



truekiffin & co

chartered architects



DESIGN AND ACCESS STATEMENT

CLIENT

Daniel and Philipp

PROJECT

44 Courthope Road
London
NW3 2LD

JOB NO.

966

ISSUE DATE

11/01/17

1006 Harrow Road London NW10 5NS

t:020 8964 3260 f:0208964 3210

RIBA

Chartered Practice

Context

The planning application concerns 44 Courthope Road which is a three-storey Victorian terraced house. The property is located in the Belsize Park area. The property is located within the Mansfield Conservation Area but it is not listed.

Context – Locality

The property is bounded by residential properties on either side.

The neighbouring properties are of similar heights and share similar design features.

The street frontage of these terraces is mostly untouched and have retained a uniformity.

Context – surrounding streets

The property is located near Hampstead Heath park.
Also near Hampstead Heath and Gospel Oak overground stations.

Design Evolution

The proposal is to improve the existing rear dormer that provides access to the existing roof terrace.

The existing dormer is to be made slightly wider in order to improve the access to both the roof terrace and the new attic room.

Stair access to the attic is not possible if the dormer is not widened without severely affecting the habitable rooms on the second floor.

This proposal shows to brick work above gutter level being replaced and the roof dormer above roof level constructed in timber and clad in lead to blend in to the roof scape and soften the aesthetic form of the dormer.

Neighbour property

Attached to this statement appendix A is the planning approval of the neighbour's property No. 48 Courthope Road (Ref: 2014/7760/P) the house is 2 doors away from the property.

The planning approval is for the construction of 2 new dormers and access to a proposed roof terrace.

The neighbouring approval was granted in 17 March 2015.

This application and the proposal is modelled on this approved construction although I would note that this proposal does not increase the height of the existing dormer as the neighbour's approved construction, nor does this proposal step on to the rear flat roof as does the neighbour's approved construction. Attached to this statement appendix B is the neighbour's dormer.

Materials

The dormer to the back will be wrapped in lead, with hardwood glazed doors to provide additional natural light to the staircase.

Social, economic and planning policy context

The planning policies and planning guidance of the Local Authority, as well as National Policies and the London Plan have been considered in the design of the build and in drafting this report.

Particular reference has been made to Mansfield Conservation Area Appraisal and Management plan.

PHOTOGRAPHS OF THE PROPERTY





APPENDIX' A

Mr. Adam Currie
McGarry-Moon Architects Ltd
9 Fallahogey Road
Kilrea
Coleraine
BT51 5ST



**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Tel 020 7974 4444
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2014/7760/P**
Please ask for: **Neil Luxton**
Telephone: 020 7974 **6552**

17 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
48 Courthope Road
London
NW3 2LD

Proposal:

Replacement of existing conservatory with new extension on the same footprint, creation of roof terrace with traditional black railings and grasses for screening, insertion of doors into rear elevation to open onto terrace, loft conversion, with rear dormer and three conservation veluxes to the front facade.

Drawing Nos: 0258 (PL)- 001; 0258 (EX) -001; 0258 (EX) -002; 0258 (PL) - 002; 0258 (PL) -003(A)(2); 0258 (PL)- 004 (A) (2); 0258 - PL- 005(A)(2); 0258 - 006 (A)(2); 0258 (PL)- 007; 0258 (PL)-008; 0258 (PL)-009; 0258 (PL)-010; 0258 (PL)- 011 (2); Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



INVESTOR IN PEOPLE

Director of Culture & Environment
Ed Watson

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans - 0258 (PL)- 001; 0258 (EX) -001; 0258 (EX) -002; 0258 (PL) - 002; 0258 (PL) -003(A)(2); 0258 (PL)- 004 (A) (2); 0258 - PL- 005(A)(2); 0258 - 006 (A)(2); 0258 (PL)- 007; 0258 (PL)-008; 0258 (PL)-009; 0258 (PL)-010; 0258 (PL)- 011 (2); Design and Access Statement

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Before commencement of the development hereby approved, details shall be submitted to and approved in writing by the local planning authority of the proposed privacy screen to be created on the roof terrace.

Reason: In the interests of residential amenity and in accordance with Development Policy DP26 of the London Borough of Camden Local Development Framework.

- 5 The privacy screen shall be constructed before the completion of the development in accordance with the approved details.

Reason: In the interests of residential amenity and in accordance with Development Policy DP26 of the London Borough of Camden Local Development Framework.

Informatives:

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be

heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment

APPENDIX' B

