



# **BOW TIE**

**CONSTRUCTION**

Bow Tie Construction Ltd. Unit 86, Cressex Enterprise Centre, Lincoln Road, High Wycombe, Bucks, HP12 3RL. [info@bowtieconstruction.co.uk](mailto:info@bowtieconstruction.co.uk)



**10 Downside Crescent, London, NW3 2AP | Design and Access Statement**

July 2016



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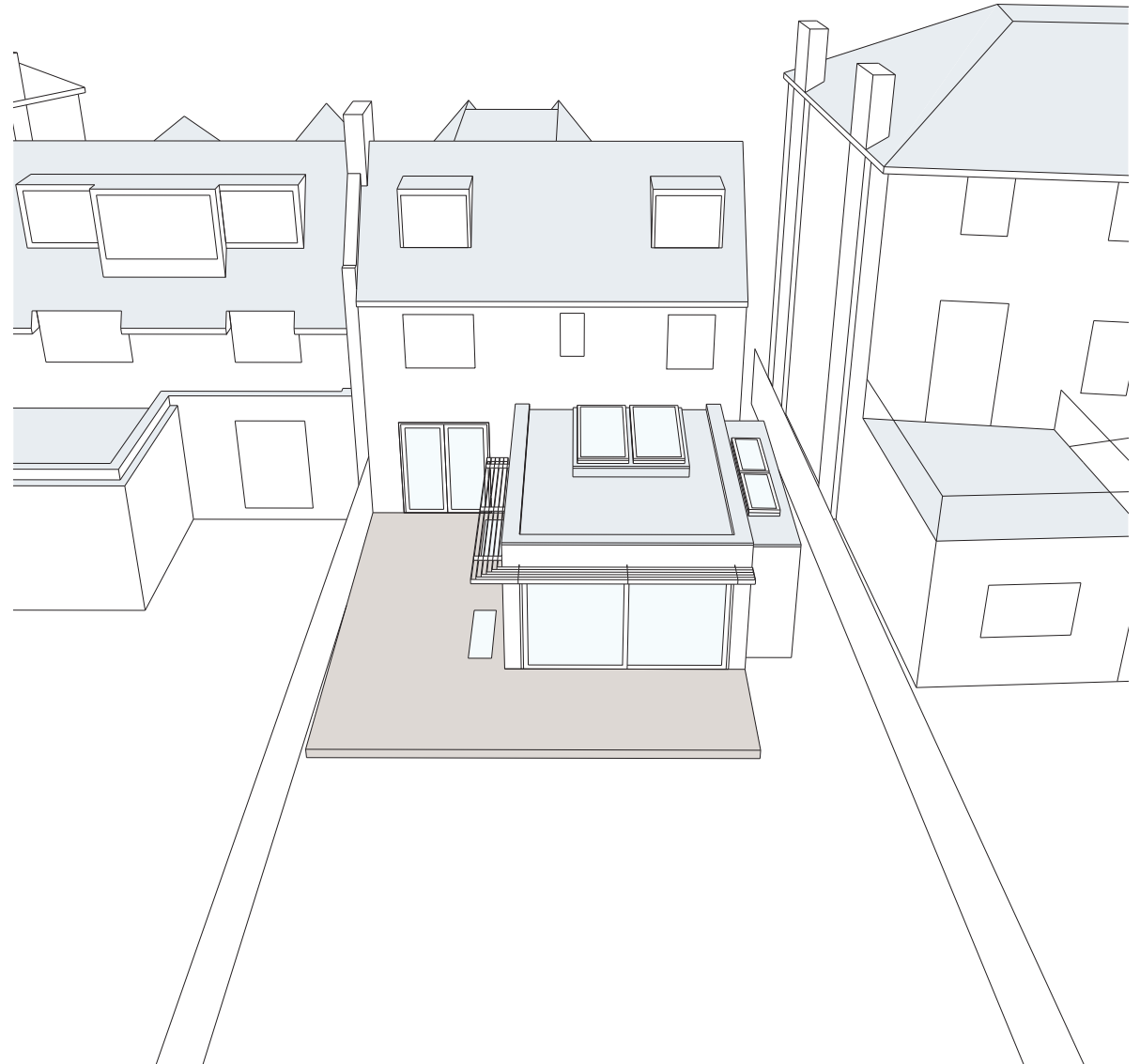
# Introduction

This design and access statement has been prepared to explain the design approach as part of the application for permission to carry out the following works at 10 Downside Crescent:

*Erection of a single storey rear extension and a single storey basement, internal alterations to existing property, construction of a new rear patio, resurfacing of existing front drive, installation of new driveway entrance gate, and increasing the height of an existing boundary wall to the front of the property.*

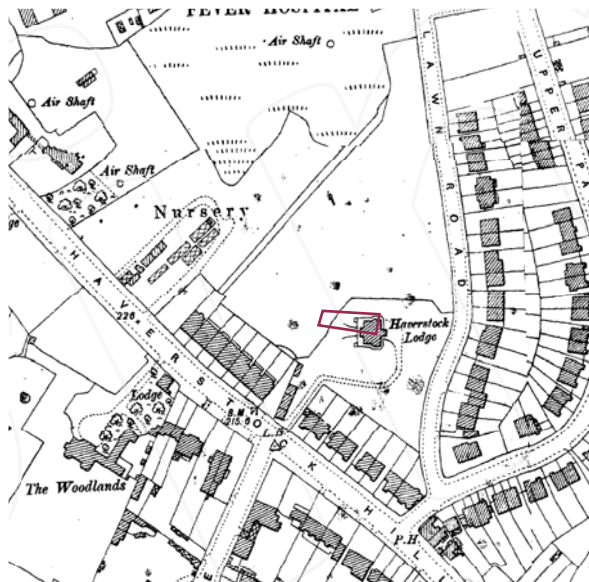
The proposal includes:

- A single storey ground floor and single storey basement extension to the rear of the existing property with associated demolition and excavation works.
- Removal of the existing hedge at the front of the property, increasing the height of the existing boundary wall and replacement of the existing front gates.



## Historic Maps

Downside Crescent was constructed upon the demolition of Haverstock Lodge in the 1890s. Most of the houses along Downside were constructed by 1901 as indicated below. The proposal site and its neighbour at number 8 were constructed later. Numbers 8 and 10 follow the general pattern of the rest of the street, being semi detached properties with gabled fronts. They are rather plainer in design and less grandiose than their red brick Victorian predecessors. The large sash windows in projecting bays of the Victorian architecture has been rather subdued and the windows are casement style with multiple panes of glass. There is an English arts and crafts influence to the composition which is slightly asymmetric. Here the precision red brick has been replaced by something a little darker and more rustic. At the rear of the house, the elevation was handled more simply with white painted pebble dash.



1890



1910



1930



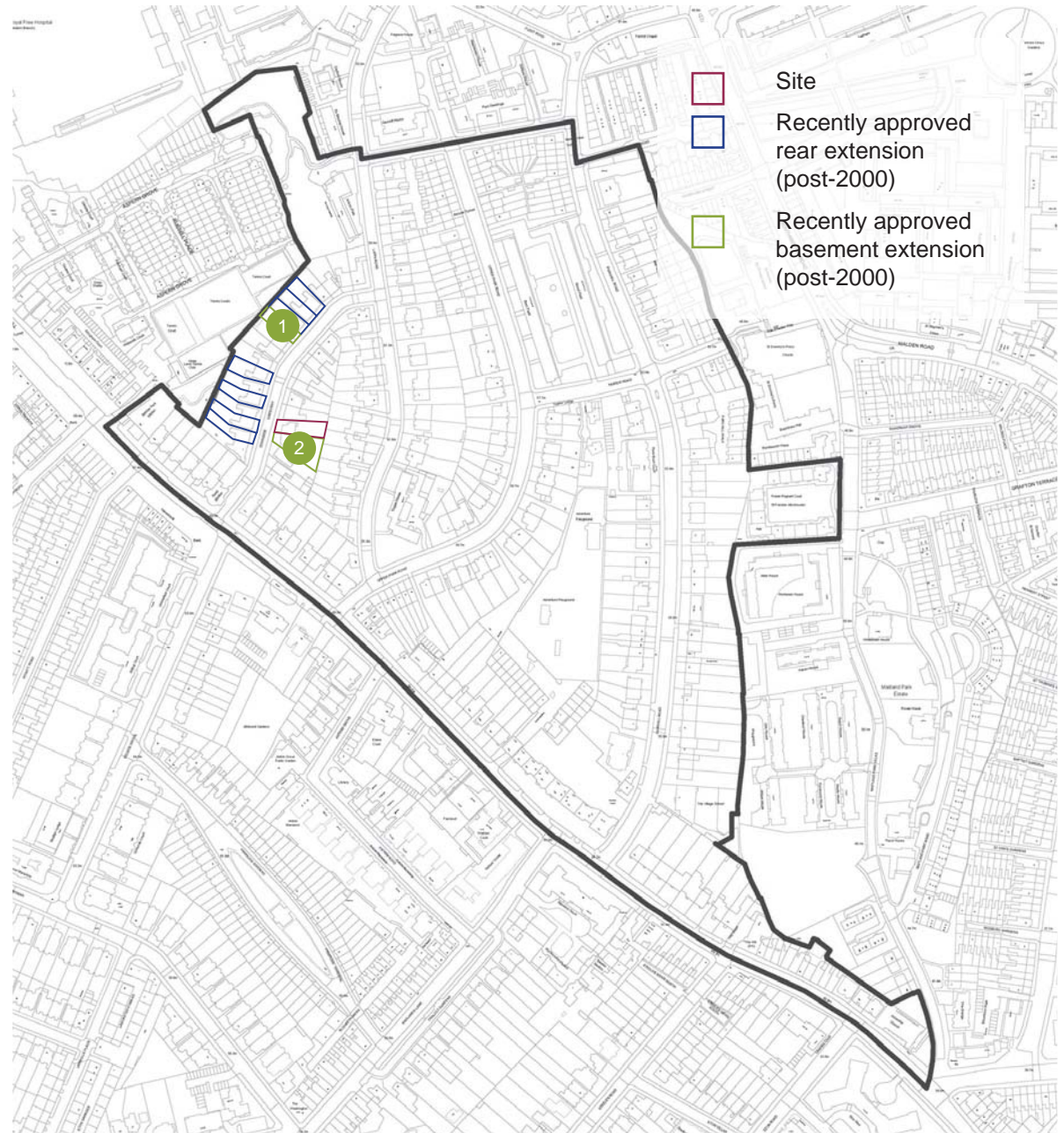
# Conservation Area

10 Downside Crescent is situated within the Parkhill and Upper Park Conservation Area. This conservation area was designated in 1973 and subsequently extended in 1985, 1991 and 2011. Downside Crescent was added to the conservation area in 1991. Parkhill and Upper Park Conservation Area is characterised by *'Italianate Victorian semi-detached houses, with twentieth century housing styles ranging from garden suburb to modern movement and contemporary insertions'* (conservation area appraisal).

The character of the conservation area along Downside Crescent is defined by three storey late Victorian red brick semi-detached villas. The conservation area appraisal identifies the houses along Downside Crescent as typically Victorian red brick with gabled ends and tiled paths, and notes the importance of the 'picturesque' views along Downside Crescent.

Whilst 10 Downside Crescent is identified in the conservation area appraisal as positively contributing to the conservation area character, numbers 8 and 10 are not consistent in style or scale with the prevailing character of the conservation area in this location.

There are a selection of local approved planning applications that are relevant to this planning application shown highlighted on the adjacent conservation area plan.



## Conservation Area Plan



**1. 23 Downside Crescent**

2014/7587/P

*'Excavation of single storey basement, erection of full-width rear extension following demolition of existing part width extension. Conversion from 2x flats to single family dwelling house.'*



**2. 8 Downside Crescent  
(Neighbouring semi-detached dwelling)**

2007/5005/P, Revision: 2008/3693/P,  
Amendment: 2010/3984/P

*'Erection of a two-storey and gable-end side extension, single-storey ground floor extension to rear with partial basement, alterations to the existing dormer windows to single-family dwellinghouse (C3) alterations to windows at first floor plus new french doors at first floor rear main elevation.'*

# Overview

### Heritage Value

10 Downside Crescent is a three storey semi-detached early 20th century dwelling. Although number 10 is acknowledged by the conservation area appraisal as broadly contributing to the character of the conservation area, the appraisal does not attribute significance to specific features of the property.

### Form

The existing building is smaller in scale than the Victorian semi-detached villas; the dominant housing typology along Downside Crescent. The house is arts and crafts in style and this is reflected in the side hung casement windows with numerous panes, brick arched porch, multiple pitched roof bays and catslide roof.

At some point the front elevation of number 10 appears to have had an original hipped roof rebuilt as a gable (when compared to number 8, the adjacent semi detached house). The roof of number 10 was extended in the late 2000's and this involved infilling the valley between the two pitched roofs to the front of the property. This addition however, is barely visible from the street,.

At the back of the house, the late 2000's works also involved the replacement of an existing dormer and construction of a new dormer. An existing chimney stack was also removed although the chimney breast remains.

### Materiality

The front elevation of the existing dwelling is built in red stock brick. The rear and side elevations of Number 10 are rendered in white painted pebble-dash. The roof is finished with plain clay tiles. Existing windows are white painted single glazed timber casement windows with timber glazing bars.

The site boundary to Downside Crescent is defined by a red brick wall with tall brickwork piers, similar to adjacent properties along Downside Crescent. Number 10 has a tall hedge between the brick piers where railings are otherwise visible elsewhere along Downside Crescent.

# Planning History

4276      [Approved 30.06.1954](#)  
*Alterations and conversion of No. 10, Downside Crescent, Hampstead, to form two self-contained flats.*

8400012      [Approved 27.03.1984](#)  
*Formation of a crossover and use of the area to the north side of the house as a hardstanding for car parking.*

2004/2794/P      [Approved 20.08.2004](#) (unbuilt)  
*Erection of a single storey rear extension, new brick wall and gates to front, alterations to existing external openings and creation of new dormer to rear roofslope and installation of new rooflights to front roofslope.*

2006/0623/P      [Approved 03.04.2006](#)  
*Construction of a roof extension on front elevation of single dwellinghouse (Class C3).*





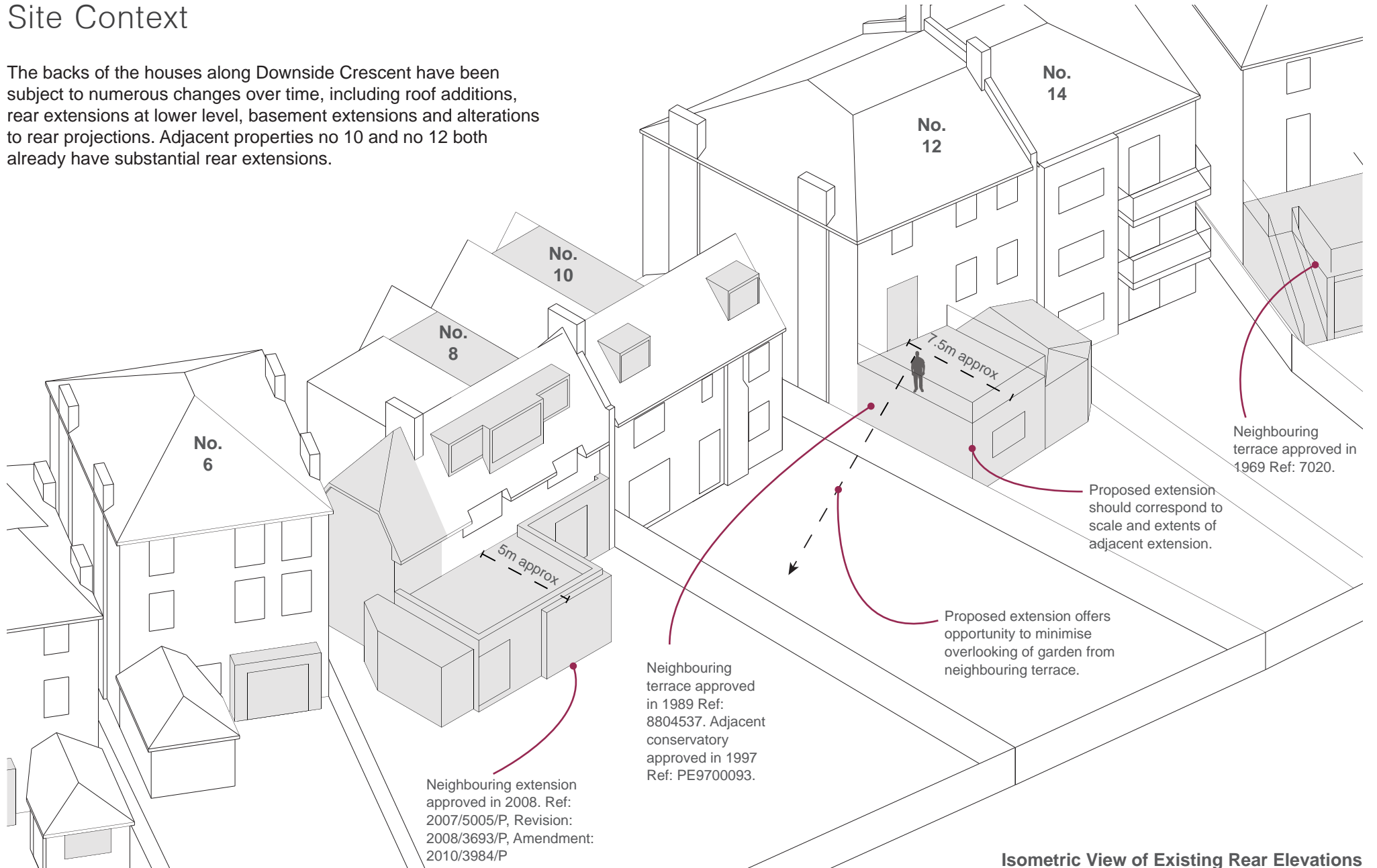
Front Elevation



Rear Elevation

# Site Context

The backs of the houses along Downside Crescent have been subject to numerous changes over time, including roof additions, rear extensions at lower level, basement extensions and alterations to rear projections. Adjacent properties no 10 and no 12 both already have substantial rear extensions.



Isometric View of Existing Rear Elevations

## Design Principles

### Overview

The proposed design involves a single storey ground floor and single storey basement extension to the rear of the existing property. Smaller scale works are proposed to the front of the house including the removal of the existing hedge, increasing the height of the existing boundary wall to number 12 and replacement of the existing gates.

### Rear Single Storey and Basement Extension

Number 10 Downside Crescent has a limited amount of living, kitchen and dining space for a house of this size. The proposed alterations will therefore make the house much more suitable for modern living, offering an extended kitchen with an informal dining and living space. A rooflight illuminates and ventilates the dining space and offers light into the centre of the plan to mitigate the effect of the increased depth of the space.

The basement room offers further flexible living space and is well lit by two walk-on skylights and a further rooflight over the basement staircase. The basement is spaced away from the site boundary to minimise party wall issues.

### Scale and Mass

The extension is designed to be subsidiary in scale and mass to the existing dwelling and does not extend beyond the terraced extension to neighbouring property number 12. The proposed basement mirrors the footprint of the proposed ground floor, does not add any bulk to the existing building and, but for the skylights, would not be visible from adjacent properties.

### Materials

The proposed extension will be rendered in white painted pebble dash to match the existing rear elevation. The roof will be finished in grey fibreglass. The proposed windows and sliding doors are composite white powder coated aluminium clad timber frames. Basement windows will be walk-on glazing. The replacement gates will be black powder coated steel to match the existing railings. The driveway will be resurfaced in permeable resin bound gravel.



**Stairwell allowing light into basement**

Bloomsbury House - Prewett Bizley Architects



**Rendered Rear Extension**

House Extension in Dublin - GKMP Architects



## Conservation Area Character

The proposed extension will have no effect on the character of the conservation area as rear extensions are consistent throughout the conservation area in this location. The extension will be rendered in white painted pebble dash to match the rear elevation of the existing property. The corresponding semi-detached dwelling is also extended and the proposed extension will serve to reinforce the part-symmetry of the pair.

Removal of the tall hedge to the front boundary of the property is in keeping with the exposed railings visible elsewhere on the street. The replacement gate will be similar in design and materiality to the existing gate. The heightened wall would be constructed in brickwork to match the existing.

A variety of choices of driveway hard landscaping are visible elsewhere on the street including concrete paving slabs, concrete block paviors, stone paving setts and bitumen. As there is no consistent driveway finish, the proposed resin bound gravel will have minimal affect on the existing character of the area. The proposed resin bound surface will be permeable and reduce run-off.

## Overlooking, Amenities, Views and Light

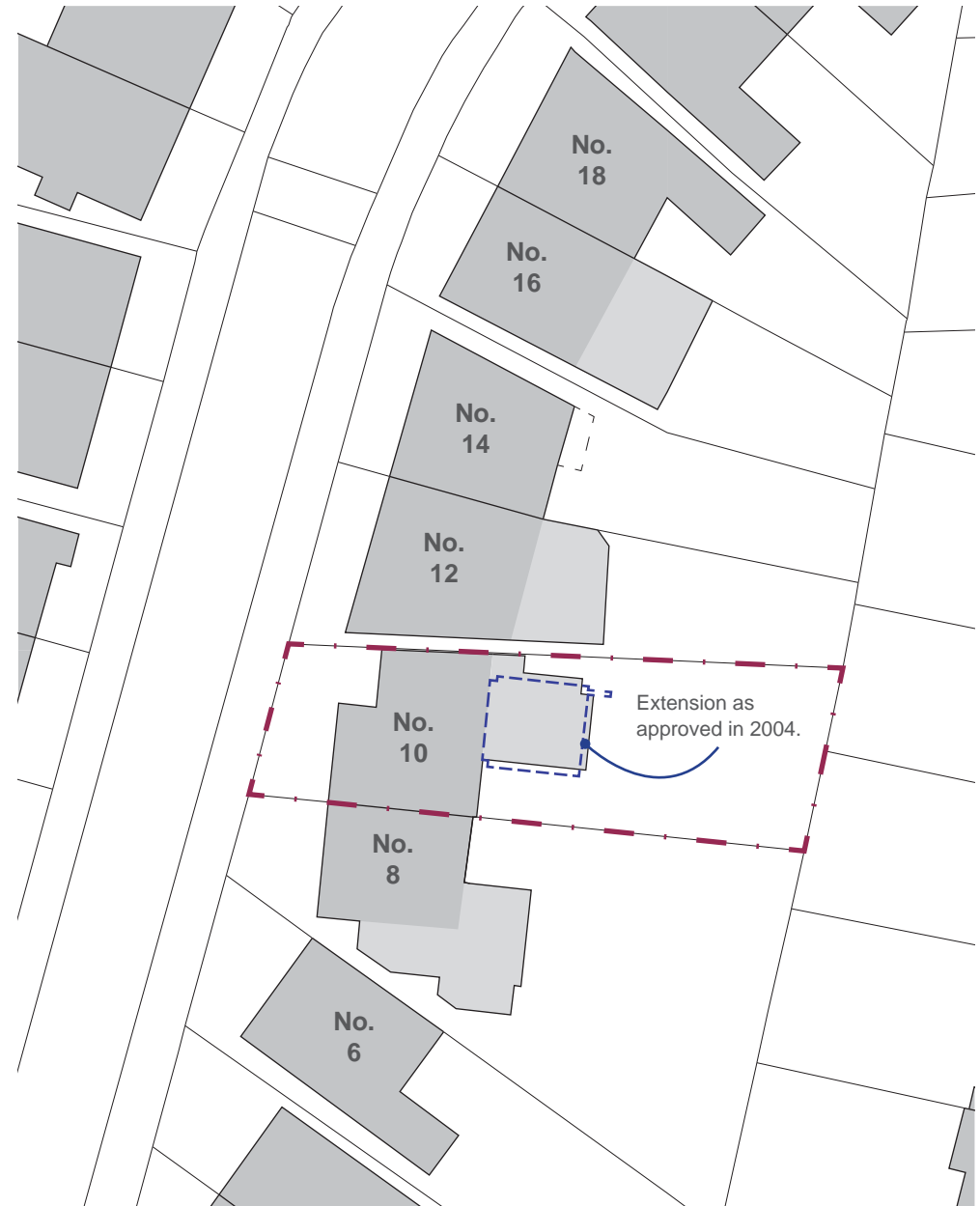
The roof terrace of number 12 significantly overlooks the garden of number 10. The proposed extension will serve to diminish this existing privacy issue. Other than the aforementioned, there will be minimal changes to overlooking, access to amenities, views or light as a result of the proposed development.

## Energy and Sustainability

The proposed new walls and roof will be insulated to exceed current building regulations. Windows will be double glazed.

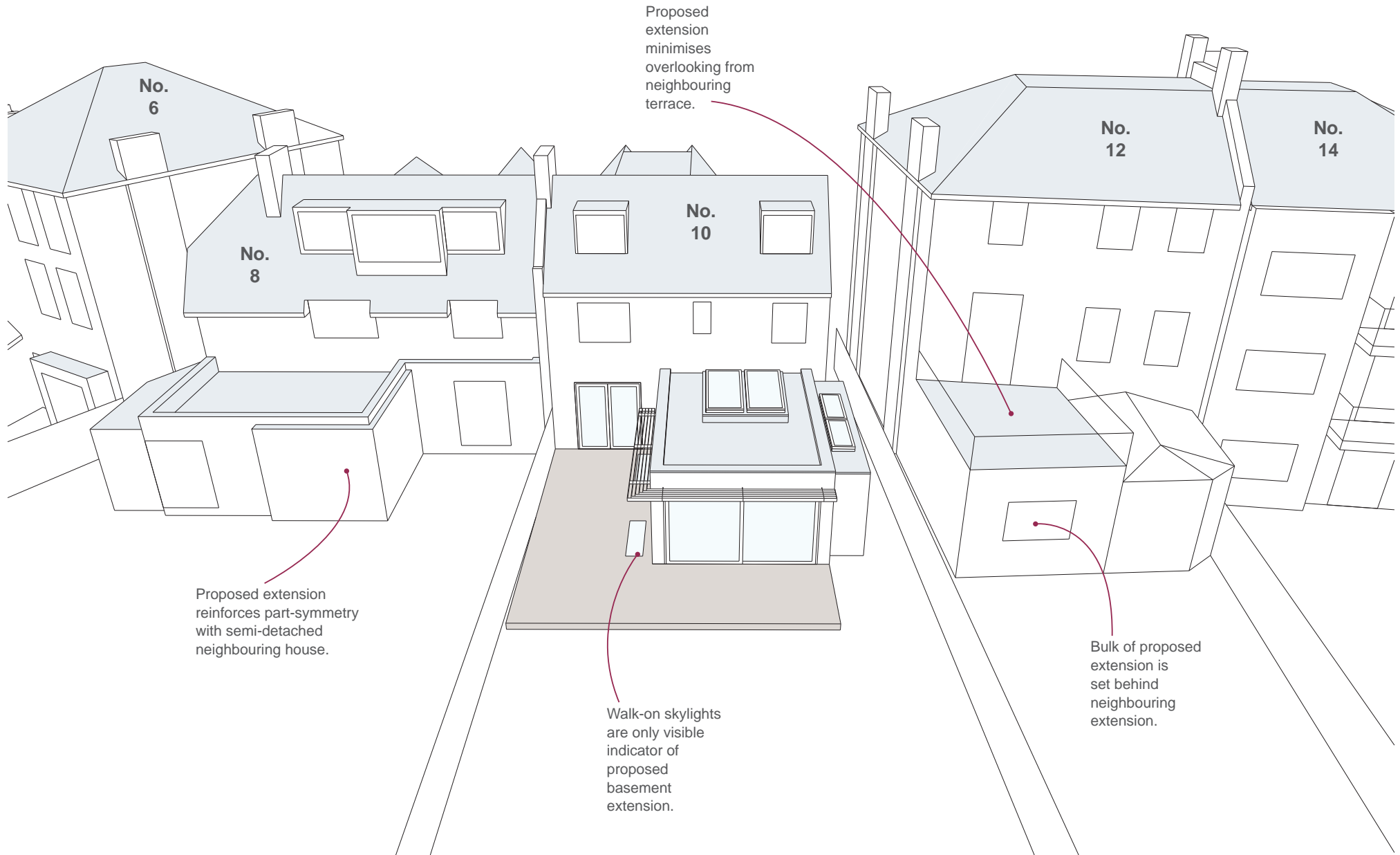
## Structure and Archaeology

A basement impact assessment has been submitted with this planning application.



Proposed Extension Footprint Shown in Context 1:500

## Rear View of Proposed Extension





## Planning Policy

The key relevant London Borough of Camden Local Development Framework planning policies that relate to this proposal are as follows:

### **DP22 Promoting sustainable design and construction**

*The Council will require development to incorporate sustainable design and construction measures.*

The proposed extension will be built from an insulated timber frame minimising thermal bridges and will comply with the latest building regulation standards as a minimum.

### **DP24 Securing high quality design;**

*The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*

- *The quality of materials to be used;*  
Materials have been carefully chosen to match the existing context.
- *Accessibility;*  
This proposal includes a new WC at ground floor to improve the accessibility of the house overall.

### **DP25 Conserving Camden's heritage;**

*In order to maintain the character of Camden's conservation areas, the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area;*

This application relates to works at the rear of the house. The backs of the neighbouring houses have been altered 'ad hoc' over time and now present a varied elevation.

The proposed extension will be rendered in white painted pebble dash to match the existing rear elevation.

Overall this work will preserve and enhance the character of the area.

### **DP26 Managing the impact of development on occupiers and neighbours;**

*The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:*

- *Visual privacy and overlooking;*  
The proposed extension has minimal impact on neighbours rights to privacy and overlooking. The proposed extension improves the privacy issue of the neighbouring terrace overlooking the garden of number 10.
- *Sunlight, daylight and artificial light levels;*  
The proposed extension extends only as far as the neighbouring extension at number 12 and is well spaced from the windows to number 8. The extension will therefore have minimal impact on either neighbouring property in terms of access to light.

### **DP27 Basements and Lightwells;**

*In determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. 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...*

A basement impact assessment has been submitted with this planning application.

*...and we will consider whether schemes:*

- *Harm the amenity of neighbours;*  
The proposed basement is beneath the footprint of the proposed ground floor extension and therefore has minimal impact on the amenity of neighbours.
- *Harm the appearance or setting of the property or the established character of the surrounding area;*  
As the basement is concealed beneath the proposed ground floor extension, it is only noticeable by the two walk-on skylights.

## Conclusion

The proposed works have been carefully designed to improve the interior layout and the exterior aspect of 10 Downside Crescent.

The scale of the new extension is subservient to the host building, and has been planned in such a way as to have minimal effect on the amenities to the neighbours at numbers 12 and 14. Indeed the construction of the proposed extension will diminish overlooking of the garden to number 10 from the terrace of number 12.

Within the context of the rest of the backs to these houses, which is quite varied in character, this approach will cause no harm to the character of the conservation area.

We trust that Camden will support the application.