

# Design + access statement

Prepared on behalf of Susan Bovell

## Proposed loft conversion

at

**Ambridge Cottage**  
Sandy Lane, London NW3 7EY

doc ref: **04/A4/224**

date: **June 2020**



*Front elevation of Ambridge Cottage on the right with neighbouring property, Sandy House, to the left. Just seen to the rear, no. 3 Sandy Road.*

## **1.0 Introduction**

1.1. This Design and Access Statement has been prepared on behalf of the homeowner, Susan Bovell, in support of a detailed planning application for a loft conversion at Ambridge Cottage.

1.2. This statement should be read in conjunction with all the information submitted under the planning application, all as listed on the Document and drawing issue sheet, which provide a full description of the proposals.

1.3. References to numbered views within this document refer to the site photographs, sheets 1 and 2, documents 04/A3/222 and 223.

1.3. This document is written with reference to the following Camden Planning Guidance documents:

- Altering and extending your home
- Design

1.4. The application site is within the Hampstead Conservation Area.

## **2.0 Location + context**

2.1. Ambridge Cottage is one of a semi-detached pair of non identical residential properties situated amongst a small collection of houses in the north east corner of Golders Hill Park. The cottage's end elevation faces North End Road, opposite the Old Bull and Bush Pub (view 5). The cottage is set back from the road behind parkland by approximately 50m (view 6).

2.2. The cottage is accessed by a narrow footpath (view 4), which leads up a gentle slope to the small front garden and then snakes around the corner past the next-door property, Sandy House, to Sandy Road.





*View looking west from outside The Old Bull and Bush pub, across North End Road. Sandy Road can be seen to the right of the photograph and the side elevation of Ambridge Cottage is set back behind the trees to the left.*

2.3. Both Ambridge Cottage and its semi-detached neighbour, Sandy House, are viewed from the front in a dip as the land behind the pedestrian access path slopes up steeply to the wooded West Heath and Golders Hill Park beyond. (view 2, 8, 10 and 11).

2.4. The properties in this small collection of houses along Sandy Road and Heath Passage are all of a similar Victorian cottage style with yellow brick or rendered facades, timber doors and windows and tiled roofs. Many of these properties have already been altered to provide extra accommodation in the roof, including a mansard extension to the next door cottage, Sandy House, and dormers to properties along Sandy Road (view 3).

### **3.0 Description of proposal**

3.1. Ambridge Cottage is a very small, two-storey residence consisting of a living room and single storey kitchen extension on the ground floor, and a bedroom and bathroom on the first. There is a small front garden and a paved yard to the rear.

3.2. Planning permission was granted at the end of last year to extend the kitchen across the back of the cottage, application reference 2019/3570/P. Construction was due to start this spring but has been delayed because of the Coronavirus lock down. Hopefully work can start at the end of the summer when the contractor has availability. Therefore the proposal drawings for this application show the new kitchen completed.

3.3. This application proposes creating additional accommodation by extending into the roof to create an additional bedroom and en-suite shower room. It would then be possible for first floor bedroom to have an alternative use as an office.

3.4. The proposed new roof profile raises the ridge line by 500mm, this keeps it below that of the neighbouring semi-detached cottage but gives adequate head height internally (within CPG guidance of 2,300mm at the highest point). The traditional duo-pitch profile is slightly altered to have a mansard-like shape, echoing that of its semi-detached neighbour, to create more usable space within the new accommodation without having to add unsightly and out of keeping bulky dormers which would overwhelm the small cottage. The existing rendered flank wall will be extended up to accommodate the new ridge height with the existing chimneystack also raised up to suit. The current eaves levels front and rear will be preserved to maintain the existing proportions.

3.5. Two new 821x1,425mm conservation rooflights are proposed front and rear for the new room. In addition, one of the small existing conservation rooflights will be reused at the rear for the new en-suite.

3.6 The new roof and extended flank wall will be constructed to match all existing details and finishes.

## 4.0 Design

### CPG Altering and extending your home

4.1. The introduction to this CPG states the key messages within the document to be:

- ***Extensions and alterations to houses or flats should be of high quality and always take into account the character and design of the property and its effect on its surroundings and the amenity of neighbours.***

4.2. We believe, as detailed below, that the proposals adhere to this key message and to all the requirements contained in the CPG **Section 2. Design excellence for houses and flats**

- ***Refer to section 2 para 2.1. Good practice principles.***
- ***Refer to section 2, para 2.5 – 2.7. Materials and other alterations.***

The proposed loft conversion as been carefully designed to preserve the existing Victorian cottage aesthetic and constitutes a high quality addition to the property, respecting the historical context of Ambridge Cottage and it's neighbours. The slightly altered roof profile with its raised ridgeline remains subservient to the neighbouring cottage, Sandy House. Preservation of the original eaves line reinforces this with Ambridge cottage remaining as the diminutive partner. Flush, conservation rooflights, which keep the new windows within the roofline, rather than the addition of prominent dormer windows, go further to keep the new conversion quietly polite and unobtrusive.

- ***Refer to section 2, para 2.8. Original surface materials***
- ***Refer to section 2, para 2.9 – 2.11. Roofs***

The raised flank wall and rebuilt chimneystack will match all the existing details and materials. The original clay pots will be reinstated on the rebuilt stack. The new roof will reuse the existing clay tiles, including ridge tiles and any additional tiles required will be sourced second hand to match the existing. All flashings will be lead.

- ***Refer to section 2, para 2.13 External pipework.***

The existing external pipework will remain unaltered.

- ***Refer to section 2, para 2.12. Walls***
- ***Refer to section 2, para 2.16-18 Painting, rendering or cladding of brickwork.***  
Any making good required to original rendered walls will be carried out in accordance with the CPG guidelines, together with matching the colour of the new render.
- ***Refer to section 2, para 2.14. Brickwork or stonework***  
Any making good or additions to the existing stonework details will match the original in all respects and be in line with the CPG guidance.

4.3. We believe, as detailed below, that the proposals adhere to all the requirements contained in the CPG **Section 4. Roofs, terraces and balconies**

- ***Refer to section 4, para 4.1. General principles:***  
Rooflights, additional storeys, dormers, mansards, terraces, balconies and other roof alterations are likely to be acceptable where:
  - There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape
  - Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;
  - There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

The Victorian cottages and houses in Sandy Road and Heath Passage that surround Ambridge Cottage consist of a variety of forms and designs. Many have been altered and added to over the years and have an eclectic mix of roof extensions mansards, dormers, balconies, roof terraces.

As detailed in the submitted drawings, where the front and rear elevations show Ambridge Cottage together with it's semi detached neighbour, the proposals for

Ambridge Cottage consist of a sensitively altered roof that has been designed to be subservient to it's neighbour and retain its current smaller cottage form.

A mansard roof or dormer designs have been deliberately avoided to reduce the impact of the alterations and instead, the original eaves have been preserved and the ridgeline only slightly lifted in order to achieve the desired additional headroom and hence, much need additional, useable accommodation. The roof remains below that of its neighbour.

All materials and finishes will be matched to the existing or reused or sourced second hand substitutes. All existing details will be replicated.

- ***Refer to section 4, para 4.15 - 4.16. Rooflights***

As the guidance states the proposed conservation rooflights have been chosen so that they are subordinate in both size and number. They will be fitted in line and flush with the roof pitch and will not be visible from most viewpoints on the approaches or around the buildings

4.4. As Ambridge Cottage is within the Hampstead Conservation area, this report also refers to the Heritage section of CPG design.

## **CPG Design**

### **4.5. Section 3. Heritage**

key messages within this section include:

- ***Camden has a rich architectural heritage and we have a responsibility to preserve, and where possible, enhance these areas and buildings.***

Refer to para. 3.4 General principles for the protection of heritage assets.

We believe that the proposals preserve the heritage character of Ambridge Cottage, as detailed in the submitted drawings and within this document, whilst enhancing the occupant's ability to live comfortably in the cottage with space living and working.

- ***The Council will only permit development within conservation areas that preserves and where possible enhances the character and appearance of the area.***

Refer to para. 3.9 – 3.10. Effects of conservation area status.

We believe that the proposals are subordinate to the existing cottage and it's immediate neighbours and therefore sensitive and in keeping with the surrounding historic architecture.

The relatively small increase in ridge height will be mainly be concealed by the surrounding trees and heathland and will preserve and possibly enhance the character and appearance of the area.

## **5 Conclusion**

5.1. The proposals are very minor in scale but we believe, will be of a huge benefit to the living standards of the occupants whilst the designs are sensitive to the heritage context and will preserve the character and appearance of the area.