

RISE



# 12 Cressy Road, NW3 2LY

Design, Access & Heritage Statement for Side Window

Client

Mr + Mrs Monteiro  
Planning  
May 2021  
CSY-3-03-RT-0001  
1 of 29



Client	Mr + Mrs Monteiro
Presentation	Planning
Date	May 2021
File	CSY-3-03-RT-0001
Page	2 of 29

Consultant Team

0.0 Executive Summary	
0.1 Proposal Summary	
0.2 Planning Summary	
1.0 Assessment of Site and Surroundings	
1.1 Location and History and Listed Buildings in Vicinity	
1.2 Context and Character	
2.0 Relevant Planning Policy Summary	
2.1 Relevant Planning Policy Summary	
2.2 Relevant Planning History	
3.0 Site Analysis	
3.1 Site Photographs	
3.2 Historic Impact	
3.3 Existing Axonometric View	
3.4 Existing Plans	
3.5 Existing Elevations	
3.6 Existing External Views	
4.0 Design	
4.1 External Alterations	
4.2 Proposed Plans	
4.3 Proposed Elevations	
4.4 Proposed Section	
4.5 Proposed Axonometric	
4.6 Proposed Perspective Section	

Client	Mr + Mrs Monteiro
Presentation	Planning
Date	May 2021
File	CSY-3-03-RT-0001
Page	3 of 29

Consultant Team

Client	Mr + Mrs Monteiro 12 Cressy Road NW3 2LY
Architect	RISE Design Studio Ltd. 17 Lonsdale Road London NW6 6RA



0.1 Practice Introduction

RISE Design Studio is an innovative contemporary architecture practice based in London, making schools and houses, dealing with England and Ireland’s diffuse light and absolute materiality. Architecture is experienced emotionally, felt through the skin as much as viewed through the eyes. For this reason, since Sean Ronnie Hill founded the studio in 2011, there has been a strong focus equally on the physicality of their work as on its conception. Our work is informed by an awareness of place and context, craft and materiality, local climate, inclusion of sustainability, a consideration of form, and an understanding of the simplicity and quality of well-made buildings. We approach every project as a unique and singular opportunity. Through discussion, observation and research, informed by our considerable project experience, we engage in a critical investigation of each project’s needs and constraints – with the objective of delivering the highest level of design quality, and buildings which are practical, inspiring and beautiful. Our work is also characterised by a rigorous and analytical approach to function and planning, and a thorough process of refinement which is applied to





Client	Mr + Mrs Monteiro
Presentation	Planning
Date	May 2021
File	CSY-3-03-RT-0001
Page	5 of 29

0.1 Proposal Summary

This report outlines the proposal for a dormer extension to the rear of the property at 12 Cressy Road, NW3 2LY, in the Borough of Camden.

Our clients, Mr+Mrs Monteiro, wish to add a long singular window pane to the side of the house, to allow more light into the room at the rear of the property.

0.2 Planning Summary

The site is located in the Mansfield Conservation Area, so the changes to the property have been carefully considered in line with the management plan.

In line with the management plan, the front facade has been left in tact and the changes to the rear facade are not visible from Cressy Road.

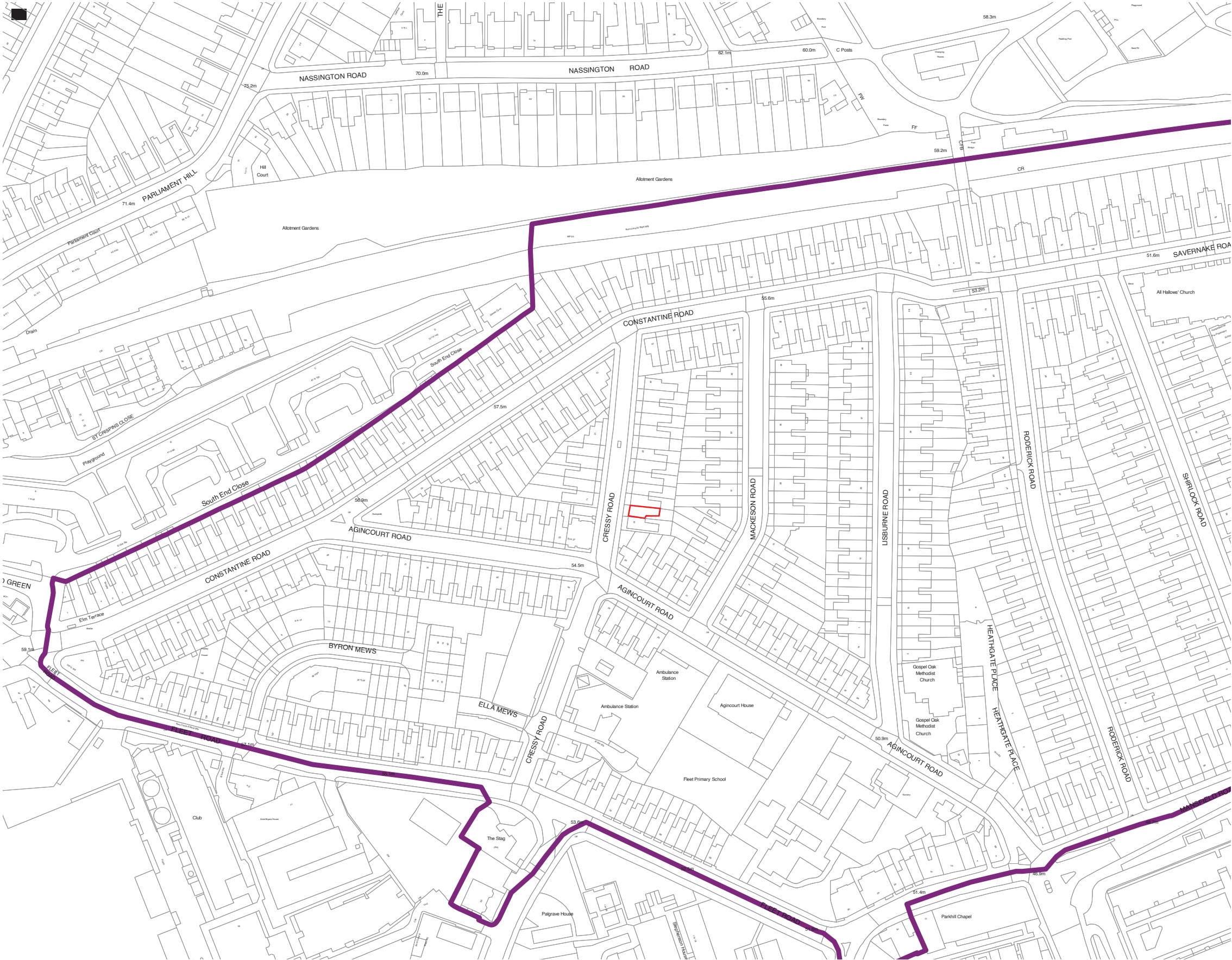
The materials are to remain sensitive to the existing context and character of the area and all execution is to be of a high quality.

Client	Mr + Mrs Monteiro
Presentation	Planning
Date	May 2021
File	CSY-3-03-RT-0001
Page	6 of 29

1.1 Location + History

Located in Hampstead, London, the property is a three-storey Victorian terraced house which mirrors neighbouring houses around it, forming part of a coherent example of late 19th century urban residential development.

The property is situated in the Mansfield Conservation Area, which means that particularly on the front facade on Cressy road, the building must adhere to the architectural style of the area.





Client Mr + Mrs Monteiro  
Presentation Planning  
Date May 2021  
File CSY-3-03-RT-0001  
Page 7 of 29







Client	Mr + Mrs Monteiro
Presentation	Planning
Date	May 2021
File	CSY-3-03-RT-0001
Page	8 of 29

Relevant Planning Policy Summary

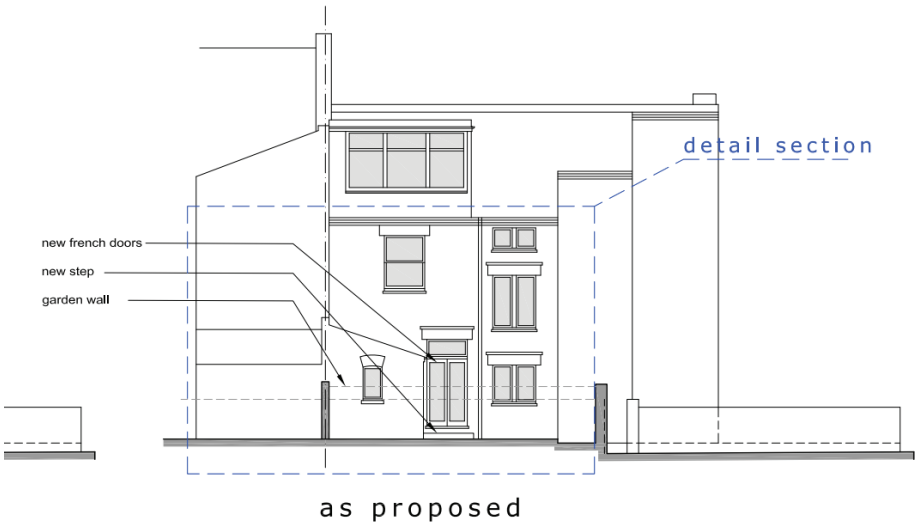
- a. Mansfield Conservation Area Appraisal and Management Plan
- b. Home Improvements CPG Jan 2021
- c. Design CPG Jan 2021
- d. Permitted Development Rights for Householders, Technical guidance

Relevant Planning History

There have been several relevant planning applications on record for the neighbouring properties:

33 Constantine Road. 2020/2113/P. "Alterations to rear roof lights, rear 2nd floor fenestration..." GRANTED

72 Constantine Road. 2019/0697/P. "Alterations to rear ground floor windows and door to provide like-for-like double glazed replacements, including replacement of window with French doors and glazed panel above, and creation of 2 new windows within new openings." GRANTED



13 Cressy Road Proposed Dormer



Rear Window Addition to 33 Constantine Road



Location Plan



Client Mr + Mrs Monteiro  
Presentation Planning  
Date May 2021  
File CSY-3-03-RT-0001  
Page 9 of 29

3.1 Site Photographs







Client	Mr + Mrs Monteiro
Presentation	Planning
Date	May 2021
File	CSY-3-03-RT-0001
Page	10 of 29

### 3.2 Historic Impact

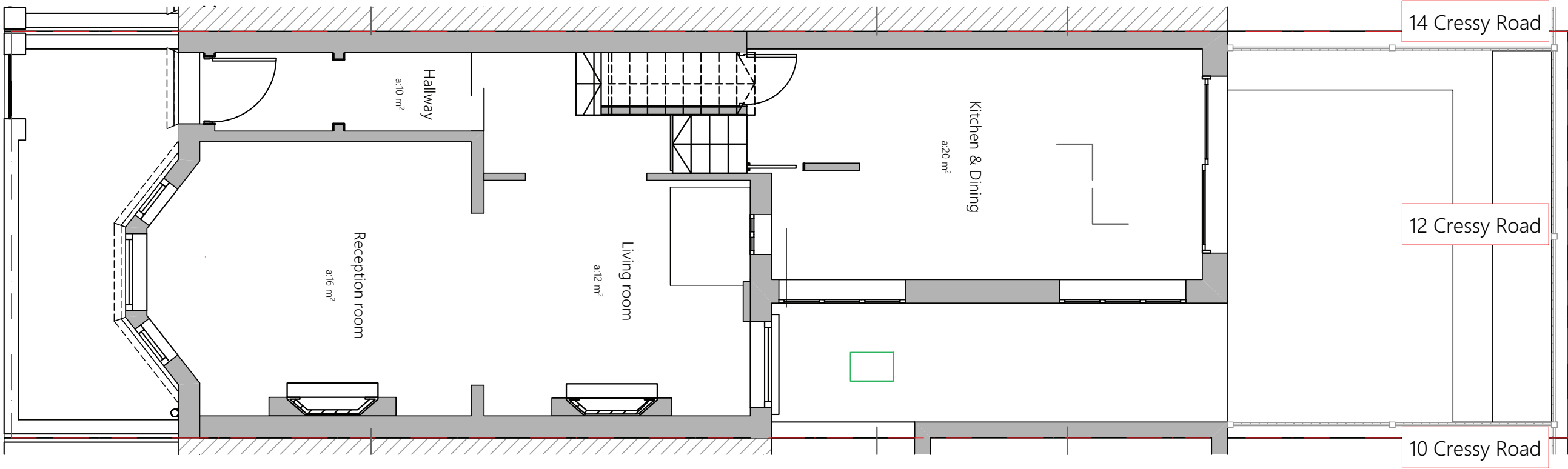
Existing characteristic features including doors, windows and roof details have been retained so that the building can retain its original style. The scale of the building, especially the scale of the building’s roof line, have been retained, and have not been affected by the proposals. The proposals do not affect the character, quality or unity of the existing conservation area.

The proposed work to the building and detailing are complimentary to the original dwelling.



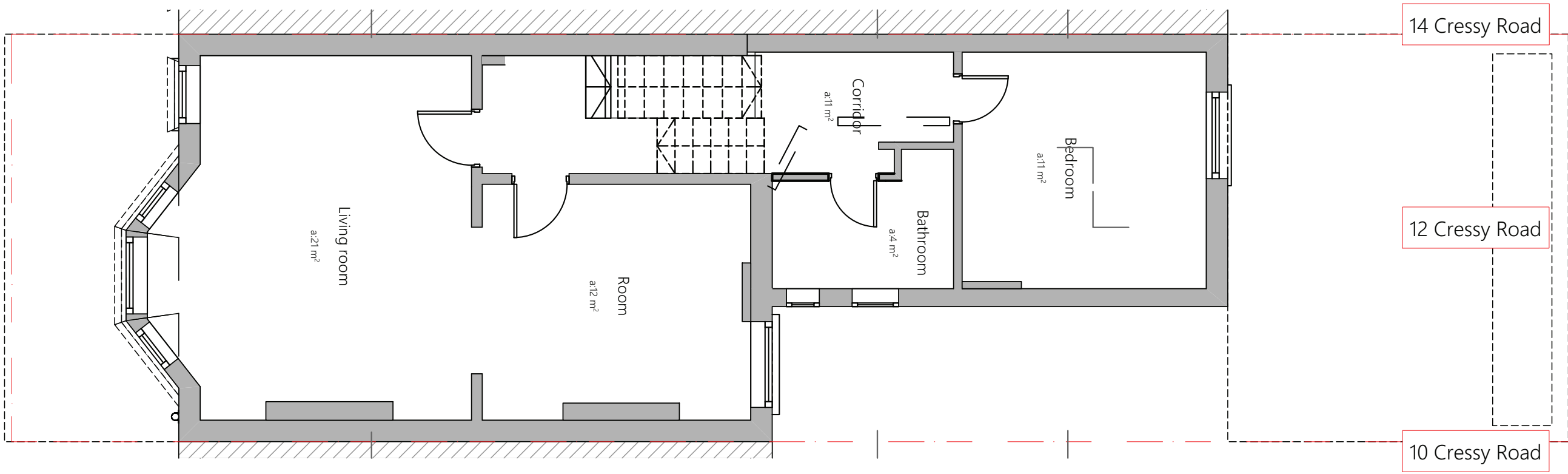
Client	Mr + Mrs Monteiro
Presentation	Planning
Date	May 2021
File	CSY-3-03-RT-0001
Page	11 of 29

Ground Floor Plan



Client	Mr + Mrs Monteiro
Presentation	Planning
Date	May 2021
File	CSY-3-03-RT-0001
Page	12 of 29

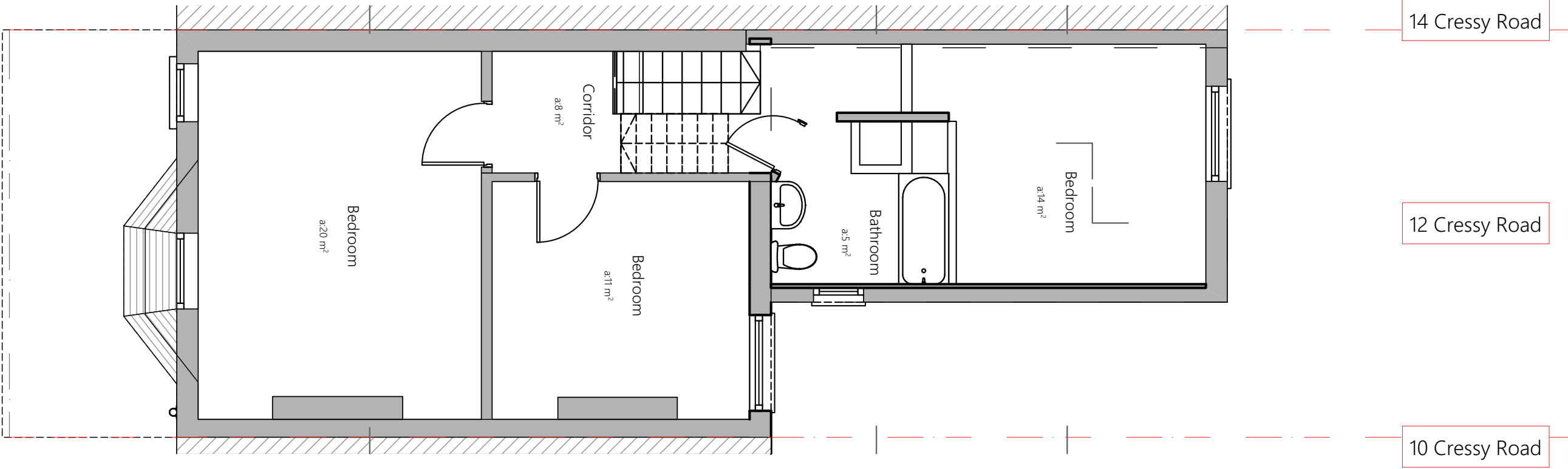
First Floor Plan





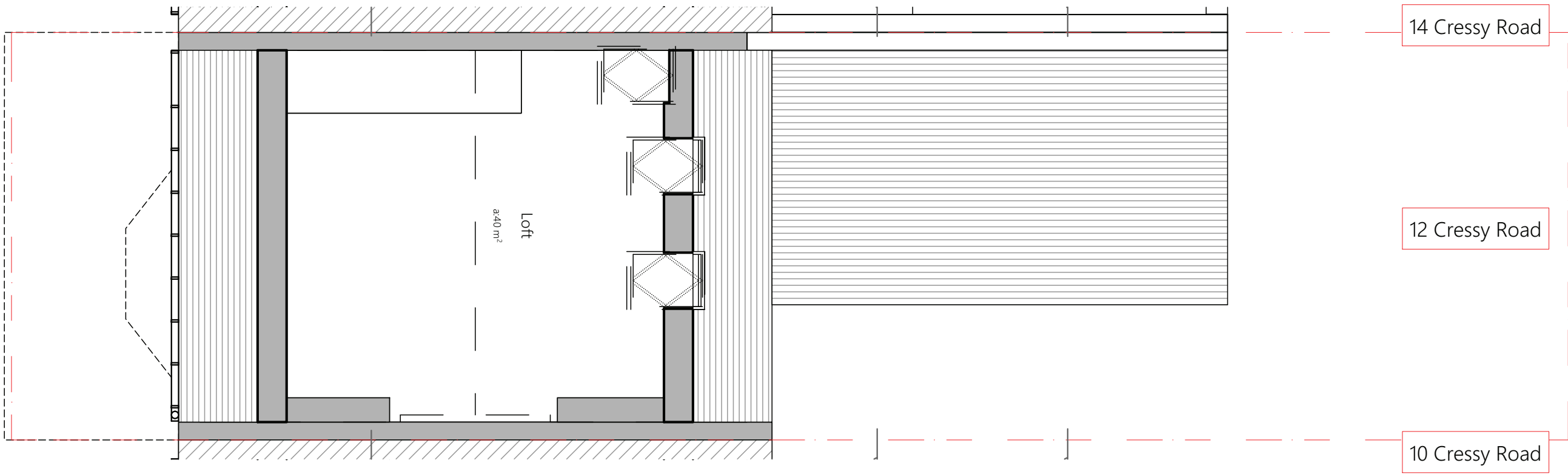
Client Mr + Mrs Monteiro  
Presentation Planning  
Date May 2021  
File CSY-3-03-RT-0001  
Page 13 of 29

Second Floor Plan



Client	Mr + Mrs Monteiro
Presentation	Planning
Date	May 2021
File	CSY-3-03-RT-0001
Page	14 of 29

Loft Floor Plan





Client

Presentation

Date

File

Page

Mr + Mrs Monteiro

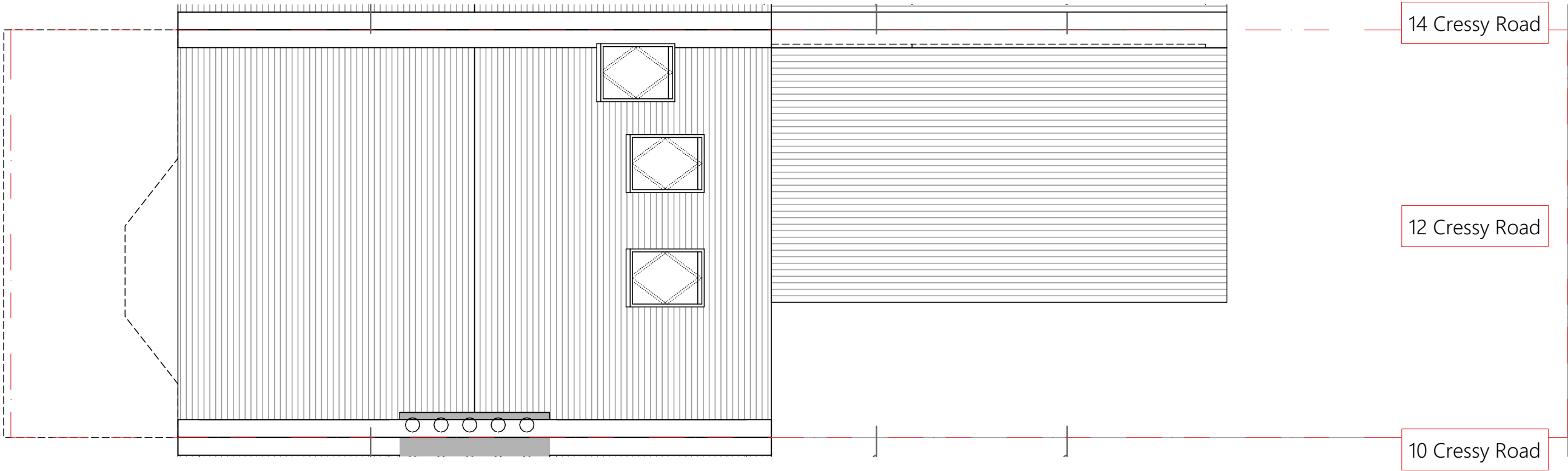
Planning

May 2021

CSY-3-03-RT-0001

15 of 29

Roof Plan



Client Mr + Mrs Monteiro  
Presentation Planning  
Date May 2021  
File CSY-3-03-RT-0001  
Page 16 of 29



Client Mr + Mrs Monteiro  
Presentation Planning  
Date May 2021  
File CSY-3-03-RT-0001  
Page 17 of 29

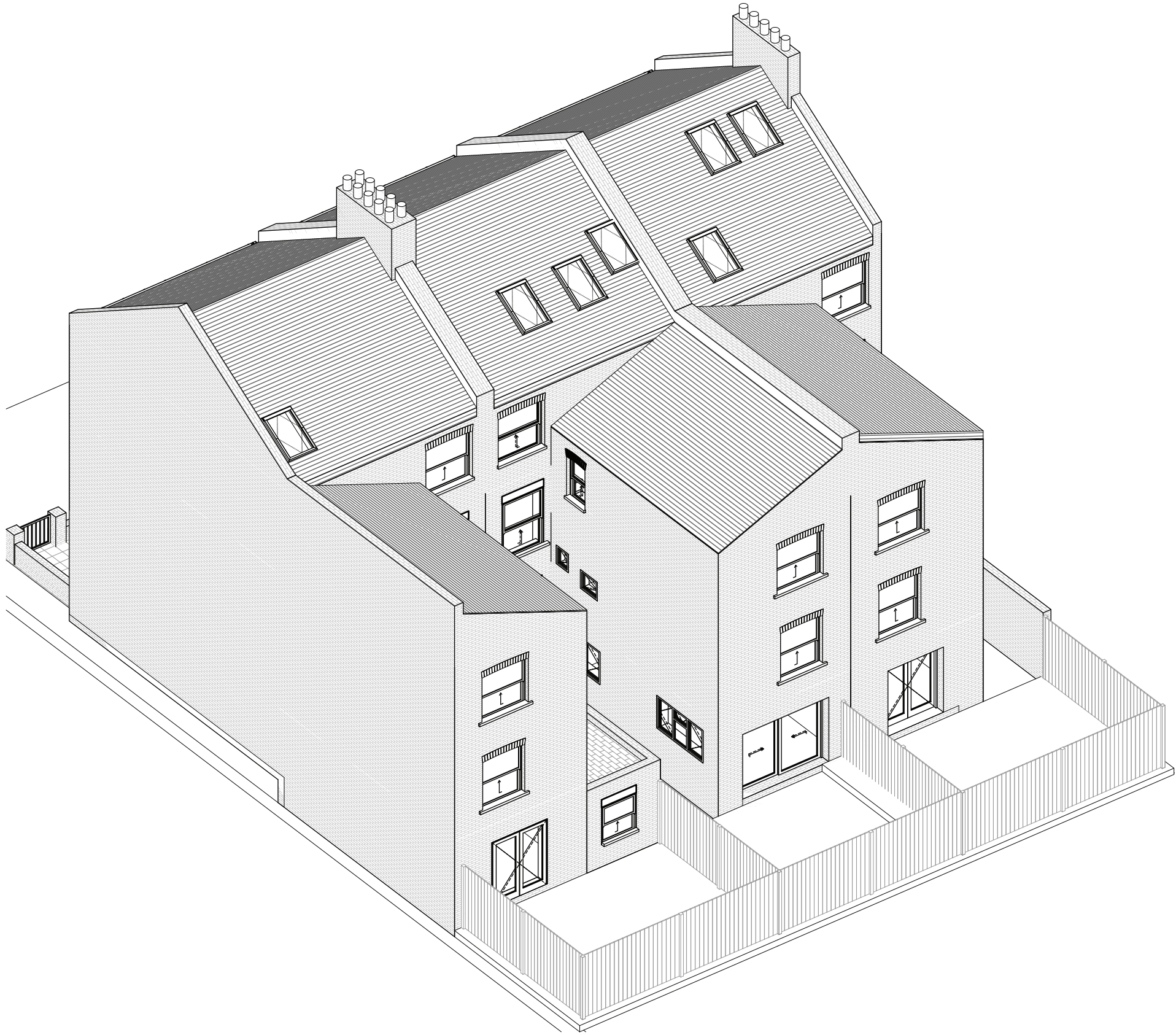


Section BB





Client	Mr + Mrs Monteiro
Presentation	Planning
Date	May 2021
File	CSY-3-03-RT-0001
Page	18 of 29



Client	Mr + Mrs Monteiro
Presentation	Planning
Date	May 2021
File	CSY-3-03-RT-0001
Page	19 of 29

Home Improvements CPG 2021

3.1 External Alterations

*“New windows and doors should generally be designed and composed of materials and finishes sympathetic to the original window and/or doors to the building. **There are cases where materials and designs which are contrasting contemporary additions would be supported.**”*

Careful consideration has been taken in response to these policies. We have placed this window alteration at the rear side of the property which does not interfere with the historic facade, nor is it visible from the back of the property. We have interpreted the regulations to mean that the contemporary contrasting may be possible in this setting.



Client

Presentation

Date

File

Page

Mr + Mrs Monteiro

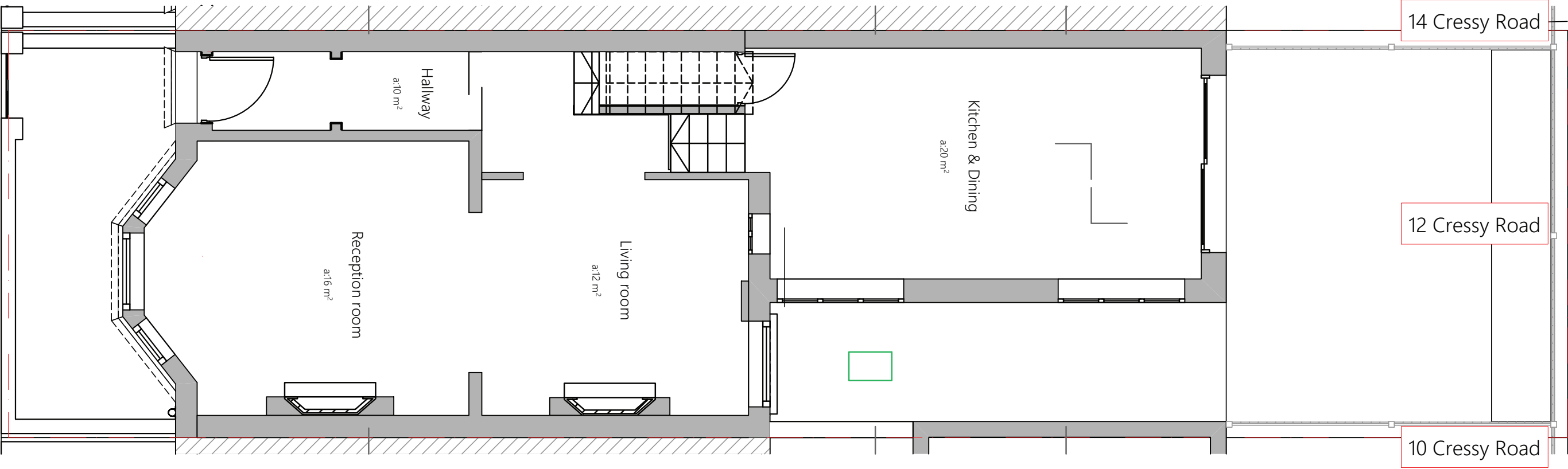
Planning

May 2021

CSY-3-03-RT-0001

20 of 29

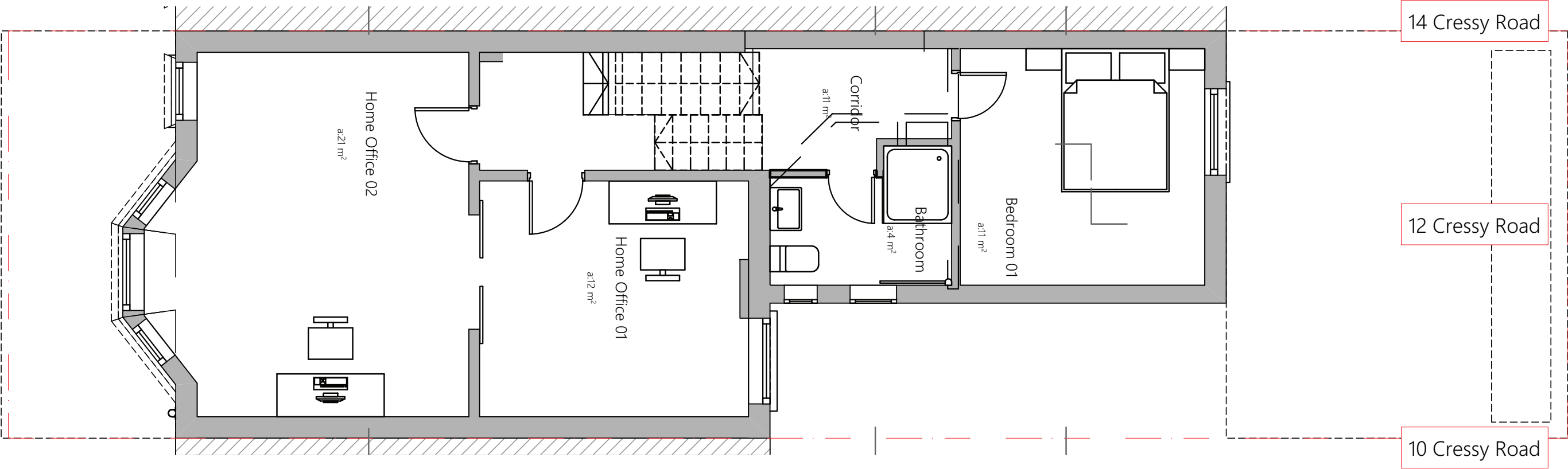
4.2 Ground Floor Plan





Client	Mr + Mrs Monteiro
Presentation	Planning
Date	May 2021
File	CSY-3-03-RT-0001
Page	21 of 29

4.2 First Floor Plan



Client

Presentation

Date

File

Page

Mr + Mrs Monteiro

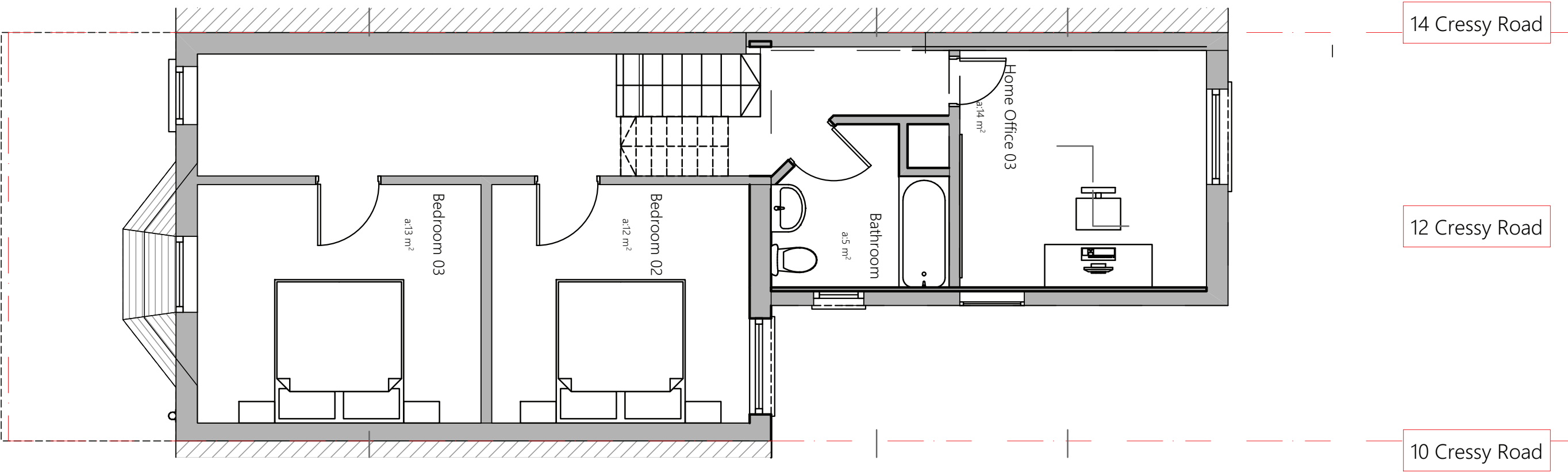
Planning

May 2021

CSY-3-03-RT-0001

22 of 29

4.2 Second Floor Plan



Client

Presentation

Date

File

Page

Mr + Mrs Monteiro

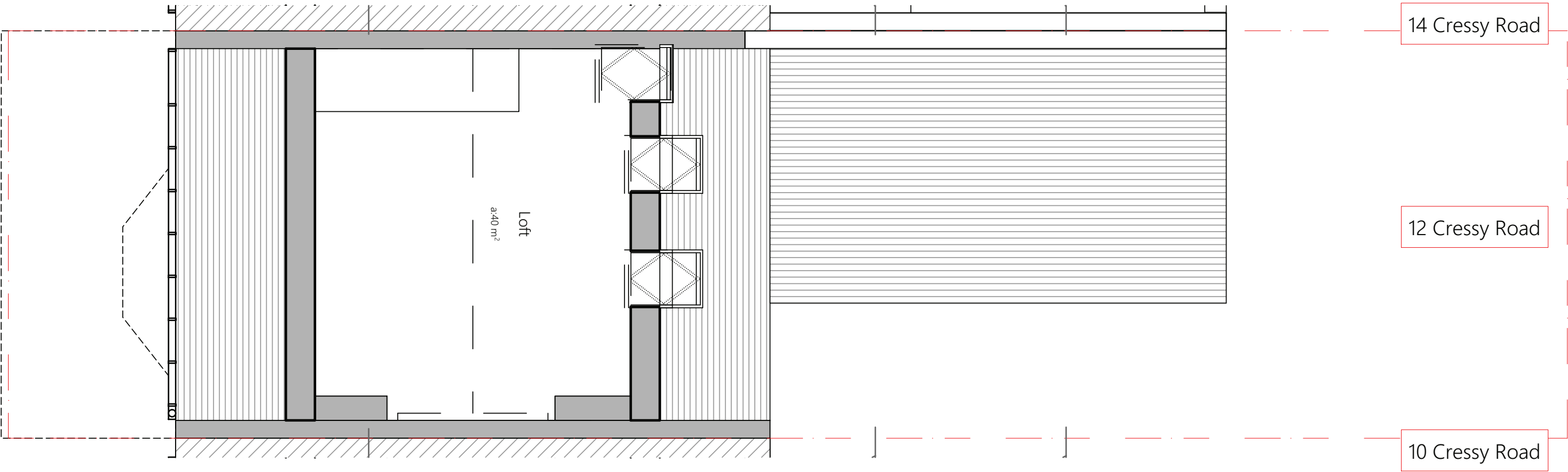
Planning

May 2021

CSY-3-03-RT-0001

23 of 29

4.2 Attic Floor Plan





Client

Presentation

Date

File

Page

Mr + Mrs Monteiro

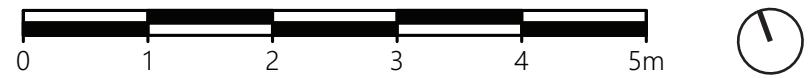
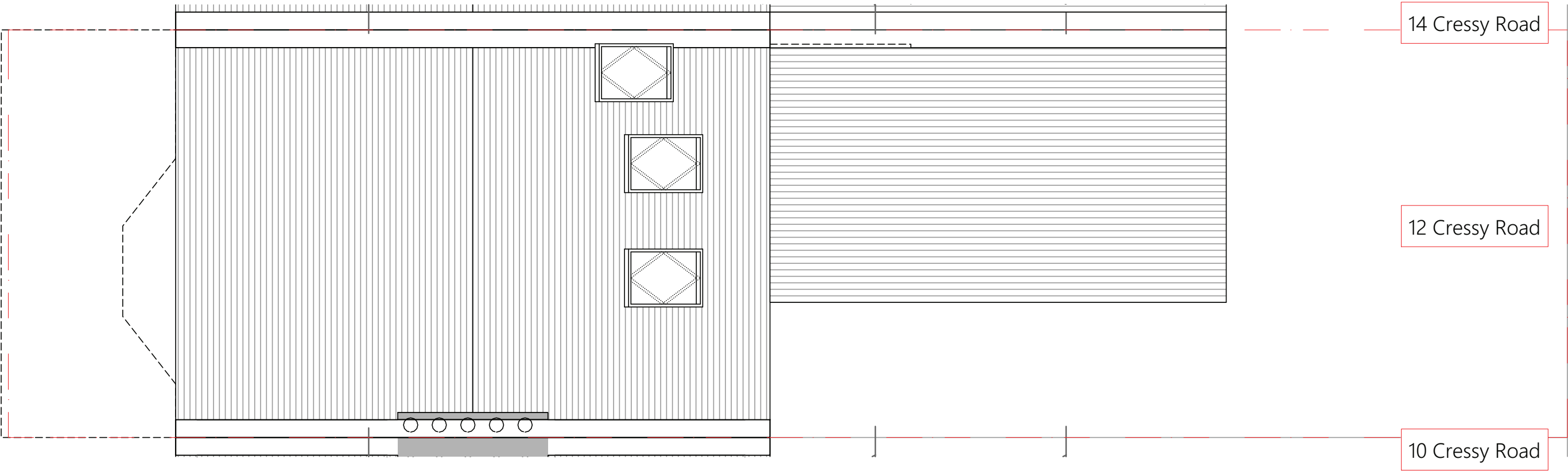
Planning

May 2021

CSY-3-03-RT-0001

24 of 29

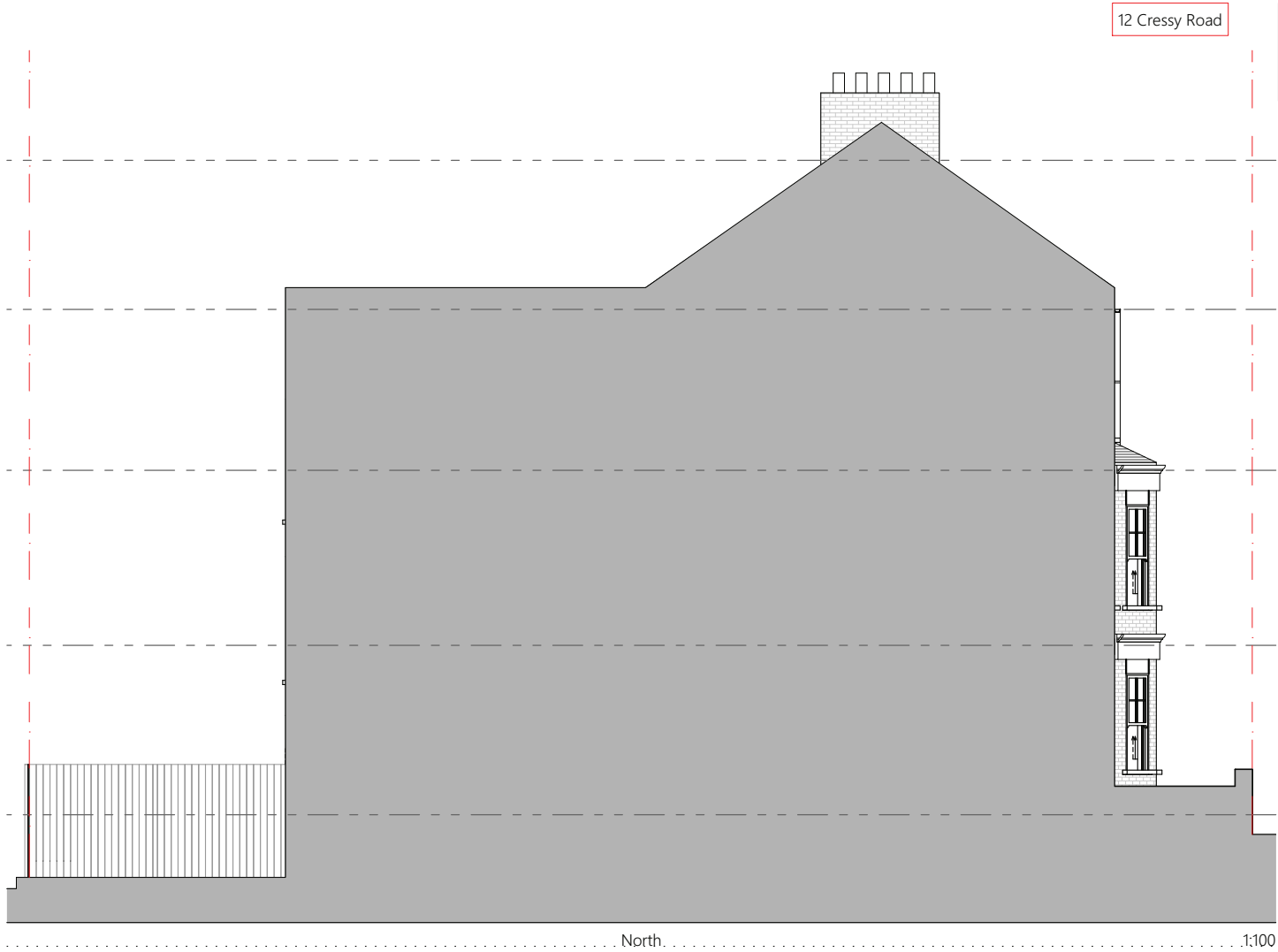
4.2 Roof Plan



Client	Mr + Mrs Monteiro
Presentation	Planning
Date	May 2021
File	CSY-3-03-RT-0001
Page	25 of 29

4.3 Proposed Elevations

NE and E Elevations

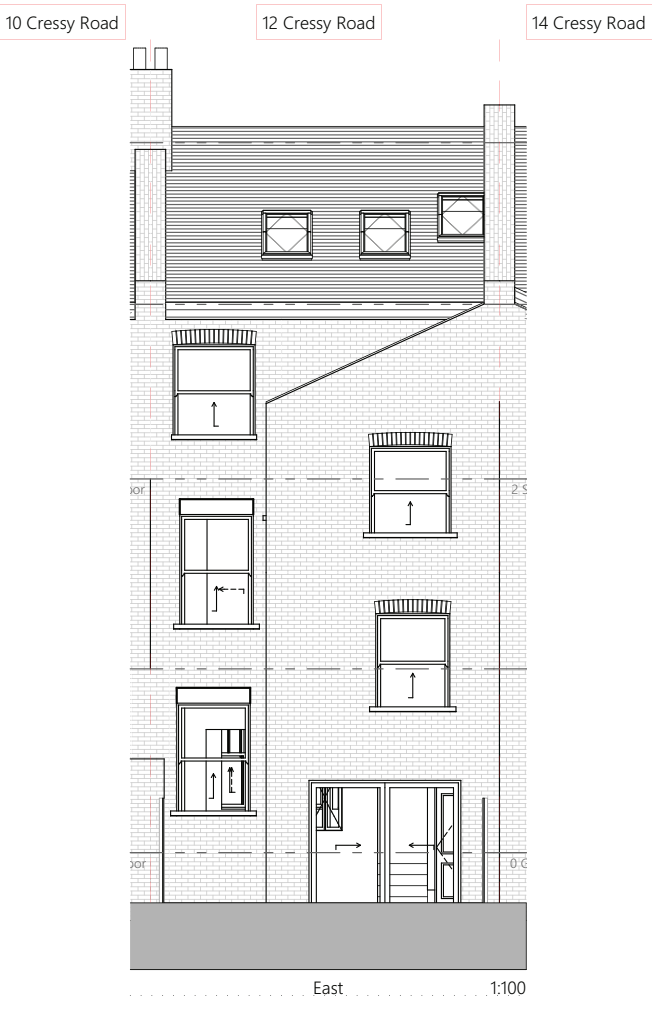




Client	Mr + Mrs Monteiro
Presentation	Planning
Date	May 2021
File	CSY-3-03-RT-0001
Page	26 of 29

4.3 Proposed Elevations

SE and W Elevations



Client	Mr + Mrs Monteiro
Presentation	Planning
Date	May 2021
File	CSY-3-03-RT-0001
Page	27 of 29

4.3 Proposed Section



Section BB

— Client Mr + Mrs Monteiro  
— Presentation Planning  
Date May 2021  
File CSY-3-03-RT-0001  
Page 28 of 29





— Client Mr + Mrs Monteiro  
— Presentation Planning  
Date May 2021  
File CSY-3-03-RT-0001  
Page 29 of 29

