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To:
Camden Council,
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

DESIGN AND ACCESS STATEMENT REV.B – SINGLE STOREY REAR EXTENSION WITH FLAT ROOF AND FLAT ROOFLIGHTS

Address: 4 ELLERDALE CLOSE, LONDON, NW3

4 Ellerdale Close is a property situated in the cul-de-sac of Ellerdale Close and within 5 minutes walking distance from Hampstead train, station and shopping centre.



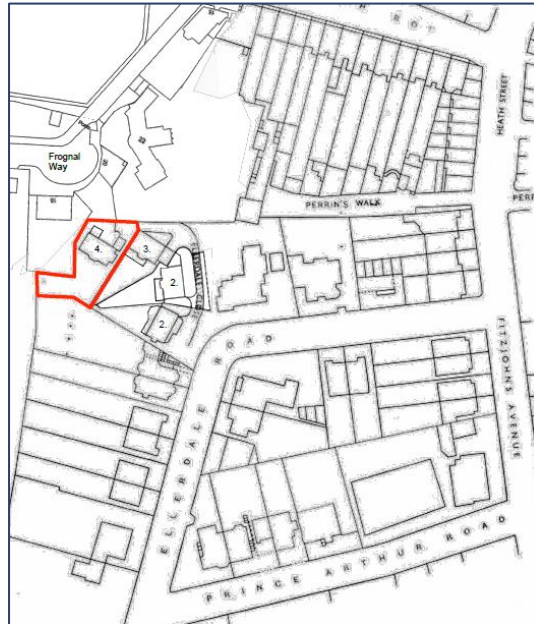
(View of the existing elevation)

Assessment

- 4 Ellerdale Close is a private detached residential property within the Fitzjohns Netherhall conservation area and it is not a listed building.
- It is a masonry property with clay roof, painted timber windows and shutters, many in poor condition
- There is an existing side passage that is currently used as access to the rear garden.
- The existing reception area is narrow and would benefit from greater depth and more light from the rear.
- Every other house on Ellerdale Close has a rear extension. The rear extension proposed would be the smallest rear extension on the Close.
- The neighbouring property at No.18 Frognal Way also has an extremely substantial rear extension, which is much larger than that proposed for 4 Ellerdale Close in this application.

The site and Surroundings

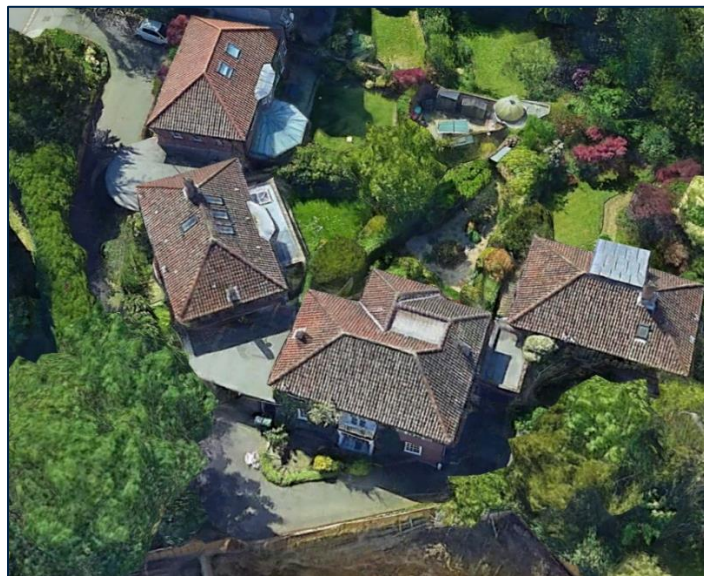
The site is located on Ellerdale Close and is accessed from Ellerdale Road which runs from Arkwright Road in the south to Fitzjohn's Avenue in the north-east, with a sharp 90 degree bend in its centre. The Close is a private cul-de-sac off this bend in the road and the properties further into the Close (including the appeal site) cannot be seen from Ellerdale Road due to the curve of the Close and the drop in height. Indeed, due to the drop in height from Frognal Way, the appeal site is not visible from any public road or path.



Site Location Plan

The site is therefore 'sunken' compared to surrounding dwellings, due to a natural hill and fall in levels.

Every other house on Ellerdale Close has a rear extension (as well as side extensions). The extension proposed for No.4 by this application is smaller than that which has been approved by the Council and built at every single other property on Ellerdale Close. A photo showing the larger extensions at the other properties on Ellerdale Close is shown below.



Aerial image of Ellerdale Close

It can be seen that No.1 Ellerdale Close has a large rear extension, which is around the same width as that proposed by this application, but which is double the depth, extending 4m from the rear elevation, and which is also much higher, being 3.3m in height.

No.2 Ellerdale Close has a large rear extension which is both wider than that proposed by this application and deeper, being just under 3m in depth.

No.3 Ellerdale Close has a very substantial rear extension which is the same width as that proposed for No.4, but which is both deeper and much more substantial, being two storeys high.

Accordingly, the rear extension proposed by this application would be the smallest rear extension on Ellerdale Close.

On the other side of No.4 Ellerdale Close, the adjacent property at 18 Froggnal Way, has recent permissions, and now constitutes a substantial dwelling, which is taller and higher than 4 Ellerdale Close. It has a very wide multi-storey rear extension, which is much larger than that proposed for No.4 Ellerdale Close. The extension proposed by this application is extremely modest by comparison.



Photo showing the substantial multi-storey rear extension, including large balcony, at the back of No.18 Froggnal Way, as seen from the garden of No.4 Ellerdale Close.



Photo showing the very substantial multi-storey rear extension at the back of No.18 Froggnal Way, as seen from the first floor of 8 Ellerdale Road. No.4 Ellerdale Close can be seen at a lower level to the right.



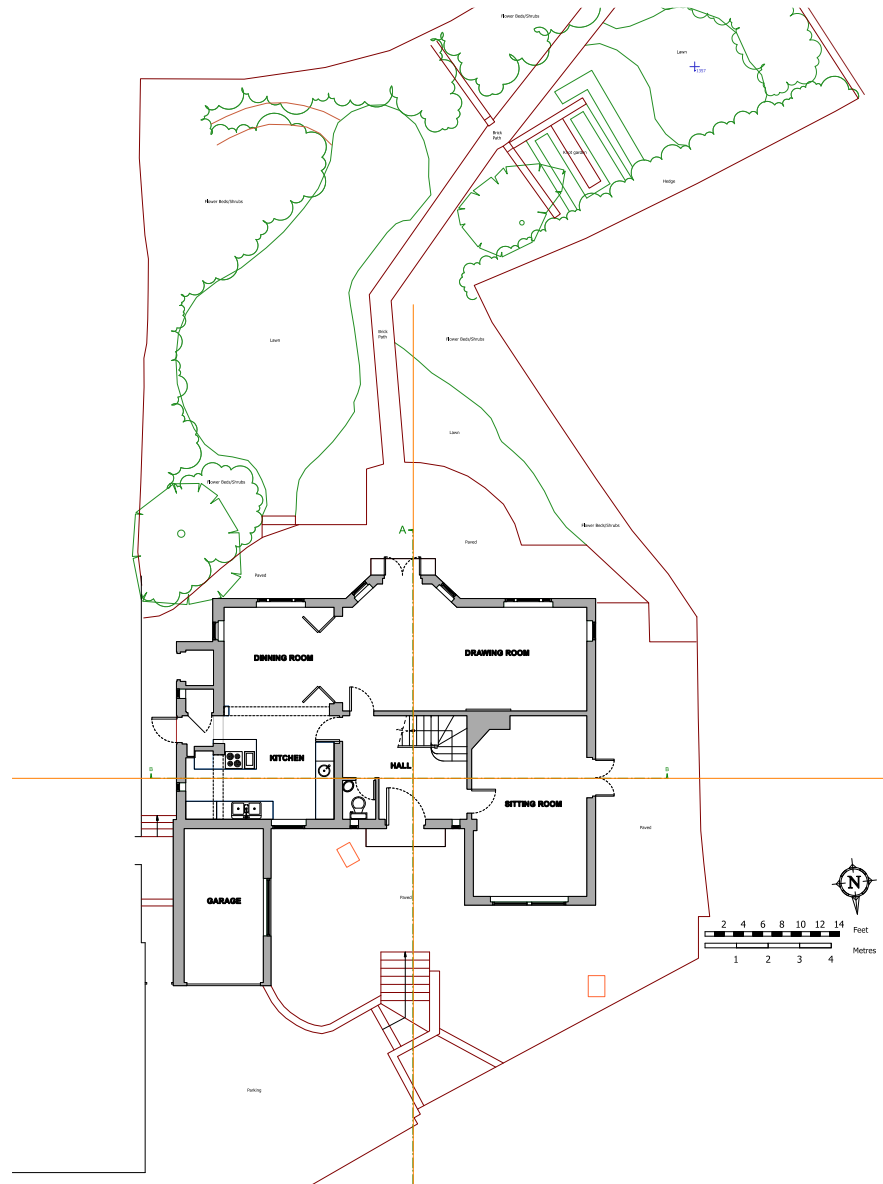
Photo looking up at 18 Frognal Way, to show its greater elevation and taller stature)



View from Frognal Way, with no.20 on the left and no.18 on the right, 4 Ellerdale Close, is not visible due to its lower level



Photo from the rear of 4 Ellerdale Close, showing that due to the intervening fence/vegetation, the other properties on Ellerdale Close would not be visible from the proposed rear extension.



(Existing ground floor plan)

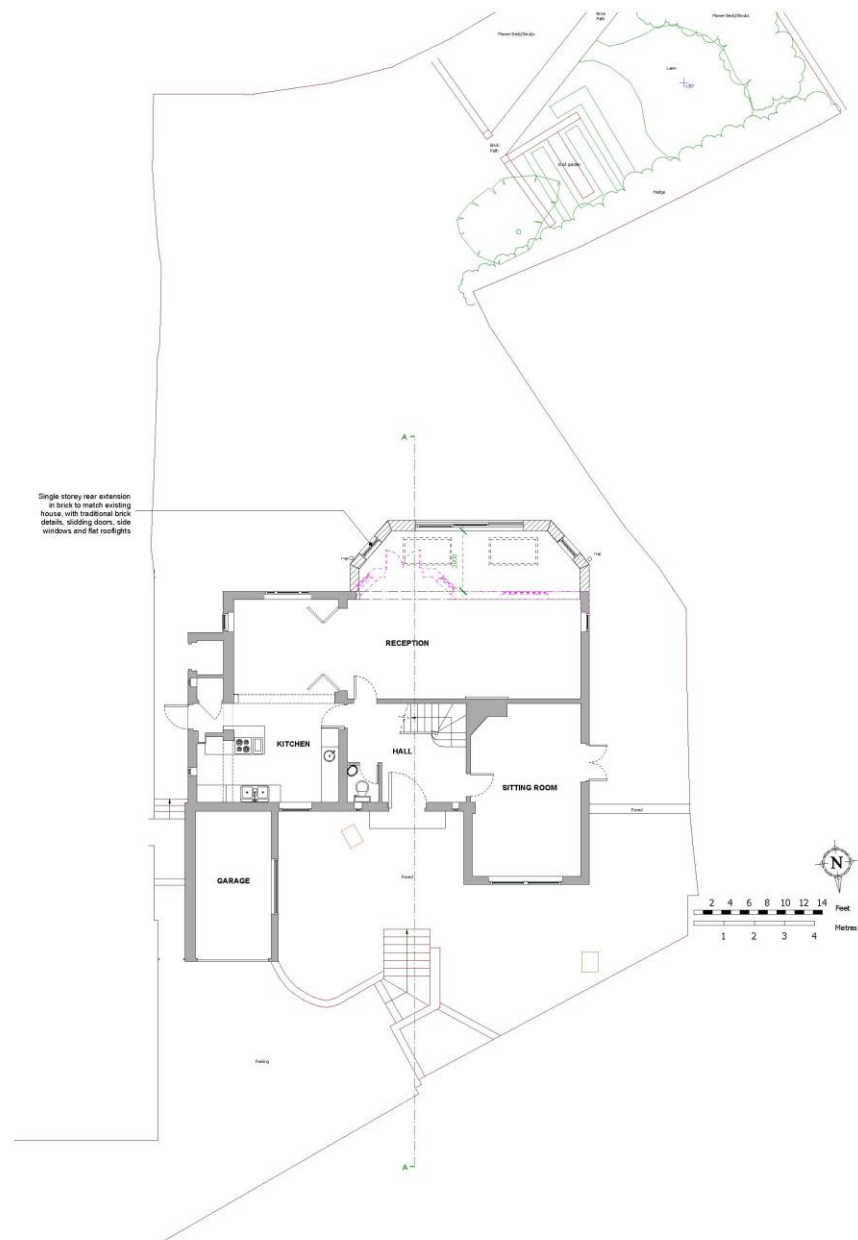
Design Statement:

The proposal is for the addition of a single storey rear extension to the property, with alterations to the existing fenestrations on the associated elevation at ground floor.

The proposed single storey rear (ground floor) extension is designed to be subservient to the existing rear elevation. It is only proposed to start from the side of the existing bay window and will end at the edge of the left-hand side wall (facing the rear of the property). The proposed extension will mimic the bay window shape with two angled walls on either side to reduce the width of the proposed extension even further.

This structure will house two flat rooflights to allow much needed light into the newly formed extension and the existing sitting room. The extension is to be constructed from brick to match existing rear elevation and have a flat roof with a stone coping. The proposal seeks to remove the existing bay window and the left-hand side window of it at the rear and replace with sliding doors to rear to allow easy access to the garden and an inside-outside living area for the growing family to enjoy.

The proposal only seeks to apply modest alterations and extensions, which are correct in scale and materials. The proposed extension will not be visible from the street/public views. The proposed size of the extension is 8m in length, by 2.3m in depth.



(Proposed ground floor plan)

The proposed windows and doors are designed to match the existing, in a traditional style and similar size.

All proposed materials are to match the existing.

Previous Applications:

A larger proposal for a rear extension was previously refused under application 2022/0567/P.

Following the refusal of the permitted development application the designs of the extension were considerably reduced to enable minimal changes to the rear façade, whilst still delivering the extra space the family needs and still being in keeping with the overall look of the property and conservation area.

Access Statement:

Current vehicular access to the building will remain unchanged.

The extension would rectify the narrow nature of the existing living room and increase light into it.

Conclusion:

The proposals seek to improve the internal usage of the property at the same time as providing inside-outside living for the family. The extension is to be constructed from brick to match existing rear elevation and all proposed materials are to match the existing.

The proposals are modest and are sensitively designed to ensure the extension will be subordinate to the house. Indeed, every single other property on Ellerdale Close has a larger rear extension than that proposed in this application, as does the other adjacent property at 18 Frogna Way. The extension will not be seen from the front of the property and due to the property's "sunken" location, the existing neighbouring vegetation and the small scale of the extension, they will not negatively impact the amenity of any neighbouring property.

PEEK Architecture and Design Ltd.