

# BROD WIGHT Architects

## **Ground Floor Flat, 9 Downside Crescent, London NW3 2AN**

### **Design, Access and Heritage Statement: Ref: 1122-D+A+H-4**

24<sup>th</sup> January 2023  
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#### **1.0 Introduction**

This document relates to a Full Planning Application submitted to the London Borough of Camden Planning Authority for a studio office to the rear garden of this property.



Rear Elevation of Ground Floor Flat

#### **2.0 Relevant Planning History**

##### **2022/0314/P: Granted 10.01.23**

Erection of a single storey rear extension at ground floor, following demolition of existing, alteration of side window to door, and replacement windows to front and side elevations.

##### **2021/5171/P: Granted 09-11-2021**

Amalgamation of 2 bed flat on first floor with 2 bed flat on second floor to create a 4 bed residential unit (Class C3)

##### **2006/4761/P: Granted 15-12-2006**

Erection of a conservatory to rear of self-contained flat (Class C3).

##### **22113: Granted 31-03-1958**

Conversion of No. 9 Downside Crescent, Hampstead, into three self-contained flats.



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### 3.0 Proposals

#### 3.1 Response to Context

The application site comprises the ground floor flat 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 alone has access to the rear garden.

The upper-level flats A and B, share a separate and dedicated entrance 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)

The rear garden is defined by tree positions and the retention of the trees was an important factor in the location and design of the proposed studio office.



Close View of Rear of Garden showing existing shed and tree positions

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### 3.1 Response to Context Continued

Home offices are a common request (even more so following the current Covid-19 outbreak) and are a well-established feature of Planning Permissions within Camden, for good ecological reasons – see the Sustainability section on the next page.

The proposed studio is south-east facing, so a small shading feature (and pergola) is proposed to ensure coolness in the summer months.

### 3.2. Amount

The additional “amount” comprises a bespoke garden studio building of approx. 7.4 sq.m with an additional 3 sq.m of storage in lieu of the existing garden shed of that area that it replaces.

The footprint (14 sq.m) occupies less than 9% of the total rear garden area (7.5% if off-set against the existing shed area).

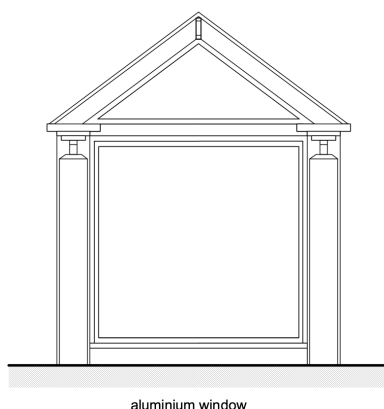
The height closest to the side boundary is 2.4m and the maximum height is 3.5m to the ridge, 1.8m away from the side boundary. It is appreciated that these dimensions are in excess of what is Permitted Development hence this Application to show the acceptability of the proposals in context.

### 3.3. Use

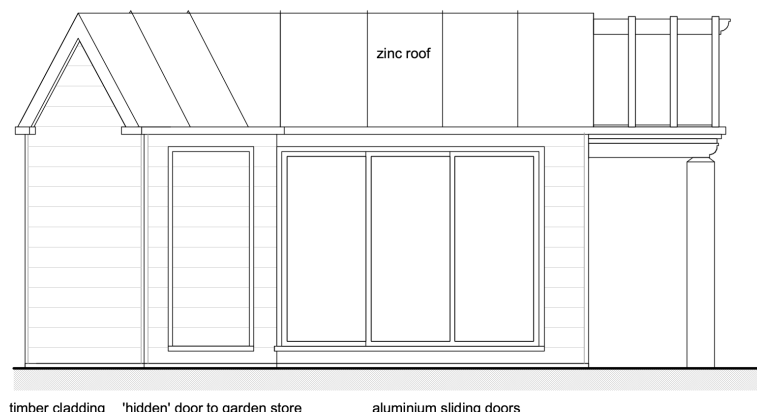
The proposed use of the studio is as a home office and exercise space for the residents.

### 3.4. Appearance: Form/Materials

The studio is finished in timber boarding with a zinc roof and dark grey aluminium doors and windows.



South-East Elevation



South-West Elevation

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### **3.5. Landscaping**

The current rear garden is attractive and very well maintained. No changes are proposed to this.

The health of the trees is of paramount importance to the Applicant and an Arboricultural Survey & Impact Assessment by John Cromar's Arboricultural Co. Ltd ref S908-J1-IA-1 dated 12th July 2022 has been commissioned and included with this Application to ensure this is the case.

The location of the proposal has been determined with the surrounding trees in mind with micro-pile screw foundations supporting a 'floating' steel frame upon which the studio will sit.

### **3.6. Refuse and Recycling**

No change to the current arrangement is proposed.

### **3.7. Amenities**

The proposals will be visible from the neighbouring properties. The Applicant has consulted those on both sides who have confirmed their approval of the design and setting.

The neighbours' amenities are unaffected by these proposals.

## **4. Access and Inclusion**

Access and Inclusion is unaffected by these proposals.

## **5. Sustainability**

The ability for home working has been well established in bringing positive ecological benefits by reducing travel related carbon emissions. Home working is arguably more difficult for residents with young families due to the inevitable disruptions. Having a garden office is the ideal solution.

It is proposed that water run-off from the roof is stored on a 300l water barrel for use in the garden.

The materials used for the proposed studio are steel, timber and aluminium, all of which are easily recyclable.

## **6. Conclusion**

The application proposals are in full compliance with the aims and objectives of the relevant Camden Planning Guidance and have been fully informed by these.