acceptable. The arboricultural assessment submitted with this present application confirms that the extended lightwell will not adversely impact upon the trees in the area.

### *Creation of rear stepped lightwells to existing basement*

The basement element of the existing approval has been completed on site to a shell finish. The basement design for the main part of the building, as existing, makes use of a central lightwell to provide daylight and ventilation to the bedrooms located within the basement level. This is considered to be a sub-optimal solution, and does not afford high quality daylighting nor outlook to the three rear-most bedrooms in particular.

Given that the basement only extends to 2m below final rear garden level (a 1m high retaining wall exists between ground floor terrace and final garden level), there is an opportunity to create stepped lightwells that need only drop to two-thirds of the basement total depth, as they would commence from an already low garden ground level. A similar approach can be found at the three large properties on Fitzjohns Avenue immediately to the rear of the application property (see photograph). Indeed, given the surrounding garden level, the resulting appearance is akin to that of a lower ground floor terrace as found at the rear of houses of a similar age and architectural character throughout the conservation area and indeed widely throughout the borough.

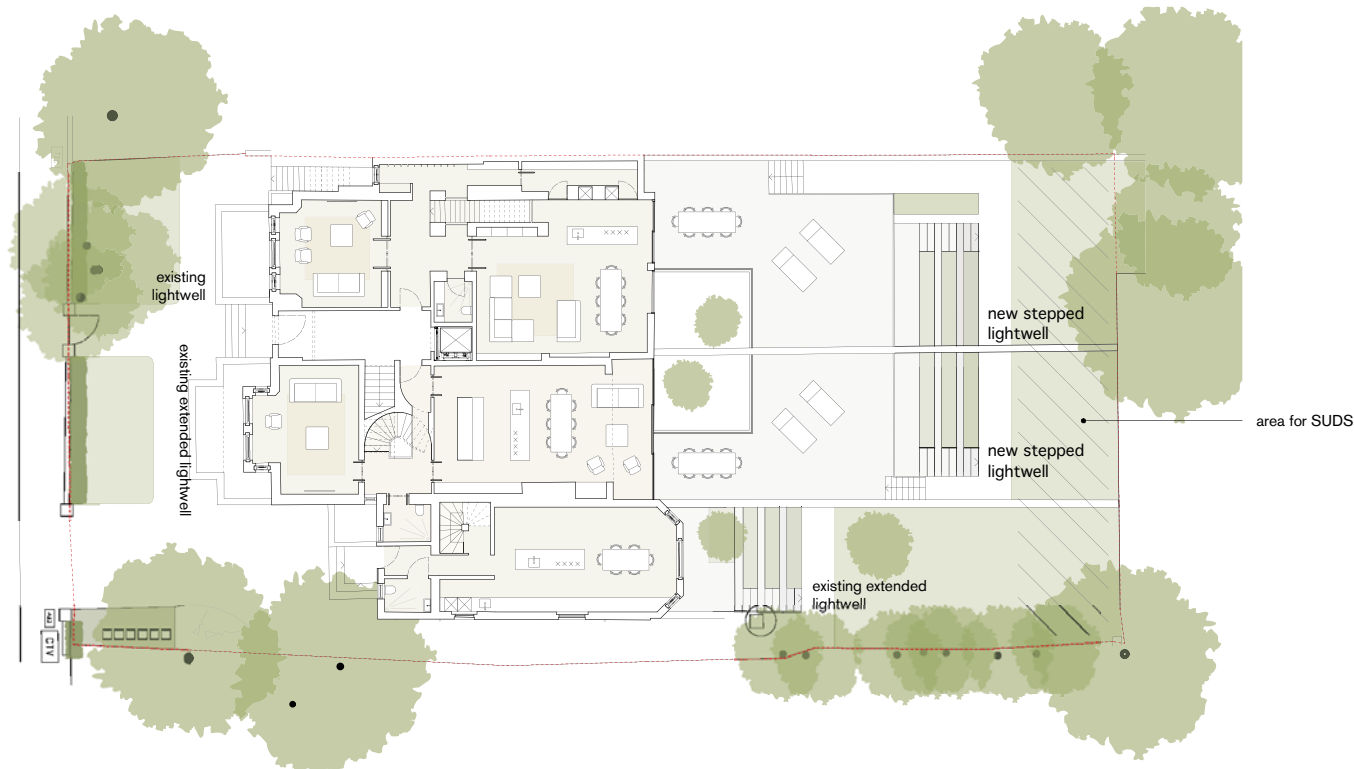


Nos. 3,5,7 Fitzjohns Avenue, immediately rear of the application site - successful use of stepped lightwells and rear balconies



Existing lightwell at no.2 is very limited in size and does not follow the form of the projecting bay





Site plan as proposed showing planted stepped lightwells, and SUDS area at rear utilising existing sub-surface concrete 'box'



Recently approved large basement level glazing at Kidderpore Avenue, within the Redington & Frognall Conservation Area.

The proposal has been developed following exploration of various design options for achieving the maximum daylight and outlook to the basement, whilst ensuring that the stepped lightwells remain wholly subservient to the original architectural form and character of the host building. The overarching design concept for the three extended rear lightwells is to form stepped openings to basement level that have a strong landscape character, and relate to and belong within the realm of the garden, as opposed to appearing as part of, or competing with, the main rear elevation of the original house.

#### *Main building*

The rearmost pair of proposed lightwells are located a significant distance (11 metres) from the closest part of the original building, and more than 15 metres from the main plane of the rear elevation. The lightwells are therefore very much read in isolation to the main body of the house, and appear rather as a landscape feature that is part of the garden arrangement. This would be similar in many ways to the large outbuilding at the end of the neighbouring garden at no.4 Maresfield Gardens – a concrete and glass pavilion-type building that very much appears as part of the garden realm rather than trying to compete with the host dwelling.

This approach to allowing light into the basement level at the rear has been supported elsewhere recently upon large detached properties within similar conservation areas in Camden, such as at 7 Kidderpore Avenue (2014/4410/P). In that case, the proposed basement was largely exposed at the rear by way of extensive glazing set with a stepped landscape. In the officer's report upon the case, it is confirmed that the proposal was considered acceptable in design terms 'by virtue of its siting, expression and design with the development being landscaped into the property and garden'. That proposal was to fully expose the depth of the basement at surface level, whereas the proposal at no.2 Maresfield Gardens is more subtle, with only 1 metre of the basement level exposed above surface level, and the remainder within the depth of the stepped lightwell.

#### *Coach House*

At the rear of the Coach House, there is an existing lightwell that it is proposed to extend rearward, in a similar stepped form. The position of the lightwell, immediately south of the approved garden wall that will divide the garden, ensures that it is a discrete location that is not very exposed to other parts of the site or surroundings. Whereas the existing lightwell

extends 1.4m beyond the rear wall, the proposed will extend 2.2m at the full depth, before stepping back up to garden level over the three broad and planted step levels.

Specific guidance upon the design of lightwells and basement walls, windows and doors is provided in Policy DP27 and in Camden's CPG4 Basements and lightwells SPD (2015), at paragraphs 2.12-2.14. It is emphasised in that guidance how any exposed area of basement should be:

- subordinate to the building being extended;
- respect the original design and proportions of the building, including its architectural period and style;
- retain a reasonable sized garden;
- the width of any visible basement wall should not dominate the original building; and
- basement windows should relate to the façade above

As set out above, the area of basement exposed upon the main part of the building is considered to be wholly subordinate to the original architectural character and form of the building, by virtue of its separation by a significant distance, and the planted form of the stepped cutting which ensures that the lightwells appear more as a landscape feature than a part of the house. As such, given the distance and detachment from the original house, the scale and location of the lightwells and the landscaped design, we consider that the character of the original building is respected fully in the proposals. At the Coach House, the location of the existing lightwell is discrete, being 'tucked' into an area between mature trees and an approved tall wall to the north. The proposed enlargement of the lightwell also includes omission of the 'bridge' from upper ground floor level to the garden, which was considered to be a cluttering feature that did not relate well to the building. We consider that the resulting proposed landscaped lightwell will remain discrete, and moreover that the role of the Coach House as a subordinate addition to the main building will remain unaffected. In terms of retention of useable garden, it is important to note that the stepped lightwells will continue to function as planted garden areas and therefore there will be no loss, and further the proposals will increase the accessibility and enjoyment of the garden by connecting it more directly to the lower level of the building for occupiers. As set out below, the infilling of the concrete 'box' along the rear of the garden will also provide an increase in usable garden space.





Existing concrete sub-surface 'box' to be infilled and converted into SUDS system with grassed surface.



Existing rear wall to basement level (left, behind scaffold) and area of garden where the stepped lightwells would be formed.

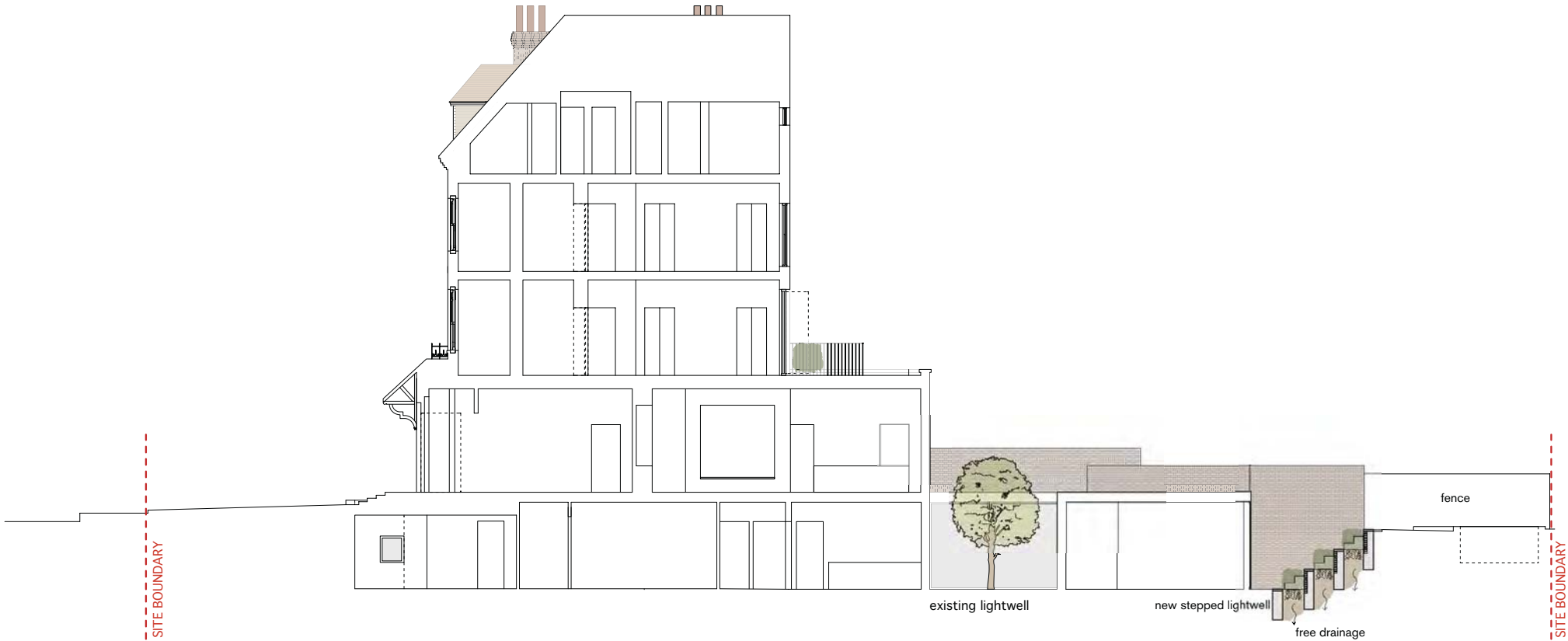
Basement Impact Assessment

Due to the proposed excavation of soil to create the proposed lightwells, a Basement Impact Assessment report by Abbey Pynford has been prepared, which follows the procedure required as set out in CPG4. The report concludes that ‘the proposed lightwell development will have a negligible impact on the existing surrounding properties in terms of potential ground instability, surface water flooding and groundwater flow issues.’ Three recommendations are made to mitigate risks going forward. The third recommendation is for inclusion of a SUDS arrangement to compensate for the loss of the drainage role of the soil removed. The formation of planted stepped lightwells has from the outset been favoured as the planted steps perform an important drainage role, being fed by captured rainwater from the rear terrace drainage and allowing that water to be utilised by the planting and any excess drain away into the ground below. Further, the infilling of the existing concrete box along the rear boundary of the garden is also proposed, as it is no longer required for the functioning of the building. This has three direct benefits that are relevant to the present proposals:

- The soil excavated to form the lightwells can be used to infill the sub-surface box at the end of the garden, and will likely result in no soil being removed from the site
- Further usable garden space will be created (approx 2m x 15m)
- The infilling of the existing concrete box can be designed to function as a SUDS rainwater retention device, further reducing the immediate run-off of water leaving the site

Trees

The arboricultural assessment submitted confirms that the lightwell works will not cause harm to the trees on or adjacent to the site.



Section showing proposed front lightwell extension, rear stepped lightwells to basement and the drainage function of the stepped planting





Proposed rear sectional elevation, showing proposed lightwells, glazed infill extension (centre), and the proposed amenity terrace



Visualisation of the approved glazed rear extension and first floor amenity terrace at no.9 Fitzjohns Avenue, to the rear of the application site (currently under construction)

#### *Glazed infill extension to rear*

The rear of the main part of the original building has five window openings across its width, and is divided into a 2/3 proportion, with the two window width element expressed as a projecting bay, with the three window width element recessive. At ground floor, as approved and built, a single storey brick rear projection extends from the broader northern part of the house and projects some 1.8 metres. It is proposed to infill this 1.8 metre depth 'gap' with a glazed single storey extension, which will provide a small amount (12sqm) of additional floorspace.

The glazed extension will act as a visual counterpoint to the adjacent brick single storey extension adjacent to the north, and in doing so will emphasise the original 2/3 proportions of the building. The use of large areas of glazing in this location has already been considered appropriate in the previous application, where a broad triple sliding glazed door was approved. The proposed glazed infill 'box' is considered to be a simple and more successful design approach that better relates to the simple and structured proportions of the host dwelling. Being located between two more solid brick elements, the extension will remain recessive in appearance and secondary to those other two more substantial and intricately detailed elements.

Policy DP24 Securing high quality design sets out a series of design criteria that alterations and extensions are expected to consider, including:

- character, setting, context and the form and scale of neighbouring buildings
- the character and proportions of the existing building, where alterations and extensions are proposed

Further detailed guidance on the application of those criteria is provided in CPG1: Design, in section 4 Extensions, alterations and conservatories.

As set out above, the proposed small glazed infill extension is designed to emphasise the existing character and form of the host building in terms of the vertical proportions of the rear elevation. The extension is wholly subservient to the host building, and will not in any way impact upon the contribution the building makes to the character and appearance of the Conservation Area.

#### *Use of roof area at first floor (rear) as amenity terrace*

It is proposed to form an accessible amenity terrace at the first floor level, above the existing rear ground floor extension, and alter the associated three window openings at first floor level to form opening doors. The accessible area would be restricted to 2.75m depth by 7.5m width, matching in plan the extents of the upper parts of the building. A simple painted metal railing would restrict access beyond that area to the remainder of the roof. The terrace would provide approximately 20sqm of amenity space for the occupants of the first floor flat. There are a number of existing terraces from first floor level upward upon neighbouring buildings in the immediate area, including no.6 Maresfield Gardens, and at nos.3,5,7,9,11 Fitzjohns Avenue, together with a large upper ground floor level terrace at no.4 Maresfield Gardens adjacent.

Specific guidance upon the formation of amenity terraces is provided in CPG1: Design at section 5 Roofs, terraces and balconies para 5.23-5.24. The guidance recognises the amenity value of such terraces, and sets out five key points to consider as follows:

- detailed design to reduce the impact on the existing elevation – *the design of the door openings to the terrace and the simple metal balustrade are appropriate and complimentary to the rear elevation*
- careful choice of materials and colour to match the existing elevation – *as above, the minor changes are appropriate and match other areas of the rear elevation, and the approach taken upon neighbouring buildings*
- possible use of setbacks to minimise overlooking, a balcony need not necessarily cover the entire available roof space – *adequate setbacks are proposed to match that found on terraces to the north upon no.4 and no.6*
- possible use of screens or planting to prevent overlooking of habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook – *the proposed terrace does not extend further rearward than the existing terrace at the rear of no.4, and the first floor terrace at no.6 what appears to be approximately 2 metres further back. There are a number of existing terraces from first floor level upward upon neighbouring buildings in the immediate area, including no.6 Maresfield Gardens, and at nos.3,5,7,9,11 Fitzjohns Avenue, and therefore we do not consider that there will be any additional adverse impacts upon the amenity of neighbours beyond the existing and established condition.*





Award-winning glazed rear infill extension to Grade II listed house in Hoxton, East London.



Extensive balconies across all upper floors at the adjacent properties to the rear.



Large rear-projecting first floor terrace at No.6 Maresfield Gardens.

The proposed terrace is therefore considered to be an attractive and appropriate feature that will provide valuable amenity space for the two-bedroom flat at first floor, and will not result in any unacceptable amenity impacts.

*The proposed amendments – cumulative impact assessment*

The various amendments proposed are all minor in their nature, and in the context of the scale of the detached dwelling and the alterations to it already approved. As explored above, each individual amendment has been carefully crafted to form an appropriate and high quality addition to the building.

Taking the amendments as a whole, we do not consider there to be any additional cumulative effects. The amendments are all, by virtue of their location and nature, very much read as individual adjustments that do not alter the overall nature and character of the building as approved. The overarching form, scale and appearance of the building remains as previously supported and approved by the Council.

**6. Conclusion**

The proposals put forward in this planning application are minor in nature but important to ensuring that the building can be finished to the highest possible standard for future occupiers. Through analysis of the proposed development we have explored how the proposed alterations and additions are not only compatible with the architectural style and character of the building, but will positively enhance the role that it plays within the Conservation Area.

The proposals will improve the amenity space provision for future residents, creating two terrace spaces for apartments that, as approved, have no private amenity space. The alterations to form and enlarge lightwells to the basement level at the rear of the property will also greatly enhance interior living conditions, whilst also providing enhanced accessibility to the main rear private amenity spaces.

The proposals accord with adopted development plan policy, represent high quality development, and will enhance the character and appearance of the Conservation Area, and for those reasons we respectfully request that planning permission be granted.