

Flat B, 9 Downside Crescent, London NW3 2AN **Design, Access and Heritage Statement: Ref: 1122-D+A+H-B**

6th December 2021
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1.0 Introduction

This document supports and justifies a planning application submitted to The London Borough of Camden Planning Authority for a roof extension and changes to the fenestration to this top floor property.



Rear Elevation



Front Elevation

The proposed works are described in the following supporting documents:

Existing Drawings:

1. 1122-S01-01 Extg Grd Floor and Site
2. 1122-S01-02 Extg 1st and 2nd Floors
3. 1122-S01-03 Extg Front Elevation
4. 1122-S01-04 Extg Rear Elevation
5. 1122-S01-05 Extg Side Elevation
6. 1122-S01-06 Extg Sections
7. 1122-S01-07 Location Plan

Proposal Drawings:

1. 1122-AP02-01 Prop Site Plan
2. 1122-AP02-02 Prop 1st, 2nd + 3rd Floors
3. 1122-AP02-03 Prop Front Elevation
4. 1122-AP02-04 Prop Rear Elevation
5. 1122-AP02-05 Prop Side Elevation
6. 1122-AP02-06 Prop Sections
7. 1122- AP02-07 Replacement + New Window Details

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2.0 Description of Existing Building

The application site comprises the second floor of no. 9 Downside Crescent: a late Victorian three- storey semi-detached property situated on the western side of Downside Crescent, close to the junction with Haverstock Hill within the London Borough of Camden. At present, the host building features 3 no. self-contained flats. The ground floor flat has access to a rear garden.

The upper-level flat A, to which this application relates, shares a separate and dedicated entrance with Flat B, adjacent to the principal entrance. The principal entrance accesses the ground floor flat.

In terms of designations, the site lies within the Parkhill and Upper Park Conservation Area. Nos. 1-35 Downside Crescent are noted as making a positive contribution to the character and appearance of the Conservation Area. The property is not listed.



Google Satellite View (NTS)

3.0 Proposals

- 3.1 The proposal is a roof extension with rear facing, inset dormer window and a rooflight concealed within the valley between the existing roof slopes.
- 3.2 The proposals add an addition bedroom to the flat.
- 3.3 Replacement of existing sash windows with new, matching DG units and of windows with inward opening French doors with Juliet balconies.

4.0 Appearance and Materials

- 4.1 Existing roof tiles will be re-used and matched where required.
- 4.2 The proposed inset dormer will have a lead roof and cheeks and painted timber casement windows.
- 4.3 The dormer is modestly sized, in proportion with the roof and is set down from the ridge and up the roof slope by 500mm to meet requirements.

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5.0 Amenities

5.1 No neighbouring amenities are affected by the proposals.

6.0 Impact on the Street Scene

6.1 The proposals will not be visible from the street.

7.0 Access

7.1 Access to, from, and within the property is unaffected by the proposals.

8.0 Sustainability

8.1 The re-engineered roof to accommodate the proposals will be insulated in full accordance for Building Regulation requirements and so will represent a dramatic improvement to the current thermal envelope.

8.2 The replacement of the existing windows with new double-glazed units (to match) will further add to the improvement to the current thermal envelope.

9.0 Refuse & Recycling

9.1 The existing arrangement will remain unaltered.

10.0 Conclusion

The application proposals are in full compliance with the aims and objectives of the relevant The London Borough of Camden Planning Guidance. For these reasons we consider Planning Permission should be granted accordingly.