

Design and Access Statement
FLAT 2, 7 BUCKLAND CRESCENT, LONDON NW3

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1. INTRODUCTION

This Design and Access Statement relates to an existing flat ('Flat 2') located on the raised ground floor of a converted semi-detached house situated at 7 Buckland Crescent, London NW3.

The proposal is the replacement of an existing conservatory (the Existing Conservatory) located on the rear elevation at the raised ground floor of the property.

This document should be read in conjunction with the submitted drawings and required application forms.

This Design and Access Statement firstly contains a description of the existing building and the Existing Conservatory, followed by a summary of relevant planning policies and planning history. There is then a description of the proposal set out in accordance with the recommendations of CABE's *Design and access statements How to write, read and use them* (2007).

2. DESCRIPTION OF EXISTING BUILDING

7 Buckland Crescent is a Victorian semi-detached house located in the Belsize Park and the Belsize Conservation Area. The house was developed in around the mid-1850's and forms part of a row of Italianate, stuccoed 'paired' villas fronting the south-side of the Crescent, most with substantial rear gardens and smaller front yards.

The house is typical of this part of Belsize Conservation Area, comprising three main storeys, an 'attic' level and a lower ground floor. The roof is hipped with overhanging eaves and clad in slate tiles.

7 Buckland Crescent was converted into flats in 1985, together with a widening of the property with a 4-storey extension added to its west elevation (the 'Conversion' - Planning reference: PL/8500145/R3). Various other substantial alterations have subsequently been made to the house, such as the erection of the Existing Conservatory, a rear extension on lower ground Floor, and the loss of the front garden and enclosure wall to form car parking, the details of which are set out in section 4 below.

Flat 2 is currently arranged as a two-bed flat. It has been subject to various works post-Conversion internally and externally, such as the Existing Conservatory.

The Existing Conservatory measures some 6.6m by 3.2m in plan and around 3.1m tall with corresponding openings in the external wall connecting the Conservatory to the interior of the flat. Possibly erected in around 1990, the Existing Conservatory occupies in plan part of the roof of the extension on the lower ground floor. The construction of the Existing Conservatory comprises extruded self-coloured aluminium frames with double-glazed windows which extend via a curved eaves detail to also form the roof. The aluminium frame sits on a rendered 'dwarf' masonry wall which is approximately 600mm tall. Due to the curved eaves, rainwater is drained via a gutter fixed to the top of the dwarf wall. The Existing Conservatory is in a dilapidated state: the roof had been over-clad by previous owners to prevent leakage to the interior with corrugated plastic sheeting supported on timber battens.

3. PLANNING POLICY AND GUIDANCE

The key planning policies relevant to 7 Buckland Crescent are as follows:-

- CS14 Promoting high quality places and conserving heritage.
- Local Plan D1 requiring design that respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage; is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation; comprises details and materials that are of high quality and complement.
- Local Plan D2 the preservation and, where appropriate, enhancement of heritage assets and their settings, including conservation areas.
- 7 Buckland Crescent does not form part of the properties that have been identified in *Conservation area statement 9 - Belsize* (2003) as being 'unlisted buildings which make a positive contribution to the area'. There are also no features at 7 Buckland Crescent identified in the streetscape audit which enhances the streetscape of the conservation area.
- CPG1 Design (2018) states in relation to alterations and extensions that windows, doors and materials should complement the existing building. It also states that new windows should "match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening".
- CPG *Altering and extending your home* (2018) provides, amongst other elements, further detail in relation to rear extensions and conservatories. Para 3.1 and 3.6 (the latter relating specifically to conservatories) notes that conservatories should have a form, scale, architectural style and materials that are sympathetic to the existing building. The CPG further notes that care should be taken to avoid overlooking and light spillage affecting neighbouring properties including any flats located above the conservatory.
- *Belsize Conservation Area Design Guide* (the Design Guide) states that Article 4(1) Direction applies only to the fronts of houses, and the sides of houses which face the street, and includes single family dwelling houses and houses converted to flats. There is otherwise no guidance in respect of the rear elevations of properties. Amongst the reference publications, the Design Guide includes Kit Wed's *The Victorian House* (2002).

4. PLANNING HISTORY

The following consented planning applications apply to 7 Buckland Crescent, its paired neighbour at 5 Buckland Crescent, and neighbouring 9 Buckland Crescent:-

7 Buckland Crescent

PL/8500145/R3	Conversion of single-dwelling house to flats and widening of building with 4-storey side extension to west elevation
PW9702113	Details of first floor balcony and railings in connection with planning consent on appeal

2009/0771/P	Erection of rear extension at lower ground level of existing Flat 1
2012/0970/P	Creation of dormer window and inset terrace in rear roof slope to existing top floor Flat 4
2013/3143/P	Certificate of lawfulness for use of front paved forecourt area as hardstanding for car parking

5 Buckland Crescent

PW9802300R2	Installation of a dormer window with an inset balcony to the rear roof slope and a rooflight to each of the side and the front roof slopes (possibly not implemented)
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9 Buckland Crescent

8700082	Erection of an extension to rear at lower ground floor level with glazed conservatory above at raised ground floor level
8700236	Conversion including erection of two-storey rear extension incorporating a roof terrace
2006/5774/P	Erection of conservatory at rear lower ground floor flat with two roof lights, an infill extension at lower ground floor level under existing cantilevered upper ground floor level side extension, alterations to fenestration at lower ground floor level including a new entrance door and new windows, and erection of a gazebo in rear garden

In summary, the 4-storey side extension in 1985 has changed the original proportion of 7 Buckland Crescent and added a row of windows to the rear elevation. The later addition of a rear lower ground level extension and inset terrace at rear roof level has further altered the original appearance of the rear of the building.

The Existing Conservatory is architecturally inconsistent with the Victorian context because of its curved glazed eaves feature and rainwater gutter affixed essentially to the base of the Conservatory. The installation of an extensive drainage pipe and a satellite dish compounds the reduction of the original heritage value of the rear façade (Fig 1 below).

The accumulation of non-original elements is repeated at 9 Buckland Crescent with similar lower ground floor rear extensions, side extensions and conservatory (Fig. 2 below).

The rear elevation of 5 Buckland has been relatively better preserved save for the following additions: French doors, Juliette balcony and awning at raised ground floor level; and horizontal drainage pipe at First Floor. The rear elevation is predominantly in brick; it is not clear whether stucco was removed or was built in such a way such that the rear elevations of 5 Buckland Crescent is not consistent with 7 Buckland Crescent (Fig. 3 below).

5. PROPOSAL - USE, SCALE AND APPEARANCE

The proposal is the replacement of the Existing Conservatory, and therefore its Use will remain the same.

The proposed conservatory comprises a lean-to aluminium frame which sits on the existing dwarf wall. The front and side elevations will have new double-glazed, fixed and openable

windows in painted aluminium frames. The number of windows has been selected to produce a proportion of window which mimics the size of the openings of the windows of the main building. The colour of the frames is proposed to be white matt or satin-gloss to match the existing windows of the main building of 7 Buckland Crescent. The side elevations will have obscured glazing to maintain privacy.

The pitched roof is proposed to be clad in a standing seam metal such as zinc or lead.

The scale of the proposal replicates the plan footprint by retaining the existing dwarf wall, upon which will sit the frame of the replacement conservatory as described above. The height of the ridge of the roof is to be as the existing.

The basic form of the replacement conservatory essentially replicates the existing but removes the incongruous curved eaves detail of the Existing Conservatory, replacing it with a conventional eaves detail typical of a Victorian residential dwelling.

The proposed roof covering is different to the existing. It is not possible to replicate the fully glazed roof as per the Existing without failing the current energy conservation aspect of the Building Regulations (Part L1B). This is in line with Policy Local Plan D1 which promotes sustainable development.

There are some precedents of conservatories in Wedd's *The Victorian House* which are not extensively glazed (Figure 4) and also in Belsize Park where extensions at raised ground floor level (and in some cases higher) adopt a solid roof and sympathetic form and materials (Fig. 5).

The materials explored included slate to match the existing main roof. This has been changed to a metal clad roof as suggested by Camden's planning department in response to comments received by Camden from the Belsize Park Area Advisory Committee. The view is that metal is visually lighter and more consistent with the material palette of the conservatory (as opposed to an 'extension').

It is also proposed, to promote the sustainability agenda, that the existing flat roof on which the conservatory sits is overlaid with a 'green' roof (biodiverse or sedum roof covering).

In summary, the proposal considers the form, scale, architectural style and materials in accordance with CPG *Altering and extending your home* (2018). The use, scale and appearance of the proposal are considered, in the context of the precedent of the Existing Conservatory, not incongruous with CS14, D2 and CPG1 and promotes D1 in terms of sustainability. It is considered that the proposal would tidy up the appearance compared with the Existing Conservatory and not adversely impact the appearance of the conservation area and streetscape which are focussed entirely on the front elevation of the property.

6. PROPOSAL - ACCESSIBILITY, SERVICES AND TRAFFIC

The proposal does not change existing access arrangements, the levels of use of the highway, or rainwater and foul water drainage system.

7. FLOOD RISK

Flood risk has no bearing on the nature of this application. The proposal is not impacted by flood risk and vice-versa.

8. CIL

The proposal includes no increase of floor area: CIL does not apply.

9. CONCLUSION

The use, scale and appearance of the proposal is considered as not detracting from the character or appearance of the local context. The proposal will have no material impact on the amenity of the neighbouring residential properties.

APPENDIX

Fig. 1 Existing rear elevation of 7 Buckland Crescent

Fig. 2 Existing rear elevation of 9 Buckland Crescent

Fig. 3 Existing rear elevation of 5 Buckland Crescent

Fig. 4 Extract from Kit Wedd's *The Victorian House*

Fig. 5 Examples of conservatories at raised ground floor level and above.



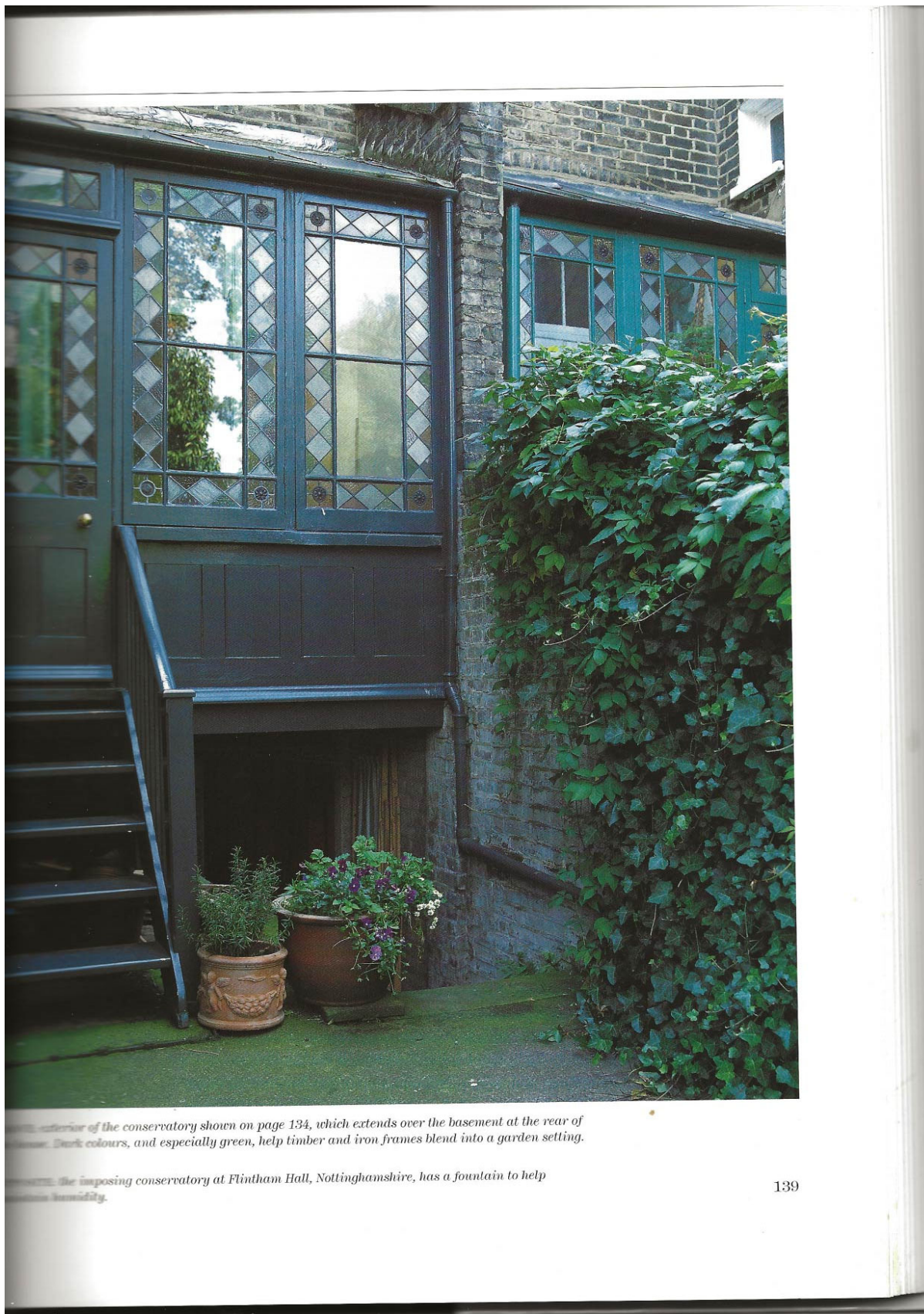
Fig.1 Existing rear elevation of 7 Buckland Crescent



Fig. 2 Existing rear elevation of 9 Buckland Crescent



Fig. 3 Existing rear elevation of 5 Buckland Crescent



interior of the conservatory shown on page 134, which extends over the basement at the rear of the house. Dark colours, and especially green, help timber and iron frames blend into a garden setting.

Moreover, the imposing conservatory at Flintham Hall, Nottinghamshire, has a fountain to help reduce humidity.

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Fig. 4 Extract from Kit Wedd's *The Victorian House*



Fig. 5 Examples of conservatories at raised ground floor level and above.