



Design and Access Statement

Flat 30, Caulfield House, Penrose Gardens, London, NW3 7BF

Proposed Extension to Top Floor Flat

Table of Contents

1. The Process
 2. Site Photographs
 3. Design Process – Policies
 4. Design Process – Site Analysis
 5. Design Process - Amount / Layout / Use
 6. Design Process – Scale and Form
 7. Design Process – Impact on surrounding area
 8. Design Process – Appearance and Materials
 9. Access / Transport / Parking / Refuse / Sustainability
- Conclusion
- Drawing List

The Process

The Existing Site

The property is located in a recently developed block in a modern multi-storey development. It is brick clad at all floors except from the top. The top floor consists of two 3 bed flats and is largely glass with some aluminium panels.

Caulfield House is part of Redington and Frogna conservation area.

Our Proposal

The proposal is for extension to the North East side to create a larger living space and using a somewhat redundant terrace area. The owners of both of the flats at this level have approached us about carrying out this extension and we have therefore encouraged them to submit this as a joint application in the interest of retaining the symmetry of the existing block.

Aims and Objectives

- Minimise impact on the existing street scene
- Design using the existing palette of materials
- Provide additional living space required for a flat of this size.



Existing aerial View at Caulfield House prior to development



Site location plan of Caulfield House

Site Photographs



View from within the existing development - New extension cannot be seen



View from within the existing development - New extension cannot be seen



Existing East Corner



Existing North East Elevation

Design Process – Policies

The following National, Regional and Local policies and guidance were considered

National Planning Policy Framework 2012

London Plan 2016

LDF Core Strategy and Development Policies

Core Strategy

CS14 (Promoting high quality places and conserving our heritage)

Development Management Policies

DP24 - Securing high quality design

DP25 – Conserving Camden’s Heritage

DP26 – Impact on occupiers and neighbours

Camden Planning Guidance

CPG1 (Design)

CPG 6 (Amenity)

Conservation Area Statement

Redington Frogna Conservation Area Statement 2000

Design Process – Site Analysis

Existing and Proposed Site Analyses

The existing flats are located on the top floor of the building and afford the occupier some incredible views across London and to the North. Currently they have a large roof terrace which has a very limited connection to the main living space.

Roof Terrace

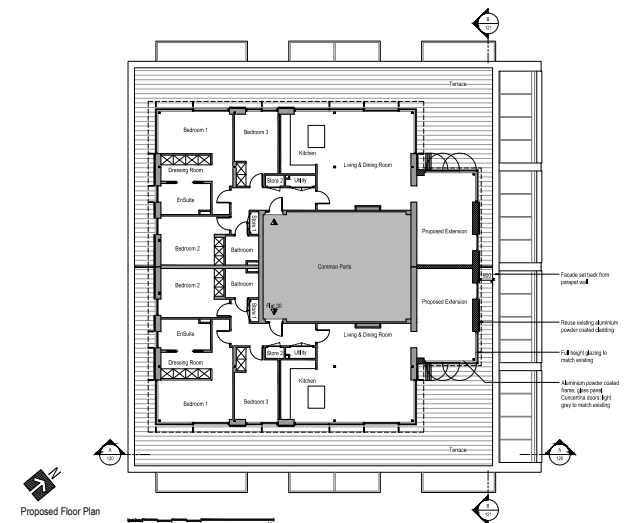
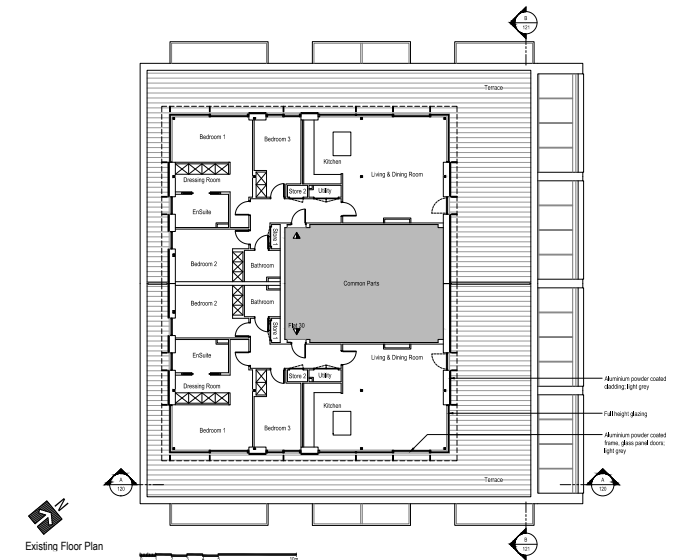
During the site visit it was recognised that the garden terrace is rarely used due to its relationship with the main living space. There is a large structural component that causes this disconnect and for that reason the space is under used.

Materials

The existing materials that have been used are large floor to ceiling glass panels along with some aluminium louvred panels that have been powder coated in grey.

Impact on the Local Area

During our site investigation we took a walk around the local area to assess the impact any development may have on the surrounding area. We were unable to find a location that this property can be view from.



Design Process – Scale and Form

We have considered various options for the proposed extension volume, scale and form.

The following potential constraints were identified during the process:

- Overlooking from the proposed extension.

Solution – set the proposed extension back from the edge of the existing development.

- Selection of Materials

Solution – reuse of existing cladding panels where possible and replicate roof fascia and floor to ceiling glazing.

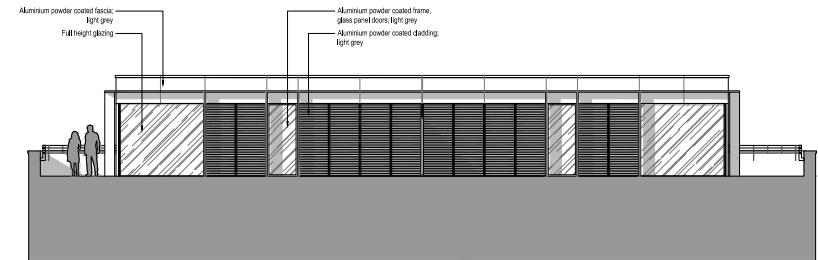
- Symmetry of the existing building

Solution – Carry out the two extension in conjunction to ensure the symmetry is retained and

the character of the building is not affected.

- Impact on distance views

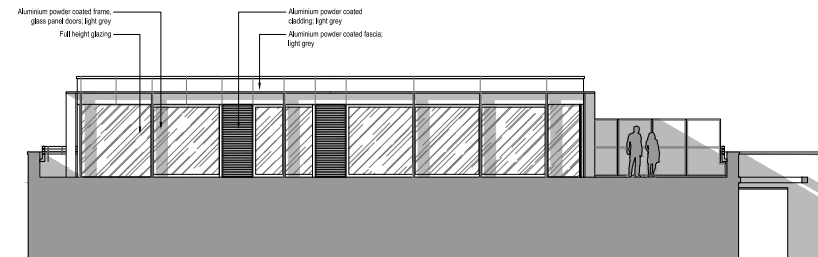
Solution – Reduce the height of the proposed extension. This combined with the offset front the edge of the building will remove any impact there may have been on distance views.



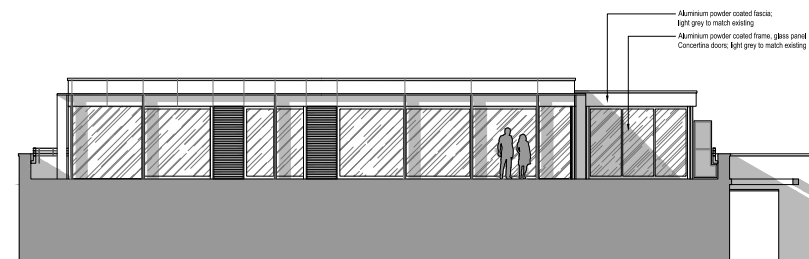
Existing North East Elevation B
Scale 1:100 @ A3



Proposed North East Elevation B
Scale 1:100 @ A3



Existing South East Elevation A
Scale 1:100 @ A3



Proposed South East Elevation A
Scale 1:100 @ A3



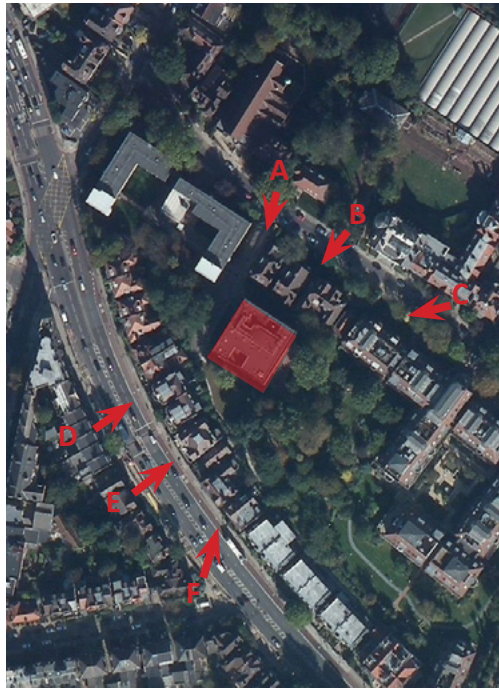
Photograph A - No Impact



Photograph B - No Impact



Photograph C - No Impact



Aerial view showing location of photographs



Photograph D - No Impact



Photograph E - No Impact



Photograph F - No Impact

Design Process – Appearance and Materials

Existing Materials Palette

Existing external walls aluminium louvered cladding panels

Windows and doors are simple design without glazing mouldings with large sections of glass from floor to ceiling.

Existing terrace is timber decking.

Existing fascia and soffit is powder coated aluminium

Proposed Materials

In order to preserve the context of conservation area, all proposed materials are to match existing.



Existing rear terrace



Existing windows

Access / Transport / Parking / Refuse

Access

Access to and around the flat remains the same

Transport

The property is located in area with good transport links within walking distance

Parking

The parking arrangement remains the same via resident parking permit

Refuse

Existing bin store will be used to accommodate household and recycling waste.

Conclusion

We could not identify any negative impacts and aspects of our proposal.

- The proposal is not visible from the surrounding area
- The proposal is not visible from within the current development
- The proposal is in line with the existing building

We believe that our proposal will produce a better quality living accommodation for our client an improved residential dwelling for the future.

Drawing List

100_Site Location Plan

010_Existing Floor Plan

110_Proposed Floor Plan

120_Existing and Proposed Elevations - South East

121_Existing and Proposed Elevations - North East