

project: 20 Carlingford Road, London NW3 1RX
reference: 2104/P/001
date: 09.11.2021

DESIGN AND ACCESS STATEMENT
SUPPORTING APPLICATION RELATING TO
20 CARLINGFORD ROAD, LONDON NW3 1RX



1.0 SITE AND CONTEXT

- 1.1 20 Carlingford Road is an early Victorian terraced property, comprising 4 storeys plus loft conversion.
- 1.2 The property is a single dwelling house with a front area and a rear garden. The house is sited on the north side of the street and has squared off bay windows with a small front garden light well. The rear garden and rear elevation are not visible from a public highway. The rear garden is bounded by neighbouring gardens on all three sides.
- 1.3 The house has an existing small front dormer as well as an existing rear dormer with a minimal balcony. Both front and rear dormers are flanked by neighbouring dormers on either side.
- 1.4 It is in the Hampstead Conservation Area. The property is not listed.

2.0 DESIGN PROPOSALS

2.1 SCOPE

The application proposes:

- (i) Construction of new single storey full width rear extension with green roof
- (ii) Amendments to rear garden landscaping to include new patio and steps
- (iii) Replacement of existing front dormer with a new front dormer
- (iv) Renewal of slate roof tiles to match existing

3.0 PLANNING POLICY CONSIDERATIONS

The following policy documents are relevant when considering the proposed development:

- 3.1 Camden Planning Guidance (CPG)HOME IMPROVEMENTS January 2021
Our design takes into consideration:

Pg 20 Sustainability

- Roof and wall insulation
- Glazing
- Lighting and Appliances
- Heating and Hot Water
- Green Roofs

Pg 38 item 2.1.1 Rear Extension

- Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing
- Ensure the extension does not cause undue overlooking to neighbouring properties and cause a loss of privacy.
- Consider the installation of green roof

On Pg 43 item 2.2.1 Dormers

- Dormers should be subordinate in size to the roof slope being extended
- The position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls).
- Design of dormers would consider the hierarchy of window openings in terms of size and proportion, which generally result in smaller dormer windows than the ones at lower levels.
- The type, design and alignment of windows would relate to the ones below; The proportion of glazing should be greater than the solid areas and dormer cheeks should be of a high-quality design and materials
- Dormer materials should complement the main building and wider townscape. Given the existing building stock, the use of traditional materials (timber, lead, hanging tiles) is encouraged; innovative approaches are encouraged and supported by pre application advice.

3.2 Hampstead Conservation Area Statement

The HCAS identifies a series of sub-areas for the purposes of character assessment. Carlingford Road, which falls within sub-area 3, is characterised by Victorian terraces of similar scale and period to either side, comprising three storeys with raised ground floors and lower ground floors. Several properties have front dormers of various scales. The application property seeks to make a positive contribution to the conservation area by being sympathetic to the streetscape in both scale and appearance.

Policy H31 states that because of the varied design of roofs in the conservation area, it will be necessary to assess proposals on an individual basis about the design of the building, the nature of the roof type, the adjoining properties, and the streetscape. Roof extensions are unlikely to be acceptable where they would be detrimental to the form and character of the building, where the property forms part of a symmetrical composition which would be harmed, where the roof is prominent particularly in long views, and where the building is higher than its neighbours.

Policy H33 states that where a roof extension is acceptable in principle, it should respect the integrity of the roof form, and matching materials should be employed.

4.0 PLANNING PRECEDENTS AND NEIGHBOURHOOD CONTEXT

- 4.1 The last historic planning application associated with the application property was not granted on 3rd April 1992 (ref 9200253)
- 4.2 Several neighbouring properties have been granted permission for front dormers of various designs along:
 - 8 Carlingford Road (2012/6424/P) - 3.7m wide front dormer
 - 14 Carlingford Road (2016/2969/P) - approximately 3.5m wide front dormer
 - 19 Carlingford Road (2020/1974/P) - 3m wide front dormer
 - 21 Carlingford Road (2015/2952/P) - approximately 3.8m wide front dormer
- 4.3 A few neighbouring properties have been granted permission for a single storey rear extension at lower ground floor:

- 3 Carlingford Road (2018/4888/P) - 3m deep full width extension
- 6 Carlingford Road (2015/7179/P) - 3m deep full width extension
- 14 Carlingford Road (2016/4420/P) - 3.5m deep full width extension
- 18 Carlingford Road (2016/5611/P) - 3.5m deep full width extension
- 18 Carlingford Road (2018/1169/P) - 3.8m deep partial width extension

5.0 DESIGN STRATEGY FOR PROPOSALS AND HERITAGE CONSIDERATIONS

5.1 *Construction of new single storey full width lower ground floor rear extension.*

The new rear extension is secondary to the building being extended. The proposal is a single storey full width extension which extends 3.8 metres from the existing rear elevation which matches No. 18's rear extension depth (permission granted on 14 June 2018 (2018/1169/P). The height of the proposed extension is 3.1m from the new patio FFL (which is proposed in line with the internal FFL of the lower ground floor).

Taking into consideration the sustainable drive in the CPG guidelines mentioned in item 3.1 above, the roof is proposed as a flat green roof. It is full width to maximise the amount of green roof on it. The roof build up takes into account structure, drainage, new insulation and the extensive pre-planted green roof tray system hence a sizeable build up from the internal ceiling height which in turn dictates the proposed height of the extension. Also, to reduce the need for more artificial lighting in the new extension, strategic circular rooflights have been introduced to allow natural daylight from above into the lower ground floor.

The outlook of the neighbours is also a design consideration as the new roofscape of the extension will be visible from the raised ground floor windows of not only no. 20 but also from the neighbouring properties. The green roof will help minimise the visual impact of the extension and make the roof appear as part of the soft landscape of the rear garden.

Materially, the extension seeks a harmonious contrast with the existing property and surroundings and aims to be contextual and sympathetic. Modern features will distinguish the new extension from the original rear elevation (in both materiality and fenestration). The extension is a glazed rear facing elevation with slim frame PC aluminium sliding doors. The minimal surround of the rear elevation which remains is proposed as 3D fluted ceramic rainscreen cladding. The new sides to the extension directly facing no.18 and no.22 Carlingford Road are brick to match existing and built up on top of the existing low garden walls.

5.2 *Amendments to rear garden landscaping.*

The rear garden is re-landscaped to suit the design of the new rear extension. The garden design will include areas of hard landscaping and soft landscaping as indicated on the proposed lower ground floor plan.

The new patio will have a permeable surface with a raised planter bed along the edge of the new retaining wall. There are new steps up to the rear section of the garden which will be a mix of lawn, soft and hard landscape.

There are no trees with a Tree Preservation Order associated with the property. We seek to remove 3 existing small Category 'C' trees as part of the proposed rear extension and rear

garden works. An arboriculturist has prepared a tree report which is also attached as part of this application.

5.3 *Replacement of existing front dormer with a new front dormer*

The existing small, pitched dormer is proposed to be replaced with a larger one. Taking into consideration the dormer guidelines in the CPG guidelines mentioned in item 3.1, the new dormer maintains even distances to the roof margins (ridge, eaves, side parapet walls). The dormer's facing elevation will be primarily glazed with openable elements.

Proposed external materials complement the main building and wider townscape with the new timber framed painted white windows matching the originals and side cheeks of the dormer and returns and fascia of the facing elevation clad in lead.

5.4 *Renewal of slate roof tiles to match existing.*

As roof renewal works are required, the existing slate tiles are to be removed and the roof battened and felted and fitted with new slate tiles to match the existing. This will also provide the opportunity to add roof insulation to the property.

6.0 ACCESS ISSUES

6.1 ACCESS TO PROPERTY

Access to the property from the pavement is via a non-level front door on the raised ground floor. The garden is accessed via the lower ground floor entrance of the house.

There is no on-site parking, and there is no proposal to introduce any.

6.2 ACCESS WITHIN PROPERTY

Vertical circulation within the property is via a single staircase. There is no proposal to change this arrangement.

The proposed extension and patio is level with the existing lower ground floor. This will create level access from internal to external which is currently lacking.

6.3 VEHICULAR ACCESS AND PARKING

No change to the vehicular access and parking requirements of the site.

6.4 REFUSE AND RECYCLING

No change to the provision of refuse bins suitable to serve the existing family dwelling.

7.0 SUMMARY

It is hoped this statement and accompanying drawings illustrate that the proposed extensions are appropriate to the property and the surrounding conservation area and will not impact negatively on any neighbouring properties.

prepared by: MH