



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

May 2018

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Introduction

This design and access statement has originally been prepared by Bow Tie Construction, acting as applicant for the property owner, for the previous application for this property (planning application reference 2016/4413/P, dated 26 February 2018) for the same owner.

Following receipt of planning permission for the scheme, the owner has decided to revise the proposed design and to submit a new planning application for an altered scheme.

XUL Architecture have been commissioned by the owner to prepare the revised design and this design and access statement has been updated by XUL Architecture to refer to the proposal in this current application.

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

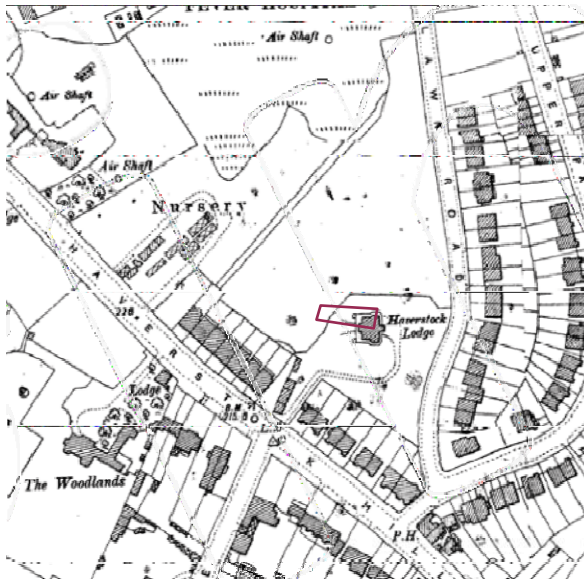
Erection of a single storey rear extension and a single storey basement, including two rear lightwells, internal alterations to the existing property, construction of a new rear patio, resurfacing of existing front drive, installation of new driveway entrance gate, and increasing the height of an existing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

The proposal includes:

- A single storey ground floor rear extension and single storey basement extension underneath the footprint of the existing house and to the rear of the existing property, including two external rear elevation lightwells, with associated demolition and excavation works.
- Replacement of the existing hedge at the front of the property to suit new sliding gate, 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 have been rather subdued and the windows are casements with multiple panes of glass. The house has an English Arts and Crafts influence to the composition which is slightly asymmetric. The precision red brick has been replaced by something a little darker and more rustic. At the rear of the house the elevation has been handled more simply with white painted pebble dash.



1890



1910



1930

Conservation Area

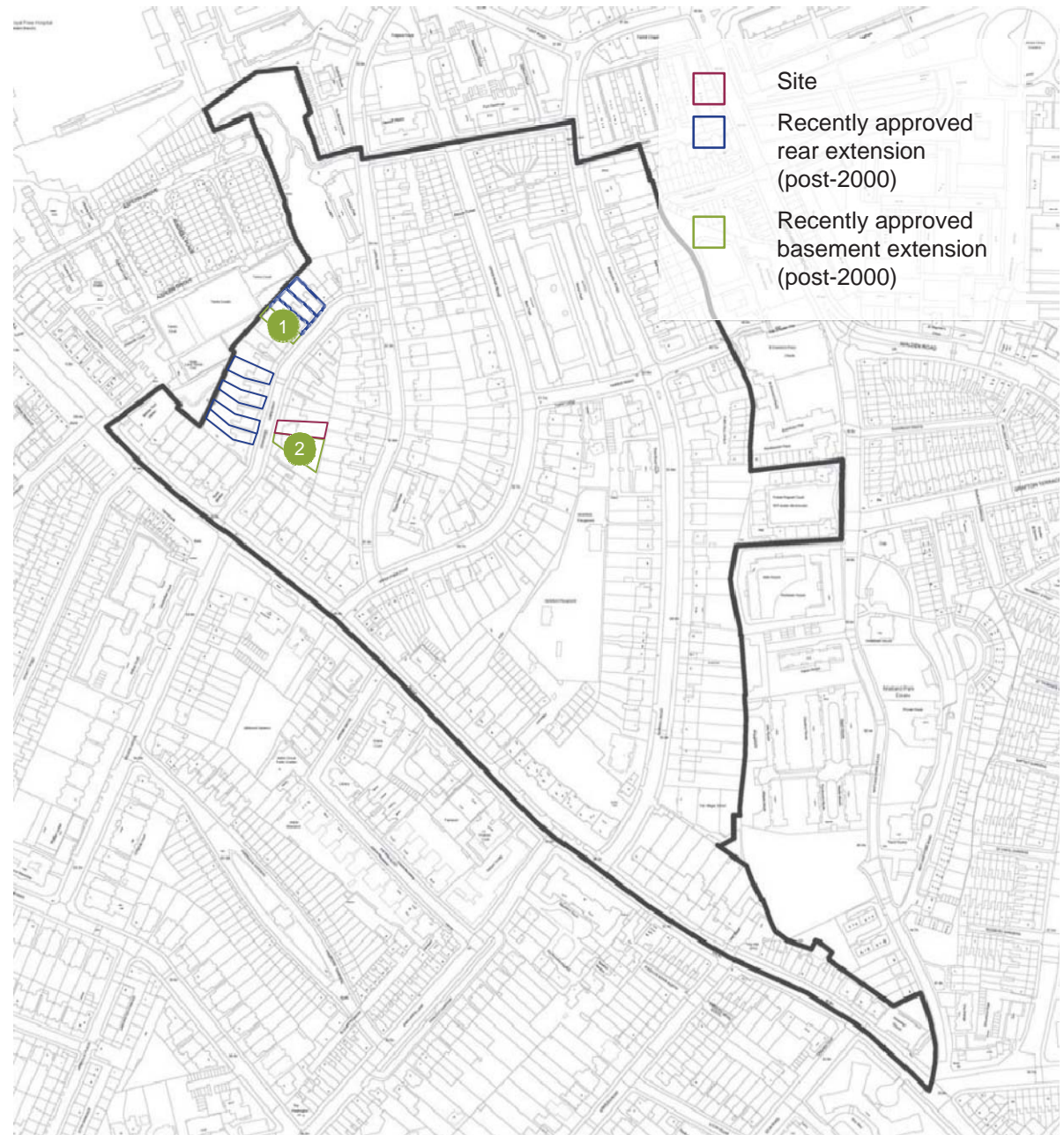
10 Downside Crescent is situated within the Parkhill and Upper Park Conservation Area. This conservation area was designated in 1973 and subsequently extended in 1985, 1991 and 2011. Downside Crescent was added to the conservation area in 1991.

The 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.





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 store ground floor extension to rear with partial basement, alterations to the existing dormer windows to single-family dwelling house (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 2000s and this involved filling in the valley between the two pitched roofs to the front of the property. This addition however, is barely visible from the street,

At the rear of the house, the late 2000s 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

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).

2016/4413/P **Approved 26.02.2018** (unbuilt)
Erection of a single storey rear extension and removal of rear chimney breast; excavation of single storey basement; and alterations to front driveway and boundary walls



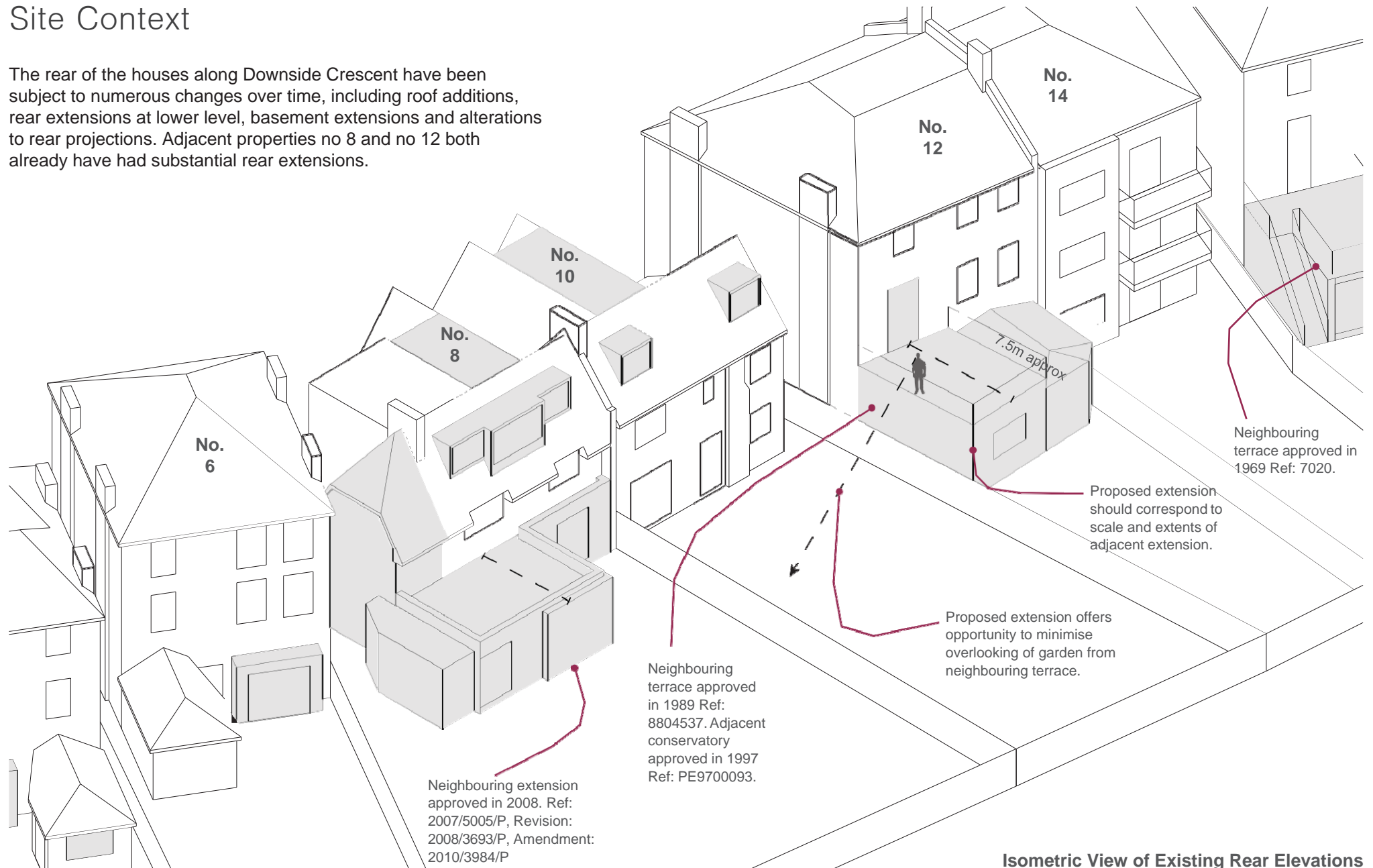
Front Elevation



Rear Elevation

Site Context

The rear 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 8 and no 12 both already have had 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 underneath the footprint of the existing house and 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 provided with natural ventilation and lighting by two lightwells. The lightwells are proposed to be covered with walk-on glass louvres to minimise the effect on the rear elevation that balustrades would have. The basement is set 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 footprint differs from the footprint of the proposed ground floor extension to comply with the set of parameters set by Camden Council's recent Basement development policy as described in Camden's Local Plan (2017). The basement does not add any bulk to the existing building and, but for the lightwells, would not be visible from adjacent properties.

Materials

The proposed extension will be finished in white painted render to complement the existing rear elevation. The roof will be finished in grey fibreglass. The proposed windows and sliding doors are powder coated aluminium frames. The replacement gates will be black powder coated steel to match the existing railings. The driveway will be resurfaced in permeable resin bound gravel.



Basement Extension
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 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 pavers, stone paving setts and bitumen. As there is no consistent driveway finish, the proposed resin bound gravel will have minimal effect on the existing character of the area. The proposed resin bound surface will be permeable and reduce run-off.

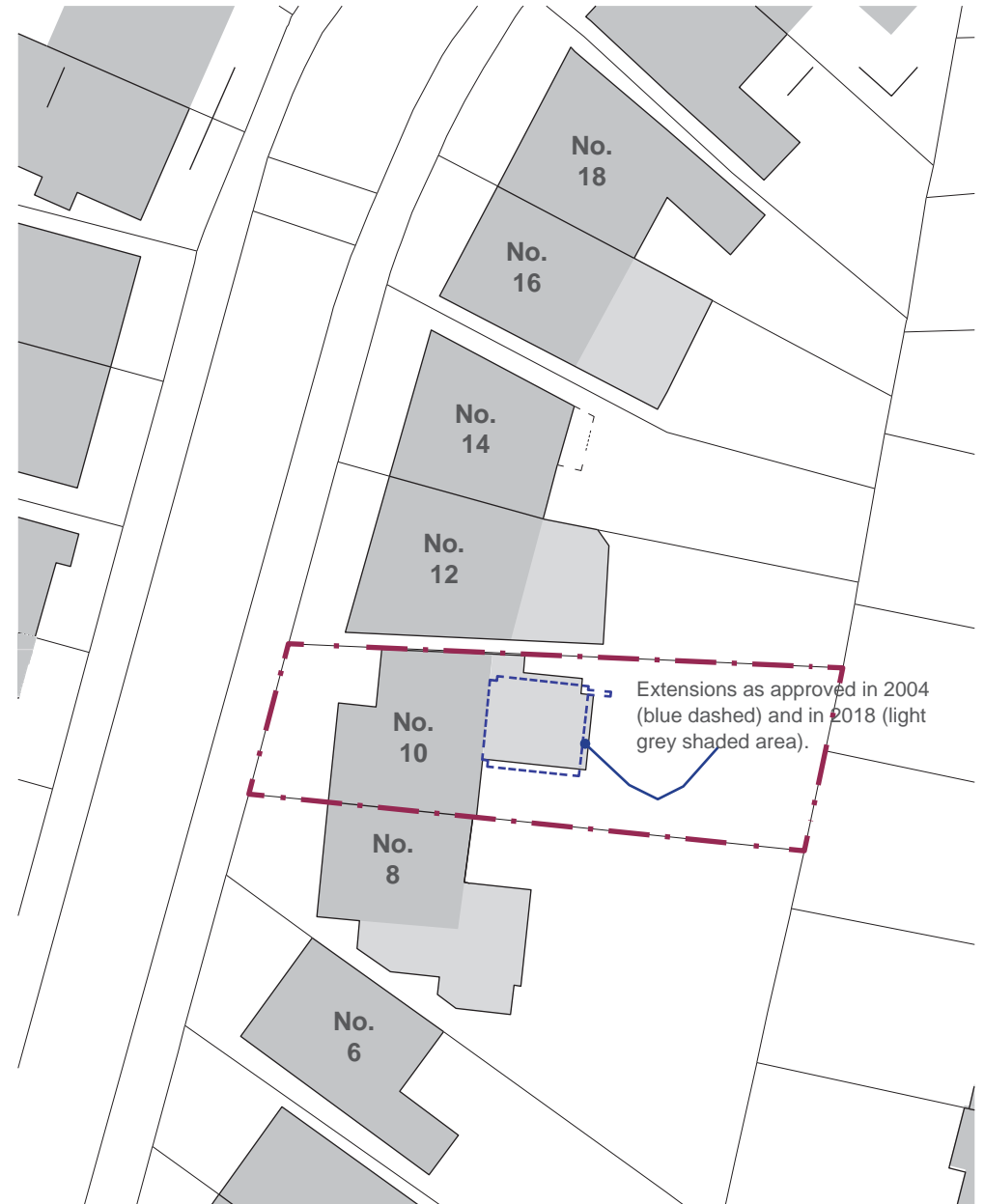
Overlooking, Amenities, Views and Light

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.

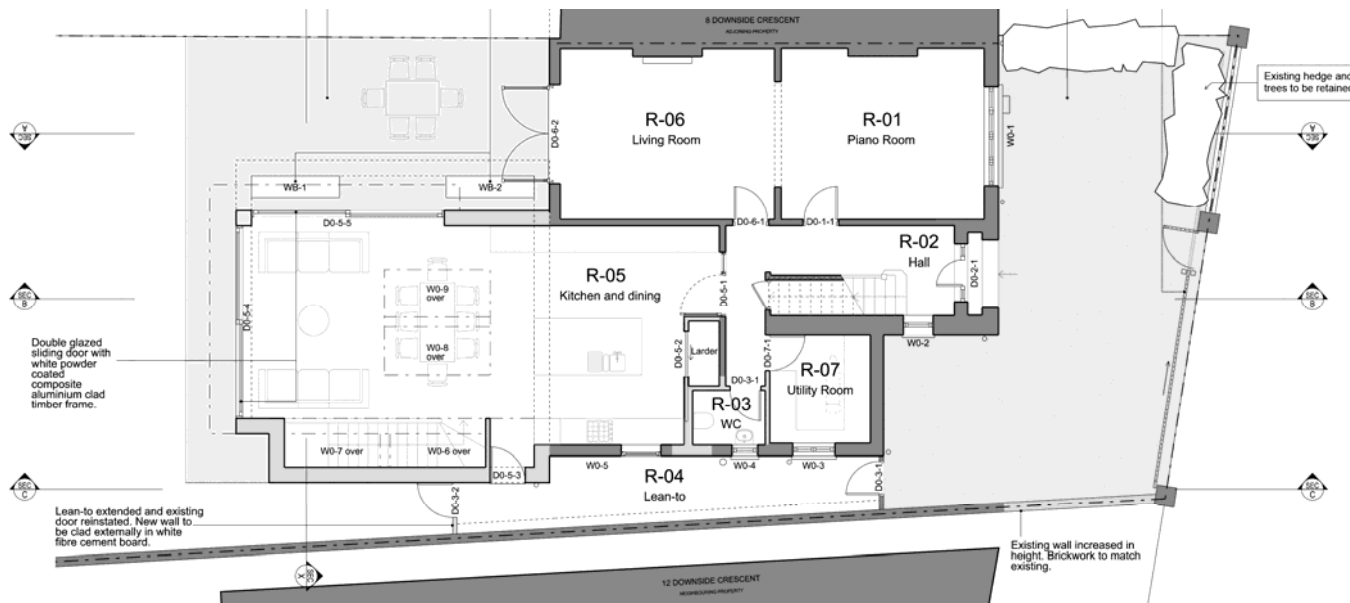
The existing site vegetation is unchanged from when the arboricultural survey was carried out. Protection measures will be followed as described in the arboricultural assessment.

Structure and Archaeology

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



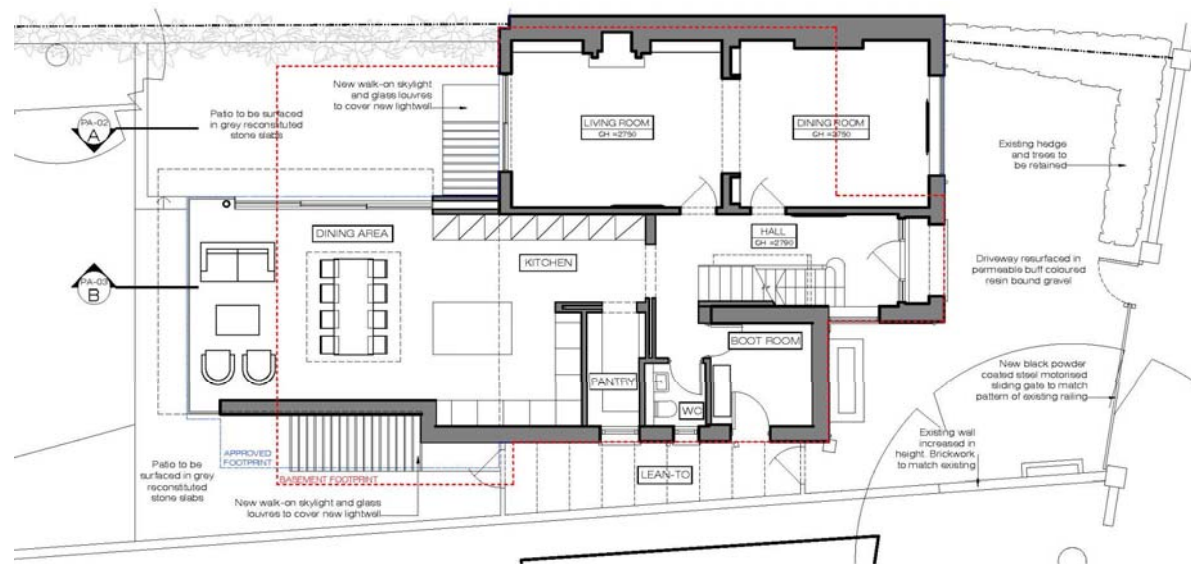
Extension Footprint Shown in Context 1:500



Approved ground floor plan rear extension (planning permission 2016/4413/P)



Approved rear extension rear elevation (planning permission 2016/4413/P)



Current proposed ground floor plan rear extension: approved footprint of previous permission shown in blue. The same extension footprint is proposed less the extension for the staircase. The projection into the garden is the same.



Current proposed rear extension rear elevation – width of extension reduced as staircase side extension not required in the current proposal

Energy and Sustainability

Sustainable measures will be incorporated as part of the proposed extension and alteration scheme. These measures will include the following:

- a) The upgrading of building insulation to meet Building Regulations standard or greater, where practically possible. New windows and doors will be double glazed.
- b) The proposed external building fabric will be detailed to avoid cold bridging. Improved air tightness resulting in a reduction in heat loss and energy load.
- c) Insulated and airtight walls for the rear extension will help to ensure that heating loads are minimised and that the internal environment is maintained at comfortable room temperature and humidity levels.
- d) Improving the efficiency of fabric and services is the most effective way of reducing carbon emissions as these measures will last the lifetime of the building. The thermal performance of the building fabric for this baseline is significantly better than the limiting parameters of Building Regulations Part L, improving overall fabric efficiency and reducing carbon emissions for the development for the lifetime of the building.
- e) Reducing air permeability to the minimum consistent with health requirements.
- f) Energy efficient services & technologies to be installed where practically possible. This includes temperature control systems and energy efficient lighting.
- g) Use of locally sourced or sustainable materials, where practically possible.

Planning Policy

The planning framework within which the proposed development is to be assessed has been identified in the Planning Statement by planning consultants Boyer, submitted as part of this application for planning permission.

The basement and lightwell development has been designed in consideration of Camden's Local Plan (2017) Policy A5 'Basements'. Parts (f) to (m) of Policy A5 'Basements' set out the parameters for the development of basements and lightwells in terms of scale, location and size to which the current proposal adheres to.

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 8 and 12. The construction of the proposed extension will diminish overlooking of the garden to number 10 from the terrace of number 12.

The proposal does not affect the underlying character of the building and its impact on the wider conservation area. The alterations externally serve to enhance the existing features of the building.

The proposal as a whole will result in a refurbished and extended house, meeting the needs of the owner-occupiers, and will preserve and enhance the conservation area to which the building makes a positive contribution.

As confirmed by the council's planning permission for the previous application the principle of the proposal of a single storey rear extension and as basement extension has been considered. We trust that Camden will support the application.