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## Design and Access Statement

8 West Cottages  
London  
NW6 1RJ

17th October 2016

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## Introduction

This Design and Access Statement forms part of the application seeking planning consent for a single storey rear extension to 8 West Cottages, NW6 1RJ incorporating a roof terrace at first floor level.

## Site and Surrounding Area

8 West Cottages is a small, stucco-fronted, two-storey property located off West End Lane in West Hampstead. The immediate street and properties were built in the 1960s for workers at a local foundry and largely retain the village character. Many of the low-lying cottage properties have been updated and extended in order to increase the original modest floor areas to suit the needs of modern living.

To the rear of the application property is a small hard landscaped garden which extended up to the walled grounds of a large garden centre which is heavily planted and affords the applicant a degree of privacy. The property is located in the 'West End Lane Conservation Area' however is not listed as being of local or national historic interest.

## Planning History

Over the years there have been a number of alterations to the properties on West Cottages most of which include similar such works to that proposed in the attached application – single rear extensions with the use of the first floor as a protected roof terrace. The immediately adjacent properties at No. 7 and 9 both features extensions of varying extent and therefore No.8 feels much smaller in scale and is heavily dominated by both of these rear additions.

Despite searching the online Camden Planning database we could find no record of recent or dated consent for both of these properties.

## Planning Guidance

Our proposed design has responded to the following development plans for the area and the immediate context:

- London Plan 2015
- West End Green Conservation Area Appraisal 2013
- Camden Planning Guidance 'Extensions, Alterations and Conservatories'
- National Planning Policy Framework
- Town and Country Planning Act 1990



1. No. 8 West Cottages front elevation

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2. No. 8 West Cottages front elevation with No.9 visible to the left and No.7 to the RHS



3. View of the rear elevation showing the relationship between No. 8 and No. 7 to the LHS – a flank wall



4. View of the rear elevation showing the relationship between No. 8 and No. 9 to the RHS – with the existing roof terrace visible. A privacy is proposed between both terraces

Based on the guidance and design recommendations contained in the above documents our submission has sought to address the Council's wish to provide high quality housing and the proposal is an effective and efficient use of land to optimise housing density. The proposal aims to address the Council's desire to welcome new and innovative design solutions to housing and we believe that this proposal represents a design solution addressing the issue of housing stock through the encouragement of expansion to the rear of the existing footprint whilst maintaining the overall original character of the property to both aspects.

The proposed works are in accordance with Camden's policies to encourage the transformation of the built environment through progressive design intervention. The applicant has gone to great lengths to instruct an architect to design a considered and high quality addition, rather than opting for a run-off-the-mill extension. Furthermore Camden require that new developments relate to the original host building, respecting the street scene and character of the area and protect occupiers of neighbouring properties from suffering any excessive loss of residential amenity.

The proposed rear extension represents a sympathetic intervention due to its use of high quality materials and their comfortable juxtaposition with the existing white Stucco and smooth rendered walls. Its materiality is inkeeping, attractive and responds positively to the existing aesthetic.

The proposal would have no impact on the street-scene as seen from West Cottages with only the immediately adjoining properties being able to see the addition to the rear.

Finally, the Council's SPD on 'Extensions, Alterations and Conservatories' reiterates the policies above in terms of a requirement for high quality design, respect to the original building, high quality materials, and respect for the street scene.

## Proposed Design

The proposed design involves the addition of a full width single storey rear extension providing much needed additional internal floor area for the current owners. Overall the scale of the rear extension reinforces its subservience to the existing building and seeks to complement rather than dominant it. New openings are proportional and positioned to sit comfortably with the original.

In terms of scale and its relationship with neighbouring properties the proposed extension rises to a height of 3m from the external ground level which is flanked on the left by a tall flank wall to an adjacent historic extension at No.7 and again to the right No.9 features a small single storey extension, on top of which is a perimeter metal balustrade enabling the flat roof to be used as a roof terrace.

The proposed addition features a stepped ground floor footprint making better use of the internal space, providing key space to the kitchen where most needed. Two vertical openings overlooking the garden provide both daylight and one slides open to give direct access to the compact rear garden.

The external walls are to be constructed in two skins of blockwork with a partially insulated cavity and finished in a smooth sand / cement render to ensure it is consistent with the existing finish of the main building and capped with a PPC aluminium coping

The fenestration to the rear elevation including the new extension will feature coated aluminium windows and doors to provide a unified aesthetic with the front elevation fenestration being replaced in timber to match the profiles of the existing. Also included to maximise the daylight to the now deeper floor plan is a large walk-on flush rooflight that will be installed to finish flush with the proposed terrace decking surface.

The new flat roof will provide much needed external amenity space and will largely be concealed from view due the current boundary conditions. As the photos show No.7 is heavily dominated by a tall flank wall overshadowing the proposed terrace and it is intended that this wall can be addressed cosmetically to make it more aesthetically appealing. On the opposite side No.9 features an existing (but not original) roof terrace at a slightly lower level to that proposed. In order to maintain their privacy and reduce overlooking on behalf of both parties it is planned to install a timber-boarded privacy screen rising to a height of 1.8m from the higher terrace. The terrace will also feature a metal balustrade running around the perimeter as a protection against falling and in line with the current Building Regulations.

## Access

The access to the property will be unaffected.

## Parking

The street currently features permit parking which will be unaffected by the proposed works.

## Refuse Storage

The current refuse storage arrangements would be unaffected by the proposed loft works.

## Summary

The proposals are derived from and informed by the characteristics of the existing host building and the immediate and adjacent property conditions. The proposed rear extension has been designed with appropriate form, scale, proportion, and propose the use of materials to complement as well as enhance the immediate property.

In these circumstances, we feel the design should comply with all relevant local and national Planning Policies which stress the beneficial aspects of encouraging expansion of existing residential properties as well as increasing the build quality, design, and efficiency. We therefore feel the application is both considerate and progressively designed allowing the current owners to retain their family home whilst adding the property in a positive manner.

Please refer to the attached photos in this document as well as the existing and proposed drawing package submitted.