



**Camden Council  
Design and Access Statement /  
Heritage Statement – Proposed  
Development at No. 8 Spencer  
Rise**

**Conservation Area**

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## 1.0 INTRODUCTION

RESI has prepared this Design, Access and Heritage Statement on behalf of the applicant, Mr Darren and Mrs Flora Bhattachary. It has been produced to support a planning application for a proposed side extension at No. 8 Spencer Rise.

The purpose of this Design, Access and Heritage Statement is to ensure that the Local Planning Authority has a proper understanding of the proposal.

## 1.1 SITE AND LOCATION

The site is located at No. 8 Spencer Rise, NW9 1AP and is tucked in-between residential units, most of which are three - storey terraced buildings. No. 8 Spencer Rise, is a two-way road with provision for off-street parking (parking bays), and wide footpaths on both sides.



Figure 1: No. 8 Spencer Rise, NW5 1AP

## 1.2 PLANNING PRECEDENT

### No. 24A Spencer Rise, London, NW5 1AP

Erection of single storey rear infill configuration has already been approved at No. 24A Spencer Rise. This allows more living space and benefits the property.

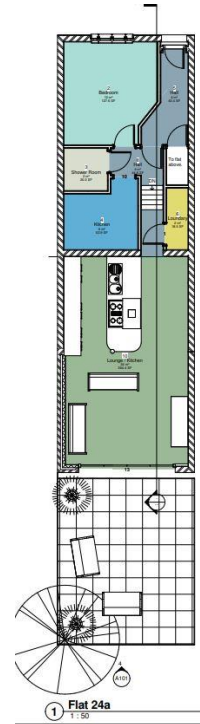


Figure 2: Approved Application for Infill – No. 24A Spencer Rise

## No. 10 Spencer Rise, London, NW5 1AP

Erection of single storey rear infill configuration has already been approved at No. 10 Spencer road. This allows more living space and benefits the property.



**Figure 3: Approved Application for Infill – No. 10 Spencer Rise**

### Developed rear extensions schemes

There are several properties located in close proximity to No. 8 Spencer Riser that have submitted applications for the development of infills. Therefore, for the purpose of supporting No. 8 Spencer these should be referred to, as well as No. 12 Spencer Rise has been granted permission for a rear infill.

The reason for this development is to provide a more functional kitchen and living space to the ground floor spaces.

## 2.0 PROPOSED DEVELOPMENT

### 2.1 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development is suggesting alterations to the rear of the property.

It is highlighted that the proposed extension is to provide a larger kitchen space for a family to comfortably enjoy and interact, along with retaining the design of the extension to remain consistent with the property's characteristics and other properties around the area.

## 3.0 CONCLUSION

**It is strongly considered, that the proposed scheme is of no harm to the safety, access, appearance and landscape to the local area nor does it have an impact on the host building or neighbours.**

It is highly recommended that this Design and Access Statement is used as supporting documentation to the submitted drawings, as part of the Planning Application for a proposed side infill at No. 8 Spencer Rise.

Submitted Drawings' list:

01. 1482 – 101
02. 1482 – 102
03. 1482 – 201
04. 1482 – 202
05. 1482 – 203
06. 1482 – 204
07. 1482 – 301
08. 1482 – 302
09. 1482 – 401

## **HERITAGE STATEMENT**

### **No. 8 Spencer Rise, NW5 1AP**

#### **1. CONTEXT;**

No. 8 Spencer Rise is a terraced property located on a residential street within Camden Conservation Area. Original architectural features include white painted bricks, slate tiles for pitched roof and white timber sash windows.

#### **2. PROPOSAL;**

The proposal is to infill the side of the property to be flushed to the existing rear wall, with glazed elements incorporated. This will be flushed to the wall of 10 Spencer Rise. This newly created space will be utilised as a kitchen and dining area.

The front of the property retains all existing architectural details.

#### **3. IMPACT ON THE CHARACTER OF THE AREA;**

The new extension will have a minimal impact on the character of the property and the surrounding area. The proposal responds to the scale, proportions, height, massing, historic building lines, the pattern of historic development, design, detailing and materials of the existing building and local area. The appearance of the side extension will enhance the aesthetics of the overall building.

#### **4. STRUCTURE;**

We are aware that a construction method statement is required to support the proposed development. We request that this is added as a condition, should planning permission be granted.



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