

33 LEVERTON STREET, LONDON, NW5 2PE

26.11.2019

DESIGN AND ACCESS STATEMENT

1.0 Introduction

- 1.1 This is a supporting statement prepared by Bigger House Design on behalf of the applicant in relation to a planning application for demolition of existing rear extension and conservatory and erection of a single storey rear extension including excavation of small area of rear garden at Flat 1, 33 Leverton Street, London, NW5 2PE.

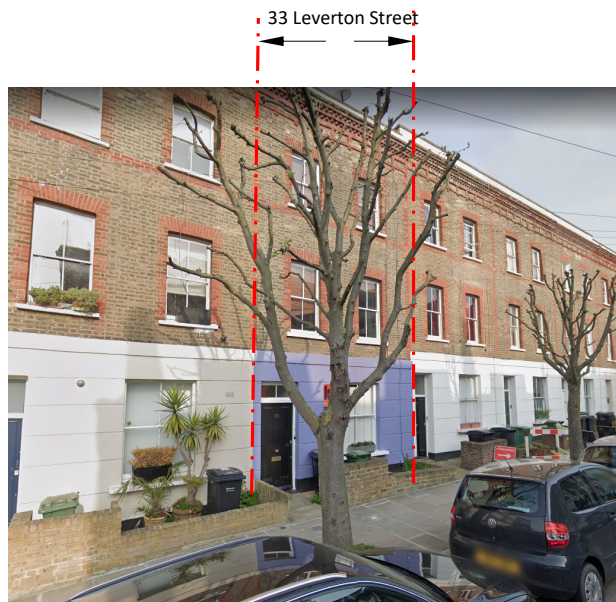


Figure 1.0 Street view

2.0 Location & Context

- 2.1 No. 33 Leverton Street is a three-storey mid-terrace house located in the central, western side of the street. Predominantly residential, nineteenth century street includes the variety of two to four storeys buildings. The direct terrace has a stucco-rendered ground floor and exposed brick finished upper floor. The whole elevation features the regular pattern of fenestration. The upper floor timber sash windows comprise geometry of red brick surround.
- 2.2 The existing property has been converted into two flats. The client occupies the whole ground floor flat with benefit of a private rear garden. Over the years many houses at the Leverton Street has undergone some refurbishment. The Neighbours at No.37 have extensively extended their property to the back.
- 2.3 The application site falls in the Kentish Town Conservation Area and it is in area at low risk of flooding. The property is not listed Building.

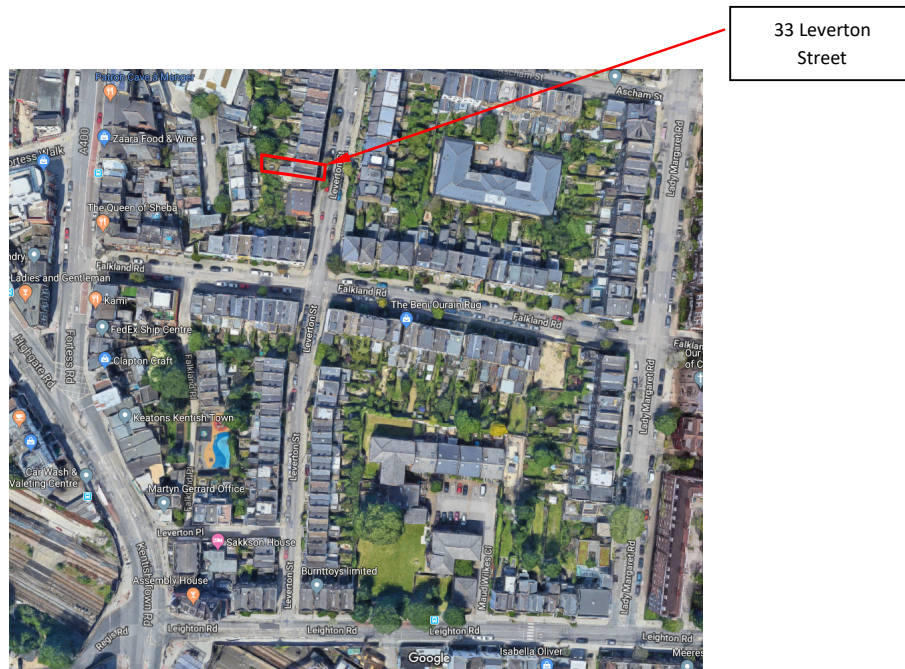


Figure 1.1 Ariel view

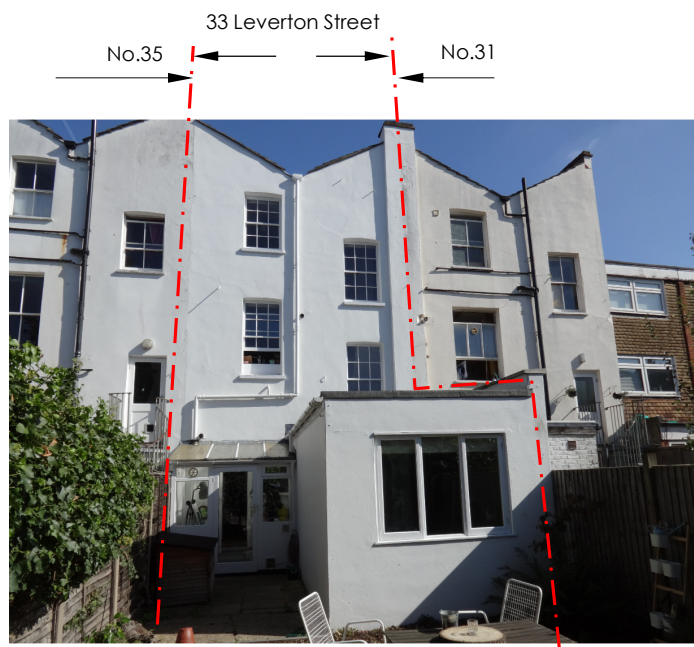


Figure 1.2 Rear elevation and adjoining Neighbours

No. 37 rear extension roof terrace and steel spiral stairs



Figure 1.3 Rear elevation: view of No.35&37 rear extension



Figure 1.4 Rear elevation: view of No.35&37 Neighbours



Figure 1.5 Rear elevation: view of No.31 extension

No. 31 rear extension with no windows at the back



3.0 Planning History of Site

The planning data does not show changes to the original building.

4.0 Proposed works

- 4.1 Amount: The proposal relates to demolition of existing rear extension and conservatory and erection of a single storey rear extension including excavation of small area of rear garden.
- 4.2 Layout: New adaptation of the ground floor flat addresses contemporary family needs and increases the assets to London stock housing. Two bedrooms and a family bathroom take the whole main body of the building. An open plan kitchen, reception and dining room are set at 350mm lower level to improve the floor to ceiling height. Little courtyard allows natural light and ventilation to sleeping area. Back wall large folding sliding doors and roof fitted skylight bring plenty of sun into an open space. Landscape of rear garden becomes fully enjoyable thanks to big glass doors and easy access.
- 4.3 Scale: The scale and proportions of single storey rear extension will remain subservient to the main elevation. The top of flat roof will be set at 2.75M above ground level which is lower than existing extension roof. Rear projection of new extension is set 1M further away than original rear extension. There is no change to the level of existing garden walls and party wall shared with No.31 Neighbours. The scale and design of new extension bears no impact on neither No.35 nor 31 Neighbours amenities.
The proposed extension and rear garden excavation sits well within existing settings of the site and will not cover more than 50% of existing original rear garden. All the proposed rear addition will reduce the original garden area from 52.5sqm down to 35sqm. Leaving 67.3% of rear garden land that will remain free of buildings and structures (Fig.1.6).
- 4.4 Appearance: In developing new rear elevation we have adopted a sympathetic and carefully considered design to ensure continuity of the character and settings of the street pattern. The new flat roof will be keeping with original finishes Proposed skylight will be subordinate both in size and low level fittings. The raised external walls will continue existing white painted render to match original elevation. The proposed bi-folds glazing of the rear elevation is not dominant and matches the existing elevation.
- 4.5 Sustainability: Use of double glazed insulated doors with gas filled spaces and low emissivity (low-E) coatings will minimize the loss of heat through glass. New warm roof build-up will not only protect the dwellinghouse from cold temperatures and large heating bills, but also from everyday wear and tear.
Combination of controlled and uncontrolled ventilation will maintain a healthy environment without the needless loss of too much heat.
The proposed development will make use of low energy lighting with some use of automatic on and off controls operated via motion and daylight sensors.
- 4.6 Landscape: Proposed rear garden landscaping will be preserved and enriched with some low maintenance shrubbery or evergreen plants. New garden patio and little courtyard will be finished in paving or timber planks matching to existing layout.
- 4.7 Use: The use of the house will remain as residential
- 4.8 Parking and Access: The proposal does not make any impact on any highway or public route. Access and parking for the existing house will remain unchanged

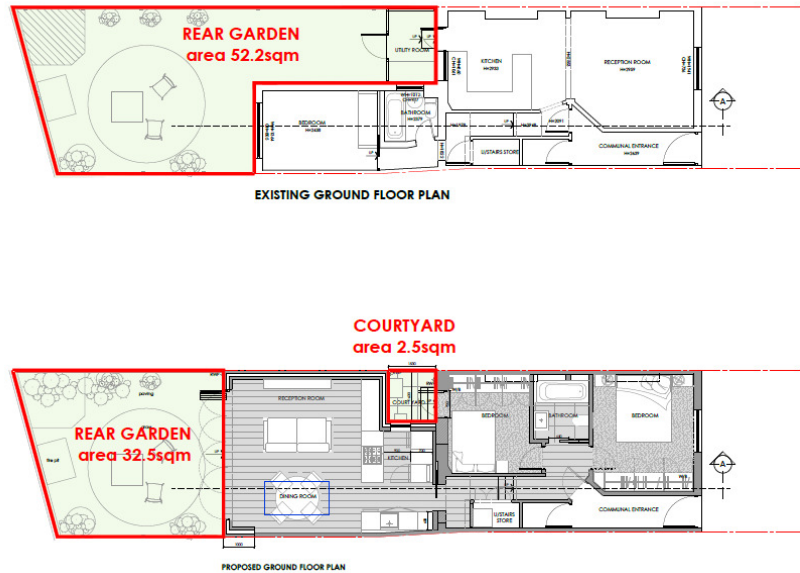


Figure 1.6 Rear garden ratio of built to unbuilt space



Figure 1.7 Os map showing irregularity in projection of rear extensions



5.0 Policy references

5.1 Camden Local Plan (2017)

5.1.1 Policy G1 – Delivery and location of growth

The Council will deliver growth by securing high quality development and promoting the most efficient use of land and buildings in Camden by:

- a. supporting development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site;

Response

The proposed ground floor extension will comply with Policy G1 in providing additional accommodation that does not harm living conditions of neighbours. The sympathetic and subservient scale design adds valuable additional family space and contributes positively to local character. The proposed extension leaves generous 67.3% of landscape that will remain free of buildings and structures (Fig.1.6).

5.1.2 Policy A1 – Managing the impact of development

The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity:

We will:

- a. seek to ensure that the amenity of occupiers and neighbours is protected;
- b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;

Response

The proposed ground floor extension will comply with Policy A1 in ensuring the protection of occupiers and neighbours amenities.

In the area there are a variety of single storey rear extensions – ranging between 3.8 to 7.4M long (Fig 1.7). The proposed full width extension with additional 1M projection will maintain subordinate relationship with the host property, area of rear garden and neighbouring settings. The proposed flat roof is set at 2.75M level, similar to extension at No.65A Leverton Street (2015/1155/P). No.35 Neighbours existing habitable windows are set significantly away from to the boundary and No.31 rear extension end façade is windowless. The proposed single storey rear extension will adhere to Policy A1 in not harming the amenity of occupiers/users and nearby properties through overshadowing, overbearing, unsatisfactory outlook, privacy or sunlight/daylight.

5.1.3 Policy D1 – Design

The Council will seek to secure high quality design in development. The Council will require that development

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage
- c. is sustainable in design and construction activities and land uses
- d. is of sustainable and durable construction
- e. comprises details and materials that are of high quality and complement the local character

Response

The proposed ground floor rear extension will comply with Policy D1 in carrying out all the new external work in materials that resemble, as closely as possible, in colour and texture those of the existing building, New walls will match white painted render and flat roof will be finished in dark grey fibreglass. Proposed skylight will be moderate in size and flush fitted and UPVC bi-folds will be of high quality and durability.



5.1.4 Policy D2 – Heritage

In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area

Response

The proposal will meet the Policy D2 in preserving and enhancing important elements of local character. New rear extension is subordinate in scale to host building. The area combines different size wings ranging between 3.8 to 7.4M long (Fig 1.7) and new extension matches all the present additions.

Subordinate scale and finishes material retain the distinctive characters of conservation area and contribute positively to the area.

5.2 Camden Planning Guidance (March2019)

5.2.1 Design

Camden is committed to excellence in design and schemes should consider:

- The context of a development and its surrounding area;
- The design of the building itself;
- The use of the building;
- The materials used;

5.2.2 Heritage

We will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and enhances the character and appearance of the area

5.2.3 Altering and Extending your Home

- Alterations should always take into account the character and design of the property and its surroundings.
- Windows, doors and materials should complement the existing building.
- Rear extensions should be secondary to the building being extended

5.2.4 Amenities

Developments should be designed to protect the privacy of occupiers of both existing and proposed dwellings.

Mitigation measures should be included to reduce overlooking

Outlook is the visual amenity enjoyed by occupants when looking out of their windows or from their garden.

Response

The proposal will comply with Policy CPG in appreciating the local character, adopting secondary to the host building design in terms of location, form and materials. The immediate neighbours outbuildings include rear roof terrace and couple of steel spiral staircases (Fig 1.3-1.4). The proposed full width rear extension will limit level of overlooking than already experienced. Scale and high quality detailing will improve the outlook enjoyed by occupants and neighbours. Garden views will remain screened with timber fencing to ensure overlooking is reduced to an acceptable level. The amenities of occupiers/users and nearby properties will not be harmed through overshadowing, overbearing, unsatisfactory outlook, privacy or sunlight/daylight.

6.0 Recent consent for similar development in the Area

18 Falkland Road NW5 2PX – planning ref 2019/0078/P

- Erection of roof extension, ground floor single storey rear extension, associated alterations

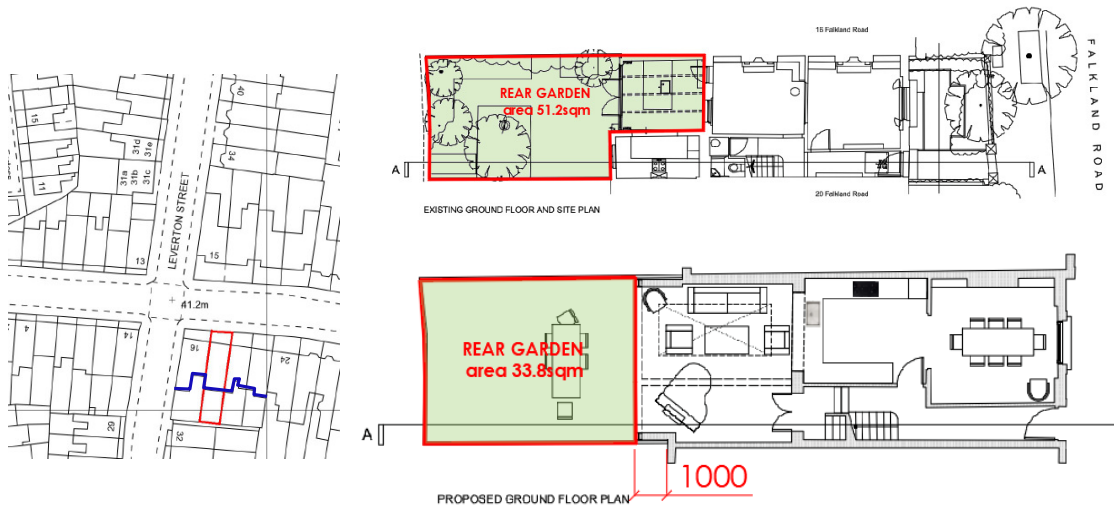


Figure 1.8 Os map

Figure 1.9 Existing plan (on top) and proposed plan

The consent on the proposed ground floor extension:

- setting of local rear extension irregular as shown in blue line
- projection of 1M beyond original façade of rear wing closet is acceptable in design and amenity space
- ratio between original and proposed garden area is 66.02sqm

7.0 Impact on the appearance and character of Area

- 7.1 The scale and form of proposal will be sympathetic and subservient to the existing style of the existing area and will not affect the conservation area character. The next door owner's amenity and privacy will remain unharmed. The amount of daylight and sunlight will not be affected.

We believe that the proposed works will not only preserve the heritage asset of the Kentish Town Conservation Area but enhance the streetscape bringing the building up to modern standards whilst being sympathetic to the CA

Prepared by

Bigger House Design