

RISE



12 Cressy Road, NW3 2LY

Design, Access & Heritage Statement for Ground Floor Side
Extension

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Client

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Mr + Mrs Monteiro
Planning
May 2021
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Architect	RISE Design Studio Ltd. 17 Lonsdale Road London NW6 6RA

0.1 Practice Introduction

RISE Design Studio is an innovative contemporary architecture practice based in London, making schools and houses, dealing with England and Ireland’s diffuse light and absolute materiality. Architecture is experienced emotionally, felt through the skin as much as viewed through the eyes. For this reason, since Sean Ronnie Hill founded the studio in 2011, there has been a strong focus equally on the physicality of their work as on its conception. Our work is informed by an awareness of place and context, craft and materiality, local climate, inclusion of sustainability, a consideration of form, and an understanding of the simplicity and quality of well-made buildings. We approach every project as a unique and singular opportunity. Through discussion, observation and research, informed by our considerable project experience, we engage in a critical investigation of each project’s needs and constraints – with the objective of delivering the highest level of design quality, and buildings which are practical, inspiring and beautiful. Our work is also characterised by a rigorous and analytical approach to function and planning, and a thorough process of refinement which is applied to





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0.1 Proposal Summary

This report outlines the proposal for a rear extension to the at 12 Cressy Road, NW3 2LY, in the Borough of Camden.

Our clients, M r+ Mrs Monteiro, wish to build a high quality, single storey rear extension in the SE area of the property. The proposal would create a larger kitchen and dining room at the rear of the property.

0.2 Planning Summary

The site is located in the Mansfield Conservation Area, so the changes to the property have been carefully considered in line with the management plan.

In line with the management plan, the front facade has been left in tact and the changes to the rear facade are not visible from Cressy Road.

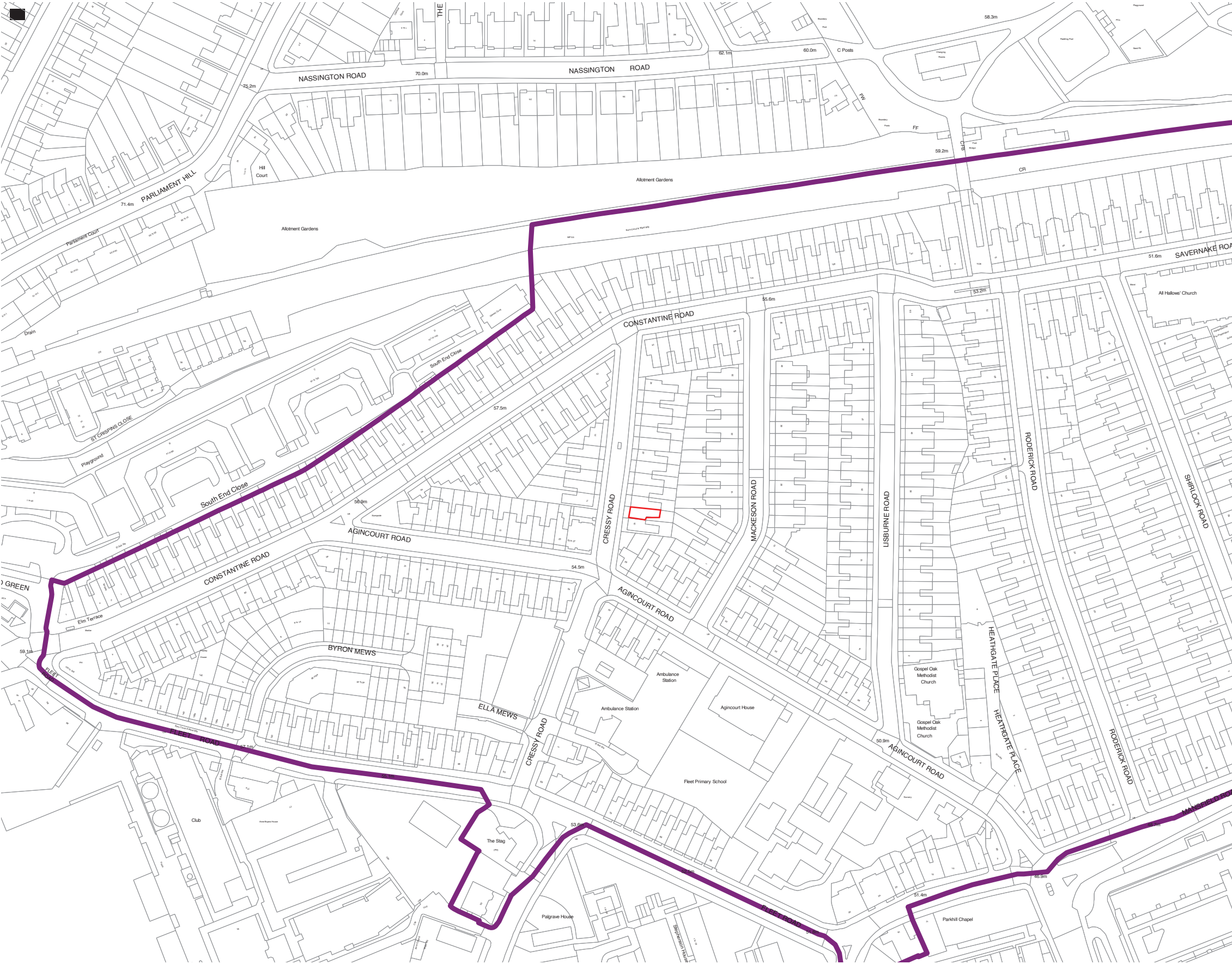
The materials and form are to remain sensitive to the existing context and character of the area and all execution is to be of a high quality.

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1.1 Location + History

Located in Hampstead, London, the property is a three-storey Victorian terraced house which mirrors neighbouring houses around it, forming part of a coherent example of late 19th century urban residential development.

The property is situated in the Mansfield Conservation Area, which means that particularly on the front facade on Cressy road, the building must adhere to the architectural style of the area.



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Relevant Planning Policy Summary

- a. Mansfield Conservation Area Appraisal and Management Plan
- b. Home Improvements CPG Jan 2021
- c. Design CPG Jan 2021

Relevant Planning History

There have been several relevant planning applications on record for this property and its neighbouring properties:

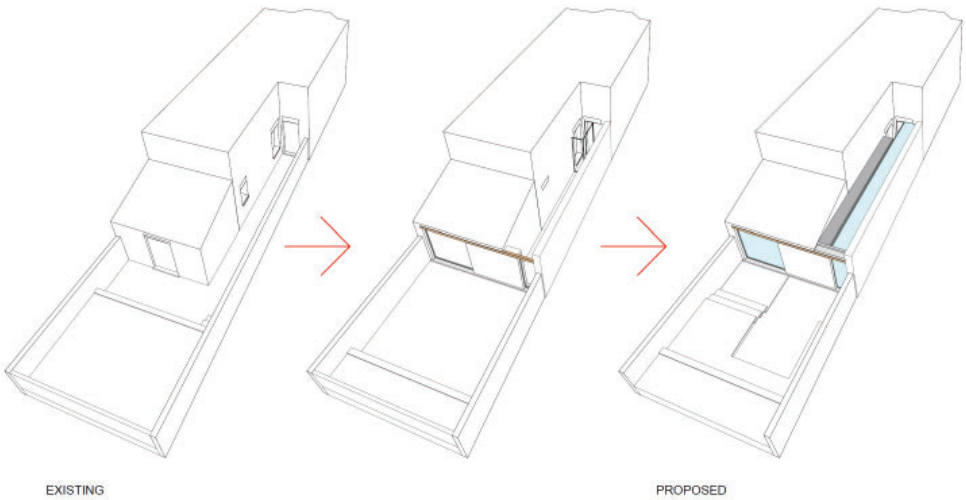
13 Cressy Road. Application 2015/6192/P. “External alterations including erection of a single storey side/rear infill extension and installation of a rear dormer window.” GRANTED

17 Cressy Road. Application 2014/2059/P. “Erection of a single storey rear infill extension, with four rooflights; installation of one rear dormer, two solar panels and five rooflights and formation of a front gate, piers and railings.” GRANTED

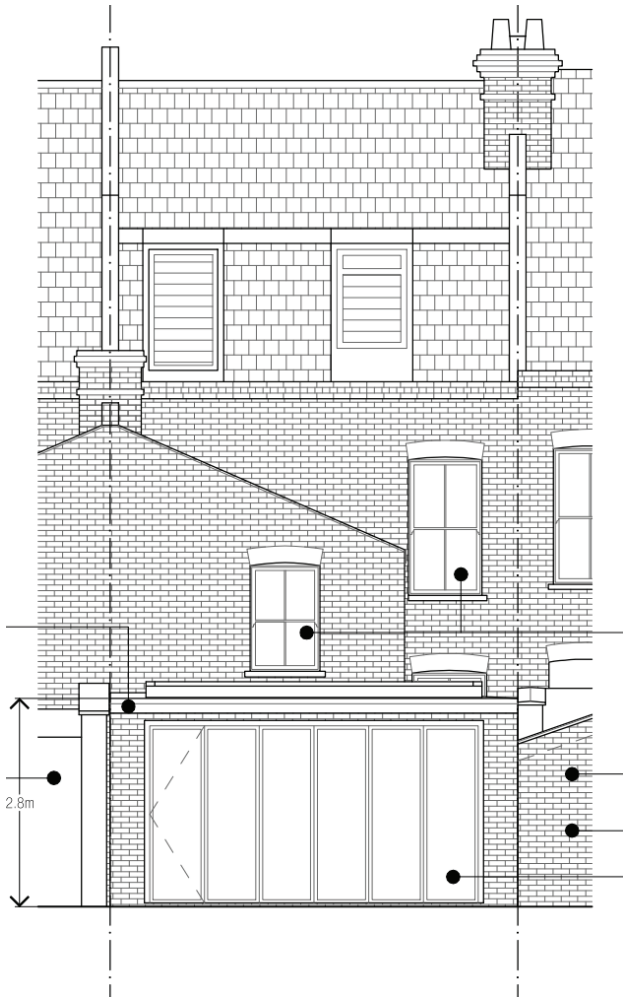
15 Mackeson Road. Application 2020/5691/P. “Erection of single storey rear and side infill extension and replacement of rear dormer windows and doors.” GRANTED

40 Lisburne Road. Application 2018/4073/P. “Erection of single-storey side and rear extension and replacement of all windows with matching double glazed ones” GRANTED

141 Flat C Constantine Road. Application 2018/0214/P. “Proposed erection of a single storey rear infill extension...” GRANTED



Axonometric Drawings of Flat C Constantine Road

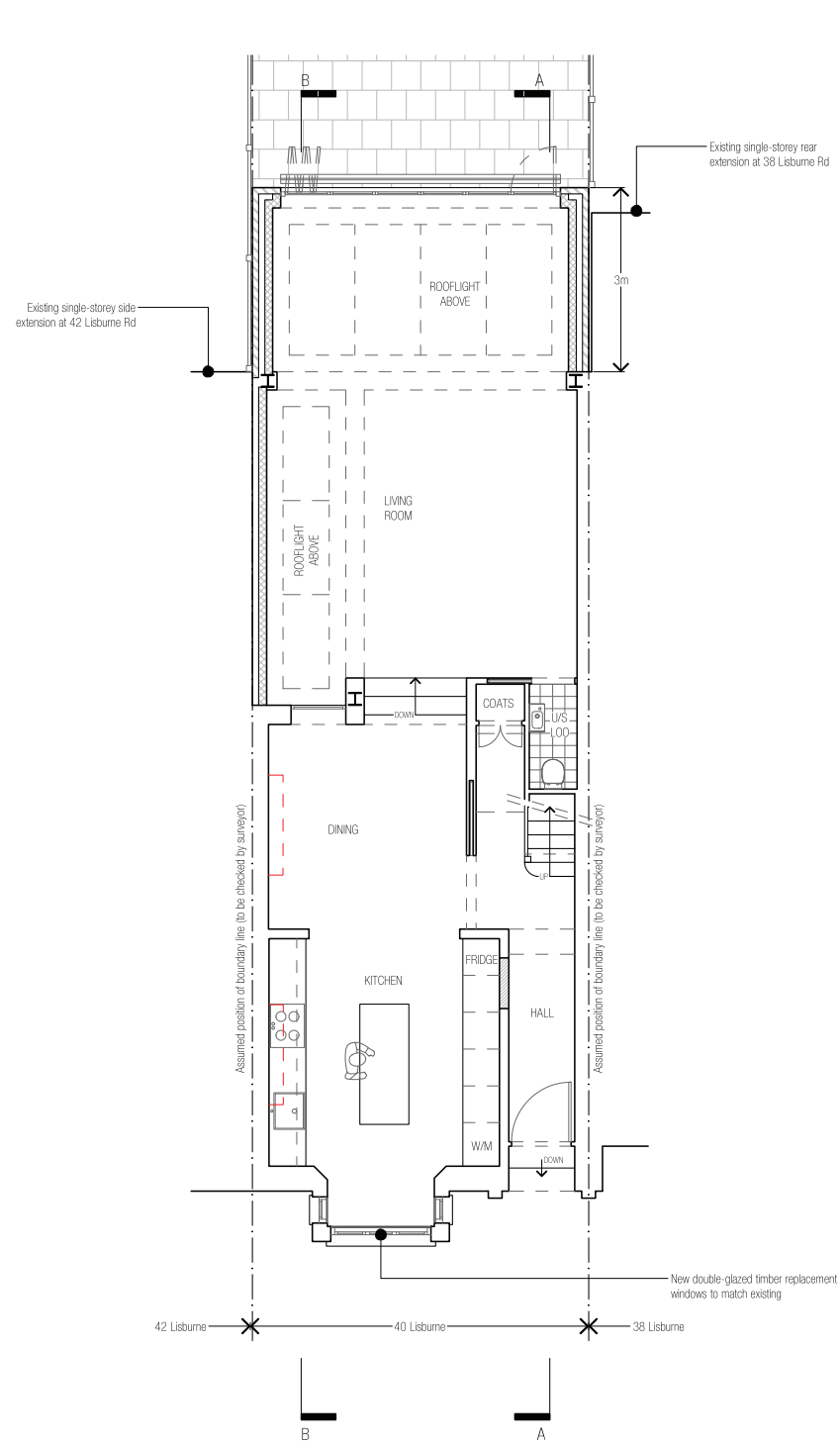


40 Lisburne Road Elevation

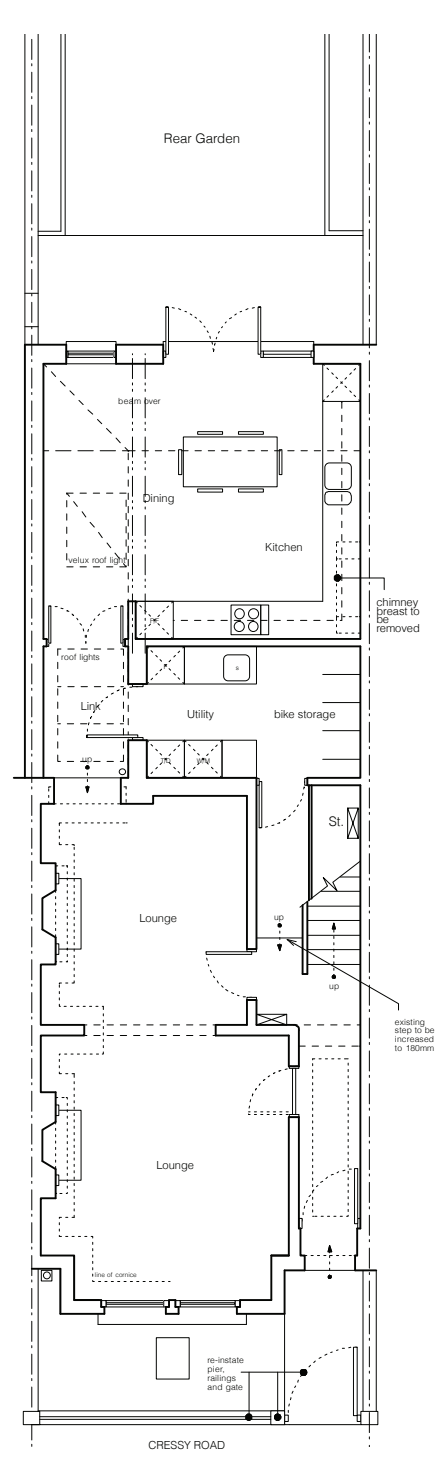


Location Plan

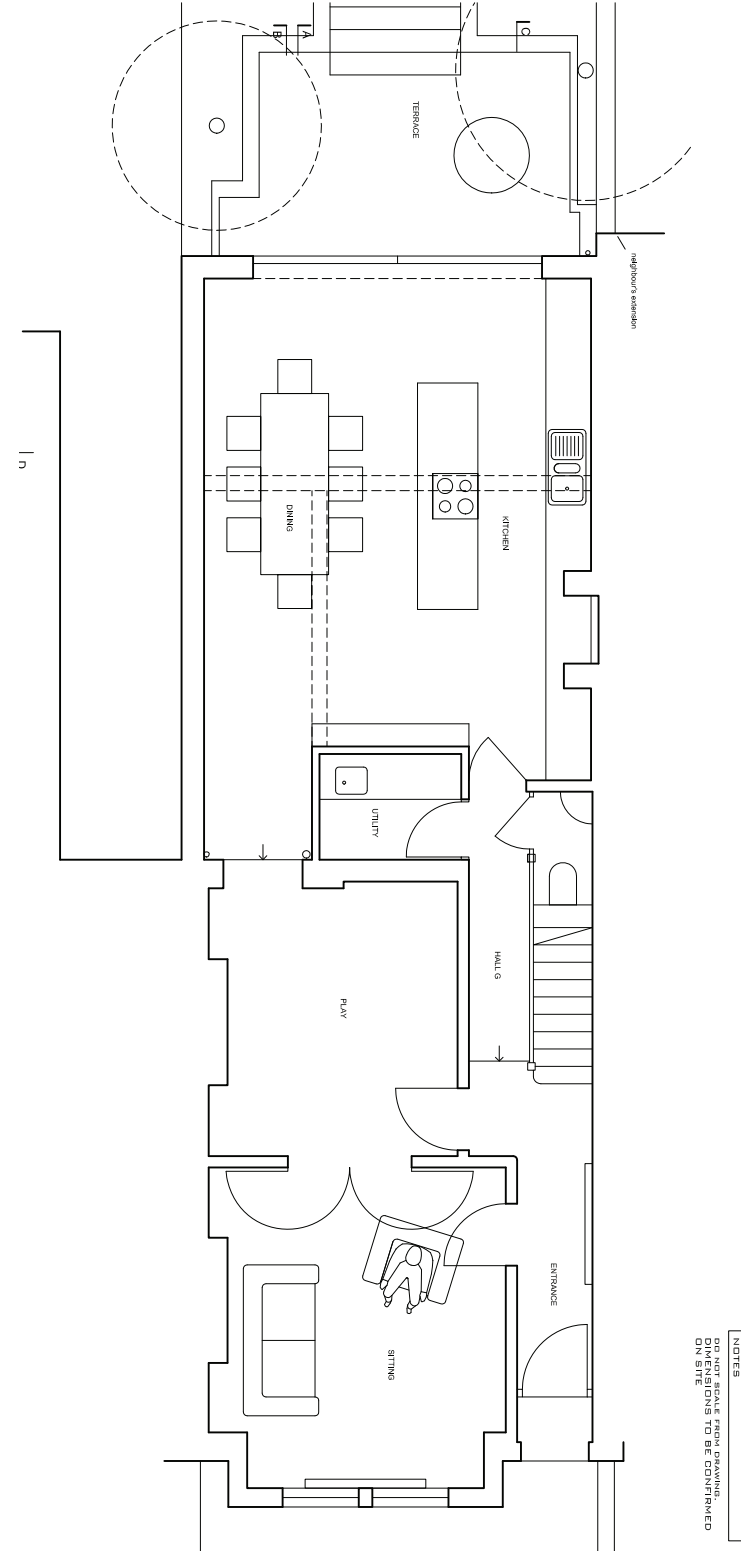
Side & Rear Extension at 40 Lisburne Road



Rear Extension in 17 Cressy Road. GF Plan



Rear Extension at 13 Cressy Road



NOTES
ALL DIMENSIONS
TO BE CONFIRMED
ON SITE

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3.1 Site Photographs





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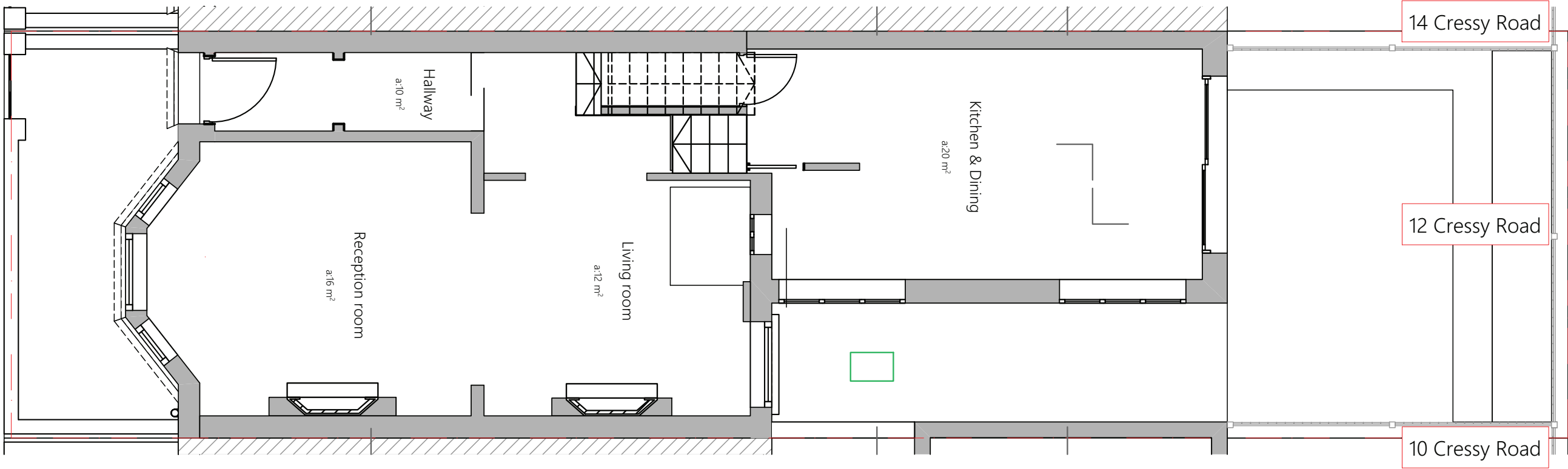
3.2 Historic Impact

Existing characteristic features including doors, windows and roof details have been retained so that the building can retain its original style. The scale of the building, especially the scale of the building’s roof line, have been retained, and have not been affected by the proposals. the proposals do not affect the character, quality or unity of the existing conservation area.

The proposed work to the building and detailing are complimentary to the original dwelling.

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Ground Floor Plan





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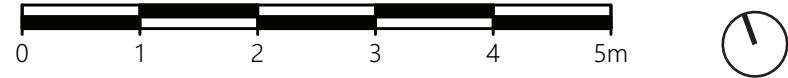
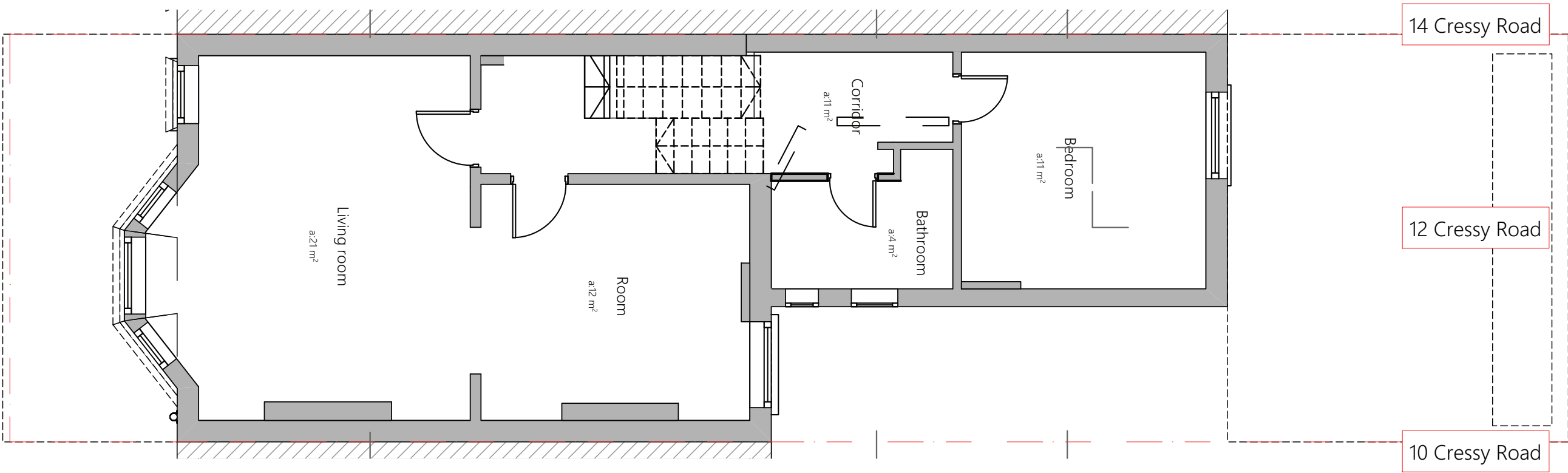
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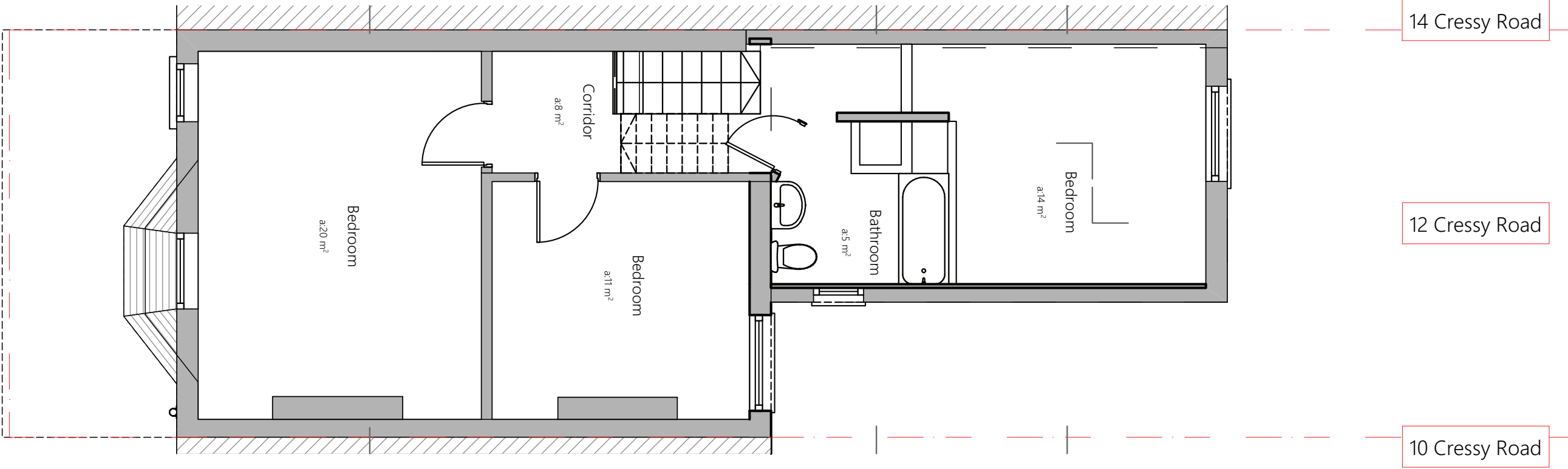
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First Floor Plan



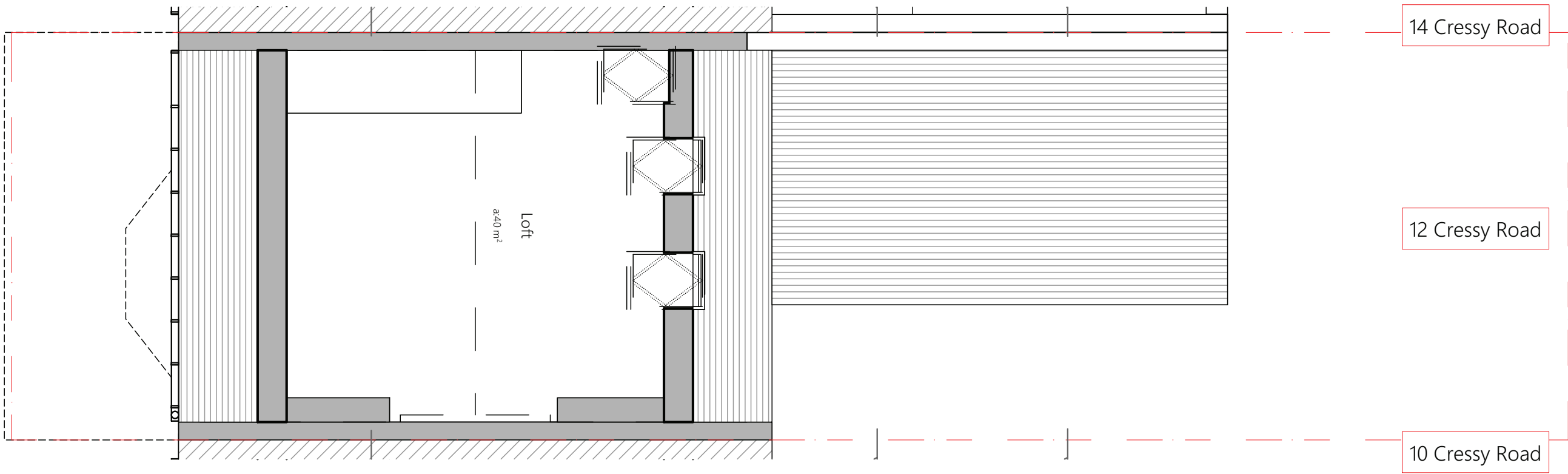
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Second Floor Plan



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Loft Floor Plan



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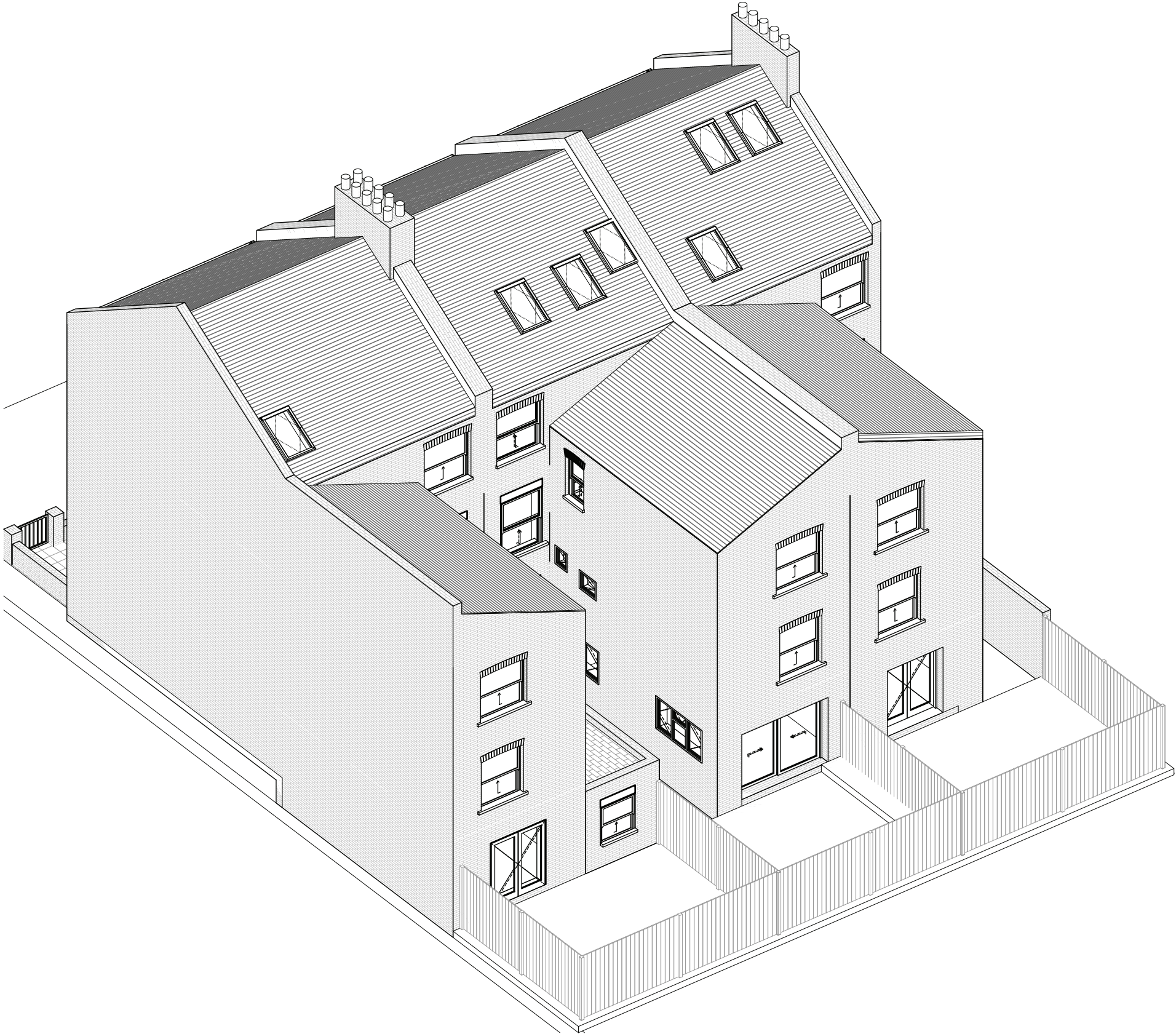
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Home Improvements CPG 2021

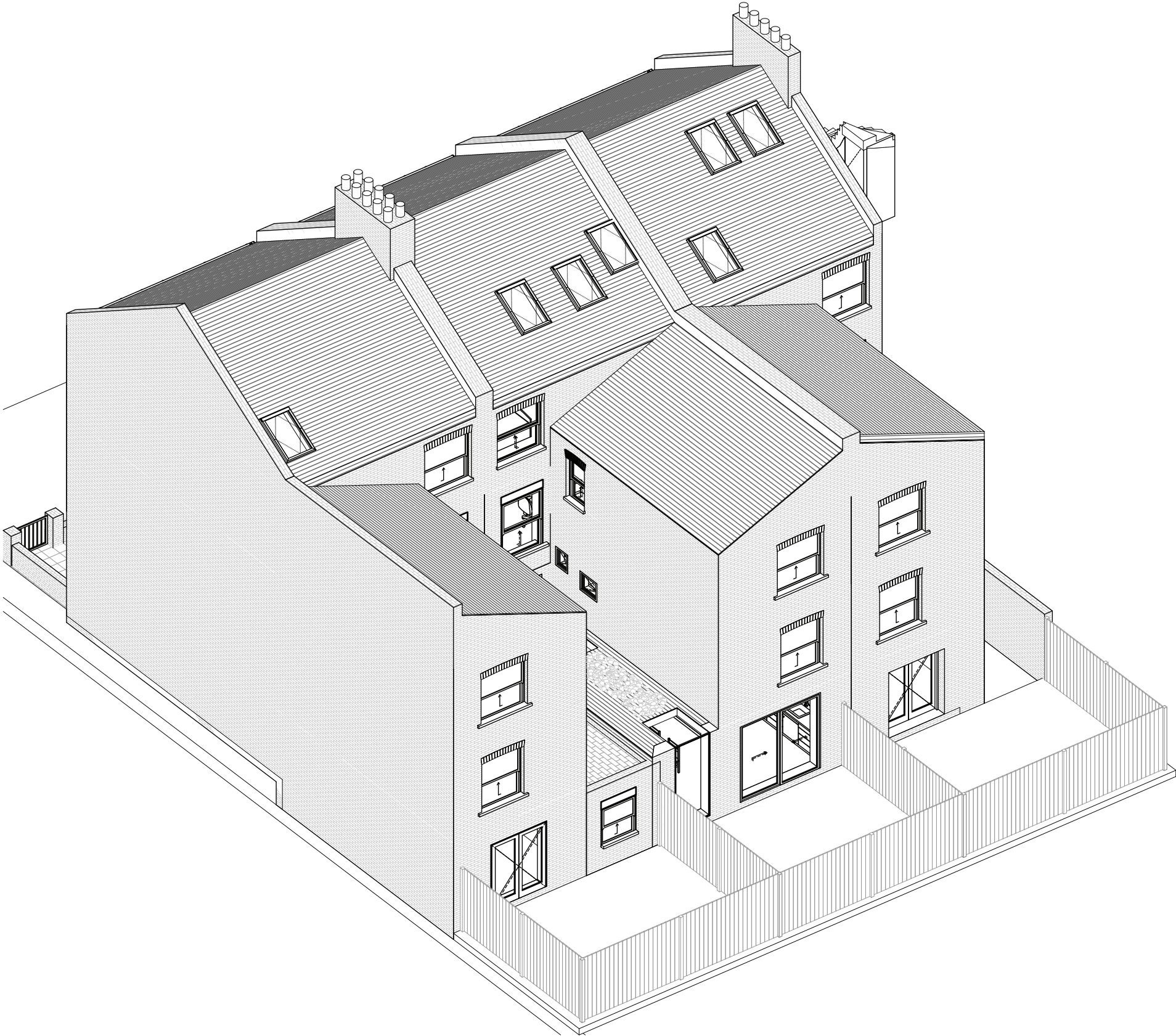
2.1.1 Rear Extension

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

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

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

Careful consideration has been taken in response to these policies. The rear extension we propose sits in line with the existing extent at the rear of the property. The space which the extension will fill, is currently unused as a garden and will provide a better use of the space on site. We have also carefully considered previous planning proposals within the area which have been successful.



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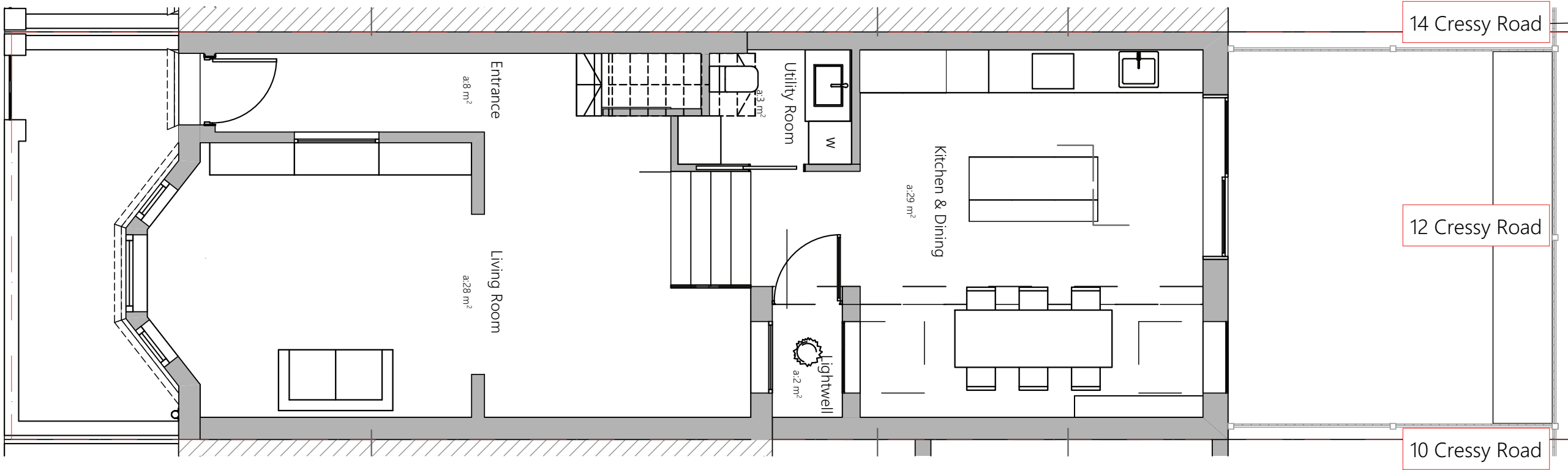
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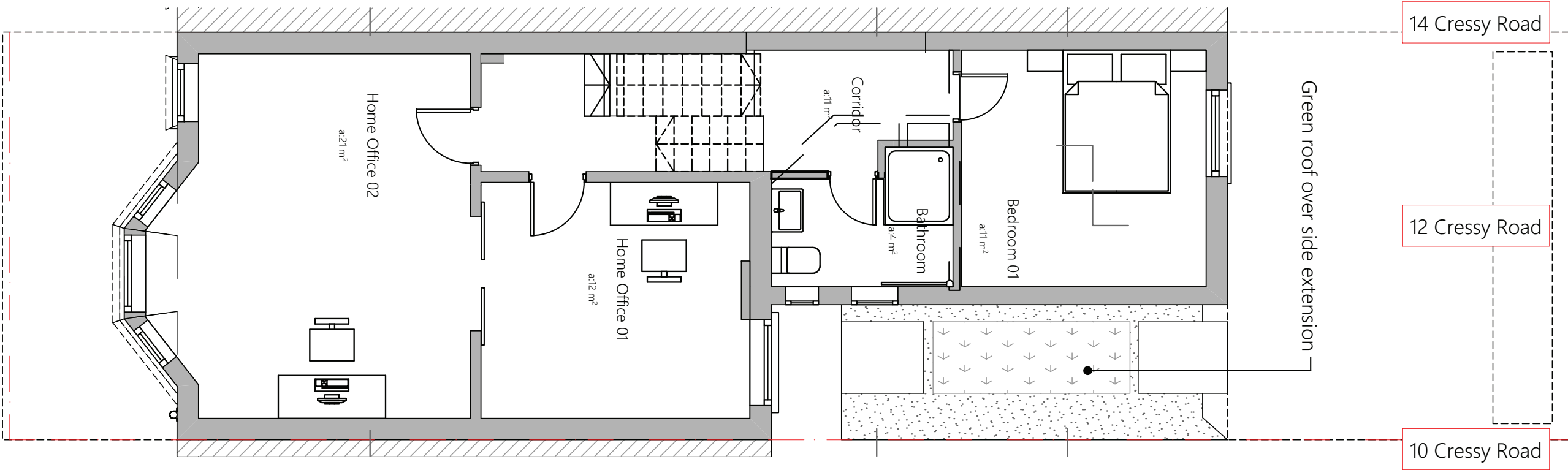
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4.2 Ground Floor Plan



4.2 First Floor Plan



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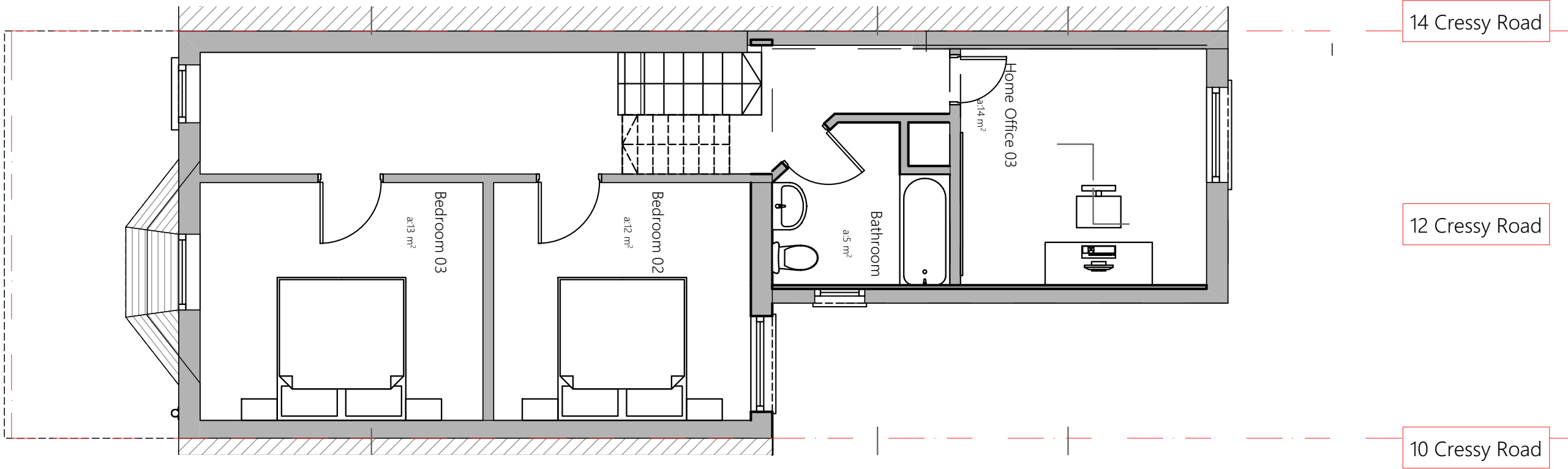
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4.2 Second Floor Plan



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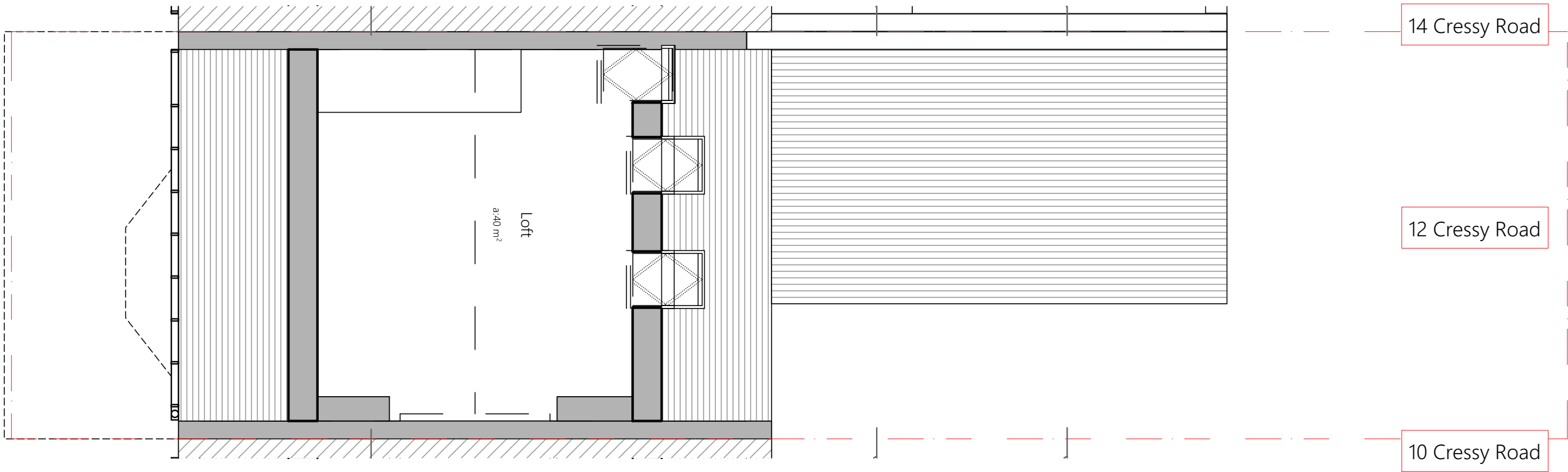
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4.2 Attic Floor Plan



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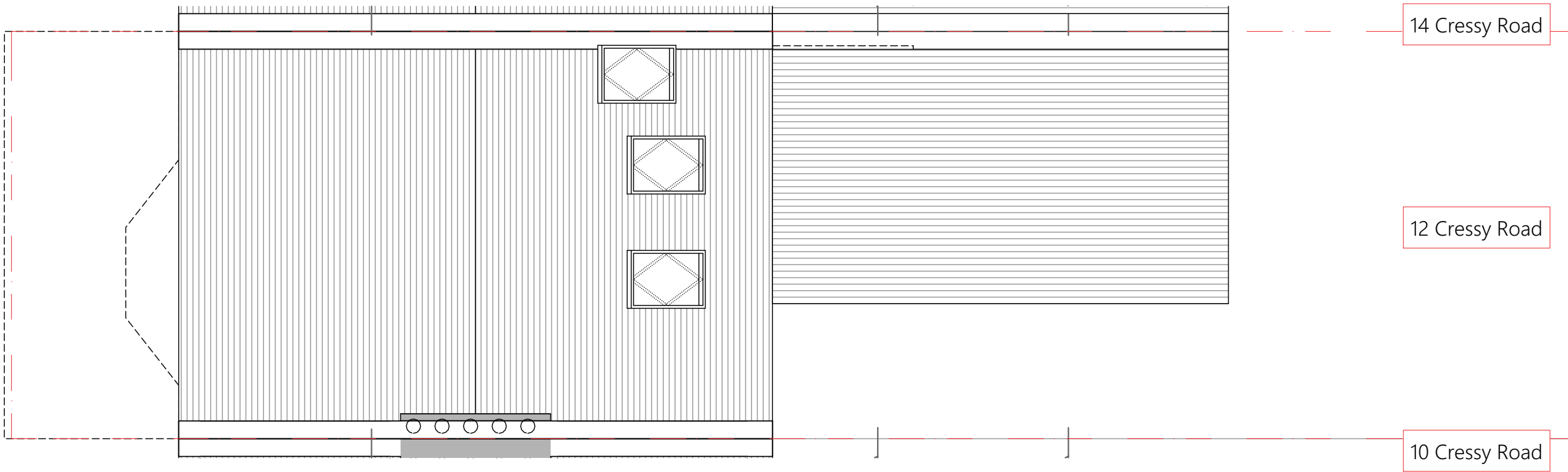
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4.2 Roof Plan



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4.3 Proposed Elevations

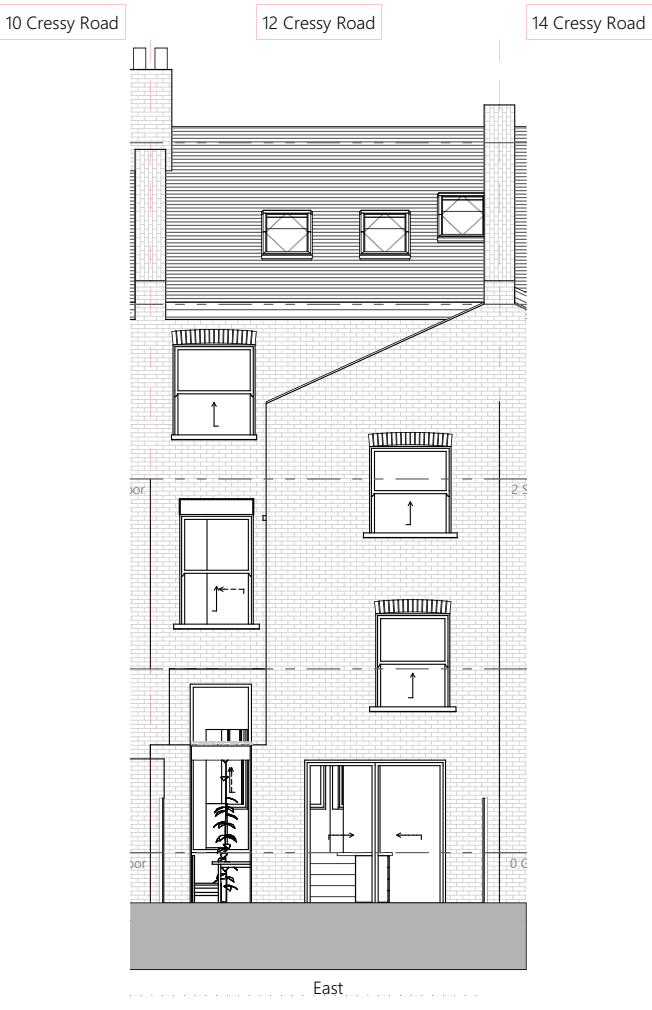
NE and E Elevations



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4.3 Proposed Elevations

SE and W Elevations



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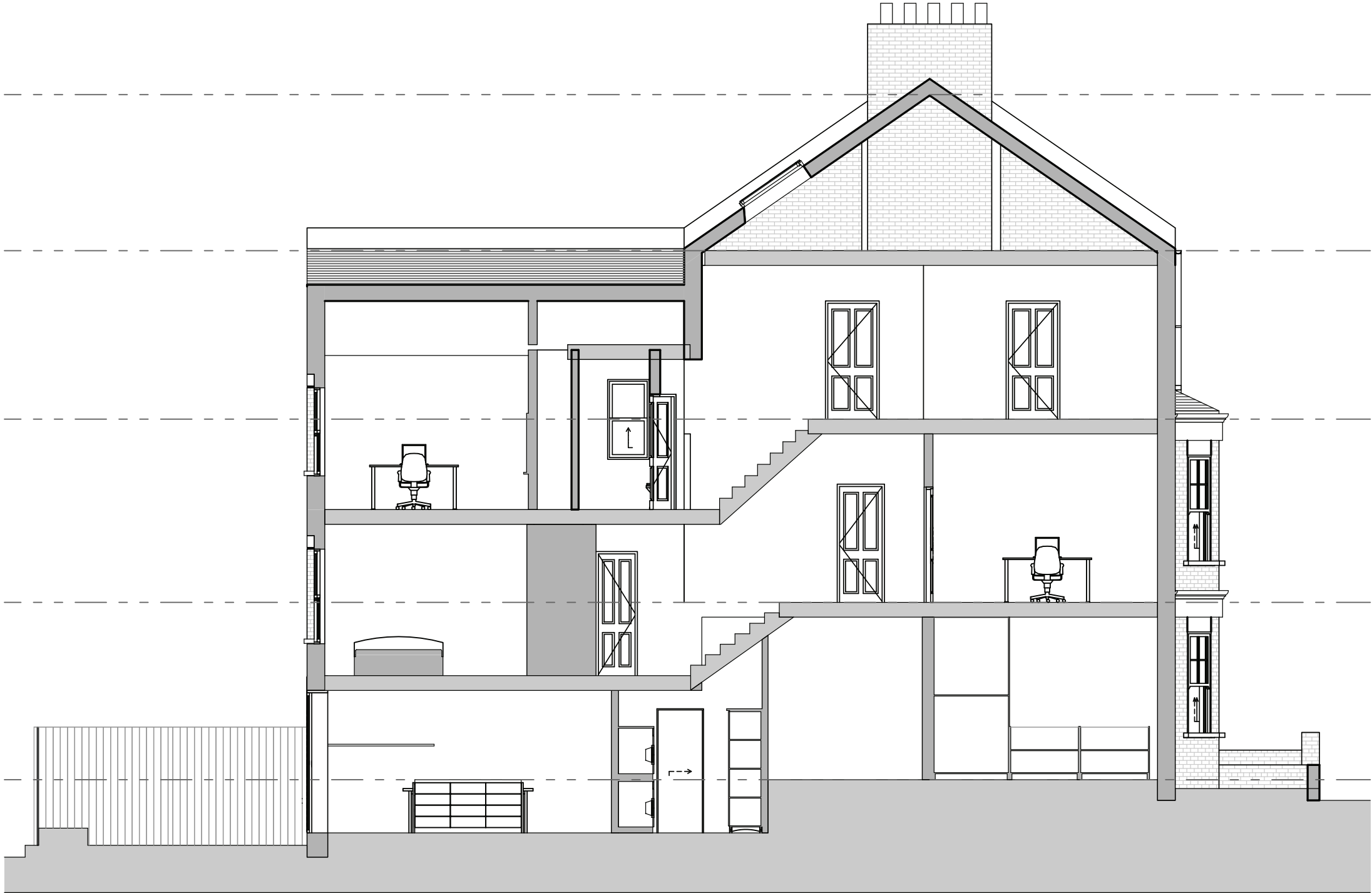
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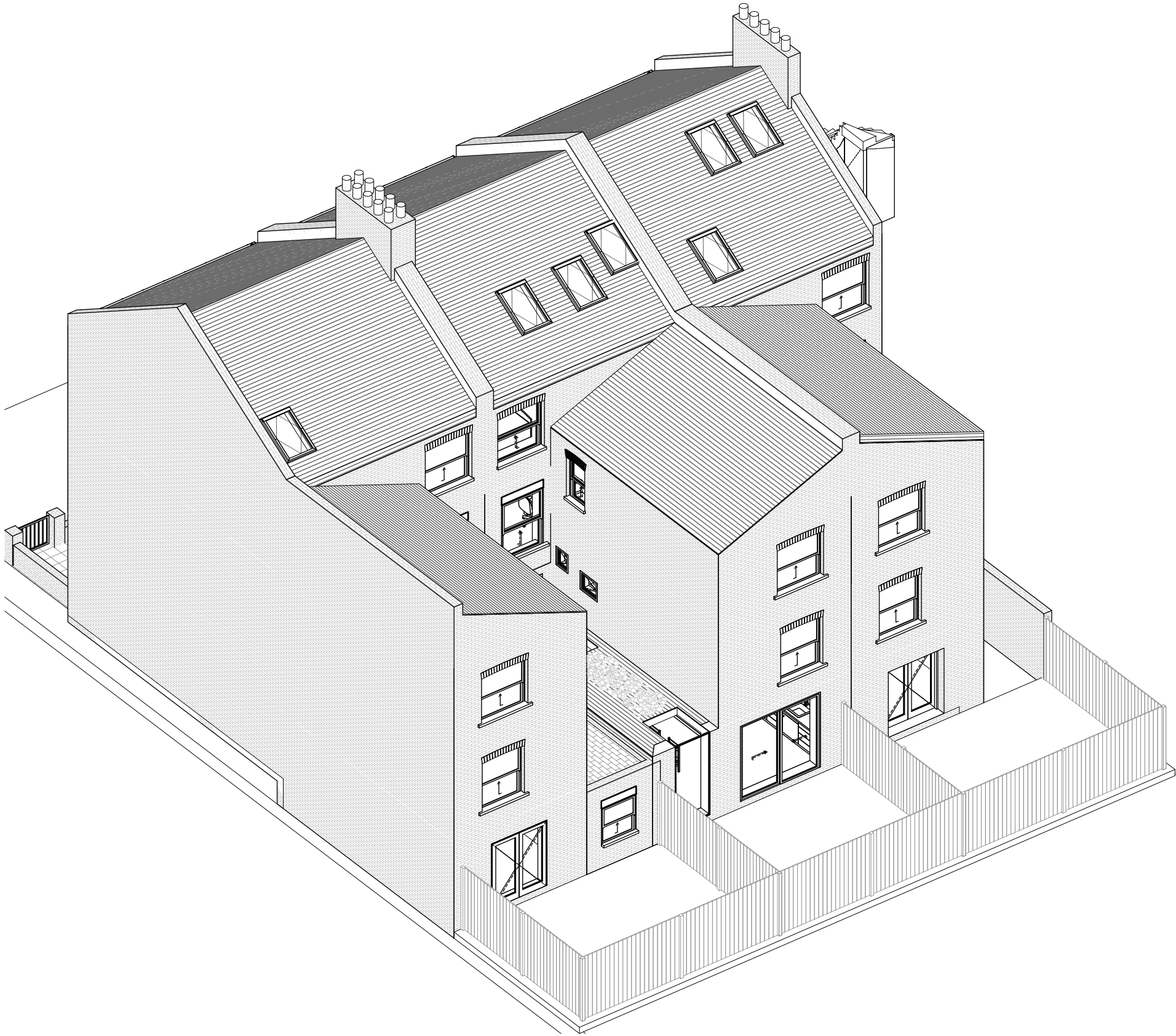
4.3 Proposed Section



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