

DESIGN, ACCESS & HERITAGE STATEMENT

Site Address: 47 Alma Street,
NW5 3DH

Client: Bea Vega & Guillaume Pichois

Agent: Llowarch Llowarch Architects

Date: 15.05.23

status: PLANNING



Application site, No. 47 Alma Street, NW5 3Dh.

1. Introduction

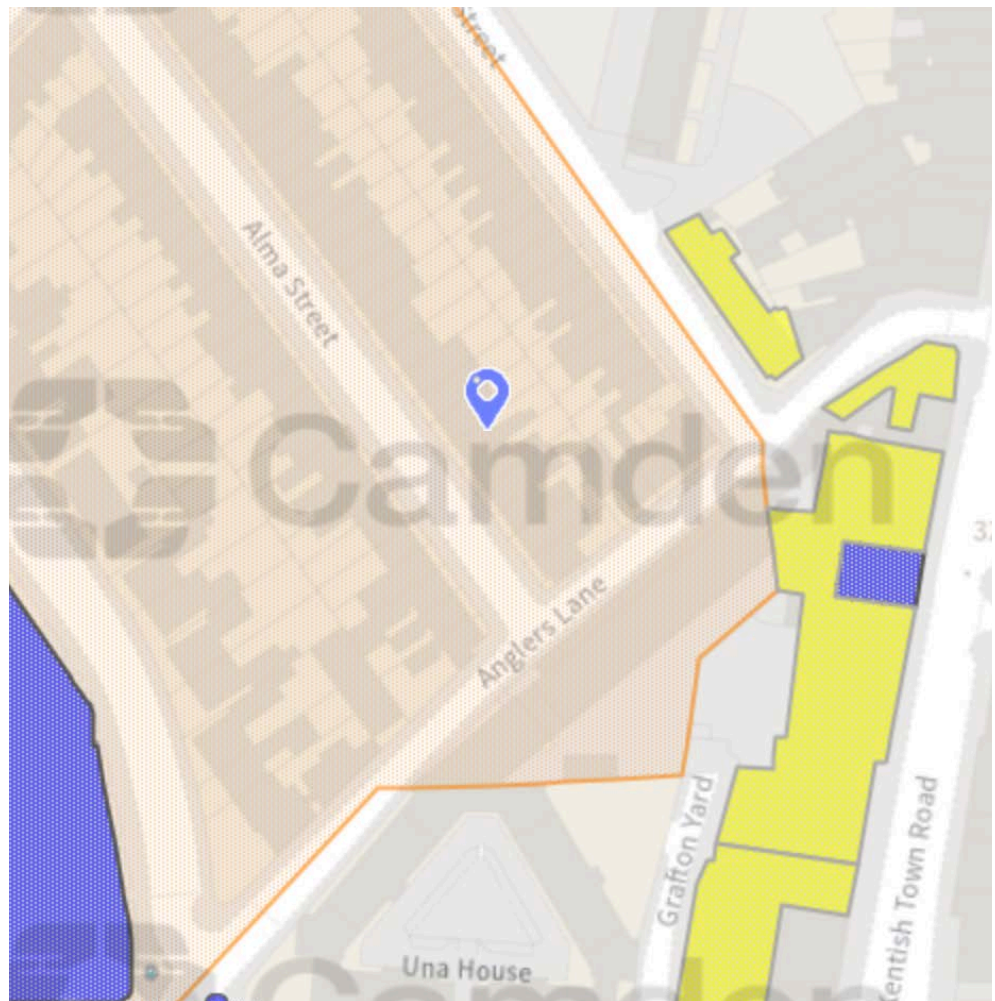
1.1 This Planning Statement has been prepared by Llowarch Llowarch Architects on behalf of Bea Vega & Guillaume Pichois in support of a planning application for proposed works to the property at 47 Alma street, NW5 3DH.

1.2 The owners wish to extend the property to the rear at ground and first floor level, and to undertake essential refurbishment works and adaptation to bring the house up to current standards as a family home, with flexibility to accommodate occasional home working and visiting guests. The work includes upgrading the fabric to the second floor: replacement of roof coverings and fenestration to front and rear. The proposed works, in conjunction with internal alterations, will provide an additional fourth bedroom, study, and relocated bathrooms at first and second floor level.

Planning approval is being sought in relation to the alterations as follows:

- removal of existing single storey rear outrigger, and a new ground floor full width extension, and part width first floor rear extension, including
- new rooflights to ground and first floor extension roofs, sedum roof finish to remainder.
- replacement of existing fenestration at second floor with high performance glazing system, to front and rear elevations.
- Upgrading of roof fabric to the existing second floor, including thermal insulation and sedum roof finish.
- new rooflight to second floor roof over new stair.

2. Site and Context



Inkerman Conservation Area map (part)

- 2.1 The application site is located on the eastern side of Alma Street in an area that is predominantly residential in use and character.
- 2.2 The applicant's property comprises a three-storey mid-Victorian terraced house with an existing total gross internal floor area of approximately 103 square metres.
The additional increase in area due to the ground and first floor extensions is approximately 24.4 sqm GIA.
- 2.3 The property is not listed. The site is within the Inkerman Conservation Area, and part of the interior of a street block defined by Alma Street, Raglan Street and Anglers Lane.
- 2.4 The rear garden is surrounded by other residential properties, characterised by a varied and informal 'ad-hoc' arrangement of rear extensions and roof level extensions (Nos 4-8 Raglan Street).
- 2.5 The site photographs (see end of this document) show examples of residential properties with rear extensions with a variety of roof forms (pitched / flat-roofed) and of varying heights and materials.

3. The Proposal

- 3.1 The new owner of No 47 Alma Street intends to fully refurbish the property in addition to extending the property to the rear. It is proposed that the existing single storey rear extension is to be demolished and replaced with a new part single storey full width rear extension and part width first floor extension.

Layout

- 3.2 The existing rear ground floor outrigger is proposed to be replaced with a new full width extension, extending in line with the depth of the existing outrigger. The additional GIA at ground level: 13.5 square meters.

The proposed first floor extension is similar in depth to the approved rear extension at number 51 Alma Street, and extends from the boundary wall to No 48 across to the sill of the rear first floor bedroom window (similar in width to the approved rear extension at 46 Alma Street). The additional GIA at first floor level: 10.9 square meters

At ground floor level a new kitchen is proposed in the location of the existing kitchen, forming an open plan kitchen/dining/living room arrangement. New rooflights are proposed over the rear ground floor dining room, with sedum roof to the remainder. The internal central dividing wall, having previously been removed in the 1980's, is proposed to be reinstated, reintroducing an opening with bi-fold screen, allowing sub-division of the front and rear rooms.

At first floor level the rear extension will be used as a bathroom and additional bedroom accessed from a short flight of stairs from a half landing off the original stair. The bedroom will have a casement window to the rear. The bathroom will have a small casement window to the side elevation with translucent glass, and will be top lit via a new rooflight with sedum roof to the remainder.

The existing staircase to the second floor is particularly steep and hazardous. It is proposed to be replaced with a new stair compliant with current building regulations, top lit via a rooflight over the stair, with an en-suite bathroom to the front. The existing roof is to be upgraded with an additional layer of insulation, with sedum roof finish.

The alterations would provide an improved internal arrangement with a shared bathroom close to the bedrooms, and an en-suite bathroom off the second floor bedroom. The number of bathrooms within the property will remain the same.



Inkerman Conservation Area map

4. Heritage Statement:

- 4.1 Alma Street is within the Inkerman Conservation area, originally designated in 2001.
- 4.2 Alma Street was built as part of a terraced street developed in the 1850s on the West side of Kentish Town. This particular quarter was laid out with street names commemorating the Crimean War. Similar to adjoining roads, Alma Street features modest, typically 2 storey terraced dwellings although portions of the street provide additional accommodation at a lower ground floor level, and a minority have a second floor. The simple London stock brick houses with slate finished, butterfly roofs originally featured ornamental stucco surrounds to windows and entrances on the street side under a continuous raised parapet line to conceal the roof shape. Only a few examples of the original surrounds remain.
- 4.3 No. 47 is one of a small number of properties within the terrace with an additional second storey. Planning permission was granted for a ground floor outrigger with externally accessed WC, and second floor extension in 1975, with further permission for a modest extension to the second floor granted in 1980. See planning history.
- 4.4 A significant number of the properties have single and part two-storey extensions to the rear. Refer to local planning precedent for a list of recent planning applications that have been granted permission.
- 4.5 Architectural Character: The conservation Area appraisal states that *'most of the buildings make a positive contribution to the character and appearance of the conservation area.'*
- 4.6 The Inkerman Conservation Area Statement includes guidelines regarding rear extensions stating that:

Ink 20

'Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general affect on neighbouring properties and Conservation Area will be the basis of its suitability.'

Ink 21

'Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.'

Heritage Value:

- 4.7 47 Alma Street was extensively altered in the 1980s with the addition of a ground floor kitchen outrigger with shower room, and significant opening up at ground floor level including loss of the subdivision of the front and rear principal rooms, opening up of the original entrance hallway, and second floor extension including stair and small bathroom accessed from the stair.
- 4.8 The existing ground floor outrigger has no heritage value. The terrace features a diverse range of rear extensions at ground and first floor level to neighbouring properties. Recent developments have tended to comprise full width extensions at ground level and partial width at first floor, all of varying depths and heights, generally flat roofed. Recent precedent examples of granted applications are listed under local planning precedent.
- 4.9 The second floor has no heritage value. Upgrading of fabric at second floor level includes replacement of the fenestration to front and rear, and upgrading of the thermal performance of the roof, including addition of a sedum roof. The alterations to the second floor fenestration will not be visible from the street, see photographs taken from the pavement opposite 47 Alma Street at the end of this document. No other alterations are proposed to the front elevation.

Impact of Proposed Development:

- 5.1 The proposed alterations are as follows:
- Removal of existing single storey rear outrigger, new ground and first floor rear extensions
 - replacement glazing to front and rear of existing second floor extension, including reroofing with improvements to the thermal performance of the existing roof
 - new rooflights to ground, first and second floor roofs
 - addition of sedum to all areas of flat roof not containing a rooflight.
- 5.2 The proposed rear extensions have been carefully considered in relation to the immediate local context and wider conservation area.
- The design is a considered, contemporary response to the immediate context: a relatively modest intervention whereby the quality of design is expressed through simplicity, proportion and control of detailing (in maintaining brick dimensions, glazing and wall / roof parapet details).
- 5.3 The principal rear elevation at ground floor would comprise a simple, minimally framed sliding glass door system connecting the new internal living spaces onto the garden, with a casement window to the end of the kitchen counter.
- 5.4 The first floor rear extension is set back reducing the massing of the extension. A casement window is proposed to the new bedroom to the rear. A side-facing window to the bathroom will have translucent glass for privacy and to prevent overlooking of the adjacent property.
- 5.5 Alterations associated with the upgrading of the second floor: Alterations include the replacement of the fenestration to front and rear at second floor level to be replaced with high performance glazing to meet current Building Regulations standards for thermal performance. Given the setback of the façade from the street (which is not proposed to be altered from that as existing), the alterations to the façade will not be visible from the street, see photo at the end of this document.

The upgrading of the thermal performance of the roof requires an additional layer of insulation. This plus a sedum roof will raise the height of the roof marginally (approximately 10cm). The additional insulated roof finishes will be laid to fall towards the front elevation so as to reduce the impact of the modest increase in height on the elevation.

A rooflight is proposed over the new stair, and will not be visible from the street.

No other alterations are proposed to the principal façade.

- 5.6 External materials:
Proposed materials are London stock brick and glass. Brick has been selected to fit in with the predominantly brick context presented by the surrounding properties and for its robust low-maintenance qualities.
- Brick is proposed at ground and first floor, the colour proposed to match the neighbouring extension at No. 46. The materiality has been carefully considered to be in keeping with and to sit sympathetically within, a blend of extensions of various materials including stock, red brick, and stucco rear extensions.
- New windows to the extensions and to the second floor will be powder coated aluminium.
- 5.7 Scale and appearance:
The scale of the proposal responds directly to the existing neighbouring extension at No 46., the height of the full width extension at ground level matching the height of the ground floor extension at No. 46.
- The depth of the extension at ground level does not exceed that of the depth of the former outrigger. The depth of the first floor extension is similar to that at number 51. The depth of extensions along the rear of the terrace vary considerably in depth, with examples at 35 and 37 Alma Street extending approximately 5.5m to the full depth of their ground floor extensions.
- The form of the extensions reflects the vernacular of recent additions to the rear of properties along Alma Street.
- 5.8 Amenity:
- Sunlight and daylight.
Please see Daylight and Sunlight Report (Neighbouring Properties) 15 Mat 2023 prepared by Right of Light Consulting Chartered Surveyors.
- Privacy.
The proposals do not contain any windows or openings facings towards number 48 Alma Street.
The proposed bathroom window in the rear first floor side elevation facing towards 46 Alma will be specified to have translucent glazing. The rear windows at 46 Alma Street are either to the stairwell or glazed with translucent glass (please see conditions of Appeal ref. APP/X5210/d/15/3133659).

Planning history:

- 6.1 31265: In 1980 planning permission was granted for a further extension to the second floor
20794: In 1975 conditional approval was granted for a second floor extension and bathroom extension to an existing kitchen outrigger at ground level

Local planning precedent:

- 6.2 Some local examples of planning permission for rear two-storey extensions:
- 2020/4081/P: Planning permission granted for two-storey rear extension at 42 Alma Street.
- 2019/0756/P: Planning permission granted for two-storey rear extension at 51 Alma Street.
- 2018/2241/P: Planning permission granted for full width ground floor extension at 34 Alma Street.
- 2016/6267/P: Planning permission granted for two-storey extension at 37 Alma Street.
- APP/X5210/D/15/3133659: granted permission on appeal for two-storey extension at 46 Alma Street. The appeal planning inspector noted the existing variety of rear extensions along the terrace, including pitched roofed and flat roofed structures; similar width extensions on Raglan Street forming part of the established character of the area; that proposals for number 46 would preserve the character and appearance of the Inkerman conservation Area, according to policy CS14 of the Core Strategy and policies DP24 and DP25 of Camden Development Policy.
- 2014/6670/P: Planning permission granted for two-storey extension at 15 Alma Street.
- 2013/1611/P: Planning permission granted for two-storey extension at 16 Alma Street.
- 2013/6332/P: Planning permission granted for two-storey extension at 40 Alma Street.
- 2012/6436/P: Planning permission granted for two-storey extension at 13 Alma Street.
- 2011/6201/P: Planning permission granted for two-storey extension at 39 Alma Street.
- 2009/4047/P: Planning permission granted for a new mansard roof extension with flat roof to rear of a two storey property with an existing flat roofed two-storey rear extension.
- 2008/2702/P: Planning permission granted for two-storey extension at 44 Alma Street.
- 2007/6410/P: Planning permission granted for the erection of first floor rear extension above existing single storey rear addition at 14 Raglan Road.
- 2003/3666/P: Planning permission granted for the erection of first floor extension at 2 Alma Street.
- 8802472 16/11/1988: Planning permission granted for the erection of a two-storey extension and conservatory at the rear of 37 Alma Street.
- 9200033 30/04/1992: Planning permission granted for the erection of a rear extension at first floor level to 23 Alma Street.
- APP/X5210/D/10/2133195/WF. Approval granted on appeal for a two-storey full width rear extension at 49 Alma Street. The appeal planning inspector noted: in the enclave of buildings enclosed by Anglers Lane and the southern sections of Alma Street and Raglan Street, a variety of rear additions have taken place. Several of these have had the effect of replacing the original roof form with bulky additions at roof level. In the context of the assortment of structures which has resulted, I consider that the appeal proposal would not be unduly out of place.

7. Conclusion:

- 7.1 The design proposals represent a carefully considered proposal to refurbish and extend a building forming part of the Inkerman Conservation Area. The building has a very simple character and has been extensively altered by preceding owners prior to its designation.
- Where possible original features would be retained while the most recent and unsympathetic insertions would be removed and replaced with an extension which would contribute positively to its setting, with acceptable levels of daylight and sunlight to neighbouring properties.
- 7.2 The proposed works are minor in relation to the principal façade. The rear elevation is not visible in public views.
- 7.3 The height and width of the proposed rear extensions are consistent with other rear extensions along the rear of Alma Street and Raglan Street Their size and massing are subordinate to the host building. The proposals are sympathetic to the host and neighbouring buildings.
- 7.4 The materials proposed would be in keeping with extensions along the terrace and would be sympathetic to the host building and the wider conservation area.
- 7.5 The proposals are consistent with local planning guidance and are sympathetic to the host building, and are not harmful to the character or appearance of the building or the wider Conservation Area.
- 7.6 The works include significant upgrading of areas of the fabric to improve thermal performance, improving energy efficiency where interventions allow without impacting on the historic character and appearance of the host building and the wider conservation area.
- 7.7 The new layout would provide an enhanced living environment for its owners thereby securing the building's future and ensuring it continues to contribute as a viable heritage asset, helping to preserve and prolong the life of the property.

SITE PHOTOGRAPHS



No.s 52 & 41 Alma Street, rear elevation to terrace



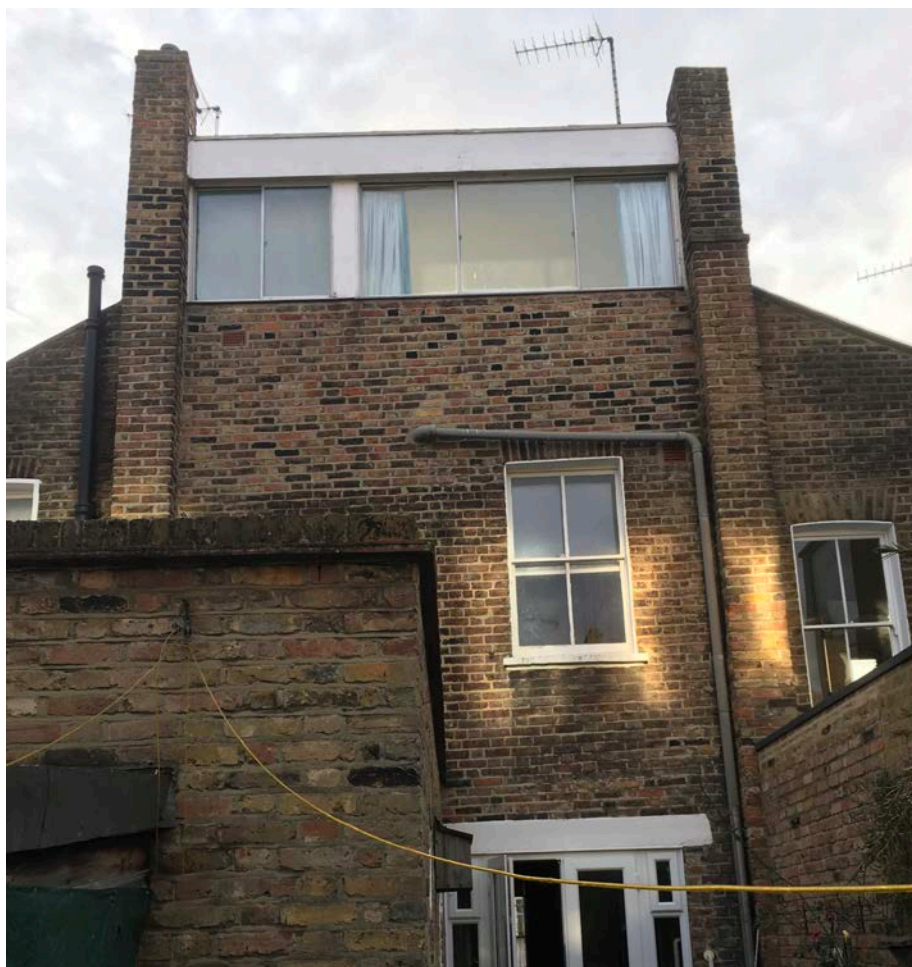
Aerial view of rear extensions to Alma Street and Raglan Street



View of 2nd floor extension from pavement outside No. 3 Alma Street



View of 2nd floor extension from pavement directly opposite No. 47 Alma Street



Rear elevation 47 Alma Street



Rear elevation of Raglan Street