Design and Access Statement

14 Burgess Hill, London. NW2 2DE

25 October 2022

CARVERFARSHI

Appendices

Fig 1: Proposed site plan in context highlighting key elements of proposals

1.0 Introduction

This Design and Access Statement has been prepared in support of a Planning Application for 14 Burgess Hill, NW2 2DE. The application comprises the following alterations:

- Demolition of non-original rear & side extensions
- Erection of a single storey rear and side extension
- Enlargement and repositioning of rear facing dormer
- Minor adjustments to fenestration & garage door
- New brick wall and side access gate

The construction works associated with the above application have not yet been carried out and their extents are illustrated within this document.

Fig 2: Aerial view of site and surrounding context

2.0 Context

14 Burgess Hill is a detached, three-storey house situated at the North-West side of Burgess Hill, in Cricklewood. The house is set back from the street edge behind a front garden and carriage driveway, at the rear of the property is an large garden.

The building has been extended several times, the most recent of these additions (App No. 8703158) added an additional storey above the pre-existing garage. As a result of these additions, much of the original building is masked by piecemeal rear and side alterations.

The property is in the Borough of Camden, but outside any Conservation Areas. The surrounding area is comprised mostly of large detached & semi-detached houses, with large rear gardens, along with a series of blocks of flats which neighbour the property to the North and North-West. With this eclectic mix of housing types the surroundings lack a consistent architectural style, although most of the homes in the immediate vicinity are of a similar scale. Many of these have single-storey rear and side extensions similar to this proposal. Examples of some of these are included in section 6 of this report and highlighted in the aerial image on page 12 (fig 20).

The primary proposals within this application are not visible from the street and would therefore not harm the character or appearance of the property and the surrounding area.

(from left to right)

Fig 3: View of front elevation taken from street edge

Fig 4: View of existing side extensions from driveway

(from left to right)

Fig 5: View of rear elevation showing mismatched bay and stair outrigger

Fig 6: View of rear elevation of existing side extension

Fig 7: Visualisation of rear elevation showing proposed single-storey rear & side extension and dormer

3.0 Layout + Scale

As detailed on the submitted drawings, the application proposes to demolish the piecemeal additions to the original property.

These extensions detract from the character and appearance of the property. The proposal is to erect a unified, single storey rear extension that reads as a distinct but sensitive new addition, and reinstate and rationalise the primary facade of the house above.

The proposed extension is commensurate with the scale of the 37 metre deep site and surrounding context. With the host building measuring over 12 metres deep and the rear garden extending back a further 18 metres the proposed extension remains subordinate to the existing house and in keeping with the scale of the site.

Works along the side elevation will rationalise non-original interventions, a single storey, flat roofed, side extension will replace the existing, pitched roof side extensions.

The rear dormer is a traditionally built, flat roof dormer, improving upon the existing incongruous pitched roof dormer. The proposed dormer is more centrally located and appropriately proportioned with the scale of the large roof slope.

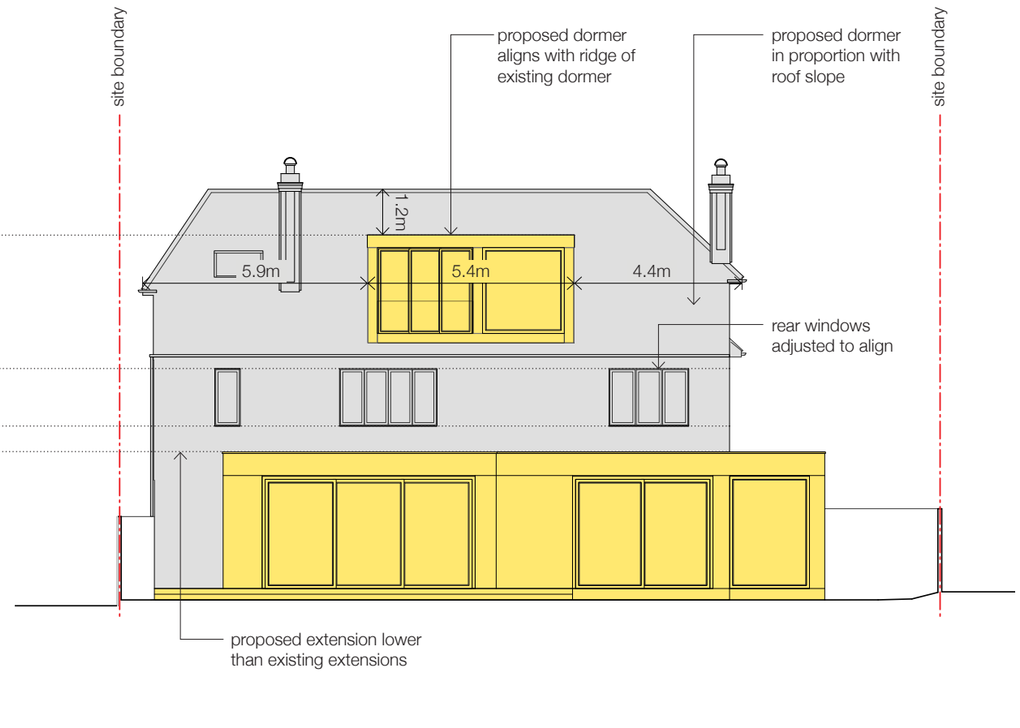
The overall proposals is a reduction in mass and height, and uses a simple palette of materials, sympathetic to the existing building. The resultant design is considered a holistic response to the surrounding context, blending new elements with the existing site and heritage of the host building.

(from left to right)

Fig 8: Existing rear elevation with elements to be removed highlighted in red

Fig 9: Proposed rear elevation with proposed elements highlighted in yellow

Existing Rear Elevation



Proposed Rear Elevation

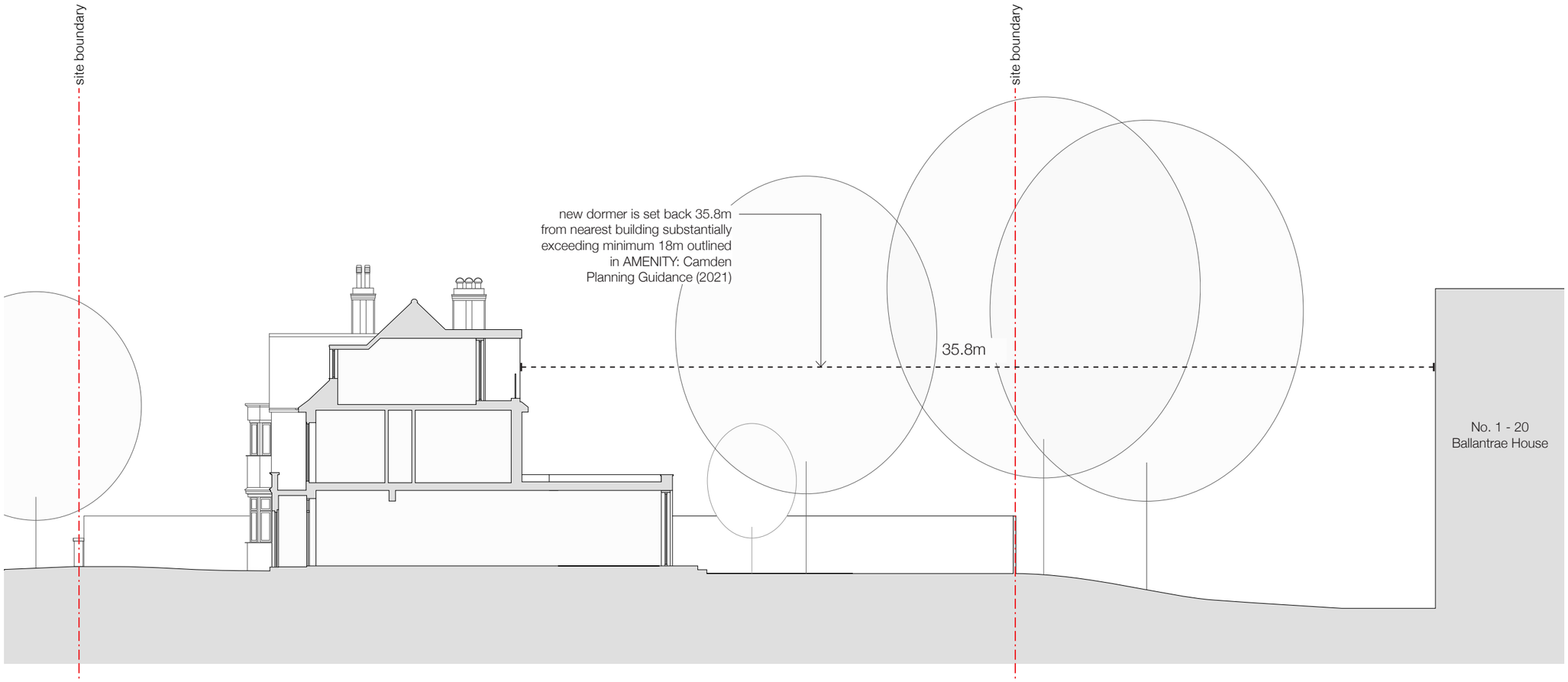


Fig 10: Section diagram

4.0 Appearance

The exterior of 14 Burgess Hill has been diminished by the multiple ill-conceived and incongruous additions and alterations over a number of years. The proposed changes will provide additional usable interior space while rationalising both the homes interior and its exterior facades, and enhancing the character of the original building.

Rear & Side Extension

The rear extension will be detailed in a contemporary way, while remaining sympathetic to the character of the host dwelling. Light-coloured bricks and aluminium-framed glazing will be used, these materials form a refined palette of textured finishes that complement the original materials of the house.

The extension projects into the garden creating framed views of greenery. A green, wildflower sedum roof is proposed to enhance the biodiversity and character of the site. This will change colour throughout the year and provide improved visual amenity and interest to the occupiers from the windows above.

The proposed rear extension is hidden from the street scene, modest in height and set back considerably from all site boundaries. It is shrouded by verdant vegetation and therefore has no visual impact on the street scene.

The proposal will also replace the existing side extensions and be a substantial improvement in appearance and function. The new extension will be lower in height, smaller in footprint and set further back from the front facade than the existing lean-to, ensuring reduced visibility from the street and neighbouring properties.

Dormer

The existing rear dormer and rear facing roof lights are to be replaced with a new dormer. The proposed dormer will be detailed in a contemporary manner in order that it reads as an addition, however the colour and tone will complement the existing roof tiles.

Host Building

Works to the host building will rationalise the rear facade, while preserving and reinstating original architectural details that have been lost over time. Following the demolition of the existing rear bay and outrigger, the first floor fenestration will be rationalised with all windows replaced with new glazing to match the original.

On the front facade, adjustments to the glazing and the garage door will rationalise the window layout and create a cohesively proportioned facade.

All works to the host building will be in keeping with the materials, character and detailing of the original property. Works of a contemporary design are restricted to the proposed extension, and roof dormer but will remain sensitive to the existing in both materiality and detailing. The result is a union of new and old, composed together in a holistic and sympathetic way.

Fig 11: Plan diagram illustrating the proposed single storey extension's compliance with the '45 Degree Test' as outlined in HOME IMPROVEMENTS: Camden Planning Guidance (2021).

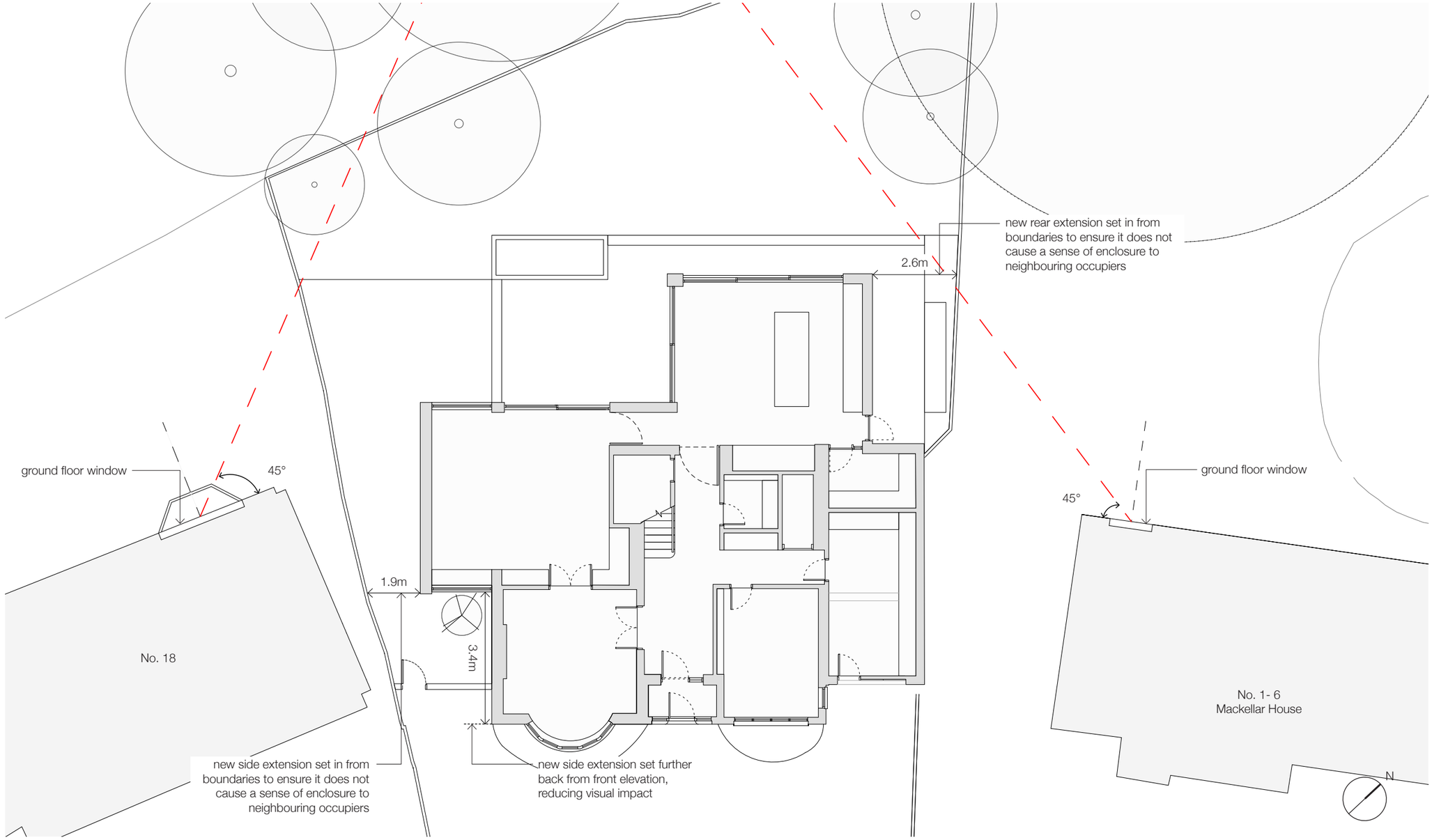


Fig 12: Aerial visualisation of existing rear of 14 Burgess Hill, elements to be removed shown shaded red

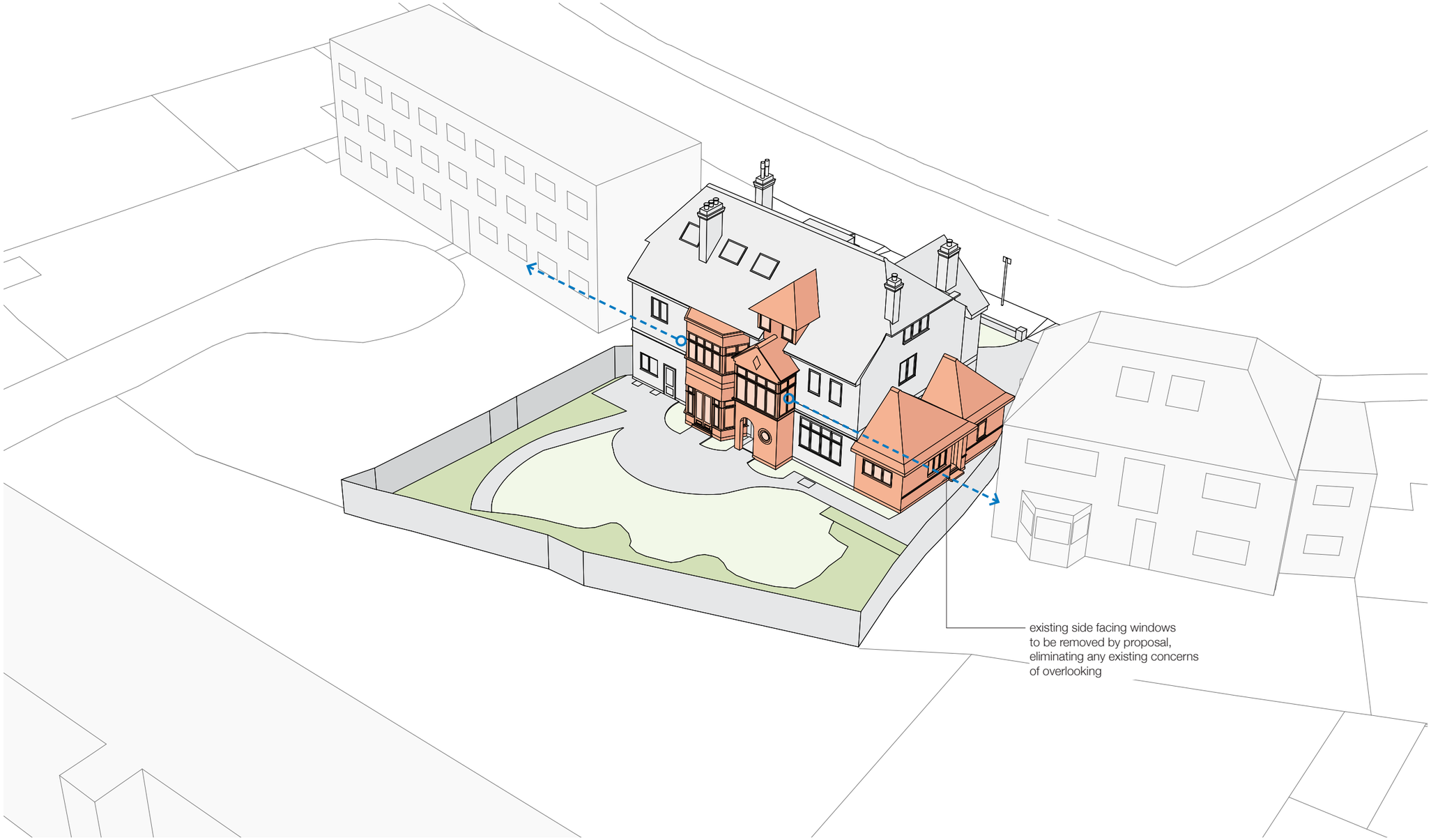
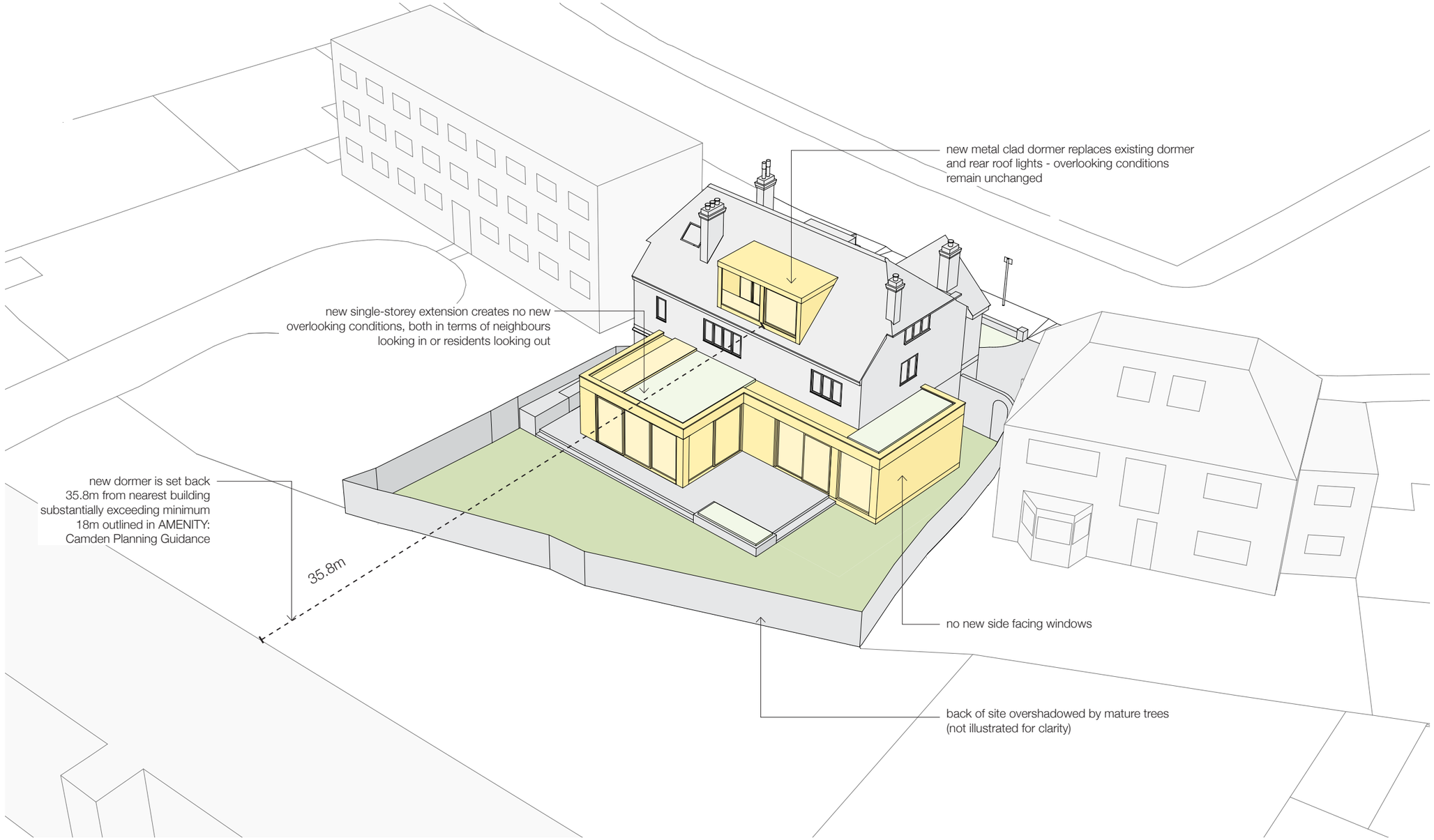


Fig 13: Aerial visualisation of proposed rear of 14 Burgess Hill, proposed additions shown shaded yellow



5.0 Materials + Detailing

Fig 14: Example photo of soldier course brickwork to be used in header element - complementary colour, texture and variation

Fig 15: Example of proposed handmade brickwork for extension - complementary colour, texture and variation

Fig 16: Example of proposed standing seam zinc - colour to match existing roof tiles. Credit: CarverFarshi

Fig 17: Precedent project: SERW House showing soldier course header Credit: Reid Senepart Architecten

Fig 18: Precedent project: Dollis Hill Avenue showing light brickwork with distinct header element Credit: Thomas-McBrien Architects

Fig 19: Material study of proposed extension at 14 Burgess Hill

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Fig 20: Aerial view of site and wider context, highlighting relevant development in the immediate area.

6.0 Planning History

A review of the planning history in the surrounding area, indicate that Camden has historically been supportive of similar rear extensions to detached and semi-detached houses.

By example, a number of applications similar to the proposed development have been granted at adjacent and nearby properties, notable examples include:

- **3 Ranulf Road (2020/2767/P)** was granted permission for a three-storey rear and single-storey side extension, and rear dormer in 2020.
- **15 Ranulf Road (2017/3925/P)** was granted permission for a rear extension with roof dormer in 2017.
- **25 & 19 Ranulf Rd,** located in neighbouring Brent, have rear and side extensions which influence the pattern of development and urban grain in the immediate surroundings of the application site.

Historic Development

- **22 Burgess Hill (2010/1447/P)** was granted permission for a side and rear extension in 2010.
- **19 Burgess Hill (PW9802604)** was granted permission for a full-width rear extension in 1998.
- **15 Ardwick Road (8501825)** was granted permission for a large single-storey garage building in 1985.

These examples are a material consideration. They influence the character of surrounding neighbourhood and should form a backdrop for determining any planning application.

7.0 Relevant Policy and Guidance

Local and National policy has been reviewed and adhered to. Relevant policies noted in blue and responses in black are described below.

HOME IMPROVEMENTS: Camden Planning Guidance (2021)
Relevant Rear Extension guidance

•Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;

The single-storey rear extension proposal, as a result of its design, scale, and massing would adhere to this guidance, and result in a sympathetic and subordinate addition to the property's existing built form.

•Be built from materials that are sympathetic to the existing building wherever possible;

The proposal would adhere to this guidance as outlined previously in Section 5 of this document.

•Respect and preserve the original design and proportions of the building, including its architectural period and style;

The proposal would adhere to this guidance - the overall style and proportions of the building are wholly retained at the front. The rear will undergo more alteration in order to reconcile and rationalise the layers of ill-considered previous development into a holistic, yet sensitive, façade arrangement.

•Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;

It is proposed to remove the existing bay and stair projection from the rear facade; however, it is not clear whether one or both of these are later additions. The chimneys will be retained.

•Allow for the retention of a reasonably sized garden;

The extension gives a rear garden size of 300sqm, of which approx. 50sqm will be patio, this is considered reasonable / generous in proportion to the house.

•Consider the installation of green roofs/ walls and/or solar panels. Biodiverse green roofs with a substrate depth of 100mm are preferred rather than sedum roofs, as they provide a greater biodiversity value.

The proposal includes a green roof with a substrate of 100mm depth to improve biodiversity on the site.

•Respect and duly consider the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/ spillage, and privacy;

The extension is set in from the boundary on all sides and does not impact on privacy or create a sense of enclosure.

•Ensure the extension complies with the 45 degree test and 25 degree test as set out in the Amenity CPG – or demonstrate BRE compliance via a daylight test;

The proposal complies with the 45 degree test as illustrated previously in fig. 11 on page 8 of this document

•Consider if the extension projection would not cause sense of enclosure to the adjacent occupiers;

The extension is set back from all boundaries and therefore would adhere to this guidance.

• Ensure the extension does not cause undue overlooking to neighbouring properties and cause a loss of privacy;

No overlooking is possible from the new extension.

•Not cause light pollution or excessive light spillage that would affect neighbouring occupiers

The extension is at ground floor, all glazing is set away from facades and will not affect neighbouring occupiers.

•Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;

There is no distinct historic pattern, however, the extension is in keeping with the ratio of built to unbuilt space in the local area as illustrated in fig.20 on page 12 of this document.

•Be carefully scaled in terms of its height, width and depth;

The single-storey rear extension proposal, as a result of its design, scale, and massing would adhere to this guidance.

•Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area;

The garden is characterised by mature trees to the rear, these will all be retained except for an apple tree close to the house. The loss of this tree will be offset by the introduction of new planting and will not impact the verdant character of the rear garden.

•Have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist;

By replacing the multi-story rear additions and the removal of the existing side extensions, the proposal removes tall elements that are not prevalent development types in the local area and replaces them with a development that complies with the above.

HOME IMPROVEMENTS: Camden Planning Guidance (2021)
Relevant Side Extension guidance (repetitive items from rear extension section omitted)

•Be set back from the main front elevation;

The proposed side extension is set back from the front elevation by 2m.

•Be secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;

The proposed side extension is lower and smaller in mass and footprint than the existing side

extensions, it is therefore less visible and more subordinate to the host building.

•Respect and duly consider the amenity of adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage, and privacy;
•Be designed to not cause overbearing or overshadowing to neighbour's front gardens and the interior of their home.
•Be designed to not result in sense of enclosure to the adjacent occupiers;
•Respect and not overlook neighbouring properties and cause loss of privacy. In order to minimise overlooking, opaque lightweight materials such as obscured glass may be necessary on elevations abutting neighbouring properties;

The proposed extension is set further back from the boundary than the existing extensions, as well as being reduced in height and mass. Additionally, it does not have any side facing windows and therefore complies with the guidance above.

•Protect significant views or gaps;

The existing pitched roofs block views through the gap between no 14 and 18, however a lower flat roof to the proposed side extension will create improved views to the mature trees beyond.

•Ensure the established front building line is not compromised;

The proposal adheres to this guidance.

•Ensure the architectural symmetry or integrity of a composition is unimpaired;

The host building lacks symmetry, however, the reduction in mass of the side extension along with minor alterations to the façade will improve the harmony of the main elevations.

•Retain access to the rear of a property;

Access is improved by the proposal.

HOME IMPROVEMENTS: Camden Planning Guidance (2021)
Relevant Dormer guidance

•Dormers should be subordinate in size to the roof slope being extended;

The proposed dormer is 5.4m wide within a 15m wide roof slope, it is set 1.2m below the ridge and therefore will be subordinate to the main roof slope.

•The position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls);

The dormer does not maintain equal distances as it is an extension and replacement of an existing dormer that provides headroom for the existing stair. It is however set away from the margins of the roof and becomes more central and proportionate to the overall roof as a result of the proposal.

•Design of dormers would consider the hierarchy of window openings in terms of size and proportion, The type, design and alignment of windows would relate to the ones below;

The dormer is detailed to complement the host building as a cohesive contemporary addition that relates to the extension below and therefore complies with this guidance.

•The proportion of glazing should be greater than the solid areas and dormer cheeks should be of a high quality design and materials;

The proposed dormer is to have metal cheeks and head that relate to the colour of the main roof and has a greater proportion of glazing to solid.

HOME IMPROVEMENTS: Camden Planning Guidance (2021)
Relevant Terraces guidance (repetitive items from dormers omitted)

•Preserve the roof form and complement the elevation upon which they are to be located;

The proposed terrace is set within a dormer which reads as a solid mass and therefore does not impact the roof form and complements the elevation as illustrated previously.

•Handrails and balustrades should be set back behind the line of the roof slope or parapet; Carefully consider materials for enclosure;

The dormer replaces an existing dormer that provides headroom for the internal stair, the proposed position and the balustrade location are therefore dictated by this.

The exterior materials will be carefully chosen to match with the colour of the existing roof tiling. Due to its contemporary style and character, a glass balustrade will be chosen to provide a sense of continuity, with the aim of the dormer being read as a single composition.

Climate Change Mitigation: Camden Local Plan (2017)
Relevant thermal efficiency guidance

•Proposals should demonstrate how passive design measures including the development orientation, form, mass, and window sizes and positions have been taken into consideration to reduce energy demand, demonstrating that the minimum energy efficiency requirements required under building regulations will be met and where possible exceeded. This is in line with stage one of the energy hierarchy 'Be lean'.

ENERGY EFFICIENCY AND ADAPTATION: Camden Planning Guidance (2021)
Relevant thermal efficiency guidance

•Energy efficiency requirements, such as insulation, should exceed Building Regulations where possible (paragraph 8.9 Local Plan), and installed without any gaps to reduce heat loss.
•Buildings should be designed to eliminate unwanted draughts and reduce heat loss.

The extension and dormer will be built to highest contemporary standards of thermal efficiency, with a highly insulated envelope.

The proposed works will also improve the thermal efficiency of the existing building's envelope. All existing windows will be replaced with new double-glazed units eliminating unwanted drafts and minimising heat loss for the host building.

8.0 Access

Policy C6 of the Local Plan states that developments will be supported which promote fair access.

Existing access to the property is via the footpath of Burgess Hill via steps to the front door. This existing condition remains unchanged.

However, access to the rear garden will be significantly improved via glazed doors, with a flush, level threshold, opening onto the new rear patio.

9.0 Conclusion

The proposed alterations will create a well-proportioned six-bedroom family home compatible with the scale, height, massing and character of the existing property, site and surroundings.

The rear extension would exhibit an interesting and responsive contemporary design that will enhance the appearance of the property. The overall appearance and scale of the proposed extensions is sympathetic, complementary and secondary to the original building. The majority of the development takes place at ground level at the rear and side of the property ensuring negligible visual impact on the surroundings and no impact on neighbouring amenity.

All the proposals meet the requirements of National, Regional and Local Policy, including the driving principals of high-quality design in the Borough as prescribed in Camden's Planning Guidance.

Considering the above and enclosed drawings, it is recommended that this planning application be granted.

Fig 21, 22, 23: Belsize House completed 2017

An extension to an Edwardian terraced property in Belsize Park.

- Shortlist for Camden Design Awards 2017

- AJ small projects finalist 2017

- Don't Move Improve 2018 longlist

10.0 Practice Profile

Carver Farshi have gained a reputation for high quality work throughout London. Our projects have been recognised by the **Camden Design Awards, Delivering for Barnet Architecture Awards, New London Architecture, Don't Move, Improve! AJ Small Projects** and have been widely featured by publishers such as **Architecture Today, Dezeen, Ham & High, and Dwell.**

We are a London based architecture and design practice. Across all sectors, from the thrill of engaging with a new design problem, to its detail, construction and completion, is a commitment to finding solutions that are right for the client, their brief and the surroundings.

We believe the role of good design is to enhance environments for people. Our approach develops an architecture through observation and investigation; architecture that responds to material, light, environment, and most of all its users.

We delight in finding innovations that make each project quietly extraordinary. At the same time we maintain always the core principles of sustainability and good design, ensuring our work remains functional and flexible.