

DESIGN & ACCESS STATEMENT

39 QUICKWOOD, LONDON NW3 3SA



Produced by
Humphrey Kelsey
Humphrey Kelsey Architecture
April 2018

This Design & Access Statement is submitted in support of a Householder Planning Application at 39 Quickswood and has been prepared by Humphrey Kelsey Architecture on behalf of Mr Octave Oppetit and Mrs Jessica Oppetit.

CONTENTS

1.0 SITE & SURROUNDINGS

2.0 PLANNING CONSIDERATIONS

3.0 THE DESIGN PROPOSAL

4.0 ACCESSIBILITY

5.0 EXISTING TREES

6.0 SUTAINABILITY

7.0 CONCLUSION

1.0 SITE & SURROUNDINGS

- 1.1 Quickswood is a sector of the Chalcot Estate, a large estate of family dwellings built between the late 1960s and early 1980s. The Quickswood sector occupies the majority of land bounded by Adelaide Road, to the north, Primrose Hill Road to the east, King Henry's Road to the south and Elsworthy Rise to the west.
- 1.2 Quickswood is not located in a conservation area and no building within Quickswood is listed.
- 1.3 The application site, No. 39, is one of seven residential dwellings that form a detached terrace between No's. 37-49 set within the estate. These uniform properties are 3 storeys in height, with split internal levels and an integral garage to the front. They all have small north facing gardens that back onto Adelaide Road, and south facing terraces at roof level. The majority of properties in this terrace have consented (and built) rear extensions and garages converted into habitable rooms.

2.0 PLANNING CONSIDERATIONS

- 2.1 This application seeks planning consent for:

A single storey rear extension with a rendered rear boundary wall; the conversion of the garage into a habitable space with associated alterations to the front elevation and a new glazed access door and fixed panel to the roof terrace

- 2.2 The proposals within this application have all been approved by Camden on other properties within Quickswood and within the application terrace of properties No's. 37-49.
- 2.3 The proposals are in accordance with the '*Proposal for Building and Design Guidelines – Sector D of the Chalcot Estate*', a document endorsed by Quickswood Residents Association (QRA) Committee in support of the Chalcot Architects Forum (CAF)

3.0 THE DESIGN PROPOSAL

Proposed Extension

- 3.1 The proposal is for a full width, single storey rear extension of approximately 21sqm, which would extend into the rear garden. Its height would match similar extensions at No's. 45, 47 and 49.
- 3.2 It is proposed that the extension would have a flat roof surrounded by a small raised parapet. Within the flat roof there is proposed a roof light that sits below the surrounding parapet and would therefore not be visible from Adelaide Road. It is proposed to use a pressed metal coping, painted white, which matches the parapet detailing on the host buildings.
- 3.3 Given that the floor level of the extension sits approximately 1.2m below the level of Adelaide Road only the coping line would be visible form Adelaide Road.
- 3.4 The extension would create approximately a 2m deep external area, back to the rear boundary line, which would create a small courtyard/lightwell, to provide daylight into the property and visual amenity through selective planting within the courtyard. The extension would address the courtyard through a fully glazed elevation (with black painted metal framing) that includes two sliding doors.
- 3.5 A rendered masonry, and painted white, 1.8m rear boundary wall is proposed to replace the low value timber fence. The wall will provide a greater sense of security to the property (than the timber fence) and also will help to reduce noise pollution into the property from Adelaide Road. The wall, as with the extension is painted white to match the architectural styling of the 'modernist' application building. The internal white surface of the rear wall will also help reflect light into the rear extension.
- 3.6 The existing rear balcony is to be removed at first floor level in order to allow a level ceiling internally between the application building and the proposed extension. The two first floor windows in the rear elevation would be removed (to enable the construction of the extension) and replaced to match the existing. The overall appearance, materials, colour and detailing will be modern which is in keeping with the existing property.

- 3.7 Similar rear extensions have been consented (and constructed) at No's. 37, 43, 45, 47, 49, 55, 59, 61, 63 and 65 Quickswood
- 3.8 The extension and smaller courtyard remain subordinate to the host building and replaces an underused small low value north facing garden. It is considered that the extension vastly improves the overall amenity of this property for the occupants. It should be noted that the property already benefits from a large south facing roof terrace, which provides excellent private external amenity for the occupants.
- 3.9 Given the existing high fencing to all the rear gardens of this terrace the proposed extension is not considered to have a material impact on the neighbouring buildings.

Garage Conversion

- 3.10 The original garage has not been in used for garage purposes for many decades and internally the garage has been converted, and used as, a habitable room (bedroom) for many years. This application seeks the formal regularisation of this habitable space and the associated works to the front elevation.
- 3.11 The property benefits from off street parking so the loss of a garage does not impact local parking.
- 3.12 In order to provide greater daylight into this room it is proposed to install a horizontal double glazed window (with opening section) similar to those at No's. 45 and 47. It is considered that this design of window, which is 'modernist' in style, is appropriate for the architectural language of the host building at ground floor.
- 3.13 In order to provide for such a window the garage door would be removed and replaced by an insulated masonry wall that would be rendered and painted white to match the host building. The two small existing high level garage windows would also be removed.

Glazed Access to the Roof Terrace

- 3.14 It is proposed to replace the current access door with a double glazed sliding door and fixed glass panel. This would provide for a

more secure access onto the roof whilst having the considerable benefit of allowing daylight to filter down the house through the stairwell.

- 3.15 This proposal has no impact on any neighbouring properties and such alterations are visible on many of the Quickswood properties that form the terraces backing onto Adelaide Road.

4.0 ACCESSIBILITY

No amendments are proposed to the existing access, which has a step at the front door threshold from the level forecourt.

5.0 EXISTING TREES

There are no trees on the property

6.0 SUSTAINABILITY

The existing building was built in the late 1960's when statutory requirements for energy efficiency were at far lower levels than at present. The works provide the ideal opportunity to carry out significant improvements in terms of increasing its energy efficiency. The new extension and new wall to the garage will be insulated to reduce heat loss. New glazing will be double glazed to achieve low u-values.

7.0 CONCLUSION

Given that the proposals are subordinate to the application building, are in accordance with planning policy and have been overwhelmingly approved for other dwellings in Quickswood it is requested that this application be approved.