



## **DESIGN AND ACCESS STATEMENT**

67 Spencer Rise

London

NW5 1AR

February 2023

The Design and Access Statement is to be read in conjunction with the Householder planning & demolition in a conservation area Application for 67 Spencer Rise, London, NW5 1AR.

## **Design and Access Statement**

### **General**

The attached planning application relates to alterations to an end of terrace house 67 Spencer Rise, NW5 1AR in the London Borough of Camden. The street is situated at the eastern tip of the Dartmouth Park Conservation area and is noted in the Conservation Area Appraisal as making a positive contribution to the CA.

The proposed works comprise of a single storey ground floor rear extension to accommodate an improved and contemporary configuration for the family kitchen for the family's growing needs and to improve the quality of the space. The new rear extension will have double apex roof with large rooflights to create a lighter structure with large windows at the rear wall and set of French doors and windows on the side leading onto the garden.

The ground floor rear extension proposes to use external materials to match the existing house to be complimentary and congruous. The walls of the extension are proposed in brickwork to match the existing house, with double apex roof to be formed of tiles to match the existing roof tiles of the house as well. Two large rooflights has also been proposed on the double apex roof to bring in a lot of light into the property. The new proposed doors and windows in the proposed ground floor extension will be of a similar style with the rest of the property.

### **Consideration**

In formulating our proposal we have been mindful of the existing conditions of the property. We aim to enhance the fundamental values of the home by creating a space that can be used by all the family that still remains very much a part of the original property. We have been sympathetic to the property and its surroundings.

### **Use**

- The proposed extension will provide an improved kitchen and seating space, in line with current standards and the way homes are now used.
- The proposal does not change the dwelling's existing residential use. The majority of surrounding properties are also residential; we therefore feel this proposal is appropriate in this location.
- Other nearby properties (in the surrounding area), have undergone comparable improvements and extension works in a similar strategy to help improve their overall use.

### **Location**

- We have taken the proposal's location into consideration and we are aware that the property is in the Dartmouth Park Conservation Area. In forming our proposal, we looked carefully at the conservation area planning guidelines and similar proposals in the area.
- The property is an end of terrace house with the front elevation facing Spencer Rise. During the development of the design for this proposal, we have considered any

possible impact on the neighbouring properties; we believe this proposal will have little impact on the neighbours.

- Due to the position of the property the rear facade is not visible from the street and the view is obstructed by a high fence and vegetation which makes the impact minimal.
- By enhancing the design of the property, we hope this will improve its image and the surrounding area.

### **Visibility**

- The proposed extension will not be visible from any public roads.
- The proposed extension can only be overlooked from the first-floor windows of the neighbouring property at 65 Spencer Rise and 23 Dartmouth Park Hill. However visibility is limited due to the vegetation in the area.

### **Design and Layout**

- By reconfiguring the internal space and making use of the external rear space, the proposal will create a much more useable, lighter, and better configured space for a potential growing family to enjoy.
- The surrounding properties in the Camden area have carried out a wide variety of similar alterations and developments. Please refer to Appendix A, where we have referenced a local planning precedent with a similar ground floor side and rear extension proposal
- We have been considerate of the relationship between the property and its garden and propose extending only to the rear to maintain a good size garden for a London property and family dwelling. Using French doors on the side of the property allows the side of the property to be accessible and the garden. With large windows in the rear elevation to bring more natural light to the space, with views through to the garden.
- We propose demolishing existing conservatory and extending the original kitchen to create a more flexible kitchen and seating space that will be more fitting for the size of property. As the proposal demolishes existing conservatory for the rear extension, there is no additional impact on the neighbouring property at no. 65 since the difference in proposed footprint is minimal.
- We propose retaining the existing access from the main front entrance through the foyer into the kitchen.

### **Relationship with Neighbour**

The relationship with the neighbouring property at No. 65 has been carefully considered in this design proposal. Because the proposal only affects the rear of the dwelling, it will not have a negative impact on the properties on Dartmouth Park hill road as the property backs their garden on one side of the no. 67. The rear properties of Spencer Rise have been considered and we feel they will not be affected by the proposed extension because it is on the ground floor and is separated by long gardens.

- The proposed works will not be visually intrusive on the neighbouring No. 65's property or garden as the new rear extension is replaces the existing conservatory and goes over by a small size from the existing footprint.

- We have proposed that the gutter will be positioned on the applicant's side only and will not overhang onto the neighbour's property.
- Pitched roof on the proposed extension also minimises impact on neighbouring No. 65's property.
- The proposed extension will not overlook the neighbours or any public highway or public foot paths.

### **Landscaping**

- The new kitchen with break bar and seating will lead straight onto an outside patio area on the side, with a few steps which will be in keeping with the existing access into the garden. This hard landscaped area will lead to and connect to the soft landscape area of the garden, enabling the children to play, whilst the parents are able to supervise from the new kitchen area. The mature plants and trees that are growing in the area will not be affected by the proposed extension.
- The current garden area contains soft landscaping. The proposed extension will not affect the sunlight into the gardens of the property or the neighbouring properties, the extension will have a pitched roof to minimise impact on neighbouring property.

### **Appearance**

- All materials have been selected with careful consideration for the surroundings, the existing structure and the properties within the vicinity.
- The materials include:
  - Tiled pitched roof (dark grey artificial slate) on the rear extension to match the existing roof.
  - Softwood framed french doors with low-E glass to match the existing materials.
  - London Stock brickwork for the external walls to match the existing materials.
  - A casement window (softwood framed) facing garden and on the side to match the finish of the other windows

### **Sustainability**

- The extension, coupled with the fenestration upgrades, will be in-line with current UV regulations. This will improve and maintain an excellent EPC value (Energy Performance Certificate) for the property.

## Conclusion

This proposal is to build a single storey ground floor rear extension. The proposal demolishes the existing conservatory and build a rear extension onto an original end of terrace house, to enhance the image and function of the space on the ground floor. In formulating our proposals, we have considered the current conditions of the property which is currently configured as end of terrace. We aim to enhance the fundamental values of the family home by creating a space that can be used by the whole family yet is still very much a part of the property. We have been sympathetic to the property and its surroundings.

- In preparing this design, we have been particularly mindful of:
  - Enhancing the original property's features, for example reconstructing over existing conservatory with pitched roof to minimise impact on neighbour's property.
  - Enhancing the property's features, with brickwork and tiles to match existing, with proposed large rooflights over the double apex roof.
  - Forming a subordinate ground floor extension proposal, with plenty of glazing in the rear walls to lighten the appearance of the extension forms and enhance the quality of the natural daylight received into the home.
  - Creating a contemporary, yet complimentary family hub.
  - Creating a complete relationship with the rear of the house to the garden
  - The Council's Core Strategy, London Plan, relevant Supplementary Planning Guidance Papers and Conservation Policies for Dartmouth Park.

## Heritage Statement

The proposed site No. 67 Spencer Rise is a two-storey end of terrace house, which is located within the Dartmouth Park Conservation Area which was formally established in 1992. The area is predominantly residential and has a rich mixture of building character with late 18th century terraces contrasting alongside more contemporary architecture. The numerous trees, hedges and gardens bring a sense of nature to the area helping to give it a semi-rural feel, which is strengthened by its close proximity to Hampstead Heath.

The street is located within Sub Area 3 Dartmouth East, the main development of which occurred in the late 19th century. Spencer Rise itself mostly dates from the 1870s and is characterised by groups of buildings with subtle variations in height and style, bound together by a shared palette of materials and detailing. The 1950s block, which spans between Spencer Rise and Churchill Road to the south, is an exception to this subtle variety. The road has a steep decline falling westwards towards York Rise, with the terraces stepping down the hill to follow the contours.

The Spencer Rise terrace building front elevations are simpler and less detailing than other buildings in the same conservation area. The rear elevations show a various type of later extensions, especially at ground floor and roof levels. Their building features and window fenestrations vary from terrace to terrace. The terrace has been built during the 1870s and is comprised of two storey houses that have received over time a variety of single and two storey extensions to the rear





Site Images

