

**Design and Access statement**  
to accompany the Planning Application  
for the development at

**30 Cressy Road NW3 2LY**

**PROPOSAL:**

Erection of single storey rear/side extension and rear dormer extension

**APPLICANT:**

Mr B Turner

**Prepared by:**

You Architecture Ltd.

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Revision (B)



Cressy Road, street view

## 1.0. INTRODUCTION

- 1.1. This Statement is prepared in support of a planning application for the proposed development located in the Mansfield Conservation Area. The purpose of this statement is to provide an analysis of the character and appearance of the proposal, which will help form the basis for making sustainable decisions about the development. The local policies require householders to apply for planning permission for works that would not normally require such consent. It does not prevent change, but ensures that alterations are carried out sympathetically.

## 2.0. THE PROPOSAL AND ITS CONTEXT

- 2.1. The proposed works comprise:

“Erection of single-storey rear/side extension and rear dormer extension”

- 2.2. This proposal concerns an existing building at:

“30 Cressy Road NW3 2LY”

The site location is situated at the start of Cressy road, close to the junction with Constantine Road (North end). The site is bounded by a terrace of similar properties. The existing properties are set back from the road with gated front gardens and there are private rear East facing gardens. The building has three main floor levels with a split level in the rear return of the house from the main entry level. The property has a duo pitch roof construction with an undeveloped roofspace area accessed from the top floor landing. There is one main entrance to the building and the main door is located on Cressy Road. The rear of the building is original.

Cressy Road is a long residential street from Fleet Road to Constantine Road, with Agincourt Road in between, within a residential area between Hampstead and Gospel Oak. It is also very near the busy commercial roads of Pond Street, Fleet Road and Mansfield Road, with numerous retail shops, restaurants and local bus routes etc.

The buildings in the street are residential as are those in the surrounding streets. The surrounding buildings are of similar form, being 3-storey in height with slated / tiled pitched roofs. The form and massing of the buildings in the area and the detailing of the buildings are consistent.

### **3.0. PLANNING POLICY CONTEXT:**

3.1. We considered the following policies to prepare this application:

- National Planning Policy Framework
- The London Borough of Camden Local Plan

#### **Listing and Conservation Area.**

The subject building is not listed but is in the Mansfield Conservation Area. The area was originally developed in the 2nd half of the 19th Century, and with only a few exceptions, the area remains as it was completed in 1899. There is an overall uniformity to the area established by the similarity of the heights of the houses and the use of materials and features. Mansfield Conservation area statement notes – The special nature of this area is that the uniformity of the standard building type gives the area the quality that first established it as a candidate for Conservation status. The strong cohesive identity of the Conservation Area effectively means that the original buildings make a positive contribution. Within Mansfield Conservation Area, there are many interesting examples of historic rear elevations. The original historic pattern of the rear elevations within a street is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern.

### **4.0. DESIGN:**

#### **Quality.**

The proposed design provides high quality standards of natural daylight, privacy and outlook, natural ventilation to habitable spaces, private amenity space, safety and security, as well as protection from pollution, noise and light.

#### **Outlook.**

The gardens are of an average length and they are faced by similar gardens and the rear elevations of the properties of Mackeson Road. There is an existing garden wall to the left and an average garden wall to the right, which screens the garden from the adjoining neighbours.

#### **Materials.**

The existing building is constructed of London Stock Brick with cast stone details. The pitched roof is finished with slated roof tiles. All external materials will match the existing.

#### **Scale.**

The scale and mass of the proposal has been established from the surrounding heights and depths of the neighbouring properties. The scale of the new extensions is matching the neighbouring buildings in size, height and style. The new rear dormer appears subordinate and is within the requirements of the local Planning Policies.

### **Landscaping.**

The rear garden will continue to provide amenity space as existing. The completed building will not make a negative impact on the character and quality of its surrounding gardens.

### **Historic Impact.**

Existing characteristic features i.e. doors, windows, roof details have been retained so that the building can retain its original style. The scale of the building and especially its roof line has been retained, and has not been affected by the development. The proposed features and detailing are complementary to the original dwelling.

### **Appearance.**

The new extensions will match the style and size of the original house and adjoining buildings. The proposals do not affect the character and appearance of the existing Conservation area.

### **Use.**

The existing use as a residential property is enlarged and enhanced by extending within reason, which will be consistent with many other properties with similar developments around it.

### **Layout.**

The layout assists to a better functioning of the building for the future occupants.

### **Established precedents.** (Other Properties within the Area with the similar Developments)

#### Cressy Road

Number 16, 18, 28 & 32: Large Dormer Loft Conversions and Ground Floor Side Extensions

Numbers 24 & 26: Smaller Dormer Loft Conversions and Ground Floor Side Extensions

#### Mackeson Road (Opposite at the Rear of Cressy Road)

Numbers 1, 5, 9, 17 & 31: Loft Conversions with Rear Dormers and Ground Floor Side Extensions.

Number 11: Loft Conversion with Rear Dormers and a Side/Rear Conservatory Extension.

Number 15: Erection of a Single Storey Rear and Side Wraparound Extension.

Number 33: Rear and Side Ground Floor Extension.

#### Constantine Road

Numbers 74, 76, 84, 86, & 88: Large Dormer Loft Conversions

#### Agincourt Road

Numbers 29, 31, 35, 39 & 41: Smaller Dormer Loft Conversions

Numbers 33 & 37: Smaller Dormer Loft Conversions with Rear Ground Floor Extension

## **5.0. ACCESS:**

The front access will be retained as original. The rear access has been improved as new rear access door to the rear garden area has been provided. This will allow accessibility to this area, through a level threshold. The proposals do not affect the internal access within the building.

## **6.0. SUMMARY:**

The building within its context has demonstrated its potential to accommodate the proposed extension scheme. The residential nature of the area and its relationship with adjacent buildings enables the proposal to integrate well within its context without causing detrimental impact on either the immediate or surrounding areas. The style and scale of the proposal is in keeping with the local character and appearance, whilst paying close attention to detailing and use of materials, which are essential for the preservation of the Conservation Area.

To conclude, the proposed scheme complies with the principles of the NPPF and the guidelines contained within local policies. It is therefore considered that the proposal is a reasonable, modest and appropriate addition.

The National Planning Policy Framework (NPPF) states that decision-takers at every level should seek to approve applications for sustainable developments where possible and that applications should be considered in the context of the presumption in favour of sustainable development. This statement demonstrates that the positive contributions to the sustainable development would outweigh any possible disadvantages of the proposal. There are no material considerations that would justify a decision other than to grant planning permission. On balance, it is politely requested that the permission for the reasonable scheme is granted with the inclusion of any conditions deemed necessary.



































































