



PLANNING STATEMENT

11 Chester Road, London N19 5DE

November 2021

The Planning Statement is to be read in conjunction with the Planning Application for 11 Chester Road, London N19 5DE.

Design and Access Statement

General

The attached planning application relates to alterations to a terrace house in the London Borough of Camden.

The proposed works comprise of a single storey side and rear extension to the ground floor, to accommodate a new larger Utility area and Toilet. This proposal will use the same external materials as the existing house.

Consideration

In formulating our proposal we have been mindful of the existing conditions of the property. We aim to enhance the fundamental values of the home by creating a new utility room and toilet allowing for an improved kitchen layout. We have been sympathetic to the property and its surroundings.

Use

- The proposed extension will provide an improved kitchen space, in line with current standards and the way homes are now used.
- The proposal does not change the dwelling's existing residential use. The majority of surrounding properties are also residential; we therefore feel this proposal is appropriate in this location.
- Other nearby properties have undergone comparable improvements and extension works in a similar strategy to help improve their overall use.

Location

- We have taken the proposal's location into consideration and we are aware that the property is in the Dartmouth Park conservation area.
- The property is surrounded by terraced houses on three sides with the front elevation facing the main road. During the development of the design for this proposal, we have considered any possible impact on the neighbouring properties.
- Brick walls and fences including vegetation help to minimise the visibility of the extension from surrounding neighbours view.

Visibility

- The proposed extension will not be visible from any public roads.
- The proposed extension can only be overlooked from the first and second floor windows of the neighbouring property.

Design and Layout

- By reconfiguring the internal space and making use of the external side space, the proposal will create a much more useable, lighter, and better configured space.
- The surrounding properties in the conservation area have carried out a wide variety of similar alterations/developments by way of side and rear extensions at ground floor level.
- We have been considerate of the relationship between the property and its garden, and propose to maintain a good size garden of a for a London property.
- We propose retaining the existing access from the main front entrance through the foyer into the kitchen and then out into the garden.
- The proposal is to have the same style roof as the existing house but with new contemporary skylights.
- The proposal will have matching sash windows on the rear facing the garden.
- The proposal will use London stock brick that matches the original house.
- The proposal will have a new patio and steps down from the existing rear French doors and windows.

Relationship with Neighbour's

- The relationships with the neighbouring properties have been carefully considered in this design proposal. Because the proposal only affects one side of the dwelling and will be built next to an existing side and rear extension, it will not have a negative impact on surrounding neighbours.
- We have proposed that the gutter will be positioned on the applicant's side only and will not overhang onto the neighbour's property.
- The proposed extension will not overlook the neighbours or any public highway or public foot paths.

Landscaping

- The new kitchen will lead straight onto an outside patio area with a step which will be in keeping with the existing access into the garden.
- The mature plants that are growing in the area will not be affected by the proposed extension.
- The proposed extension will not affect the sunlight into the garden or the neighbouring properties.

Appearance

- All materials have been selected with careful consideration for the surroundings, the existing structure and the properties within the vicinity.
- The materials include:
 - Tiled pitched roof with slates.
 - Wood framed sash window to match the existing house.
 - Weathered London Stock brickwork for the external walls to match the existing house.

Sustainability

- The extension, coupled with the fenestration upgrades, will be in-line with current UV regulations. This will improve and maintain an excellent EPC value (Energy Performance Certificate) for the property.

Conclusion

This proposal is to build a side and rear extension onto an original terraced house, to enhance the image and function of the space on the ground floor. In formulating our proposals, we have considered the current conditions of the property which is currently configured as a large dwelling. We aim to enhance the fundamental values of the family home by creating a space that can be used by the whole family yet is still very much a part of the property. We have been sympathetic to the property and its surroundings.

- In preparing this design, we have been particularly mindful of:
 - Enhancing the original property's features
 - Creating a contemporary, yet complimentary family hub.
 - Creating a complete relationship with the rear of the house to the garden.
 - The Council's Core Strategy, London Plan, relevant Supplementary Planning Guidance Papers and Conservation Policies.

Site Images

