

18a Caversham Road

Design and Access Statement
November 2021



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1.1 Introduction

1.0 - Introduction

18a Caversham Road, NW5 2DU

This planning application is for a sympathetic single storey rear extension to a ground floor apartment within the local authority of Camden. The property in question is sited within the Bartholomew Road Conservation Area.

This document has been prepared to outline the process and reasoning for decisions made in relation to the design as part of this application, and this document should be read alongside all other submitted materials.

Careful site analysis, local context appraisals, reference to local design guidance and to National Planning Policy Framework have informed the design of the single storey rear extension.

This document outlines why the design is suited to its immediate surroundings, but also on an urban level within the neighbourhood and beyond.



Aerial view of the site

 Site

1.2 The Architect

Clive Sall Architecture

Clive Sall Architecture (CSA) is an innovative design and development led practice. It brings together highly skilled national and international award winning teams of architects and designers based in Central London and Glasgow.

CSA has a wealth of expertise in creating exciting contemporary homes by working closely with local authorities, developers and wider communities to deliver interventions, spaces, and inspiring buildings in dialogue with their contextual landscapes.

Regularly working in collaboration or partnership, we produce cost effective high quality design. Paired with professional construction management services this allows us to efficiently and effectively manage the full design team on behalf of our clients.



Imperial Works, Kentish Town

- Client: Private
- Value: Private
- Date: 2017
- Status: Complete



Greencroft Gardens, Swiss Cottage

- Client: Private
- Value: Private
- Date: 2016
- Status: Complete



St Edmunds Terrace, St John's Wood

- Client: Linton Group
- Value: £6.5 Million
- Date: 2014 - 2021
- Status: Complete



The Maple Building, Kentish Town

- Client: Linton Group
- Value: £16.5 million
- Date: 2015 - 2017
- Status: Complete



Prince of Wales, Kentish Town

- Client: Private
- Value: Private
- Date: 2016
- Status: Complete

2.0
Existing Site

2.1 Existing Site

2.0 - Existing Site

Existing Plan (1:1250 @ A3)



2.2 Existing Site

2.0 - Existing Site

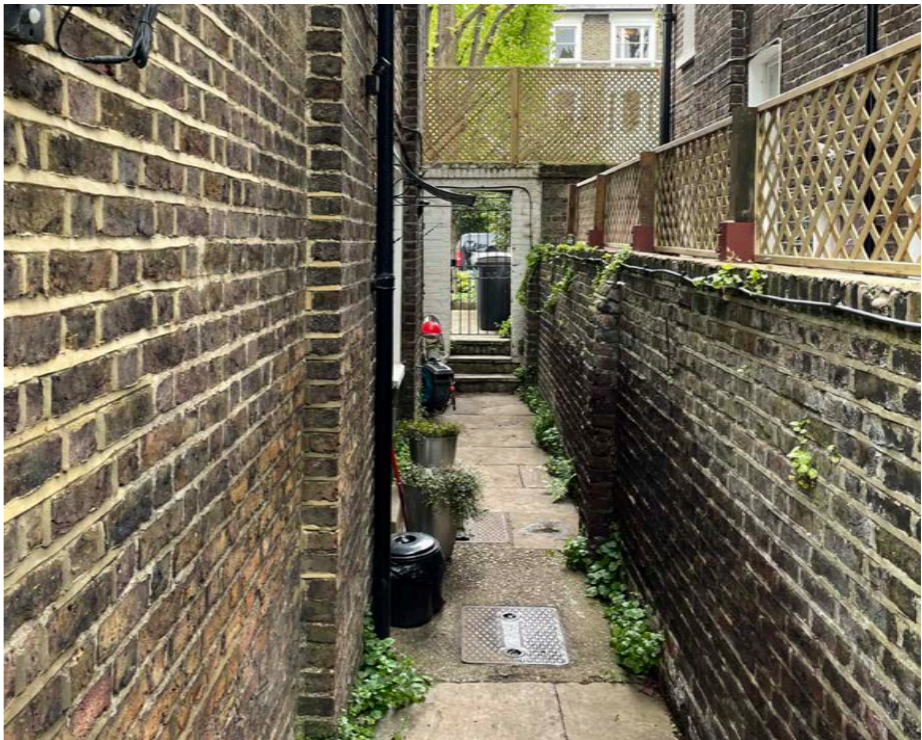
Aerial View



2.3 Existing Site

2.0 - Existing Site

Rear Condition



Side path of property looking towards Caversham Road

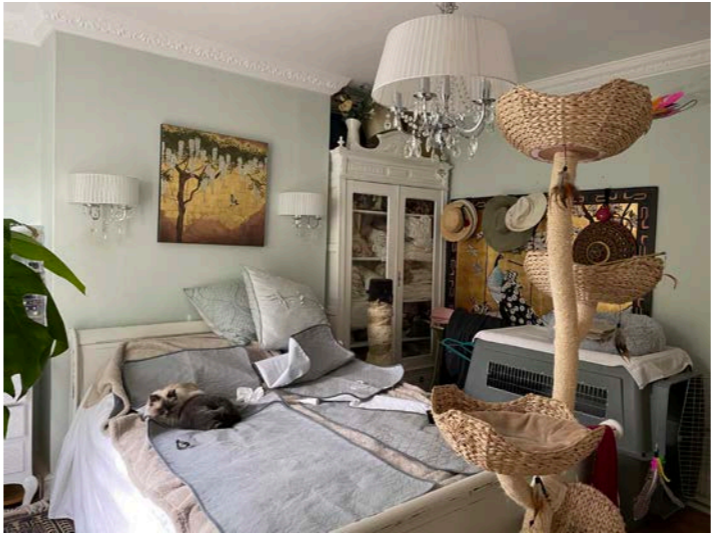
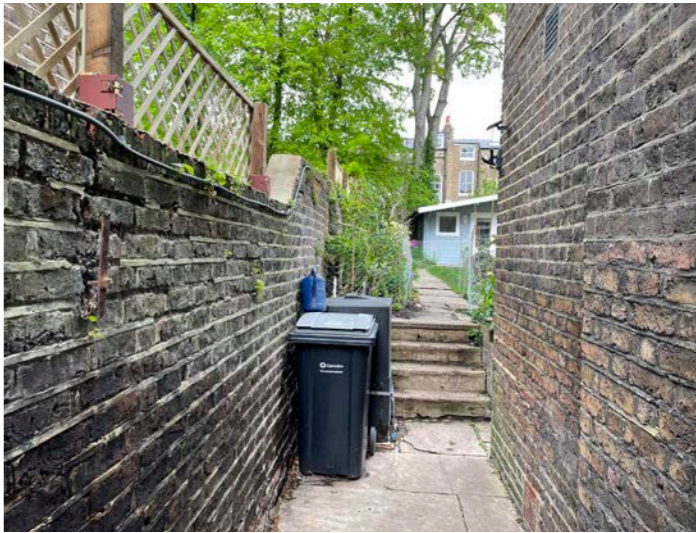
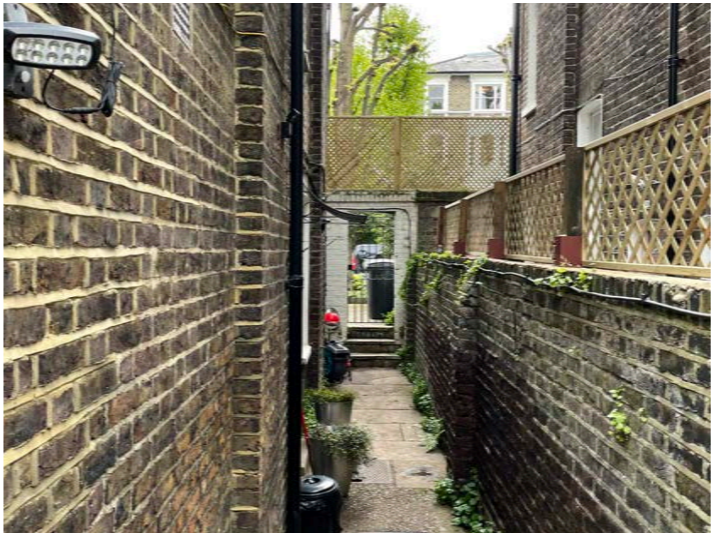


Rear of Property (Ground Floor Only)

2.4 Existing Site

Site Photos

2.0 - Existing Site



2.5 Existing Site

2.0 - Existing Site

Site Photos



3.0
Planning Context

3.1 Bartholomew Estate Conservation Area

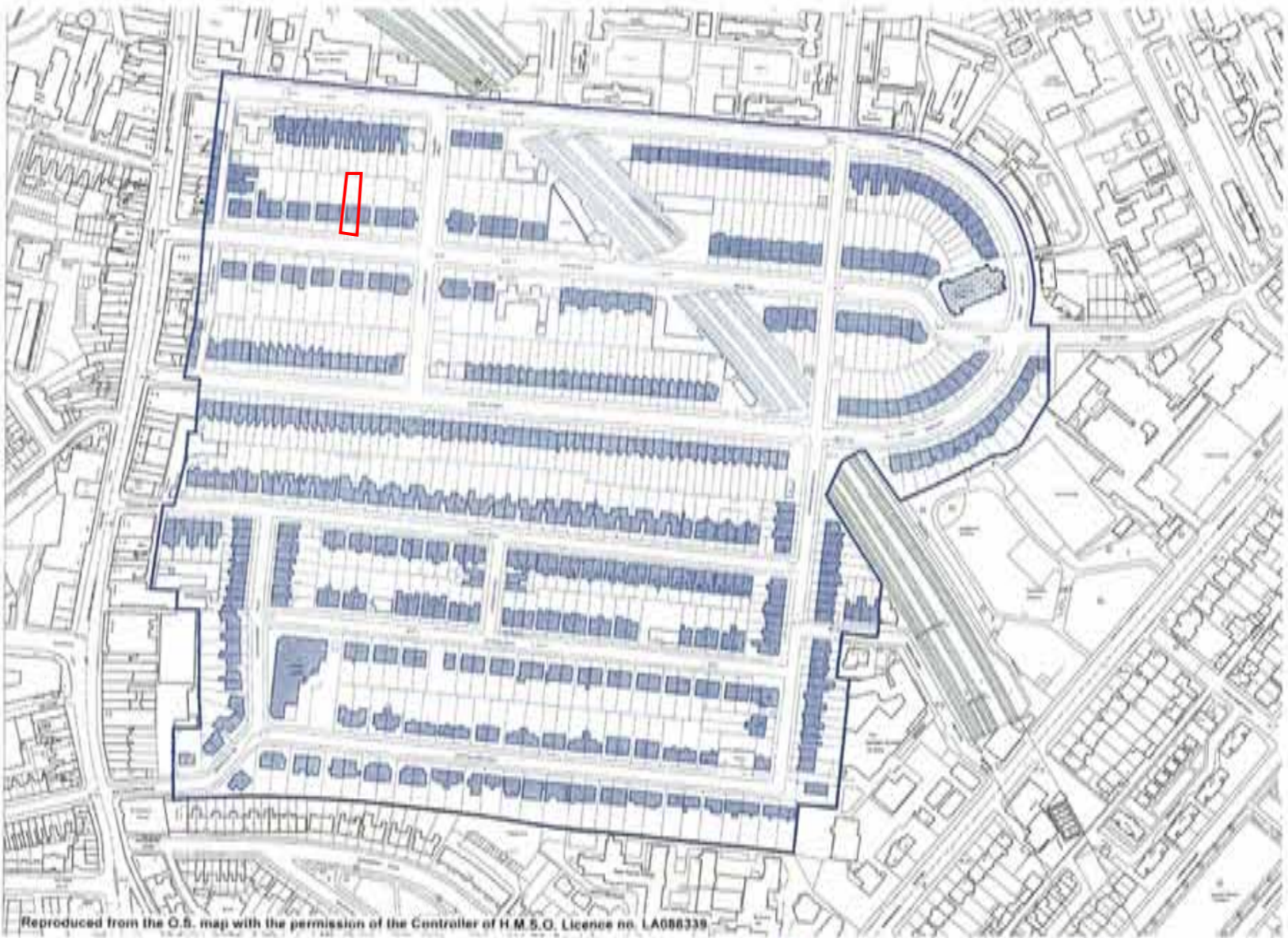
Site Location within conservation area

BUILDINGS AT RISK

Oseney Crescent Church of St Luke with St Paul II* redundant

BLUE PLAQUES

50 Lawford Road George Orwell resident 1935-36



Listed building and buildings which make a positive contribution Positive contribution Listed building

BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION

Extract from Bartholomew Estate conservation area statement (adopted in 2000)

Site



3.2 Local Consented Schemes

Map showing consented schemes within the conservation area

- 1 - 2014/5147/P - 21 Caversham Road
- 2 - 2018/1750/P - 12a Caversham Road

 Site



Bartholomew Estate Conservation Area (adopted in 2000)

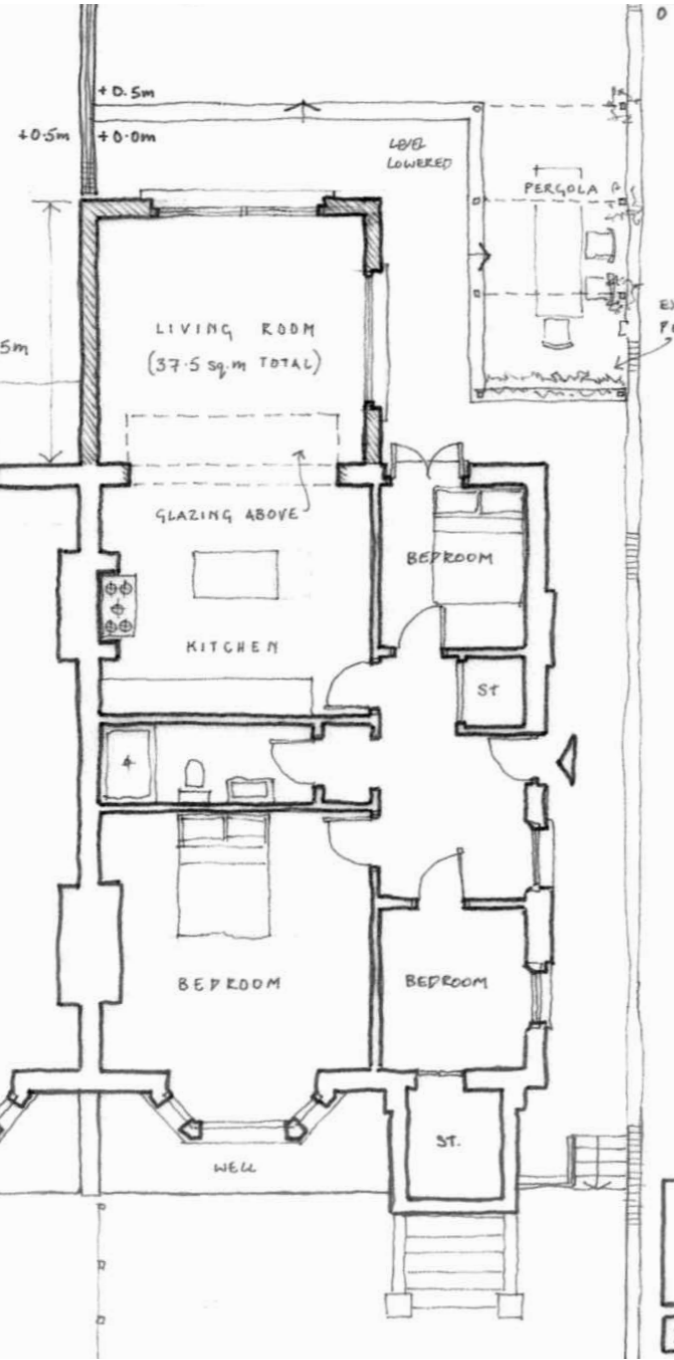


3.3 Local Consented Schemes

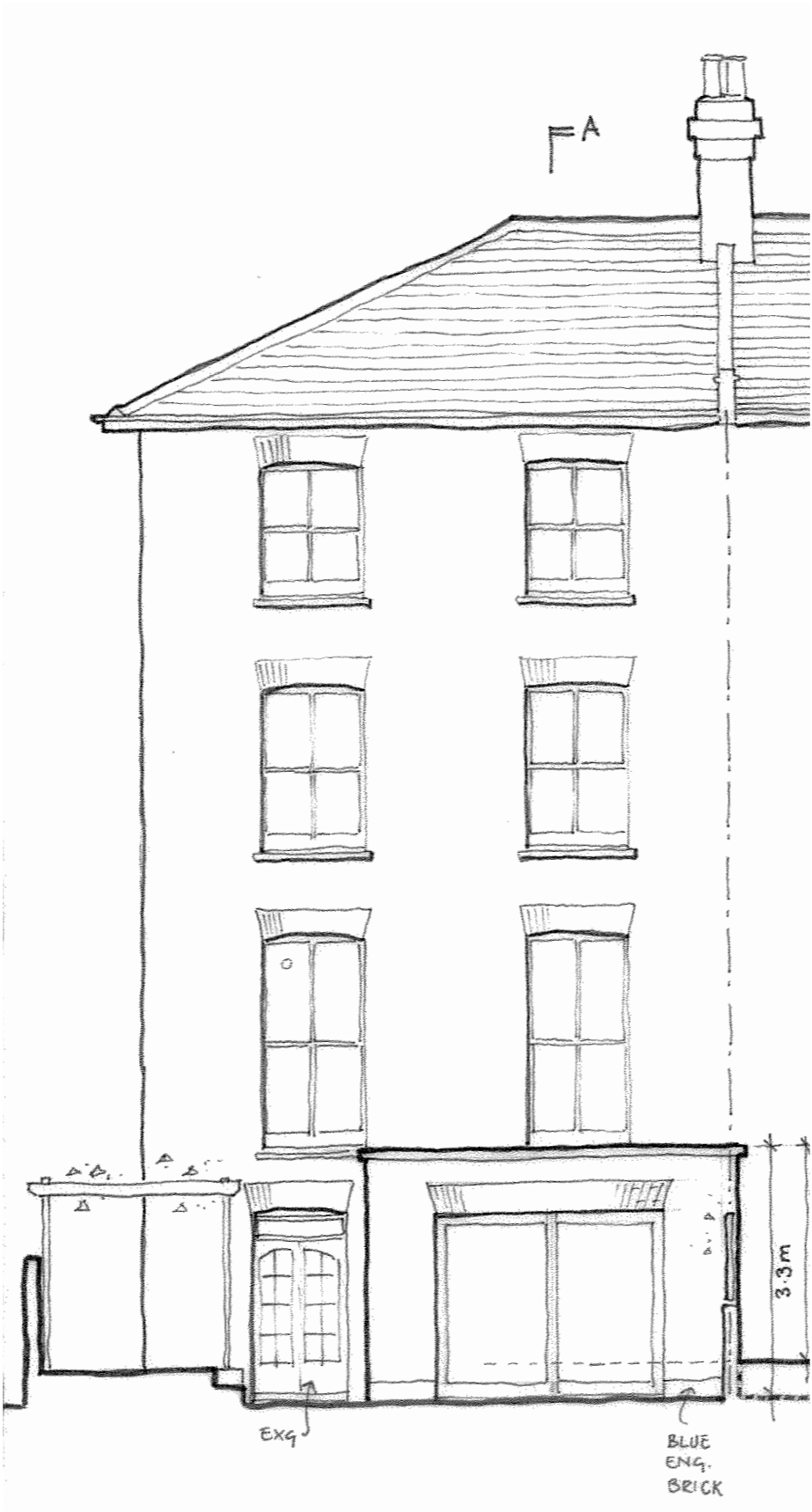
1 - 2014/5147/P - 21 Caversham Road

Erection of single storey rear extension to lower ground floor flat.

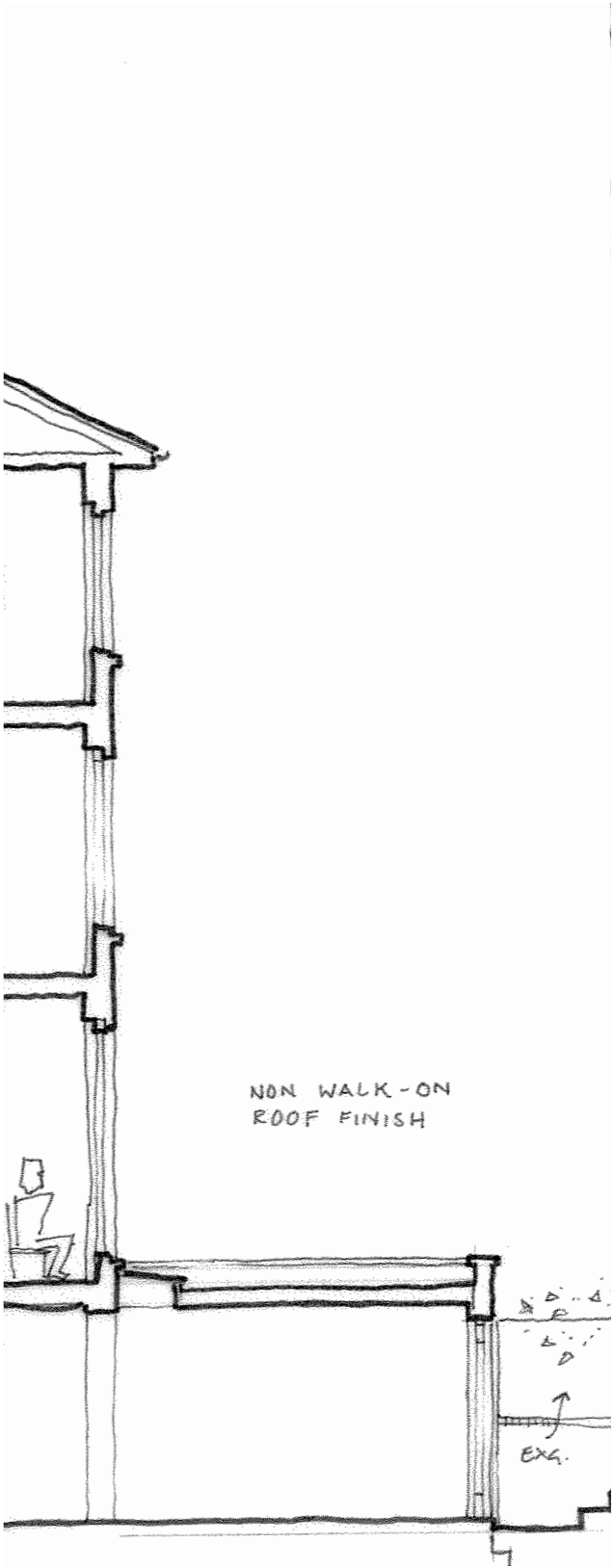
Date Registered: 21-08-2014
Status: Granted



Proposed Ground Floor Plan



Proposed Rear Elevation



Proposed Section

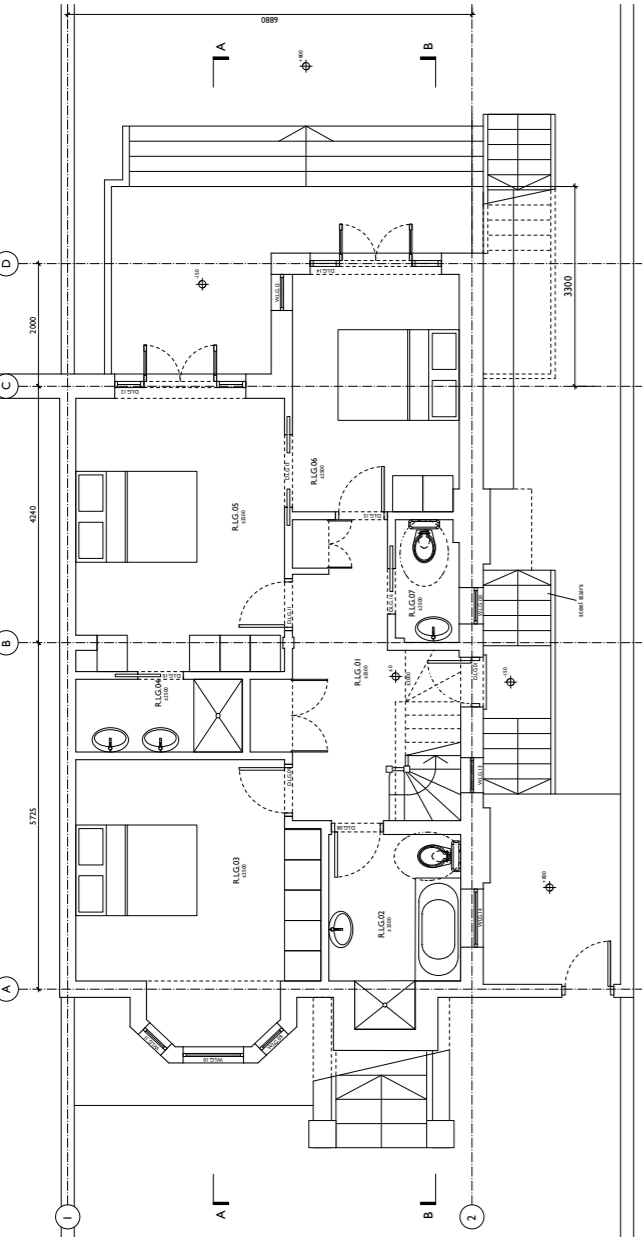


3.4 Local Consented Schemes

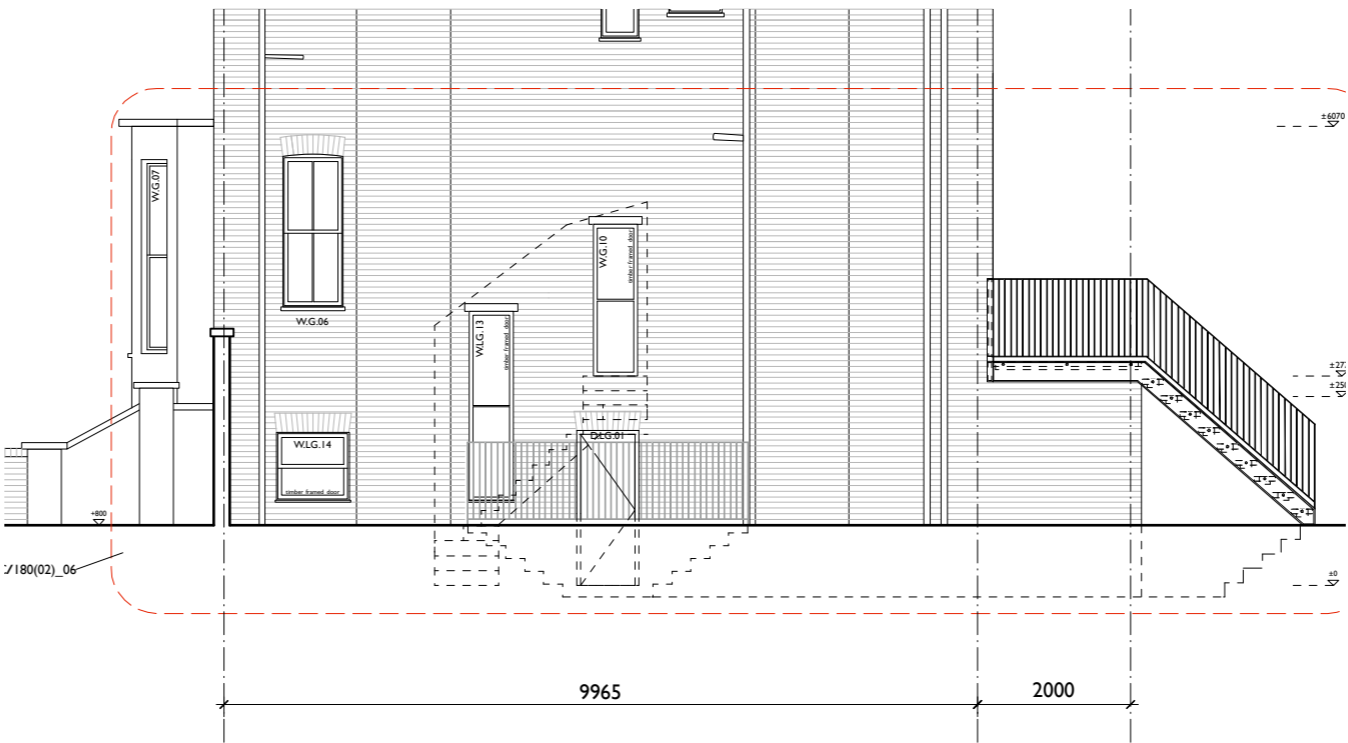
2 - 2018/1750/P - 12a Caversham Road

External alterations and excavation works including erection of a single storey rear extension at lower ground floor level with associated roof terrace and integral external staircase and re-landscaping of rear garden area.

Date Registered: 01-05-2018
Status: Granted



Proposed Lower Ground Floor Plan



Proposed Side Elevation



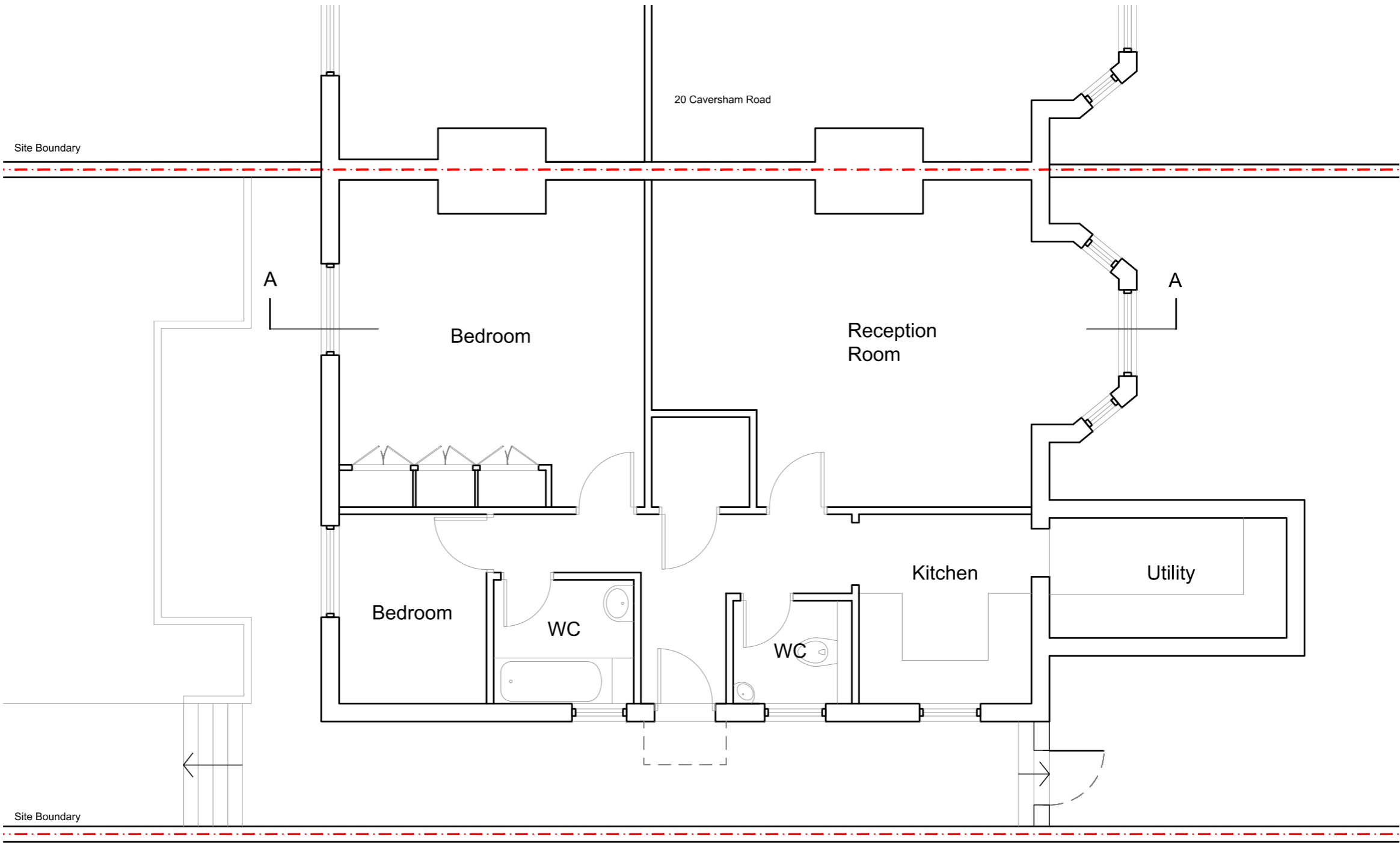
Proposed Rear Elevation

4.0
Existing Condition

4.1 Existing Plan

4.0 - Existing Condition

Existing Ground Floor Plan



Existing Plan - NTS

	Existing	Proposed
GIA	78 Sq.m	105 Sq.m
Change	N/A	+ 27 Sq.m

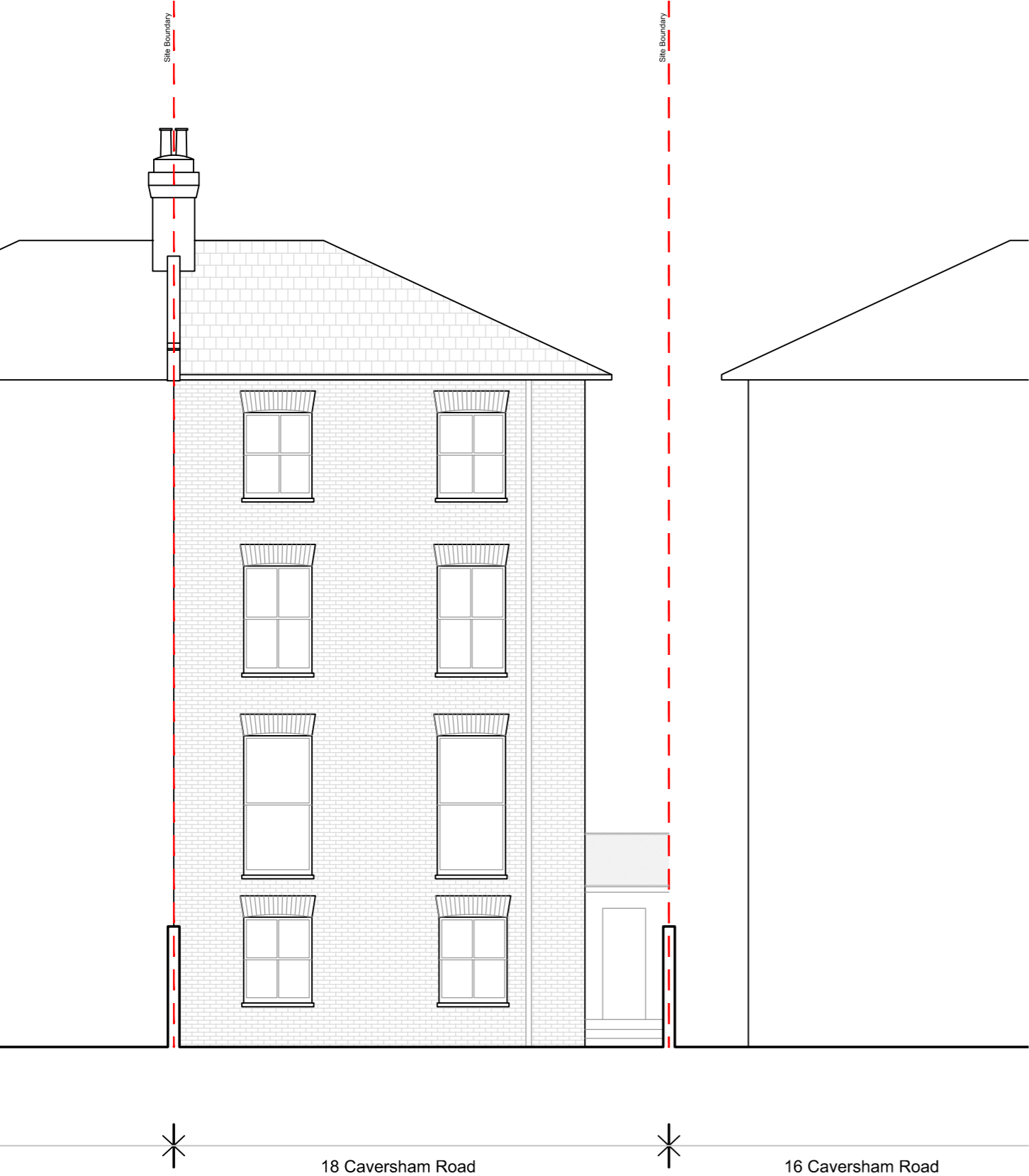
Area Schedule



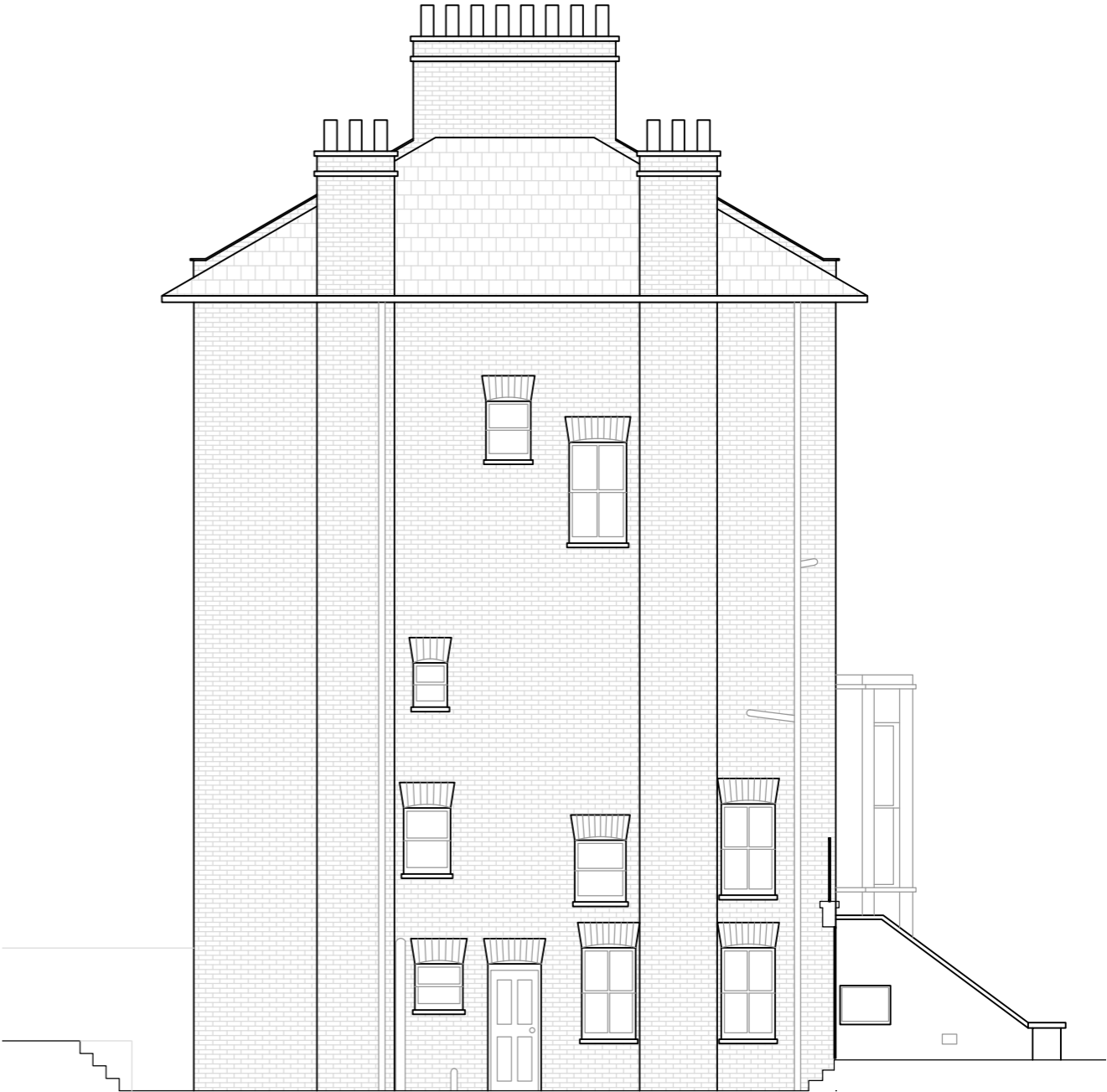
4.2 Existing Elevations

4.0 - Existing Condition

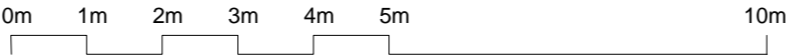
Existing Rear and Side Elevations

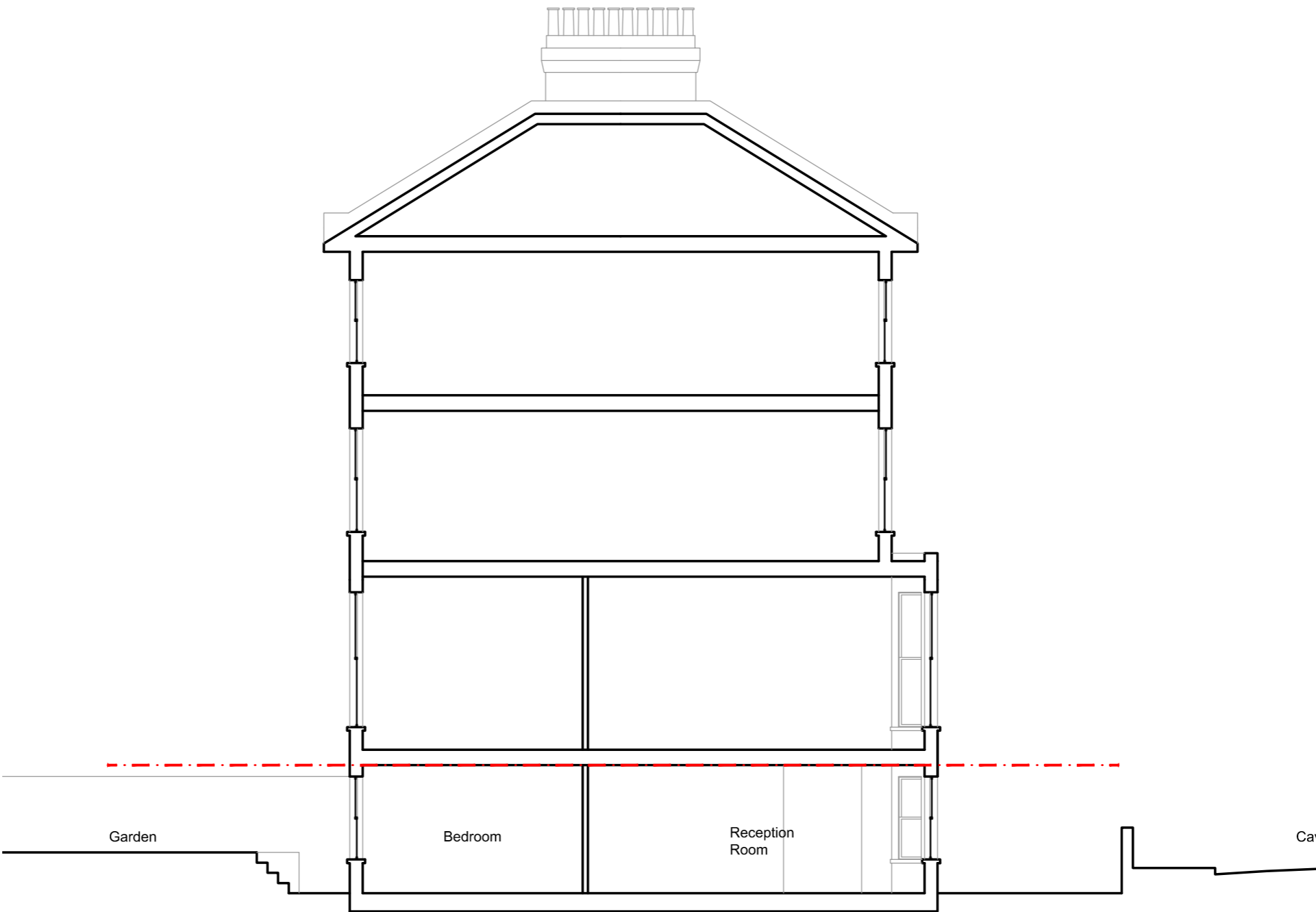


Existing Rear Elevation 1:100 @ A3



Existing Side Elevation 1:100 @ A3





0m 1m 2m 3m 4m 5m 10m

Existing Section AA 1:100 @ A3



5.0
Proposal - 4m Rear Extension

5.1 Proposal Diagram

4m rear extension

The proposal seeks to add a sympathetic single storey rear extension to the 2 bedroom property at 18a Caversham Road.

The current layout of the property is cramped and inefficient. The kitchen is segregated from the living area and is forced into a dark, unventilated undercroft space, beneath the external staircase to the above property, in order to accommodate sufficient kitchen units.

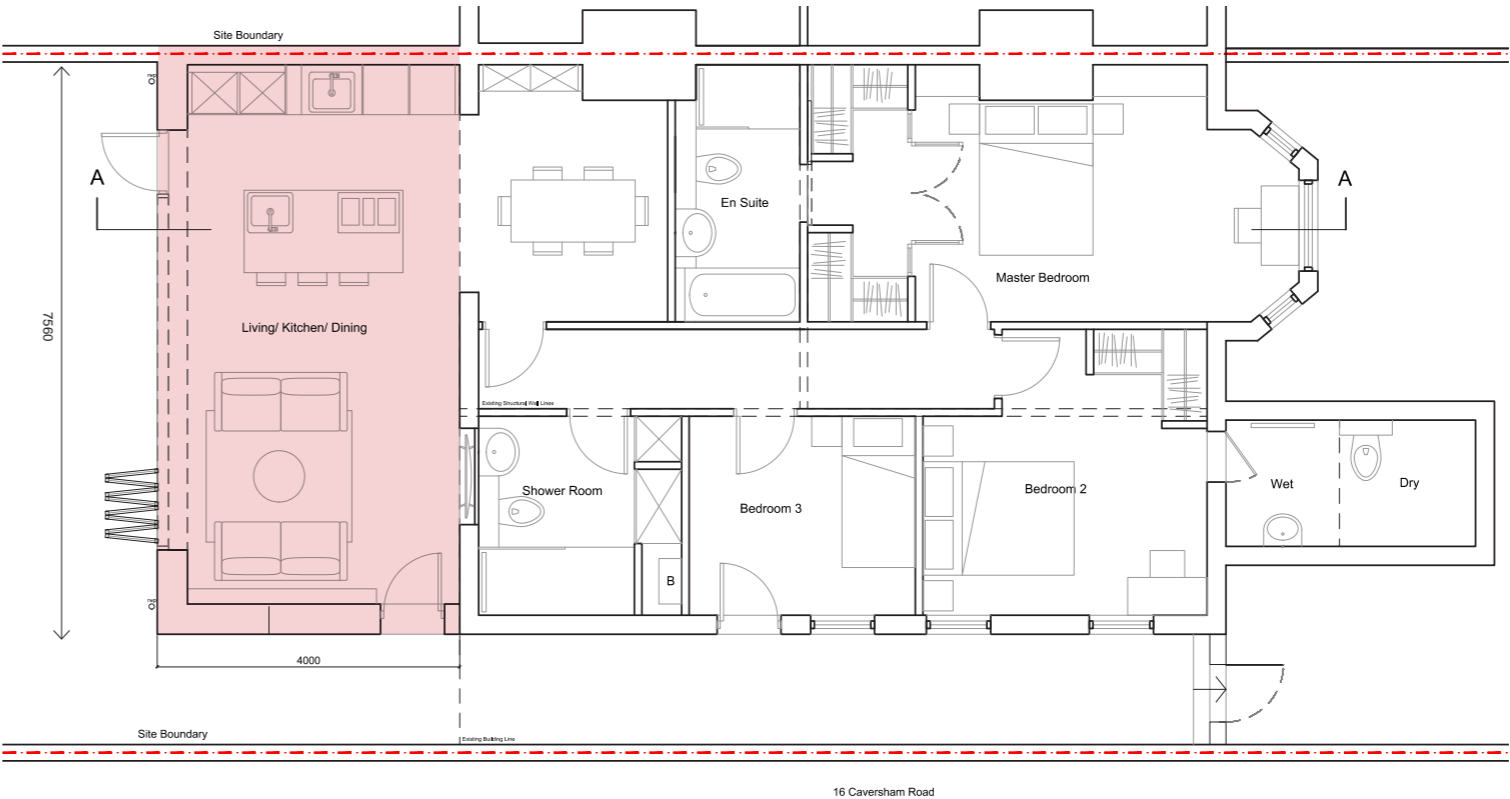
The proposal reconfigures the floor plan of the property and extends 4m from the current building line: allowing for an additional bedroom, and an improved open plan living/ kitchen/ dining area which can enjoy plentiful natural light, ventilation and views over the garden. The garden can be accessed through floor to ceiling bifolding glazed doors. The design works by minimising any significant changes to the structural walls of the property.

Post-Covid, it is pertinent that the housing stock of the city can maximise well designed, light-filled, uplifting spaces as there is potential for increased amount of time indoors and a focus on healthy lifestyles. The proposed changes serve to enhance the property as it continues to be used as a family dwelling into the future.

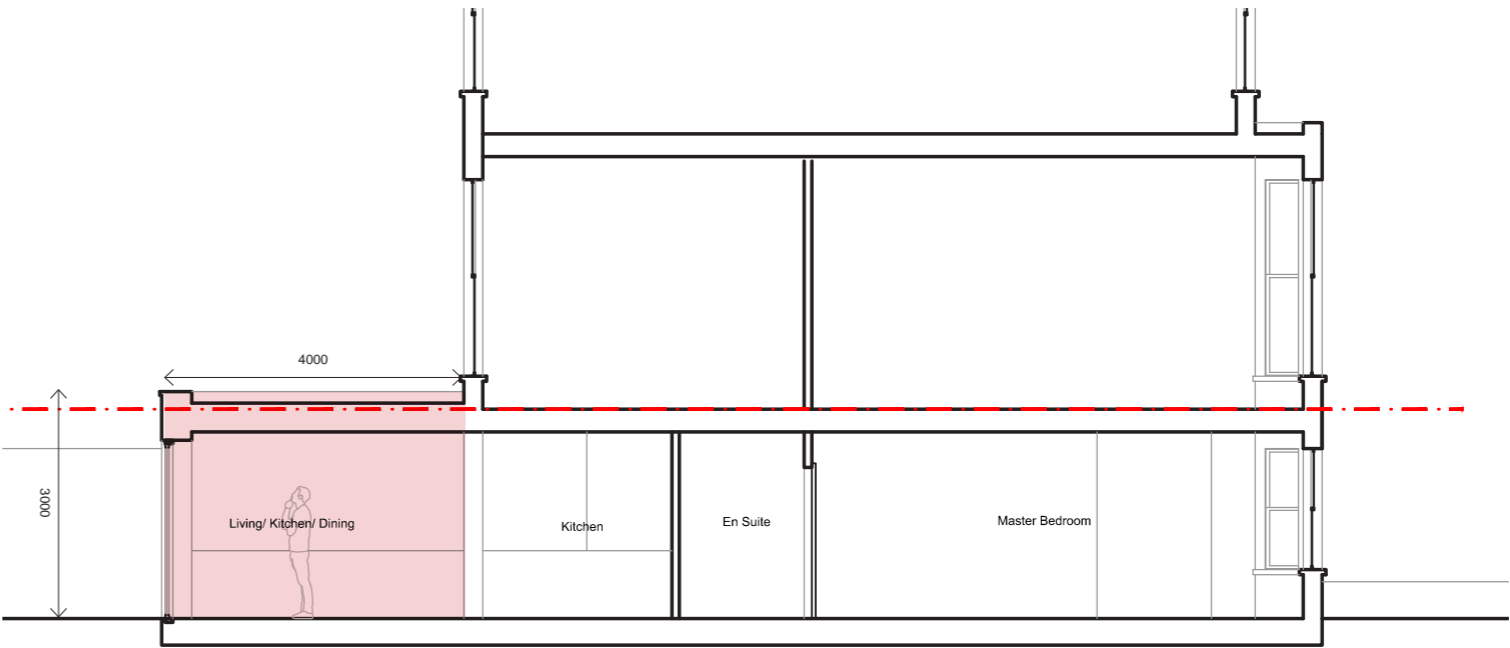
The material treatment is sympathetic to the context. The elevations utilise buff brick to match existing, high quality aluminium glazing frames in dark grey and black cast iron rain water pipes to match existing. The roof is designed as a green sedum roof to improve thermal efficiency and to improve visual amenity for neighbouring properties.



Proposed Rear Elevation



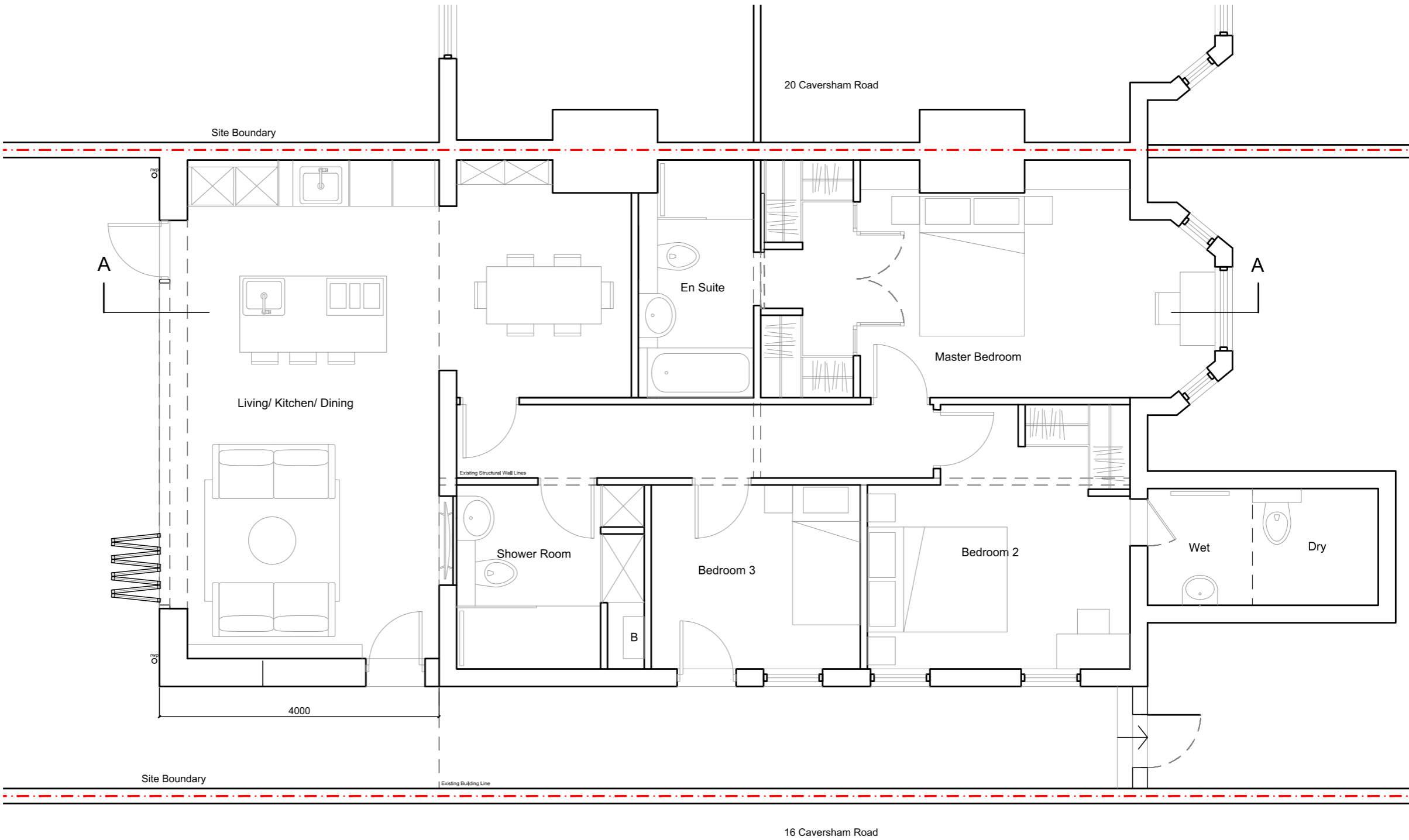
Proposed Ground Floor Plan



Proposed Section AA

Extent of Proposal

5.2 Proposed Ground Floor Plan



Proposed Ground Floor Plan - NTS

	Existing	Proposed
GIA	78 Sq.m	105 Sq.m
Change	N/A	+ 27 Sq.m

Area Schedule



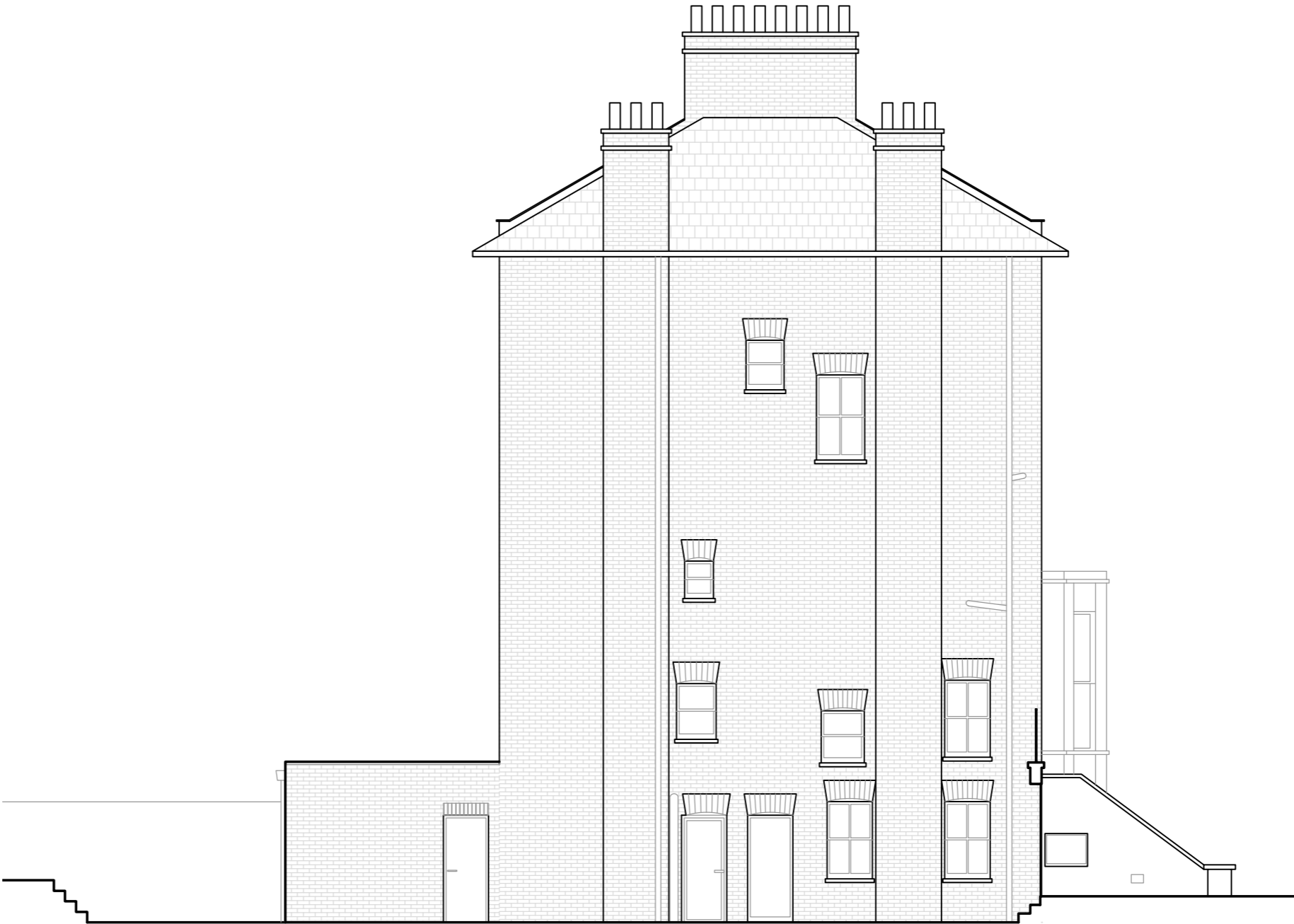
5.3 Proposed Rear Elevation

Scale 1:100 @ A3



5.4 Proposed Side Elevation

Scale 1:100 @ A3



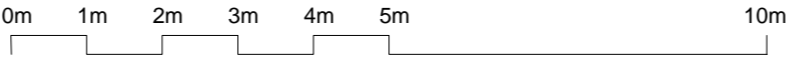
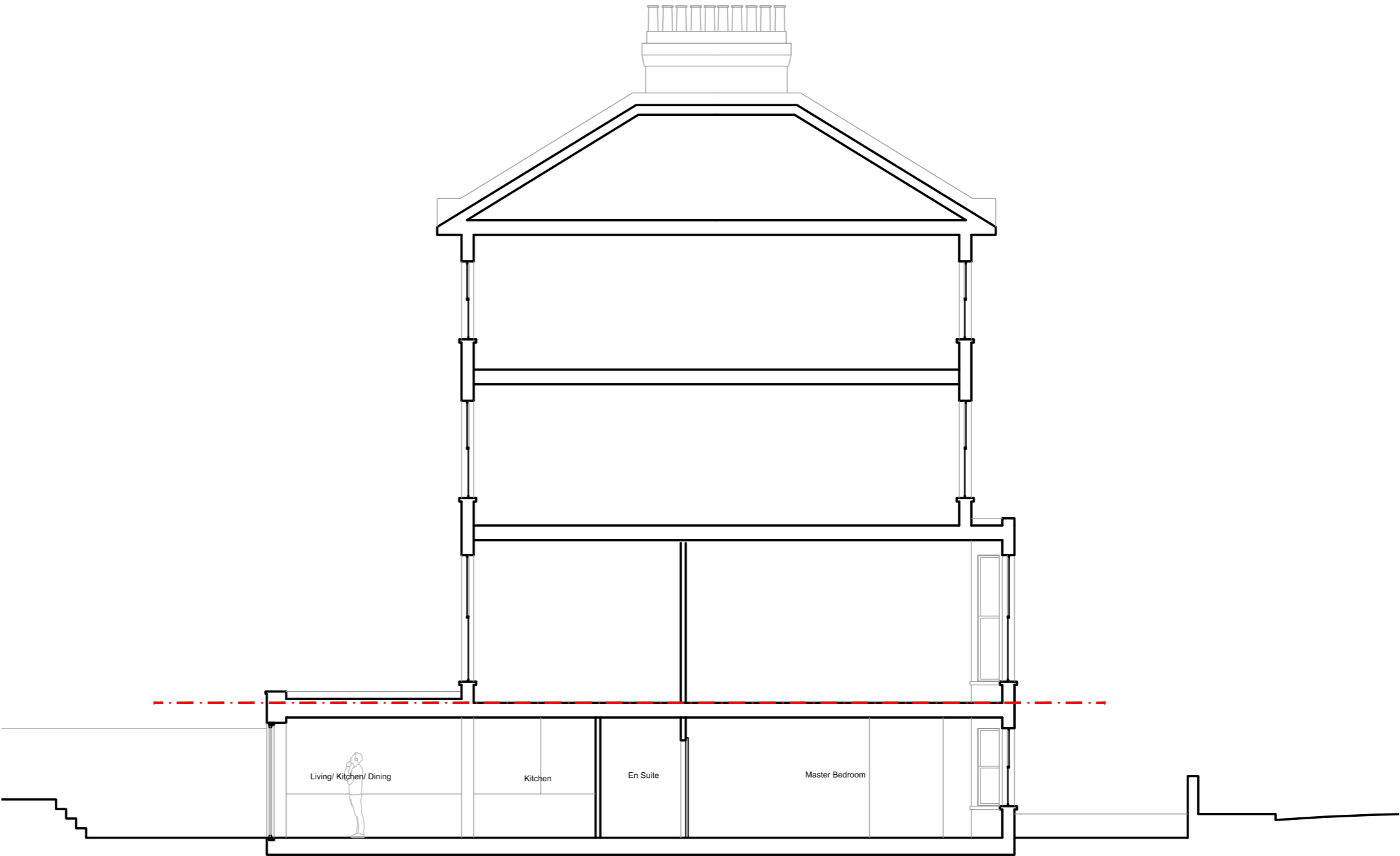
0m 1m 2m 3m 4m 5m 10m

Proposed Side Elevation - 1:100



5.5 Proposed Section AA

Scale 1:100 @ A3



Proposed Section AA - 1:100



5.6 Appearance and Material Palette

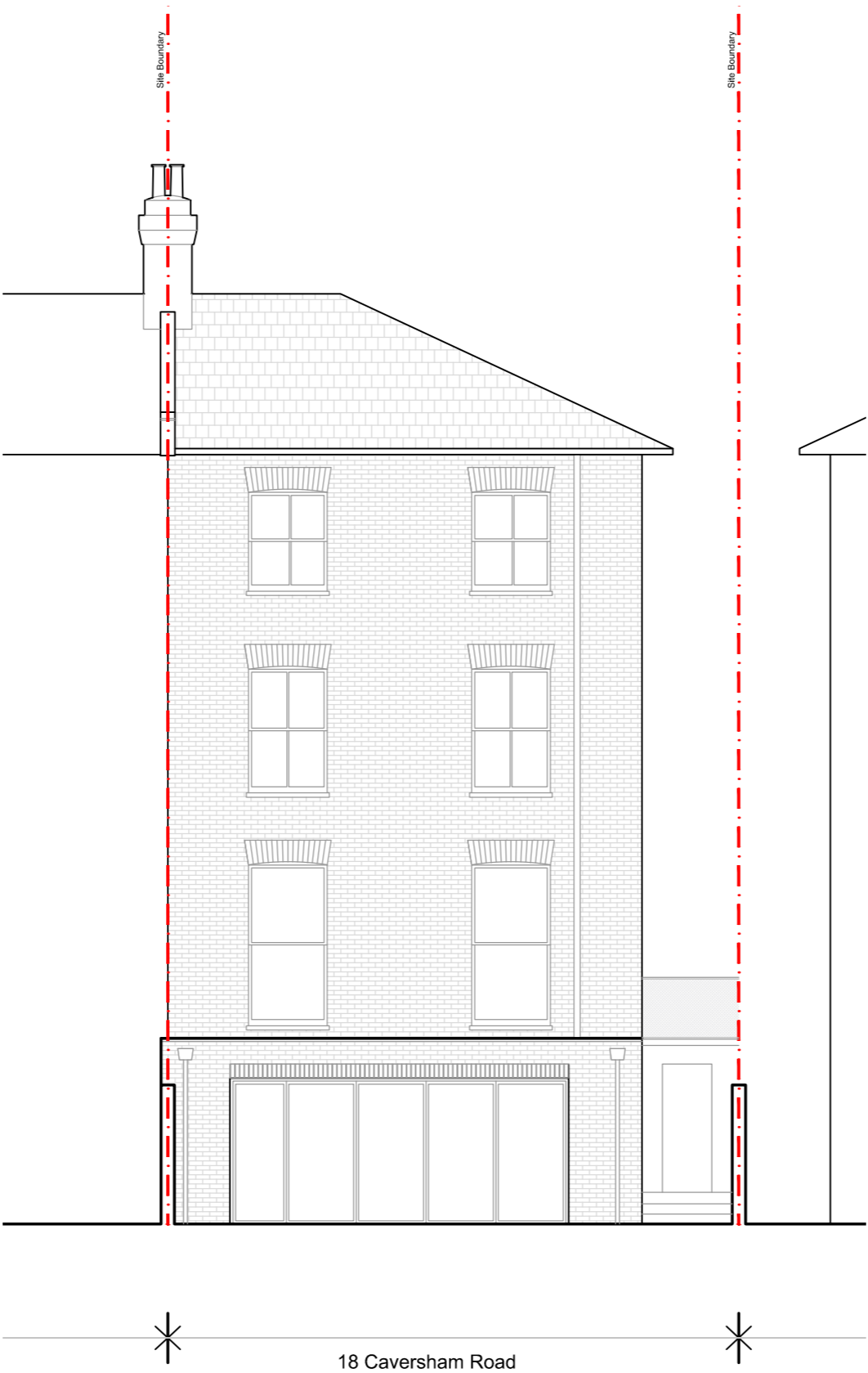
High quality and naturally toned materials referencing the local vernacular

All chosen materials for external walls, windows, doors and detail elements have been specifically chosen to reflect the local character but also to give the proposal a high quality outward appearance which will not be the result of fashionable diktat, but of timeless high quality design.

The main proposed material is London Stock brick, a key element of the existing building and much of its surroundings. This has been intentionally done to allow the scheme to fit in with the local character. It also serves to unify the extension element together with the historic massing. The result is an understated extension with strong symmetry and high quality detailed elements through a theme of naturally toned materials.

The rear windows are large, referencing the openings on the existing building and allowing a high quality of natural light to enter the building while allowing occupants views out over the rear garden. High quality aluminium framing in dark grey and a green sedum roof improve the visual amenity of the intervention.

Black cast iron downpipes on the rear facade continue the language of the existing building to enhance visual integration of the rear extension with the existing rear elevation.



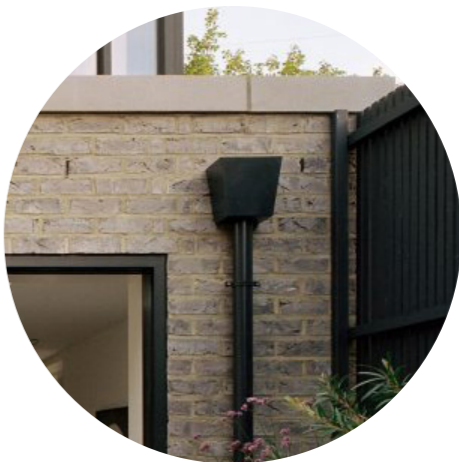
Rear Elevation



Sedum Roof



London Stock Brick



Black Cast Iron Downpipes