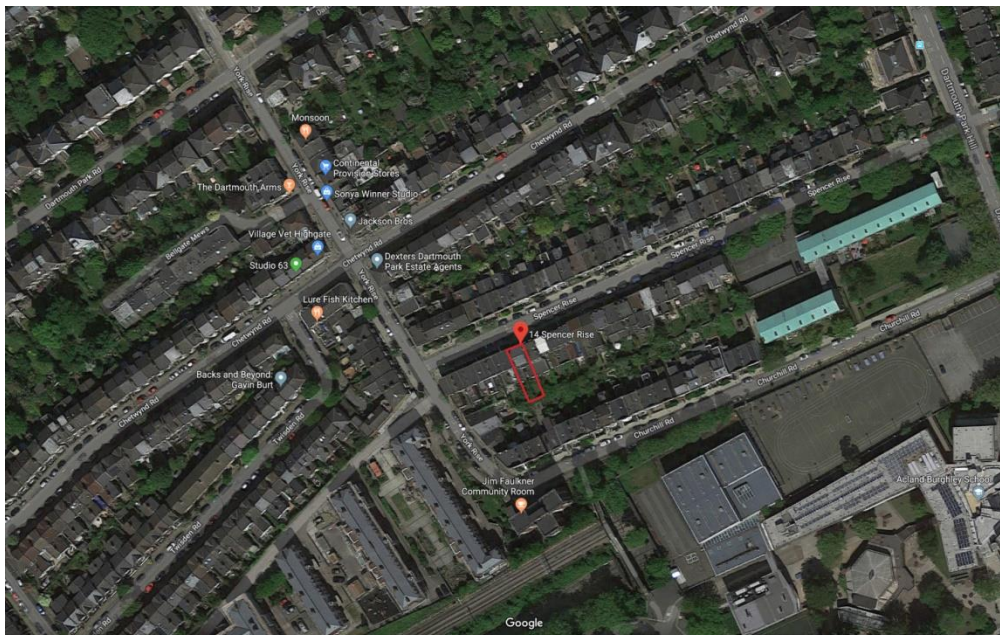


DESIGN & ACCESS STATEMENT TO SUPPORT A PLANNING APPLICATION ON BEHALF OF FRANCIS JOSEPH AND NICOLE HORWITZ

Please read with the following information:

- ## SITE LOCATION AND DESCRIPTION

14 Spencer Rise is towards the bottom on the south side of Spencer Rise which rises up from York Rise to Dartmouth Park Hill with the properties stepping evenly up the hill. There is a visible height difference between neighbouring no.12 and no.14 evident in the staggering of the rear elevation windows. The height difference between the first floor window heads of the two properties is approximately 800mm. No.14 is two storeys high plus an attic loft conversion and a kitchen at the lowered garden level to the rear. There is a small basement underneath the rear part of the main house. The front elevation is built from London stock brick with rendered details and a small front window bay. The rear elevation is brick, painted to the underside of the ground floor window, and the rear extension has been rebuilt/modified at some point – it is rendered and has no original windows.



Aerial view, no. 14 outlined in red

The house is situated in the Dartmouth Park Conservation Area and is identified as a property that makes a positive contribution to the character of the Conservation Area. No alterations are proposed to the front elevation and the rear elevation is not visible from the street.

PROPOSED WORKS

The proposal consists of a single storey extension at garden level with a hipped roof sloping down from the back of the house to the boundary with the neighbours and to the garden. It will be inserted between the two storey extensions to no. 12 and no. 14 so it will only be visible from the rear of the properties on Churchill Road and the rear elevation of no. 12 from first floor level upwards. Eaves level will be at about 2675mm above the existing garden and the high point of the roof a maximum of 3m above garden level. The high point steps up from the roof of the neighbouring extension and reflects the height difference of 800mm between no. 12 and no.14 as mentioned previously. However, the top of the roof is limited to 550mm above the adjacent extension to keep within the 3m height and to enable the existing window opening at main ground floor level to be partially retained. Internally, this roof arrangement allows a visual connection between the back room at main ground floor level and the new dining room and the garden. It also means from the outside the extension remains visually discreet and the roof not visible from the gardens of no. 12 and no.14. Rooflights and the partially retained window opening ensure that the light levels to the rear rooms are maintained. The plan preserves and expresses the massing of the existing rear extension. It will give much needed additional living space to a young family and create a comfortable suite of visually and spatially interconnected rooms with easy access to the garden. Space standards comply with the requirements of the London Plan 2011.

PRE – PLANNING APPLICATION

We have made a pre-planning application, ref 2018/2350/PRE and have addressed the various comments received in a report from Oluwaseyi Enirayetan by email on 06 July 2018. The structure has been amended so it is in line with the existing rear extension. To ensure the extension is subordinate to the host building, the material choices will be different to the existing white painted render. The small area of wall on the elevation is proposed to be timber or copper cladding which will distinguish it from the existing extension. The roof will be dark grey EPDM with standing seams to compliment the roof of the main house and work with the low roof profile. New windows and doors to the extension will be a slim profile aluminium and the retained window will be painted timber with mouldings to match the existing house. In terms of massing, the roof has been reduced in height from the initial pre-planning application so it now slopes up only slightly from the neighbouring extension of no. 12. The roof pitch matches the existing extension roof pitch so there is a visual continuity, and in terms of massing has very little impact on no.12. Internally, the shallow hipped roof enables more light to enter the play room (situated in the middle of the ground floor). One of the rooflights has been amended to be low profile to keep within the context of the main building and surrounding area. The second rooflight closest to the main house retains traditional high kerbs so that it is openable for natural ventilation, and internally it increases the sense of light and space. Potential light pollution from the rooflights should not affect adjoining neighbours as they are more than 1m away from their upper floor habitable rooms. The retained window directly above the rooflight closest to the main

house is part of the same space so should not be affected and the second floor window is more than 1m higher than the extension. The window on the east facing elevation of the existing extension is a bathroom, a non-habitable room.

ACCESS TO THE SITE

The proposals do not affect the existing access to, and within, the house.

IMPACT ON ADJOINING RESIDENTS

The only impact on the surrounding properties will be on no.12 and this will be negligible. There will be no glazing in the roof slope facing no. 12 and thus no overlooking and the bulk of the new roof is well within the bulk of the existing two storey rear extension so the outlook to the side window to the neighbouring rear extension will not be significantly affected. Similarly, the windows in the rear elevation to no. 12 are all located above the level of the proposed extension.

PLANNING POLICY

Sustainability:

The extension will meet requirements set out in CPG3: Sustainability. Thermally efficient glazing will be provided and the roof, walls and floors will be fully insulated. Openable windows and rooflight will ensure natural ventilation.

Amenity - Daylight and Overlooking:

The extension will meet requirements set out in the National Planning Policy Framework and in the following documents:

Camden Development Policy DP26 - Managing the impact of development on occupiers and Neighbours

"(The design of your development should) aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers and ensure sufficient daylight to occupiers of new dwellings."

CPG 6: Amenity (para 6.16)

"The design of your development should aim to maximise the amount of sunlight into rooms without overheating the space and to minimise overshadowing."

CPG 6: Amenity (para 7.9)

"When designing your development you should also ensure the proximity, size or cumulative effect of any structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers."

Camden Local Plan 2017 (A1 Managing the impact of development, D1 Design, D2 Heritage)

"The Council will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties."

CPG1 4 (para 4.12)

"(The design of your development should) not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure; allow for the retention of a reasonable sized garden."

“(The design of your development should) be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing...”

Massing

The extension will meet requirements set out in CPG1 4 (para 4.12) and the Dartmouth Park Conservation Area Statement (p.56)

“In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist.”

“The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern.”

Design and materials

The extension will meet requirements set out in Camden Local Plan 2017 (D1 Design, para 7.2 & 7.10)

“The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- character, setting, context and the form and scale of neighbouring buildings;*
- the character and proportions of the existing building, where alterations and extensions are proposed.”*

“Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.”

SUMMARY

The extension will provide much needed and high quality space. There will be no impact on the character of the Conservation Area and very little on the neighbours. The proposal represents a modest addition in materials that will compliment the existing house whilst also being subordinate to it.