



# DESIGN & ACCESS STATEMENT

TO ACCOMPANY THE PLANNING APPLICATION FOR 44 SPENCER RISE, LONDON, NW5 1AP



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Right; aerial view of No. 44 Spencer Rise (highlighted in red)





## 1.0 INTRODUCTION

This Design and Access Statement is to support the application for the rear extensions to No. 44 Spencer Rise, London, NW5 1AP.

The property is within the Dartmouth Park Conservation Area within the London Borough of Camden. The property is not listed.

Below; No.44 location within  
Spencer Rise  
(highlighted with red dashed line)





Right; 44 Spencer Rise within streetscape



Right; 44 Spencer Rise within streetscape





## 2.0 PLANNING CONTEXT & HISTORY

The property has had no recent planning applications.

The property is part of a terrace of brick properties. The majority of other properties along the terrace have been extended at the rear in some way.

The neighbouring property at No. 46 has had a 3 storey rear extension.

The 2 storey partition of the proposed extension is designed to meet the rear extension of the adjoining No. 42.

The proposed rear extension is in keeping with the historic London stock brick rear extensions along Spencer Rise and will continue the aesthetic of the terrace. [Dartmouth Park Conservation Area Appraisal and Management Statement [Adopted 22nd January 2009]. p.56]

No.38 Spencer Rise was granted permission for a roof extension in earlier in 2019. [2019/4263/P]

No.51 Spencer Rise was granted permission of the erection of single storey side return extension at rear and replacement windows in two storey rear extension, in 2019. [2019/2040/P]

The rear extension at No.42 was shown in its 2003 application for change of use from 2 flats into one family home.

The design has been designed in accordance with Camden Planning Guidance - Altering and Extending Your Home 2018.

Below; View of the rear of No. 44 Spencer Rise within its context



### **3.0 LAYOUT, SCALE & APPEARANCE**

The proposed extensions will allow for an additional bedroom space and open plan kitchen and dining space suitable for modern family living.

The extension is sensitively set out, with a stepped rear facade to align with the neighbours on both sides, thus avoiding overshadowing. The existing outbuilding protrudes further out than the existing extension, so the outlook for neighbouring No.42 is improved by the proposals.

The extensions have been designed to meet the guidance of Dartmouth Park Conservation Area Appraisal and Management Statement [Adopted 22nd January 2009].

#### **Lower Ground Floor**

A dilapidated shed/storage will be demolished to make way for the extension, to provide accommodation for a light filled dining area.

#### **Upper Ground Floor**

The current upper ground floor (entrance level) features 2 bedrooms but no bathroom. A rear extension is proposed to create a master bedroom with ensuite and wardrobe space. The original living room at the front of the property, which is currently used as a bedroom, will be returned to a living room for the family.

The upper ground floor rear extension is partial width, in accordance with Camden Council's Planning Guidance - Altering and Extending Your Home 2018 (policy 3.1), be subordinate to the main house (policy 3.2) and respect the rhythm of the elevation of the terrace (policy 3.4).

The extension is designed to mirror the existing rear outrigger of No.42. The extension extends less far as No.42 outrigger, in order to provide a step back from the face of the Lower Ground Floor extension below, thus reducing the perceived mass.

#### **First Floor and Loft**

The of existing internal floor space is rearranged to provide two bedrooms, a bathroom and laundry cupboard, within the space currently accommodating one bathroom and one bedroom.

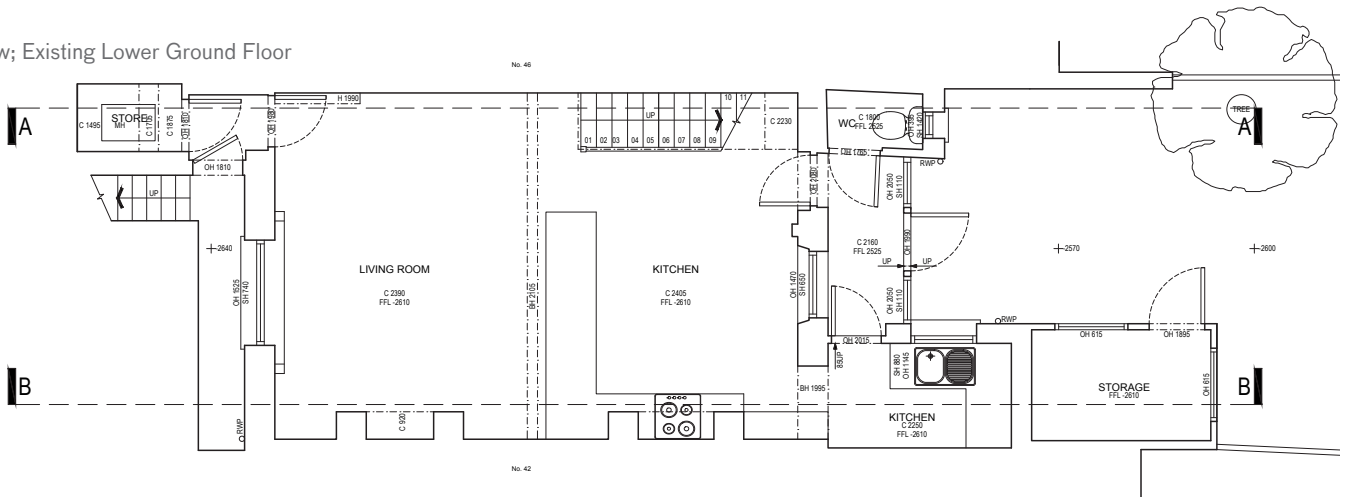
The loft space is unchanged.

#### **General Refurbishment Throughout**

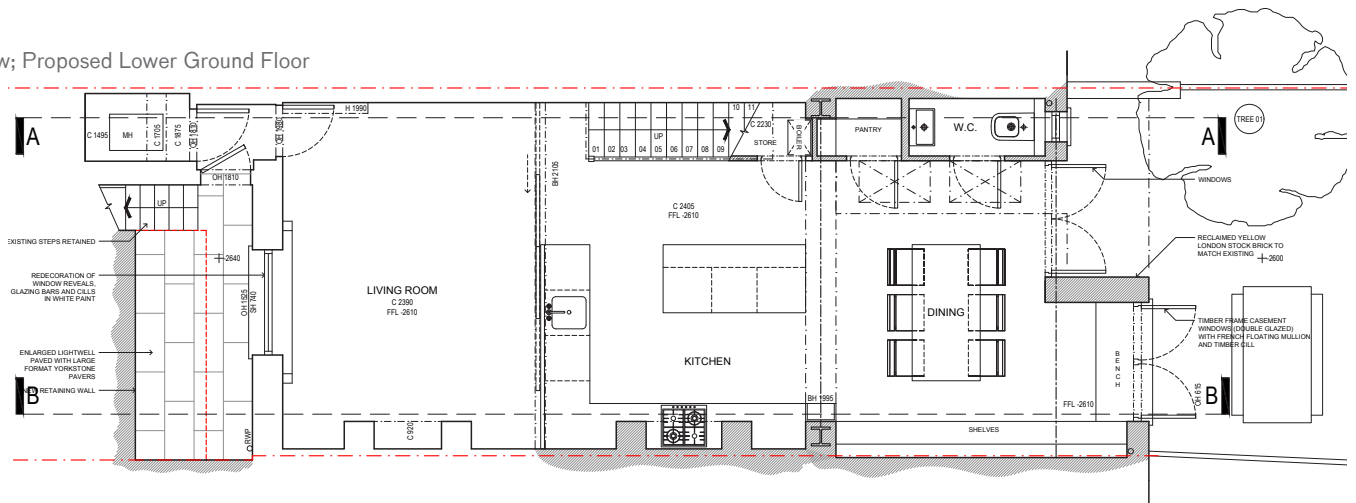
The proposed works will include the full rewiring, re-plumbing and dampproofing of the property, to bring the electronics up to modern safety standards.



Below; Existing Lower Ground Floor



Below; Proposed Lower Ground Floor





## 4.0 MATERIALS

### Rear Elevation

The extension will be build using yellow London stock bricks to match the existing house.

The new glazing will be timber frame double glazed casements with timber cills.

The rooflights will be operable and installed in line with the sloping roofs.

The roof tiles to the extensions will be clay pantiles in slate grey.

### Front Elevation

The lightwell at the front of the property is to be extended in order to improve light to the Lower Ground Floor , provide additional amenity space for the family, and provide a discrete location to store bins. The proposed enlarged lightwell is very similar to those at neighbouring No. 42, No. 46 and No. 48, as well as others on the street, but maintains a slim flowerbed at street level, in order that a hedge may be maintained.

The enlarged lightwell will have yorkstone paving slabs laid upon the existing rough concrete. The the walls of the lightwell and the side of the existing steps will be rendered and painted white to match the existing white painted render to the lower ground floor of the property.

The cast iron railings at the front of the property will be striped and redecorated with black gloss paint to match the existing.

The hedge at the front of the property will be replaced with a new hedge to maintain the foliage of the streetscene.

Yellow London Stock Brick

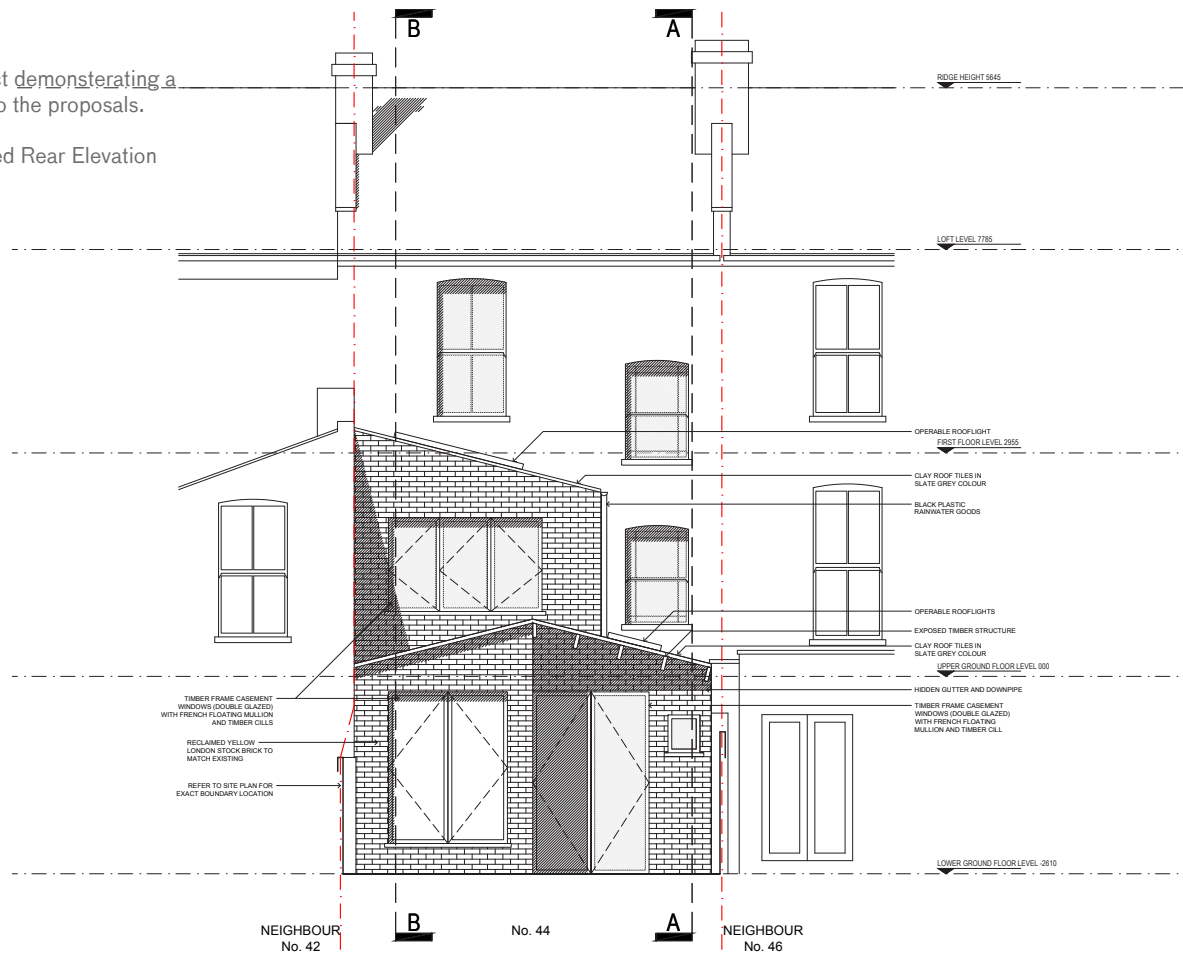






Above; A project demonstrating a similar design to the proposals.

Below; Proposed Rear Elevation







Precedent Images





## **5.0 SUSTAINABILITY**

The thermal performance of the property will be improved with the proposed works. The general upgrade of the property will enable the property to be used for many more years.

## **6.0 ACCESS**

Access will not be altered during the works.

## **7.0 SUMMARY**

The proposals to upgrade the house to be better laid out for modern family living and to remove a collection of poorly built rear extensions and replace with an extension of high quality will make this design a positive contribution to its surroundings and also an example of sustainable modern architecture.

The design does not impinge on the amenity of its neighbours.

The proposed extension is contextual in scale and form while aspiring to the highest quality of contemporary architectural detailing.

The proposals make efficient use of already developed land in an area of high demand, without significant visual impact.

We strongly believe that this rear extension to the family home will be an attractive addition to the area, and recommend it to be considered for approval.

