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### **Design and Access Statement**

38 Brookfield Park\_ Planning Application  
December 2019

## Introduction

38 Brookfield Park is a detached single dwelling converted from a house and GP's surgery. It is located on the northeast side of Brookfield Park, on the junction with Swain's Lane and St. Albans Road, within the Dartmouth Park Conservation Area. It is located in a predominantly residential area.

The property is three main storeys, plus basement. It has 2no. dormers on the rear elevation. The property is red brick with black painted timber windows and a concrete tiled roof.

## Existing and Proposed Uses

The current land use for the site is C3 – Dwelling Houses.

The proposed use is C3 – Dwelling Houses.

## Planning History

1. 2019/4902/P | Granted 11/12/2019  
Installation of 1x rooflight to the front slope and 1x rooflight to the rear roof slope
2. 2014/3859/P | Granted 01/08/2014  
Removal of existing concrete wall and erection of replacement brick built wall.
3. 2007/2143/P | Granted 27/07/2007  
Installation of 2no. dormers to rear elevation of single-family dwellinghouse (Class C3).

## Relevant neighbouring planning history

1. 2018/3845/P | Granted 23-11-2018  
2 Swain's Lane, London N6 6QS  
Extension to dwelling (Class C3) including installation of rear dormer window with Juliet balcony to main roof.
2. 2017/5198/P | Granted 09-11-2017  
5 Brookfield Park, London NW5 1ES  
Erection of a single storey rear extension to dwelling following demolition of existing rear extension, extension to existing raised terrace and 1x new side window.
3. 2017/0842/P | Granted 22-03-2017  
42 St Alban's Road, London NW5 1RH  
Erection of single storey rear and side extension.

## Pre-Application Advice

Pre-application advice was sought from Camden Council prior to the submission of this application [reference **2019/4070/PRE**].

Case Officer: Joshua Ogunleye

- The pre-application considered the proposed extension would not overwhelm the host property
- As the extension is proposed to be finished in London Stock Brickwork, it was deemed the extension would offer a positive contrast to the original dwelling, thus considered complimentary to the character and appearance of the host building
- It was suggested the proposed materials would help contribute to lessening the proposed extension's visual bulk and would provide a lightweight appearance
- The proposed extension will not be visible from the public realm, thus would considered to have neutral impact on the character and appearance of the conservation area
- Given the set back of the extension from the neighbouring properties, officers did not consider the scale and massing of the development to impact the amenity of these neighbouring properties, not create any sense of overshadowing or increased sense of enclosure. Nor was it considered to increase overlooking



image: aerial view of the front of 38 Brookfield Park





image: aerial view of the rear of 38 Brookfield Park





image: front elevation of 38 Brookfield Park



image showing existing ground floor extension to rear of 38 Brookfield Park



image showing existing balcony on rear elevation of 38 Brookfield Park



image showing view out of existing balcony from master bedroom of 38 Brookfield Park



## Policy Considerations and Application to Design

The proposal has been considered in reference to the National Planning Policy Framework (NPPF), the London Plan (March 2016), the Camden Local Plan (2017), Camden Planning Guidance [2019] and Dartmouth Park Neighbourhood Plan (2018).

Specifically, the following policies and guidelines have been considered:

- Policy A1 Managing the Impact of Development [Camden Local Plan 2017]
- Policy D1 Design [Camden Local Plan 2017]
- Policy D2 Heritage [Camden Local Plan 2017]
- Policy DC1: Enhancing The Sense of Place
- Policy DC2: Heritage Assets
- Policy DC3: Requirement for Good Design
- Policy DC4: Small Residential Extensions
- CPG Design
- CPG Amenity
- CPG Altering and Extending Your Home

The following sets out how the proposal meets the aforementioned planning policies and guidelines.

### Policy A1 Managing the Impact of Development

- the scale, massing and height of the proposal have all been considered in regards to the neighbouring properties and street scene
- through considered design, the proposal preserves and enhances the character of the area, whilst retaining amenity space to the neighbouring properties and providing sufficient amenity space for future occupiers
- the proposed scheme does not overlook nor would cause harm to the privacy of the neighbouring properties with no effect on the outlook of or sunlight/ daylight to the neighbouring properties

### Policy D1 Design

- the new development will deliver high quality sustainable design, responding to the positive and natural features of the site and improving and enhancing the street scene
- all materials will be responsibly and locally sourced where possible and be of the highest quality
- pre-application advice considered the development would contribute positively to the local urban context, enhancing

the street scene, identity and distinctiveness of the terrace

### Policy D2 Heritage

- the new development is compatible with the characteristics of the area, its buildings, spaces, scale, form and materials
- the proposal does not have a negative impact more adversely affects the character and appearance of the conservation area
- in the design process, the height, scale and mass of the new form has been considered in respect of the local context to ensure it relates to this urban typology
- the proposal is subordinate to the local context and considered to contribute positively to the urban context without impacting upon local heritage and character assets

### National Planning Policy Framework [NPPF]

NPPF offers guidance on design issues, paragraph 60 stating that:

*'planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to confirm to certain development forms or styles'*

In line with the NPPF the scheme seeks:

- to take the opportunities available for improving the character and quality of the area
- to adopt relevant sustainable measures to create an efficient building, which has less impact of the environment and in turn climate change
- enhances the existing green infrastructure to encourage biodiversity

## Design

The proposed alterations that constitute this application are:

1. Construction of a single storey extension at First Floor level.

### 1. Construction of a single storey extension at First Floor level

The existing layout at first floor provides a small balcony to the master bedroom.

We propose to enclose the existing balcony area as part of a study room with a sliding door to retain natural daylight and ventilation into the master bedroom when open. The extension will be constructed in brick of complementing tones to the existing brick. The study will be finished with a timber framed glazing to complement the brick tones that wraps around the side of the extension.

The extension:

- is subordinate in its mass and scale to the host building
- is not overly dominant or visually bulky
- does not result in significant loss of garden amenity to the rear
- does not impact upon the neighbouring properties or their amenity

Given the orientation of the balcony and the existing level, there will be no detrimental affect on the neighbouring properties, their amenity or their privacy.

### Land Use & Massing:

Total site area: 559 sq. m.

Existing Footprint: 160 sq.m

Existing GIA: 273 sq.m

Proposed Footprint: 160 sq.m

Proposed GIA: 276 sq.m

### Materiality

The design maintains materials found onsite, with complimentary brickwork and timber windows on the proposed rear extension.

### Sustainability

The design seeks to take advantage of natural ventilation and natural lighting where possible. Basic design principles have been carefully considered with the aim to reduce the environmental impact and requirement of the development.

The materials proposed will be of high quality and sustainably responsible. Where possible

materials will be sourced from local or UK based producers and suppliers.

### Refuse and Recycling

Residential waste collection will remain as existing.

### Access

The proposal is designed in accordance with part M of the building regulations.



## Precedents



## Conclusions

The alterations set out in this document are not contentious and hold validity under planning.

The proposal is sympathetic to the existing scale and mass of the dwelling and the materials used will be of the highest quality. The development requires minimal change to the rear elevation and retains the character of the property.

The addition of a refined but complimentary extension is a well considered and sensitive approach that ultimately adds value to the character of the property and further enhances the surrounding area. The scale, size and massing of the rear extension is proportionate to the size of the house.

The proposed works help to maintain a family home in which the owner can remain for the foreseeable future.

It is our view that the alterations proposed do not adversely impact on the building setting and appearance, nor that of the surrounding area but instead enhance it's character in a contemporary manner.



## PRACTICE PROFILE

Russian for Fish is a young award-winning architectural practice based in London. We have built a reputation as a go-to practice for elegant, playful simplicity – characterised by minimal materials and a human touch. With projects throughout the UK – from the Isle of Arran to East Sussex – our work spans renovations, new builds, exhibition design and product design, and has earned us inclusion in the Architecture Foundation's publication, *New Architects 3*.

### Publications

The work of the practice has been published in professional journals as well as national newspapers and magazines in the UK and abroad. Recent publications include *Wallpaper\**, *Dezeen*, *The Evening Standard*, *The Independent*, *Archdaily* and *RIBA Journal* (UK).

### Selected Awards and Exhibitions

- 2017 – Chestnut Road Selected for NLA Don't Move Improve! 2018 Exhibition
- 2017 – Walford Road Selected for NLA Don't Move Improve! 2018 Exhibition
- 2016 – College Road NLA Don't Move Improve! 2016 Special Prize
- 2015 – AM Live Work shortlisted for the New London Awards
- 2015 – College Road shortlisted for the AJ Retrofit Awards
- 2013 – Crane TV, Featured Architectural Practice online video.
- 2012 – Tapestry Court Pavilion shortlisted for NLA Don't Move Improve!
- 2006 – Bermondsey Tea Set, first place, Southwark Council. Bermondsey Square redevelopment proposal.

