

## PLANNING, DESIGN AND ACCESS STATEMENT

28 CRESSY ROAD. LONDON NW3 2LY

### **General**

This statement is intended to be read in conjunction with all other material submitted in support of the householder application for the above address and sets out the justification for the proposals in the context of the relevant national and local planning policy.

Please refer to the submitted planning drawings for further information.

Arrangements to visit the site can be made with 23 Architecture Ltd.

### **Proposal summary**

The applicants are the homeowners of No.28 Cressy Road and are commissioning internal alterations and improvements to the existing external envelope to create a more functional home for young family.

The proposed works comprise:

- Reconfiguration to the internal layout and general refurbishment of the property throughout.
- Partial floor level reduction of the existing ground floor both internally and externally by approximately 400mm
- Improvements to the front façade – the replacement of non-original front door; replacement of single-glazed windows with new double-glazed timber framed units; re-tiling of the main roof to match the existing.
- Improvements to the rear façade – the replacement of single-glazed windows with new double-glazed timber framed units; replacement of the existing glass doors with a new minimal metal frame sliding glazed unit; re-rendering over the existing and re-tiling of the main roof to match the existing.

The proposal has been carefully considered to keep with the scale, character and proportion of the neighbouring properties along the street and in the locale.

### **Relevant planning history**

2011/3882/P | 28 Cressy Road

A single storey side extension to increase the height of the extension wall by 550mm. Permission granted.

2011/3102/P | 28 Cressy Road

Ground floor side extension (retaining the original building form of the rear elevations); installation of a pitched glazed roof to the side extension. Permission granted.

Pe9700605R1 | 28 Cressy Road

Installation of a dormer window to the rear and a rooflight window to the front. Grant with conditions.

### **Existing property and context**

The property at 28 Cressy Road is an Edwardian style mid-terraced house, situated on the east-side of Cressy Road. The property is occupied as a single-family dwelling house, with four storeys, including ground, first, second floors as well as a pitched roof, which contains a habitable attic room. The property was substantially renovated circa 10 years ago, however the works were not executed to a high standard, resulting in the building having a run-down appearance, that is unsympathetic to the character of the conservation area.

### **Heritage Assets**

The site is located within the Mansfield Conservation Area and is not listed.

### **Design Approach**

The application seeks planning consent for partial ground floor level reduction in the existing kitchen and adjacent outdoor terrace by approximately 400mm. The works also include a general internal refurbishment, which is not material to this planning application, nonetheless integral to the proposed alterations.

The aspiration is to propose a dwelling that is high quality and functional, whilst being respectful to the amenity of the neighbours and sensitive to the character of the terrace and locale. The proposals also include the maintenance and repair of the existing frame which is in very poor condition, mainly the existing windows, roof coverings and rendered walls in the rear and side elevations.

### **Access and Use**

Currently, the existing property is occupied by the applicants and will remain their primary residence.

Access to the house from Cressy Road will remain as existing, with on-street parking.

Internally, the house will continue to be served by the existing staircase, connecting all levels.

### **Layout**

The internal layouts are proposed with minor reconfiguration as part of the renovations. At the principal level – ground floor – the proposal intends to create an open plan hallway, living and sitting area with access to the kitchen at the lower level from both reception and hallway. The upper floors will house the main rooms as per existing configuration, with minor layout changes to the bathrooms on first floor and the proposal of an additional bathroom and utility room in place of a smaller bedroom on the second floor.

### **Scale and Appearance**

The minor front and rear proposals have been carefully considered to keep with the scale, character and proportion of the host building. The materiality seeks to be sympathetic to the character of the neighbouring properties and locale. The improvements of the building façade will enhance the appearance of the property and therefore enhance and contribute to the character of the conservation area.

**Landscaping**

It is proposed to partially reduce the garden level adjacent to the proposed kitchen by approximately 400mm, to form a terrace area and facilitate level access between internal and external spaces. The remaining garden area will be kept at the existing level.

**Conclusion and Heritage Impact**

The proposed alterations have been carefully considered with regard to design, planning policy and the preservation and enhancement of the Conservation Area. The proposals will not have any harmful impacts on trees and will not impact the amenity of neighbours and local residents.