

## DESIGN AND ACCESS STATEMENT

**PROJECT** 10 Sharpleshall Street, Primrose Hill, London NW1 8YN  
**DOCUMENT NUMBER** 100 - 07  
**DATE** 9 March 2016

### INTRODUCTION

This Design and Access Statement describes the approach and rationale behind our design proposals for adding a small conservatory to the existing house. The property is within the Primrose Hill Conservation Area and was listed as a building of positive contribution when the area was designated in 1971.

### THE PROCESS

**Assessment:** The house is an end-of-terrace Victorian property built in 1864 for railway workers. A bomb landed on the site next door in 1940-1941 and the Primrose Hill Community Library was built there in the 1950s. There is consequently an access point to the left of the property's front door for the library, the flats above the library and an entrance to the offices of the 3-storey above ground development to 11A Sharpleshall Street and 10 Eglon Mews, as to Planning Application 2014/7311/P, which is at the end of the boundary of this property.

The four-storey house is constructed of London stock brick with timber box sash windows. Previous alterations include a loft conversion and a lower ground floor rear extension. The house has an existing balcony at the raised ground floor level that projects 1.4 metres from the rear of the building. It is enclosed by a timber and metal balustrade and accessed through double doors.

The line of the houses, numbers 10, 9 and 8, in Sharpleshall Street, follow the curve of the road so the front of no 10 and its neighbour, no 9, are faceted.

The footprint of the building is therefore not rectangular but trapezoidal in shape and difficult to lay out internally. The street frontage of the house is 5.3 metres wide narrowing to 2.9 metres wide at the rear. Internally the dimensions are 4.8 metres to the front of the house to 2.6 metres to the rear.

**Design:** The conservatory is proposed as part of an internal refurbishment to modernise the existing house and make the ground floor more habitable.

Our aim is to use a light touch of materials with a proprietary metal frame and glass. The conservatory will not be visible from the street and therefore will not have an impact on the local streetscape. Views will not be affected, nor will rights to light.

The proposed conservatory can be separated from the rest of the house and closed off at night via a folding insulated door.

### USE

The use of the proposed development is as a single family dwelling.

### AMOUNT

The development consists of a single storey conservatory on the ground floor level.

The existing property floor areas are 38.3 square metres to the lower ground floor, 25.4 square metres to the ground floor, 24.5 square metres to the first floor, 26 square metres to the second floor and 10.7 square metres to the loft conversion, a total of 124.9 square metres.

The proposed conservatory will provide an additional 4.8 square metres to the ground floor.

### LAYOUT

The proposed conservatory is to the north side of the house at ground floor level and would be fixed to the rear wall of the house.

### SCALE

The overall approach to the scale of the proposed conservatory is to provide well proportioned usable family living accommodation.

**Height:** The height of the proposed conservatory is 3200 mm fixed to the rear wall and 2640 to the front.

**Width:** The width of the proposed conservatory is 2.3 metres which is narrower than the back of the existing house to allow for the existing downpipes.

**Length:** the length of the proposed extension, at ground floor level is two metres beyond the existing house.

**Loss of Amenity:** The rear of the houses face North directly. They are enclosed by a three-storey development to the rear and a high wall between the terrace of houses and the Library.

We have assessed the impact of the conservatory on the adjacent properties. They would have a negligible loss of light with regards to overlooking and loss of sunlight and daylight to the windows of habitable rooms.

The proposed conservatory would use obscured glazing to the sides so as to not cause loss of privacy owing to no direct views between existing windows and those adjacent. Similarly there is no issue with respect to the loss of natural sunlight/daylight.

We have taken into consideration both Camden Council’s guidelines, CPG6 Amenity, and the BRE guide, “Site layout planning for daylight and sunlight - a guide to good practice (BRE 209)” We have consulted with Policy DP26 to protect the quality of life of the occupiers and neighbours by not causing harm to amenity.

A daylight and sunlight assessment shows that no direct sunlight reaches the rear terraces of numbers 9 and 10, as follows:

| Month | 01:00 | 02:00 | 03:00 | 04:00 | 05:00 | 06:00 | 07:00 | 08:00 | 09:00 | 10:00 | 11:00 | 12:00 | 13:00 | 14:00 | 15:00 | 16:00 | 17:00 | 18:00 | 19:00 | 20:00 | 21:00 | 22:00 | 23:00 | 24:00 |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Jan   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |       |       |       |       |       |       |
| Feb   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |       |       |       |       |
| Mar   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |       |       |       |
| Apr   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |       |       |
| May   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |       |
| Jun   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |
| Jul   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |
| Aug   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |
| Sep   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |
| Oct   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |
| Nov   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |
| Dec   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |

The area, as a percentage, of direct sunlight reaching the patio of no 9 at specific time steps during each month of the year before proposed build.

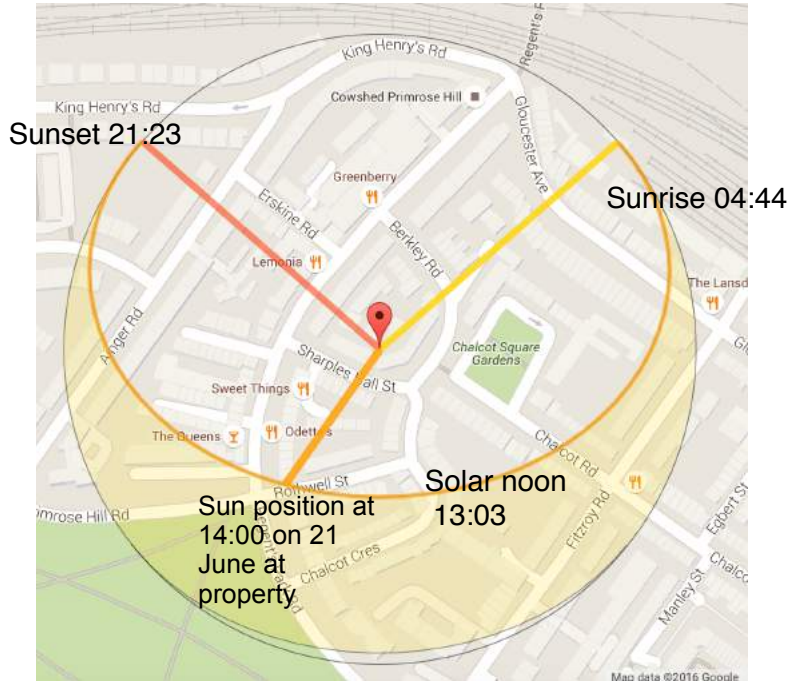
| Month | 01:00 | 02:00 | 03:00 | 04:00 | 05:00 | 06:00 | 07:00 | 08:00 | 09:00 | 10:00 | 11:00 | 12:00 | 13:00 | 14:00 | 15:00 | 16:00 | 17:00 | 18:00 | 19:00 | 20:00 | 21:00 | 22:00 | 23:00 | 24:00 |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Jan   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |       |       |       |       |       |       |
| Feb   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |       |       |       |       |
| Mar   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |       |       |       |
| Apr   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |       |       |
| May   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |       |
| Jun   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |
| Jul   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |
| Aug   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |
| Sep   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |
| Oct   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |
| Nov   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |
| Dec   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |

The area, as a percentage, of direct sunlight reaching the patio of no 9 at specific time steps during each month of the year after the proposed build.

Sunlight reaches the back areas in the Summer months between 12:00 and 14:00 pm only, and to the end of the enclosures - not near to the houses. This illustrates that the proposed conservatory could not affect any sunlight on the neighbours properties:

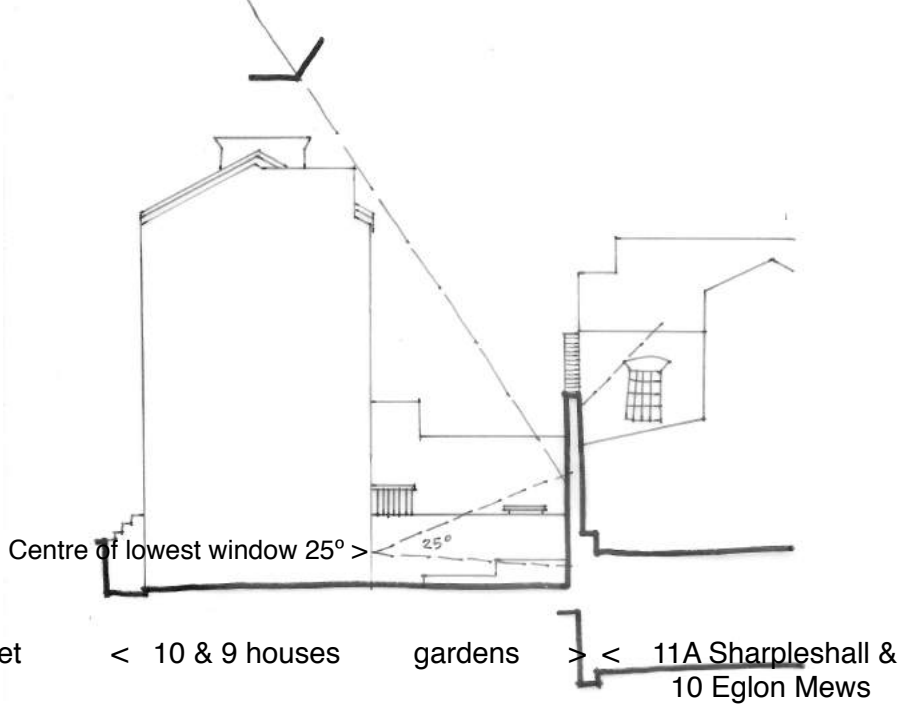
| Month | 01:00 | 02:00 | 03:00 | 04:00 | 05:00 | 06:00 | 07:00 | 08:00 | 09:00 | 10:00 | 11:00 | 12:00 | 13:00 | 14:00 | 15:00 | 16:00 | 17:00 | 18:00 | 19:00 | 20:00 | 21:00 | 22:00 | 23:00 | 24:00 |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Jan   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |       |       |       |       |       |
| Feb   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |       |       |       |       |
| Mar   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |       |       |       |
| Apr   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.6   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |       |       |
| May   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 8.2   | 5.3   | 11.4  | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |       |
| Jun   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 1.3   | 36.2  | 33.6  | 40.2  | 1.5   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |
| Jul   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 19.1  | 22.6  | 39.9  | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |
| Aug   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 8.7   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |
| Sep   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |
| Oct   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |
| Nov   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |
| Dec   |       |       |       |       |       |       |       |       | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   | 0.0   |       |       |       |

Sun position: 14:00 on 21 June at property:



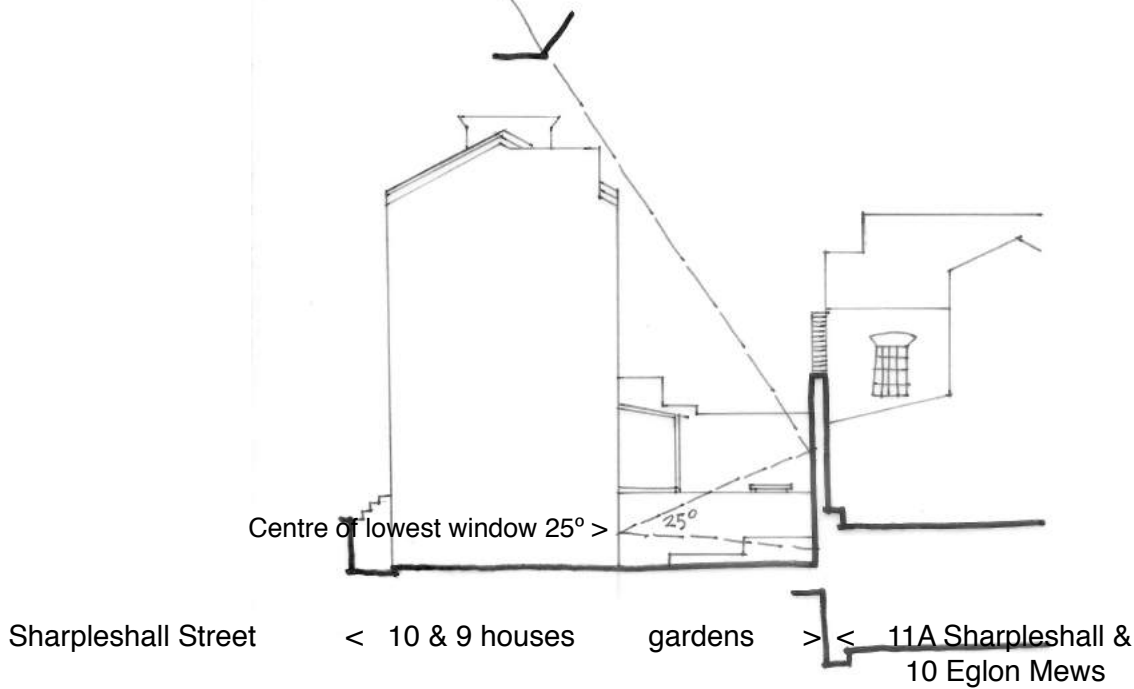
Section :  
Existing

Sun position at  
14:00 on 21 June  
at properties



**Section :**  
Proposed

Sun position at  
14:00 on 21 June  
at properties



#### APPEARANCE

**Visual impression:** the proposed extension will not be visible from the street, it is intended to be sympathetic with the character of the existing house but contemporary in design and detail.

**Materials:** The proposed materials to the conservatory will be glass with a metal framework. The glazing to the side panels would have white opaque film or an interlayer to prevent light spill into next-door windows. All gutters and down pipes will blend with the house.

**Lighting:** Exterior lighting - security lighting maintained as existing.

**Colour:** The colour palette will match the existing house.

**Texture:** The brick wall will be rendered in keeping with the end wall. It will be finished with white weathershield to appear continuous and to brighten the area to reflect the light.

Rendered surfaces to the small conservatory enclosed wall will be smooth.

#### ACCESS

**Vehicular access:** as existing.

**Inclusive access:** as existing.



library

>< 11A >< 10  
&  
access

>< 9 >< 8 >

View from window above as existing:



Access to 11A, flats and library

>< 10 ground floor level with balcony >< 9

>

This Design and Access statement 100 - 07 is to be read in conjunction with the following drawings:  
Location Plan 100 - 01  
Existing Basement and Ground Floor 100 - 02  
Existing Upper Floors 100 - 03  
Existing Elevations 100 - 04  
Existing Section 100 - 05  
Proposed Alterations 100 - 06  
showing Proposed Plan, Proposed Side Elevation, Proposed Rear Elevation