

Proposed Extensions and Alterations at Cranbrook, 8 Nutley Terrace, London, NW3 5SY

Design and Access Statement

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1. Location and Site Context

The existing 2/3 storey detached house, with garage, is located on Nutley Terrace, a secondary linking road between the main residential streets Maresfield Gardens and Fitzjohns Avenue. The site falls within the Fitzjohns and Netherhall Conservation Area.

Located to the east of the property is a school playground, and to the west the gardens of Nos 30/32 Maresfield Gardens.

The surrounding area is residential with late Victorian and Edwardian 3-4 storey properties with large gardens. These houses are characterised by their gabled roofs and stone/brick/painted timber decoration and detailing.

It is unclear when the property was originally built, but it appears that a building occupied the site before 1926. An application to extend and alter the property was granted in 1971, and work carried out then resulted in the current house.

The existing property comprises red engineering facing brick walls, various flat roofs, a plain tiled main roof, and heavily framed timber windows on the front elevation. Architecturally the house is out of character with the dwellings in the Conservation Area both in style, architectural quality and scale.



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2. Planning History and Policy

Planning History

A number of planning applications have been submitted and approved in the past to enlarge the property, subsequent to the implementation of the 1971 permission. These include two for a first floor extension above the garage.

- **G6/9/C/11011/R1** - Alterations and additions to Cranbrook, Nutley Terrace, NW3. Granted 05/08/1971.
- **CTP/G6/9/C/33863/R2** - Erection of extension over existing garage to provide 1st floor addition to the upper flat with extra accommodation in the roof space. Granted 04/08/1982.
- **8803795** - Change of use and works of conversion, including the excavation of the rear basement area, and erection of side, front and rear extensions at first floor level. Granted 13/10/1988.
- **2008/3716** - Front extension to existing garage and erection of additional storey on top of garage to create additional floor space to existing single family dwelling. Granted 22/09/2008.

Planning Policy

Relevant policies and guidance:

- **National Planning Policy Framework 2012**
- **The London Plan March 2016**
- **LDF Core Strategy**
 - CS5 (Managing the impact of growth and development)
 - CS14 (Promoting high quality places and conserving our heritage)
- **LDF Development Policies**
 - DP24 (Securing high quality design)
 - DP25 (Conserving Camden's heritage)
 - DP26 (Managing the impact of development on occupiers and neighbours)
- **Camden Planning Guidance 2011/2015**
 - CPG1 (Design)
 - CPG6 (Amenity)
- **Fitzjohns/ Netherall Conservation Area Character Appraisal and Management Strategy (2001).**



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3. Proposed Development

A. Pre-Application Consultation and Assessment

In advance of this planning application, two proposals were submitted to and considered by Camden Planning Department as part of the pre-application process, including two meetings at the Council Offices. A written response was received on 24th November 2016 (2016/4916/PRE). Following which, amended proposals were submitted and feedback received on 1st December 2016. The proposals now submitted are as a result of full and detailed consultation with the Planning Department.

B. Principle of Development

It has been acknowledged that the existing dwelling house is of little architectural merit. Within the Conservation Area, the building is referred to as making a neutral contribution. During the pre-application discussions it was accepted, in principle, that the site could accommodate an increase in the scale of development while, at the same time, offering an opportunity to enhance the property within the Fitzjohns/ Netherall Conservation Area.

C. Proposed Development

The application seeks to extend and alter the property, incorporating:

- A first floor front extension over an existing flat roof.
- A replacement porch.
- A first floor extension above the existing garage.
- A two-storey extension at the rear (max. 2.25m deep).
- A replacement roof, incorporating two dormer windows.



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3. Proposed Development (contd)

D. Design

i) Scale and Layout:

The design seeks to remain subservient in scale to the grander properties on the adjoining Maresfield Gardens, which are significantly taller, albeit with a similar number of storeys.

On the front elevation, the existing storey flat roof extension, on the left hand side, will be built over with a gabled first floor extension, more in keeping with the character of the area. On the right hand side, the existing brick parapet at roof level is removed and the eaves of the new pitched roof lowered to mid-height of the first floor windows. Reducing the amount of brickwork and extending the roof, in part, down to a lower eaves, will reduce the apparent scale of the house when viewed from the street.

Planning permission has been granted twice before for an extension above the garage. The garage is set back from the main façade and, through design and a low roof, the extension will appear subordinate to the main house.

The majority of the additional massing, albeit of limited depth, is at the rear, where there is limited visibility due to the very high garden wall along the west boundary, and the abundant mature planting.

ii) Appearance:

The front 'street' elevation is remodelled to reflect a 'coach house' vernacular rather than create a pastiche of its grander neighbours. The lower eaves, dormers, simple detailing, and informality of the window placement reinforce this character.

A simple, contemporary extension over the garage, set back from the main façade, with contrasting design and materials, further breaks down the elevation.

To the rear, the upper gables, which will be most visible to the neighbours, will harmonise with the front in terms of detail and materials. To the lower levels, which are largely hidden, the style will be slightly more contemporary. However, it is not unusual on the rear of a property for an extension to contrast with the main house. The facing brick and brick detailing will provide the consistency front to rear.



Existing Front Elevation



Proposed Front Elevation

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3. Proposed Development (contd)

D. Design (contd)

iii) Materials:

It is proposed that the existing, harsh red engineering brick is replaced with a new 'softer' orange/red brick, more in keeping with that found in the locality. Plain tiles will be retained on the roof, with painted timber windows on the front elevation.

Dark grey zinc is proposed for the extension.

We anticipate that the final selection of materials and finer details would be subject to a planning condition.

iv) Boundary Treatment:

The proposals include a garden wall, with pedestrian and vehicular openings, along the front boundary. This would be a continuation of the wall running along the school playground to the east.

Nutley Terrace is a 'linking road' between the main streets of Maresfield Gardens and Fitzjohns Avenue. Both along Nutley Terrace and similar roads in the locality are examples of garden walls or tall fences, many of which enclose the rear gardens of the larger houses.

Photographs of a number of these walls are provided in Appendix 1.

Although we are unable to establish the presence of a wall along the front boundary of No.8, there does appear to be significant precedent to suggest a wall would be appropriate in this context.



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3. Proposed Development (contd)

D. Design (contd)

v) Amenity and Privacy:

The property is located a reasonable distance away from the neighbouring properties. As a result the rear and front extensions will not have any adverse impact on their amenity.

The first floor extension above the garage, while in close proximity to No.32 Maresfield Gardens, has been considered acceptable previously. The limited width, low pitch roof, and dark material would all minimise any impact.

To the rear, the new balcony replicates the existing balcony, which already has limited views.

vi) Trees and Landscape:

A separate arboricultural report is submitted with the application.

4. Access

The existing garage is retained to provide parking for 2 cars. While the front drive is reduced, there is not, at present, sufficient depth to park a car, unless it is a small car parked sideways. This arrangement will not change.



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Appendix 1

