Novak Hiles Architects

Design & Access Statement

Project Address:
70 Lady Margaret Road, London, NW5 2NP

18th May 2023

Contents

Key Information

Application Site Address: 70 Lady Margaret Road, London, NW5 2NP

Land Use Allocation: Residential

Application Site Area: 0.0512ha (512 sqm)

Project Team

Site Applicant: Philip & Louise Allard

Architects: Novak Hiles Architects

Structural & Civil Engineering: Symmetrys

Tree Consultant: Crown Tree Consulting

www.novakhilesarchitects.com

1.0 INTRODUCTION

Above

Rendered rear elevation study of proposed high quality replacement rear extension and basement

1.1 Executive Summary

This Design & Access Statement describes the proposed replacement rear extension, new basement, internal refurbishment and external works to a large Victorian semi detached townhouse situated in Tufnell Park, LB Camden.

The property has already been previously extended to the rear with a large 3 storey rear extension in the 1970s. However, this is of poor quality with no insulation, problems with damp and has reached the end of its serviceable life. It is also spatially and experientially compromised and is no longer considered suitable for contemporary family living. The main house has good size rooms but the layout has not been optimised, and the current levels of insulation are considered poor. Almost all of the properties along this side of Lady Margaret Road have been extended with large extensions to a similar depth which sets an existing precedent and building line.

The applicant has engaged Novak Hiles Architects to bring a design-led and context driven approach to the refurbishment of this property, with design quality, sustainability and biodiversity all key ambitions at the forefront of the design proposal.

The proposed scheme described herein involves a replacement rear extension of very similar scale, position and massing to the existing extension it shall replace. However it utilises a more efficient layout and use of the volume set as a precedent to deliver a much better provision of high quality, comfortable and practical accommodation for the family.

The form of the proposed replacement rear extension has been carefully and conscientiously considered in response to issues of massing, existing levels and the relationship to adjacent existing properties so that it will not introduce any problems with overlooking, overshadowing or crowding.

The proposed replacement extension has been designed to be comprised of three volumes arranged to cascade at the rear of the existing property. As well as visually breaking down the appearance of the replacement extension, preserving the existing character of the rear elevation of the main house, and allowing the massing of the ground storey element to sit comfortably relative to the site boundary, this cascading trio arrangement also gives a pleasing sense of proportion and an elegant appearance overall which is considered to sit much better with the existing house than the current extension does.

The proposed extension shall not extend right over the width of rear elevation and it has been carefully inset to form a courtyard at ground storey, with the first and second storey elements stepping right over. This ensures a more sensitive interface between the massing of the extension and the host building, with the courtyard forming a visual break so that the extension appears secondary and subservient to the main house. The courtyard and form of the extension also ensures that the existing windows and glazed doors on the rear elevation of the main house remain unobstructed and the extension does not crowd or over-dominate the original structure.

The top roof line of the proposed replacement extension shall step down from the main roof reducing its height compared to the existing extension so that it appears subservient to the main house, which allows the original eaves line of the main roof to be reinstated - a strong positive of the proposed design.

The proposed replacement extension shall be of high quality, with carefully designed elevations and beautiful materials utilised so that the extension compliments but is clearly a new addition to the main house. Generous windows are arranged to provide balance and a sense of composition to the façades and introduce considerable natural light internally. The proposed extension shall primarily be comprised of robust high quality brick with precast concrete capping to establish a solid and high quality appearance.

A proposed basement shall provide an additional family snug space with storage and an additional shower room. It shall be situated underneath the proposed replacement extension only, and not underneath the main house. The basement will generally not be visible from around the site and therefore will not impact upon the immediate or wider context. This maintains a discreet appearance. The proposed basement will be less than 50% of the existing building footprint in accordance with LB Camden Policy. External to the basement, steps will provide direct access to the rear garden. Terraced landscaping will provide high quality planting which shall provide a positive and attractive outlook from the basement interior. The height of the space is such that ample sky will be visible from the glazed sliding doors.

The existing house shall be reconfigured and refurbished internally to provide an improved and more efficient layout suitable for the needs of the family. The opportunity is also being taken to significantly improve the thermal performance of the main house through the provision of improved insulation to floors and the main roof, as well as replacement double glazed windows (of matching appearance) with far superior thermal performance. The proposed improvements to the appearance of the main existing house shall reinforce the positive attributes of the building and enhance the wider area.

Furthermore, the proposed scheme is intended to champion sustainability and biodiversity, and numerous strategies have been incorporated into the scheme accordingly. Biodiversity friendly green roofs will be incorporated to the proposed rear extension and garden shed roofs providing improved water attenuation and habitats for flora and fauna, as well as allowing the roof to blend into the garden more readily when viewed from above. Habitats such as bee bricks and bird boxes will be provided, as well as openings for hedgehog access.

The front and rear gardens shall be landscaped to a high standard as part of the project.

The proposed front garden works shall be an enhancement to the overall street setting and offer much greater opportunities for biodiversity to flourish, with rich planting and wild-flowers atop new bin storage and cycle storage, the latter intended to encourage sustainable transport within the city.

The rear garden, including the new courtyard established by the replacement rear extension, has been designed to provide a series of high quality outdoor ‘rooms’ with subtle level changes to define spaces and uses, responding to the existing topography of the site. A meandering ‘promenade’ route through the garden interconnects these rooms and shall extend the experience of the garden for its users. High quality planting shall provide an outstanding amenity space and support biodiversity.

Vertical greening shall be introduced to walls in the front and rear garden as well as the front of the cycle and bin storage in the front garden.

Permeable paving shall be used throughout to facilitate sustainable drainage. Where possible, existing materials shall be recycled or re-used within the development (e.g. the existing slabs can be crushed to form a permeable hardcore foundation to paving areas).

Overall, the proposed scheme shall be of high quality, delivering a well designed series of internal and external spaces. The basement will generally not be visible from around the site and therefore will not impact upon the immediate or wider context. The replacement extension and external refurbishment and landscaping works shall positively enhance the setting of the property through use of high quality materials, sustainable strategies and the provision of many opportunities for biodiversity to thrive. The scheme is considered to be compliant with LB Camden and National Planning Policy and therefore we request that LB Camden lend their support to this scheme.

2.0 SITE AND CONTEXT ANALYSIS

2.1 Overview of Site Location & Context

The application site at 70 Lady Margaret Road is located in the London Borough of Camden.

The house is a 6 bedroom semi-detached townhouse property, with a large rear garden space. The property has been extended to the rear in the 1970s, to a depth of 10.7m. The extension sits across three storeys (ground, first and second storey) providing kitchen with dining area at ground storey (including a storage mezzanine), as well as additional bathrooms on the first and second storey.

The site is not located within a Conservation Area nor are there any adjacent listed buildings.

Lady Margaret Road (and the properties located upon it) slopes gently upwards heading south west from the junction with Brecknock Road.

The rear garden slopes gently upwards away from the property and features a number of existing attractive brick wall boundaries.

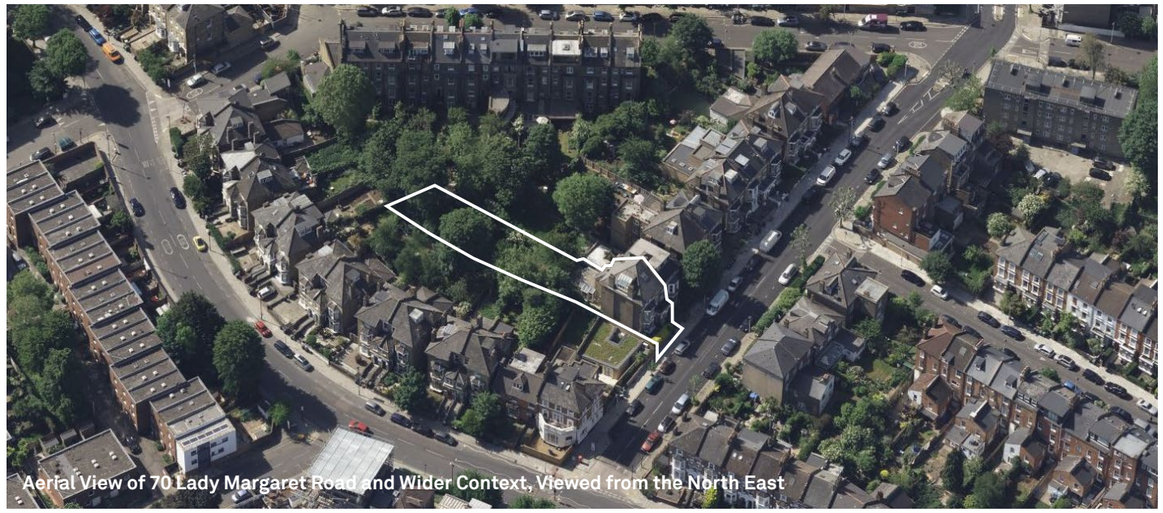
Lady Margaret Road, Brecknock Road and Ospringe Road feature large existing properties which collectively form a well-spaced urban block.

The rear gardens to these properties are long and generous, and therefore the properties are well spaced apart with good levels of natural light.

The materiality of the existing properties is comprised of varying shades of stock brick with brick and render detailing, as well as slate roofs.

Many of the properties have been extended to the rear across multiple storeys, particularly along Lady Margaret Road itself where all but one of the properties along this side of the road have had large extensions of up to 11.1m depth approved by LB Camden and built out, which is longer than the 10.7m deep existing extension at the application site of 70 Lady Margaret Road.

A single storey dwelling, 70A Lady Margaret Road, has been built next door to the application site in recent times.



Aerial View of 70 Lady Margaret Road and Wider Context, Viewed from the North East

Aerial View of 70 Lady Margaret Road and Wider Context, Viewed from the South East

Above Clockwise

Aerial views of site location and site plan

2.2 Context Analysis

The existing property is consistent in appearance with the surrounding area, with similar architectural features and materials.

Generally common features include;

- London stock brick, predominantly golden stock brick with some examples of red, brown or grey brick.
- Brick detailing over windows and doors, as well as white detailing in stone / render.
- Dark grey slate roofs
- Roof dormers of varying sizes and materials
- Generous bay windows to the front
- Enclosed front courtyard garden space containing varying levels of foliage and storage.

The rear gardens to the properties on this and adjacent roads are long and generous, and therefore the properties are well spaced apart with good levels of natural light.

Many of the properties have been extended to the rear across multiple storeys, particularly along Lady Margaret Road itself where all but one of the properties along this side of the road have had large extensions of up to 11.1m depth approved by LB Camden and built out, which is longer than the existing 10m deep extension at the application site of 70 Lady Margaret Road.

This includes an existing three storey extension to no. 66 Lady Margaret Road, of 9.7m depth, as well as a single storey extension to no. 68 Lady Margaret Road, also of 9.7m depth.

The rear gardens are generous in size.

View of 70 Lady Margaret Road and Immediate Context, Viewed from the Rear Garden

Front View of 70 Lady Margaret Road from Lady Margaret Road

Front View of 70 Lady Margaret Road from Lady Margaret Road looking towards the junction with Brecknock Road

Key

01 70 Lady Margaret Road (Application site)

02 68 Lady Margaret Road

03 66 Lady Margaret Road

04 70a Lady Margaret Road (single storey property)

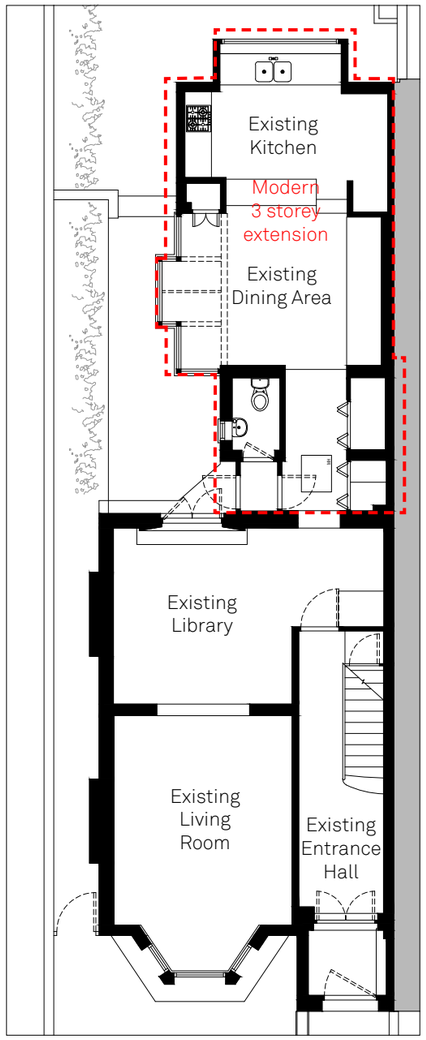
05 165 Brecknock Road

06 Existing three storey rear extension to 70 Lady Margaret Road (Application site)

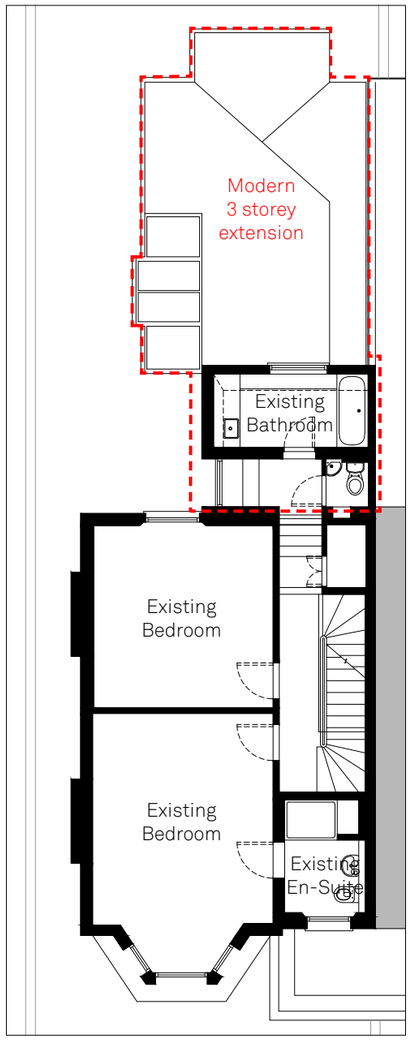
07 Existing side roof dormer to 70 Lady Margaret Road (Application site)

08 Single storey rear extension to 68 Lady Margaret Road (obscured in this view)

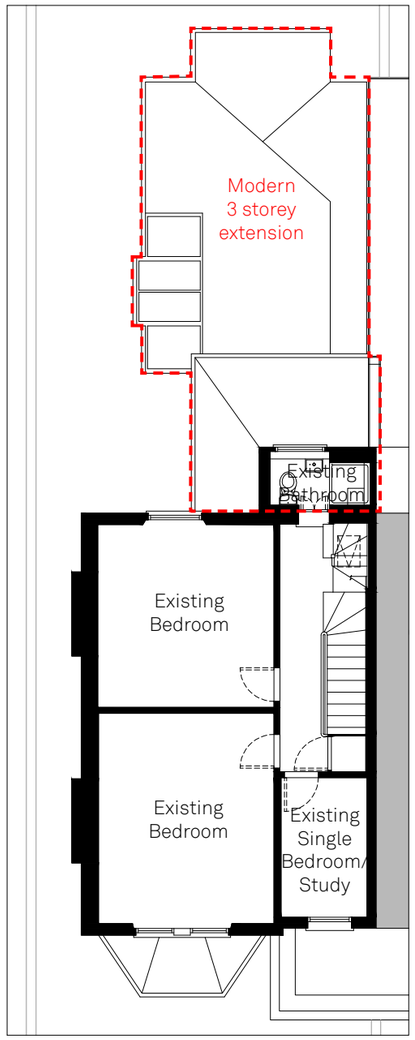
09 Three storey rear extension to 66 Lady Margaret Road (obscured in this view)



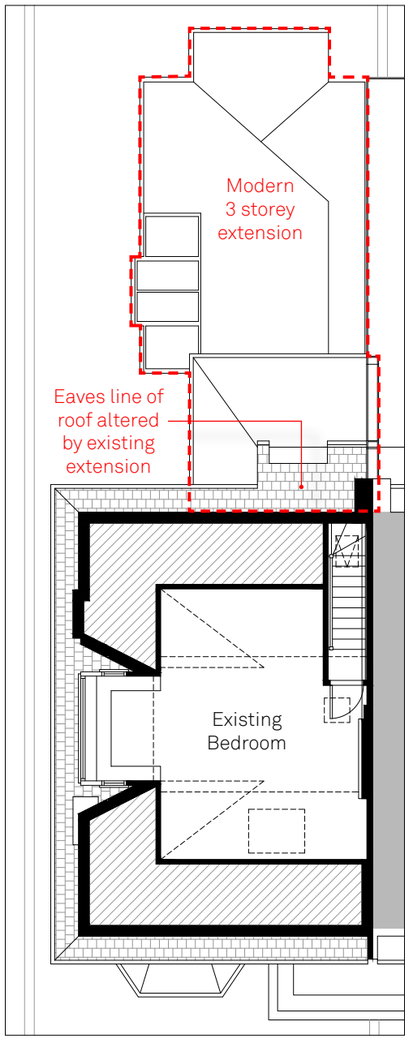
Existing Ground Floor Plan



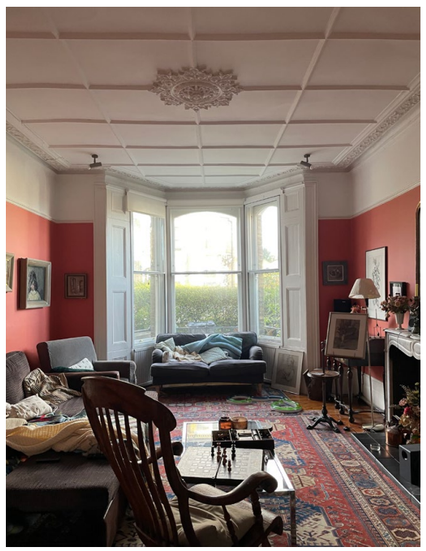
Existing First Floor Plan



Existing Second Floor Plan

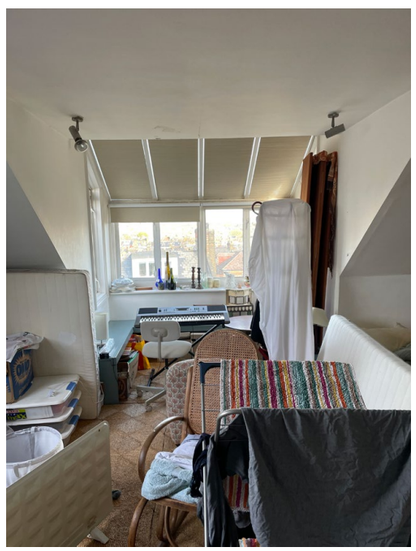


Existing Third Floor Plan



Existing Living Space

Original Stair Handrails



Third Floor Dormer

View from Third Floor Dormer

2.3 Overview of Existing Property & Features

The existing property is a Victorian era 6 bedroom semi-detached townhouse property, with a large rear garden space.

The property has been extended to the rear in the 1970s, to a depth of 10.7m. The extension sits across three storeys (ground, first and second storey) providing kitchen with dining area at ground storey (including a storage mezzanine), as well as additional bathrooms on the first and second storey.

A side dormer has been added to the top floor loft space in the 1970s.

The existing house is a golden London stock brick with brick detailing, white banding and lintels across the front facade, as well as slate roofs.

The original eaves line at the rear of the property was partially removed to accommodate the existing extension in the 1970s.

There is a large garden to the rear of the property. The rear gardens of the surrounding properties are long and generous, and therefore the properties are well spaced apart with good levels of natural light.

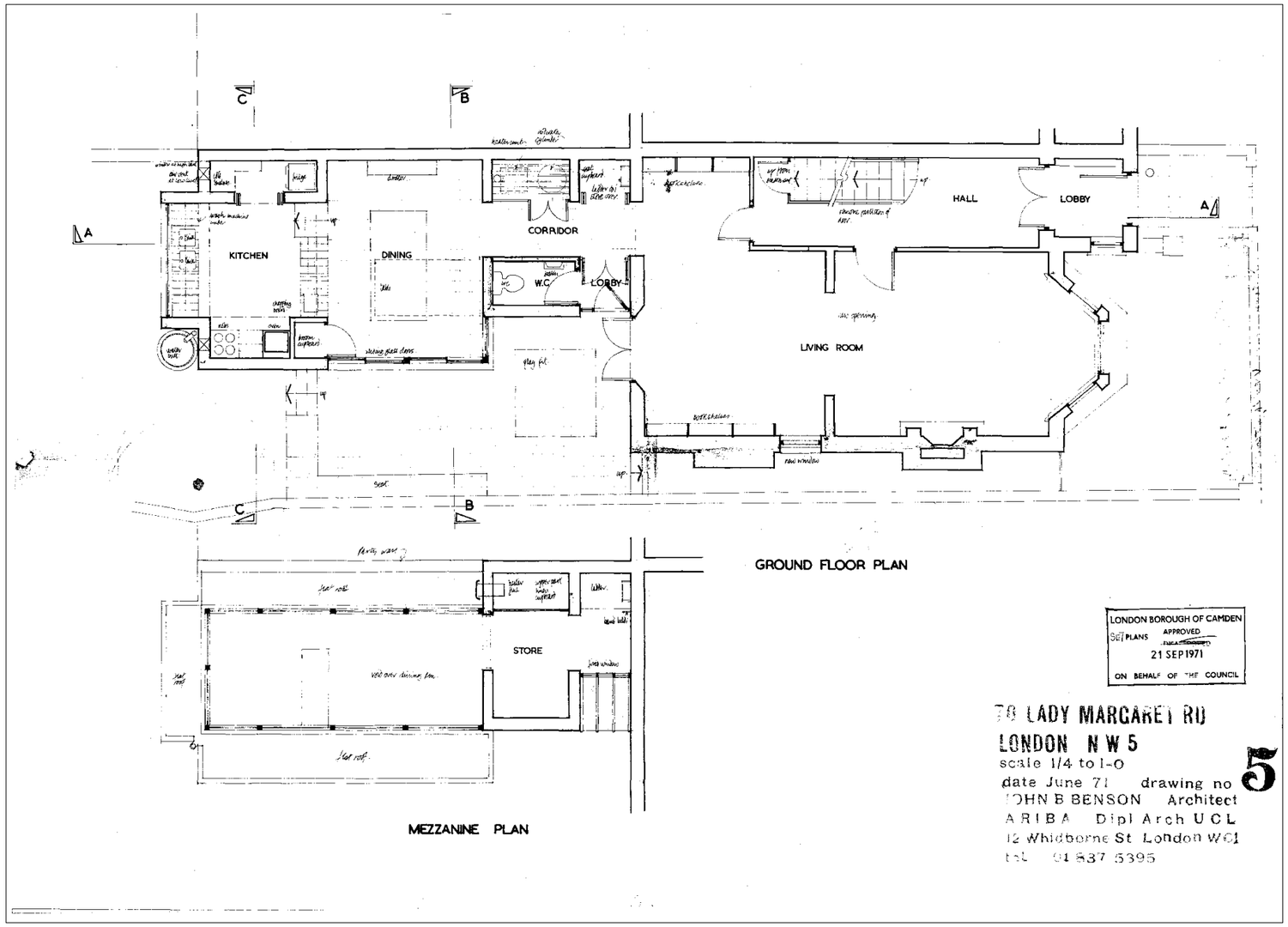
Internally, the existing house has many architectural features that are of merit and the intention is to retain these where possible.

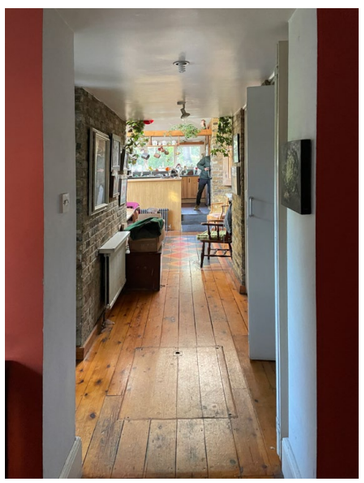
These include;

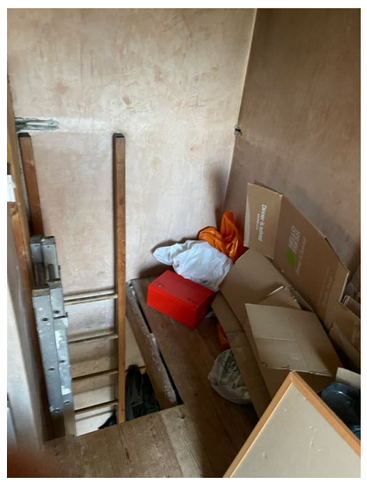
- Original staircase and curved handrail
- Original large bay windows
- Original ceiling ornamentation
- Original fireplaces
- Original front door with lead detailing
- Views from top floor windows

The existing main house has generous floor to ceiling heights however the existing layout has its shortcomings.

Owing to the arrangement of the existing extension, the house currently has limited rearward views particularly at ground storey. It would be considered beneficial to open up the house more to the rear in order to maximise natural light and views onto the garden.







2.4 Existing Rear Extension Constructed in the 1970s

The property has already been extended to the rear in the 1970s to a depth of 10.7m.

The extension sits across three storeys (ground, first and second storey) providing kitchen with dining area and toilet at ground storey (including a storage mezzanine), as well as additional bathrooms on the first and second storey. The planning drawing for the extension is provided opposite.

Owing to the period that the extension was built, it was constructed without insulation and without a proper ventilation strategy. The glazing units are single glazed and have largely failed, and their position and opening configuration does not facilitate basic levels of natural ventilation. As a consequence, the extension suffers badly from issues of mould and damp which poses a health risk. Owing to these issues the extension is considered to have sadly reached the end of its functional life.

The kitchen space is disproportionately small relative to the size of the main house, meaning it is not functional for a large family. The dining space is cramped and awkwardly positioned.

The form and layout of the extension appears convoluted, with a strange mezzanine space at first floor (labeled 'Store' opposite) which does not tie in well to the rest of the house and unfortunately serves no real functional purpose, owing to difficulty of access.

The roof form at first and second storey has created problems with head height, meaning that the first floor bathroom and second floor WC are cramped as well as difficult to access and use.

Some of the thermal and ventilation issues could be partially improved through a retrofit approach, however the performance of the space would remain compromised by the poor quality of its original construction leading to ongoing excessive energy usage. Furthermore, the extension, although large, fundamentally does not provide an efficient use of space and consequently retrofitting the extension would not solve the spatial, functional and experiential issues that limit the usage of the house and its occupants.

Consequently, a cohesive design strategy involving a replacement extension and the refurbishment of the main house has been developed in order to improve and future-proof the property. The proposed design is described later in this DAS.

The original eaves line at the rear of the property was partially removed to accommodate the existing extension in the 1970s, and it is an ambition of this design project to re-establish the lost eaves line.

The existing rear extension extends to a depth of 10.7m which sets an existing historic precedent. It is noted that this is shallower than other extensions approved by LB Camden along Lady Margaret Road, which establish a rear building line of 11.1m.

Clockwise From Top Left

Historic planning drawings for existing rear extension, 1971;
Photo showing limited rearward views and small kitchen at ground storey;
Photos of mould and damp present within the extension

2.5 History of Existing Rear Extensions Along Lady Margaret Road

As demonstrated by the site plan opposite, almost all of the properties along this section of Lady Margaret Road have been extended with large rear extensions.

An overview of the history of rear extensions is provided below. All of these rear extensions have been approved by LB Camden.

- 54 Lady Margaret Road
  Single storey rear extension, depth 11.1m.
  Application number 22851. Approved 1976.

- 56 Lady Margaret Road
  Single storey rear extension, depth 11.1m.
  Application number 12153. Approved 1971.

- 58 Lady Margaret Road
  Two storey rear extension, depth 10.7m.
  Application number 2005/0476/P. Approved at appeal 2005.

- 60 Lady Margaret Road
  Two storey rear extension, depth 10.7m.
  Application number 2012/4772/P. Approved 2012.

- 64 Lady Margaret Road
  Two storey rear extension, depth 9.7m.
  Application number 2007/4849/P. Approved 2007.

- 66 Lady Margaret Road
  Three storey rear extension, depth 9.7m.
  Application number 2476. Approved 1966.

- 68 Lady Margaret Road
  Single storey rear extension, depth 9.7m.
  Application number 7566. Approved 1969

- 70 Lady Margaret Road (Application site)
  Three storey rear extension, depth 10.7m.
  Application number 8402 and 11472. Approved 1971.

The only property not to have been extended along this terrace is number 62 Lady Margaret Road, but this is a single anomaly.

The history of approved extensions along this terrace establishes a clear rear building line of 11.1m extension depth.

2.6 Existing Established Rear Building Line of 11.1m Along Lady Margaret Road

Owing to the length of the gardens along this terrace and considerable distance to the rear gardens and rear elevations of the properties along Ospringe Road, these longer extensions exist quite comfortably in this setting and consequently there is a long history of deep extensions having been approved along Lady Margaret Road.

A clear rear building line of 11.1m depth is established by the rear elevation of these existing rear extensions.

The existing rear extension at 70 Lady Margaret Road (the application site) is actually only 10.7m deep, which is shallower than the longest extensions that already exist and have been approved by LB Camden along this terrace. This depth sets an existing historic precedent for the site.

Continues overleaf >>

Overview of Existing Rear Extensions Along Lady Margaret Road

Above

Site plan showing existing rear extensions

The proposed rear extension described herein shall not exceed the depth of the existing rear extension (remaining at 10.7m deep) and therefore follows the existing historic precedent set for this site. This means that the proposed extension will remain shallower than other existing rear elevations along this terrace which have previously been approved by LB Camden. It also ensures that the proposed extension will sit comfortably within its surroundings and have no greater impact than the existing extension which it shall replace.

The goal of this application is to replace the existing poor quality extension with a new high quality extension which shall be more sustainable, replace lost historic features of the host dwelling, and enhance the surroundings of the property. The replacement extension will create more adaptable and flexible space, which will be capable of altering its use and function over time. Therefore the intention is to add quality to this terrace.

By maintaining the same depth as the existing extension on this site, the proposed replacement extension shall remain of an appropriate length in its context and not introduce any new wider impact upon the amenity of neighbouring properties.

There is no coherence in the form, scale or materials of the rear extensions along Lady Margaret Road. This contrasts to the front of the properties which are very consistent.

2.7 Existing Rear Extension Storey Heights Along Lady Margaret Road

The rear extensions approved by LB Camden along the length of Lady Margaret Road are of a variety of storey heights.

It is noted that a three storey extension at no. 66 Lady Margaret Road was approved historically by LB Camden and has been extant since 1969 and the first and second storey elements extend to the same depth as the ground storey element.

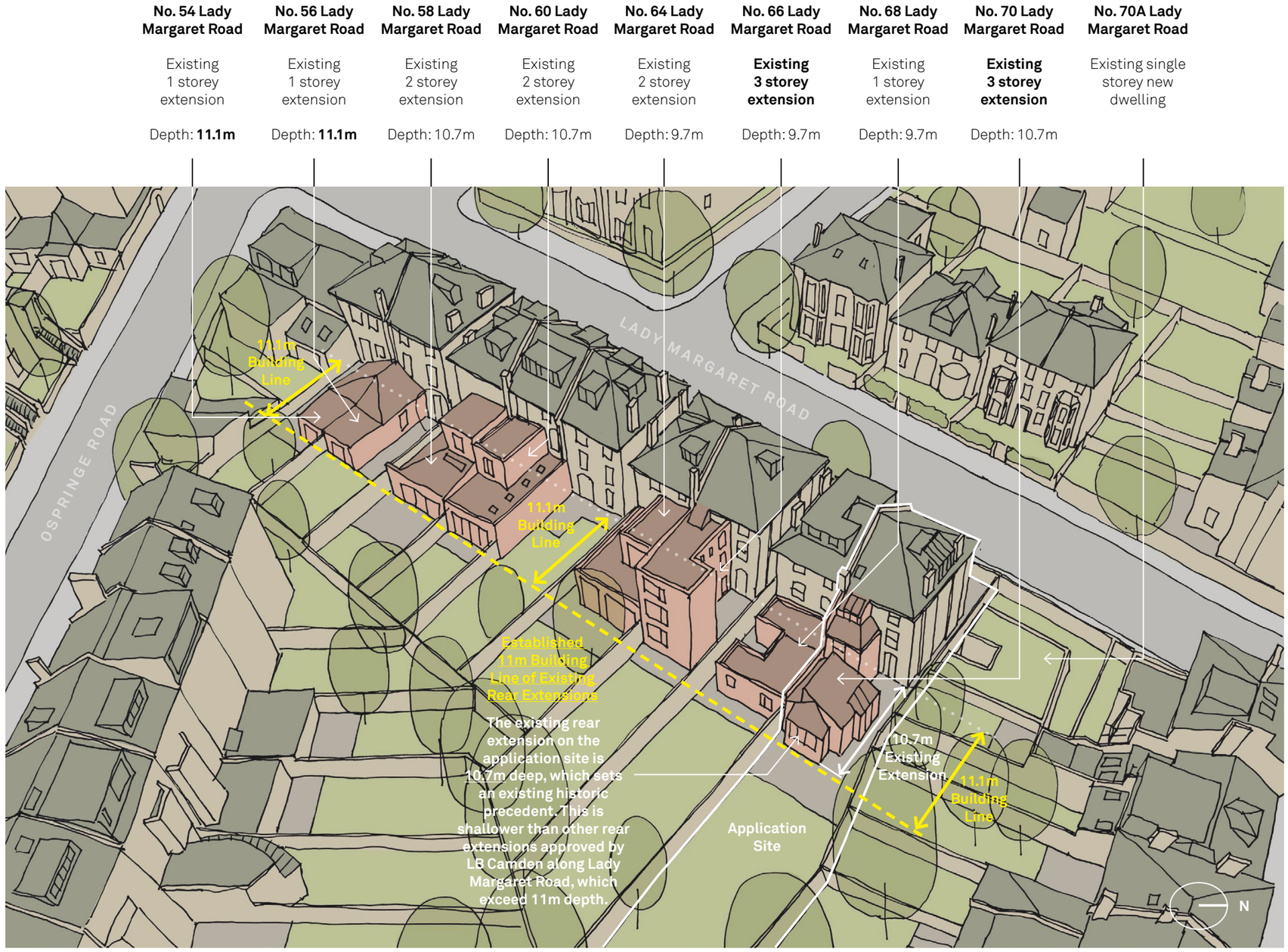
The existing rear extension at no. 70 Lady Margaret Road includes ground, first and second storey elements, which sets an existing historic precedent for building mass at those storeys on this site. The proposed rear extension described herein shall maintain similar building mass at each storey and consequently shall maintain similar visual impact in massing terms, albeit with a lowered roof line to introduce a greater degree of separation from the main roof of the host building, and with the existing eaves line of the main roof reinstated, in order to facilitate an improved sense of proportion and subservience.

Consequently, whilst maintaining similar volume on each storey, the proposed extension is considered to reduce the visual impact compared to the existing extension, and be well integrated into its immediate and wider setting.

As per the existing extension and other extensions along Lady Margaret Road, it is proposed that the first and second storey elements of the replacement extension are to be set back significantly to introduce no additional building mass and to maintain the amenity of the neighbouring properties.

The proposed basement level shall be below ground and out of view, consequently it is not considered to appear to add building mass to the property, and would appear subservient to the original part of the house.

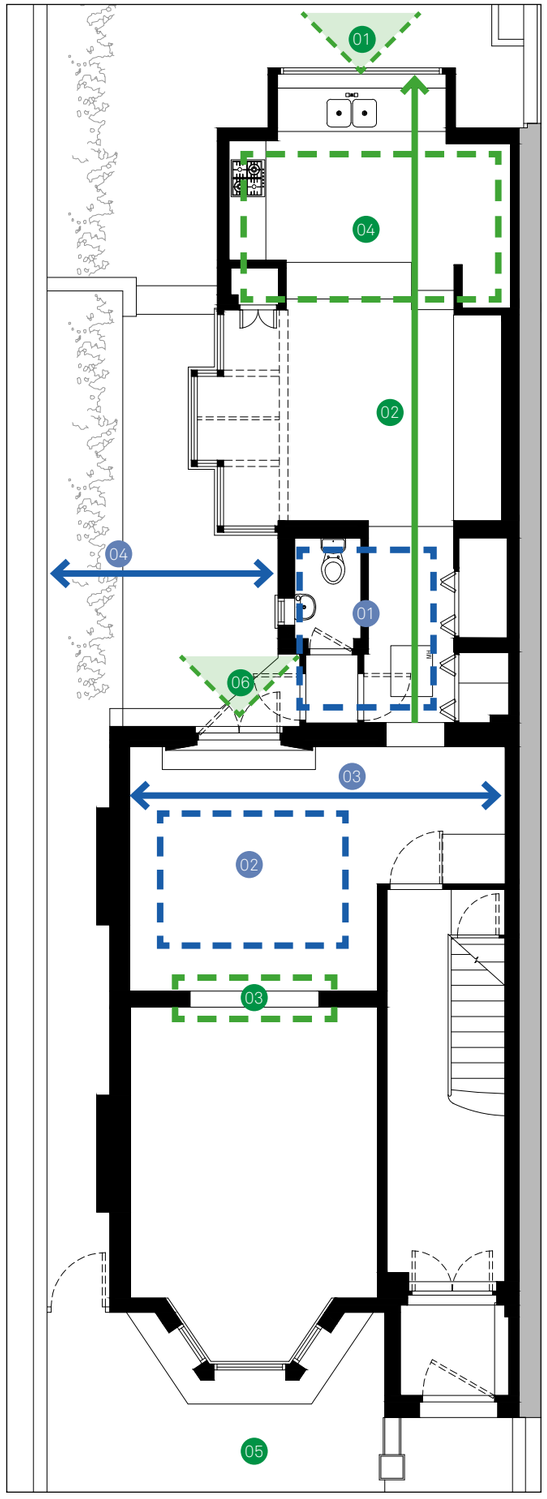
Overall the existing building extension establishes a set of principles which are broadly maintained by the proposed extension described herein, and with regard to the eaves roof line, are in fact improved.



Established Building Line of Existing Rear Extensions along Lady Margaret Road

Key

Aerial view of rear building line



Existing Ground Floor Plan

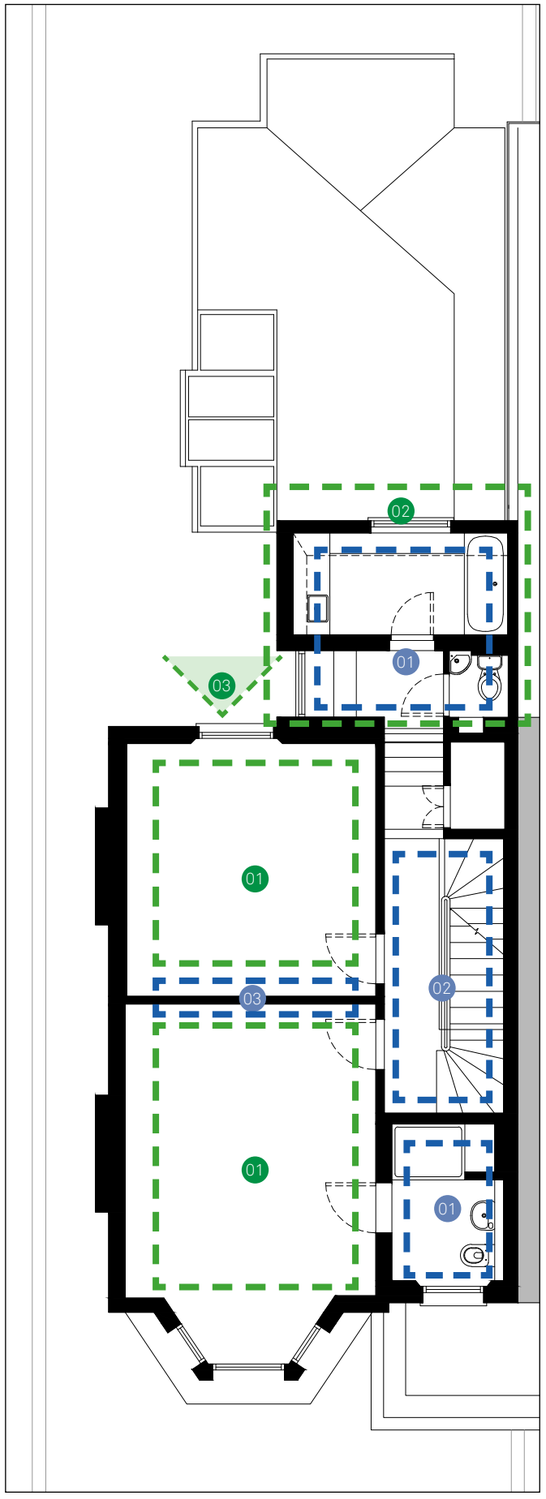
Ground Floor Opportunities and Constraints

Opportunities (Green)

01 Improve outlook and views towards large garden with potential to have more expansive glazing to maximise views.
02 The existing extension establishes the principle of a depth of 10.7m from the rear elevation of the main house.
03 Opening between living room to library space already established.
04 Improve efficiency and layout of kitchen and dining spaces to better suit contemporary family living
05 Opportunity to improved front garden to include more functional layout, improved sotrage and much more planting and greenery.
06 Improve rearward outlook from library (solid elements within current extension currently obscures view).

Constraints (Blue)

01 Existing services and manhole in this location means utilities would ideally be kept in this area.
02 Centre of the plan at ground floor could have improved natural light and outlook.
03 The width of the existing house serves as a constraint because any new extension should not be wider.
04 Proximity of existing house to boundary and neighbouring property considering different levels.



Existing First Floor Plan

First Floor Opportunities and Constraints

Opportunities (Green)

01 Large existing bedrooms.
02 The existing extension at first floor sets historic precedent for mass and depth in this location.
03 Views onto garden space from bedroom.

Constraints (Blue)

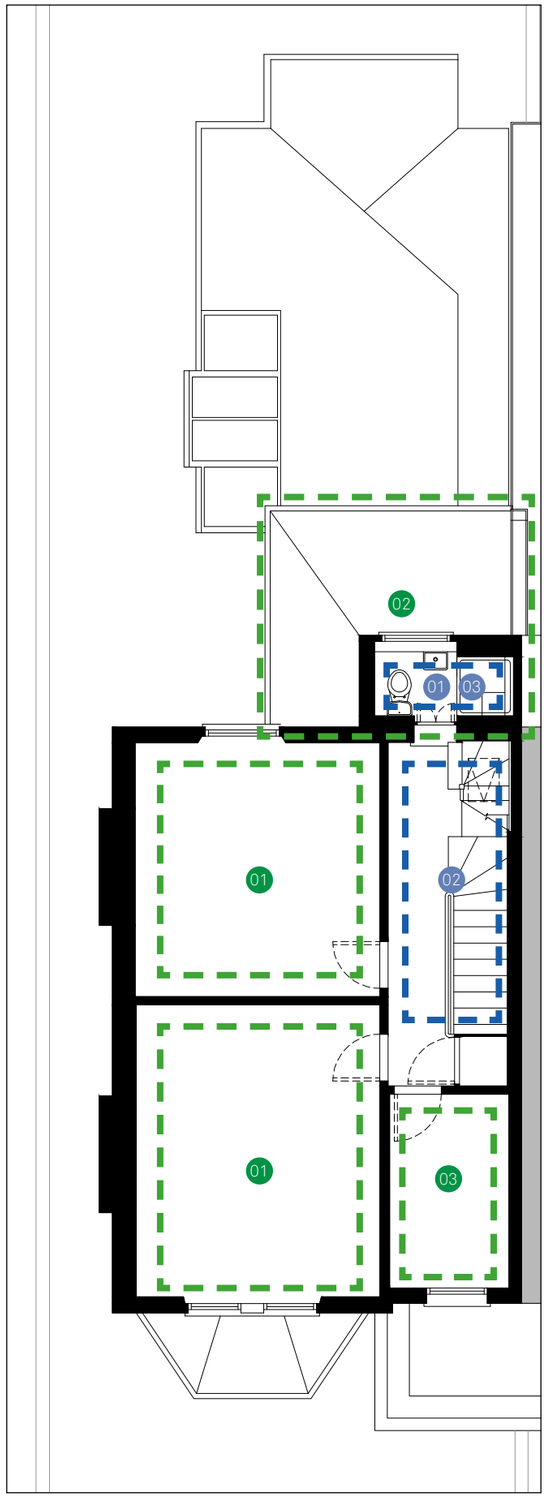
01 Services for en suite/bathroom already in place.
02 Existing staircase to remain in order to preserve historic features.
03 Structural work required to create walk in wardrobe (likely to be feasible subject to Structural Engineer input).

2.8 Identifying Opportunities and Constraints

Following analysis of the existing property, the following opportunities and constraints have been identified.

Where opportunities have been identified, these have informed design development and optioneering in order to maximise the overall quality of the proposal for the users of the building and people living in proximity to it.

Where constraints have been identified, these have been considered from the outset of design work and proposals have been developed to mitigate those constraints through a considered and cohesive design approach.



Existing Second Floor Plan

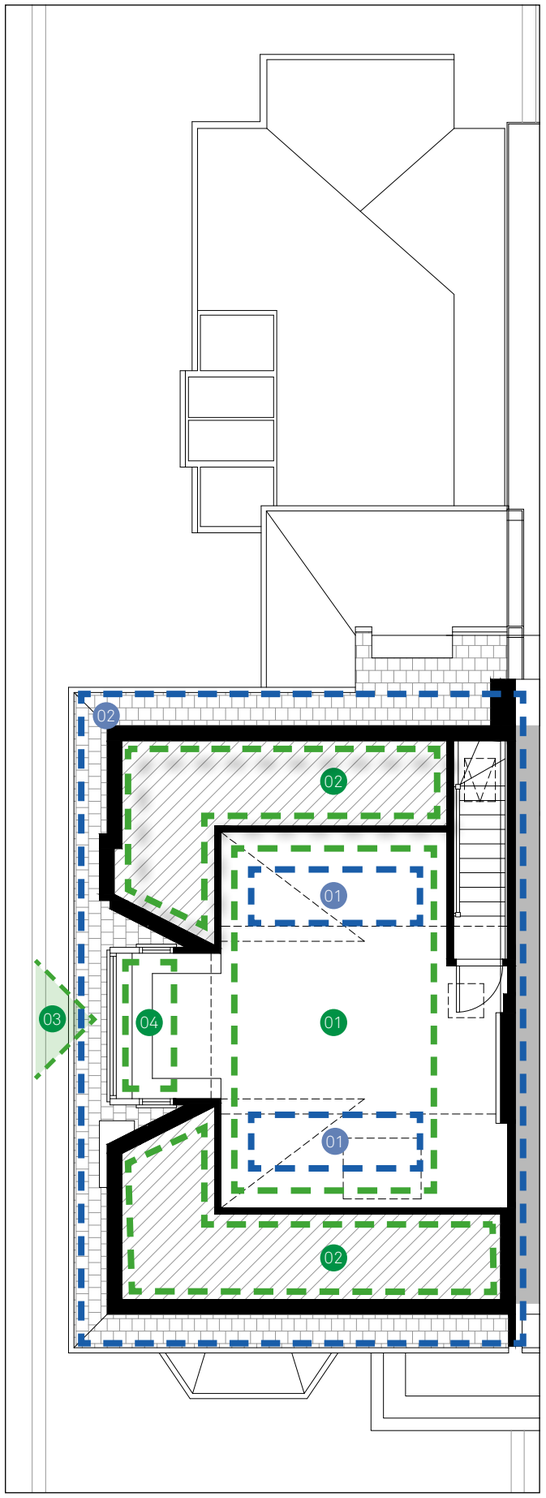
Second Floor Opportunities and Constraints

Opportunities (Green)

01 Large existing bedrooms
02 The existing extension at second floor sets historic precedent for mass and depth in this locationt
03 Ideal home working space

Constraints (Blue)

01 Services for bathroom already in place
02 Existing staircase to remain in order to preserve historic features.
03 Existing WC very cramped with limited head height or space



Existing Third Floor Plan

Third Floor Opportunities and Constraints

Opportunities (Green)

01 Large bedroom space already established.
02 Existing eave spaces could be utilised for more storage.
03 Views from roof windows are a strong positive and are to be preserved.
04 Improve poor quality windows for improved performance.

Constraints (Blue)

01 Limited head height in outer areas of the room so refurbishment work should seek to retain as much of the central space as possible
02 Roof needs improved insulation

3.0 PROPOSED DESIGN

3.1 Overview of Proposed Design

In order to resolve the problems with the existing rear extension, as well as the shortcomings of the layout of the main house, a cohesive design strategy has been developed in order to improve and future-proof the property. The proposed design includes:

- Replacement of the existing poor quality extension, which is in a bad state of repair, with a new high quality replacement extension. This will provide a much improved kitchen and dining space and supporting spaces at ground storey, as well as replacement bathroom spaces at first and second storey, all to support the contemporary needs of a large family.
- Provision of a new basement storey to be situated directly below the replacement extension (i.e. not situated below the main host dwelling) in order to provide additional family space as well as a shower room, storage and utilities. The basement will generally not be visible and therefore will not impact upon the immediate or wider context.
- The refurbishment of the interior of the main house in order to provide an improved layout to make it suitable for contemporary family living.
- The refurbishment of the exterior of the main house to replace poor quality windows which are in a bad state of repair
- Works to the front garden to provide cycle and bin storage, increased defensibility and a generally higher quality environment, as well as works to the rear garden to provide high quality private amenity space and excellent opportunities for biodiversity.
- Significantly improving the green credentials of the property to maximise its life span, minimise energy use, promote health, and support biodiversity and wilflife.

The proposed design has been carefully developed to avoid impacting adversely upon neighbouring properties and amenity. The design has been proposed with due consideration for LB Camden Planning Guidance 'Home Improvements' 2021 as well as LB Camden Planning Guidance 'Amenity' 2021.

Overall the proposed scheme is considered to provide a high quality cohesive and well balanced design that shall provide a better and more usable home, better natural light, increased functionality and a far more efficient use of space, as well as opportunities for considerably improved sustainability credentials, without introducing any adverse impact upon neighbouring properties. It shall broadly maintain the footprint, scale and position of the existing extension which it shall replace.

3.2 Proposed Depth of Replacement Rear Extension

As demonstrated by the diagram below, almost all of the properties along this section of Lady Margaret Road have already been extended with large rear extensions. An overview of the history of rear extensions on this road approved by LB Camden is provided on pages 8-9. Collectively, these establish a clear rear building line of 11.1m extension depth.

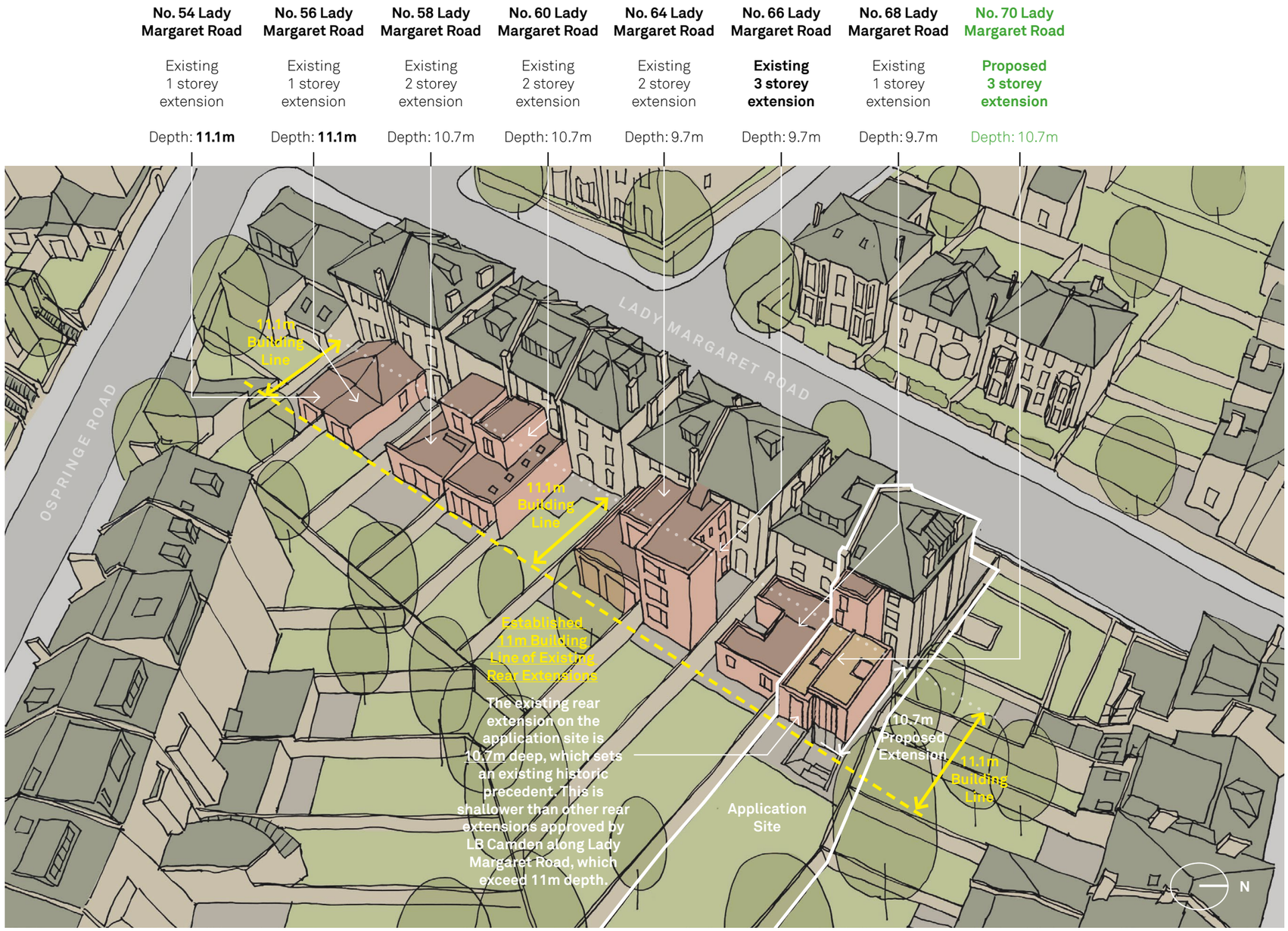
Owing to the length of the gardens along this terrace and considerable distance to the rear gardens and rear elevations of the properties along Ospringe Road, these longer extensions exist quite comfortably in this setting.

The existing rear extension at 70 Lady Margaret Road (the application site) is actually only 10.7m deep, which is shallower than the longest extensions that already exist and have been approved by LB Camden along this terrace. This depth sets an existing historic precedent for the site.

The proposed rear extension described herein shall not exceed the depth of the existing rear extension (remaining at 10.7m deep) and therefore follows the existing historic precedent set for this site. This means that the proposed extension will remain shallower than other existing rear elevations along this terrace which have previously been approved by LB Camden. It also ensures that the proposed extension will sit comfortably within its surroundings and have no greater impact than the existing extension which it shall replace.

The goal of this application is to replace the existing poor quality extension with a new high quality extension which shall be more sustainable, replace lost historic features of the host dwelling, and enhance the surroundings of the property. Therefore the intention is to add quality to this terrace.

By maintaining the same depth as the existing extension, the proposed replacement extension shall remain of an appropriate length in its context and not introduce any new wider impact upon the amenity of neighbouring properties.



Proposed Replacement Extension within with Established Building Line of Existing Rear Extensions along Lady Margaret Road

Key

Aerial view of rear building line

3.3 Number of Storeys & Proposed Massing Principles of Replacement Rear Extension

The rear extensions already approved by LB Camden along the length of Lady Margaret Road are of a variety of storey heights.

It is noted that a three storey extension at no. 66 Lady Margaret Road was approved historically by LB Camden and has been extant since 1969. At that property the first and second storey elements both extend to the same depth as the ground storey element.

The existing rear extension at no. 70 Lady Margaret Road (the application site) includes ground, first and second storey elements, which sets an existing historic precedent for building mass at those storeys on this site.

The proposed replacement rear extension described herein shall maintain similar building mass at each storey and consequently shall maintain similar visual impact in massing terms, albeit with a greater degree of separation from the main roof of the host building with the existing eaves line reinstated, in order to facilitate an improved sense of proportion and subordinance relative to the main house. Consequently, whilst maintaining similar volume on each storey, the proposed extension is considered to reduce the visual impact compared to the existing extension, and be well integrated into its immediate and wider setting as well making a clear distinction between original and new.

As per the existing extension and other extensions along Lady Margaret Road, it is proposed that the first and second storey elements of the replacement extension are to be set back significantly to maintain the amenity of the neighbouring properties and introduce no additional building mass compared to the existing extension to be replaced.

The proposed replacement extension has been designed to be comprised of three volumes arranged to cascade at the rear of the existing property. As well as visually breaking down the appearance of the replacement extension into smaller parts, preserving the existing character of the rear elevation of the main house, and allowing the massing of the ground storey element to sit comfortably relative to the site boundary, this cascading trio arrangement also gives a pleasing sense of proportion and an elegant appearance overall which is considered to sit much better with the existing house than the current extension does.

The proposed extension shall not extend right over the width of rear elevation and it has been carefully inset to form a courtyard at ground storey, with the first and second storey elements stepping right over. This ensures a more sensitive interface between the massing of the extension and the host building, with the courtyard forming a visual break so that the extension appears secondary and subservient to the main house. The courtyard and form of the extension also ensures that the existing windows and glazed doors on the rear elevation of the main house remain unobstructed and the extension does not crowd or over-dominate the original structure.

The proposed basement level shall be below ground and out of view, consequently it is not considered to appear to add building mass to the property.

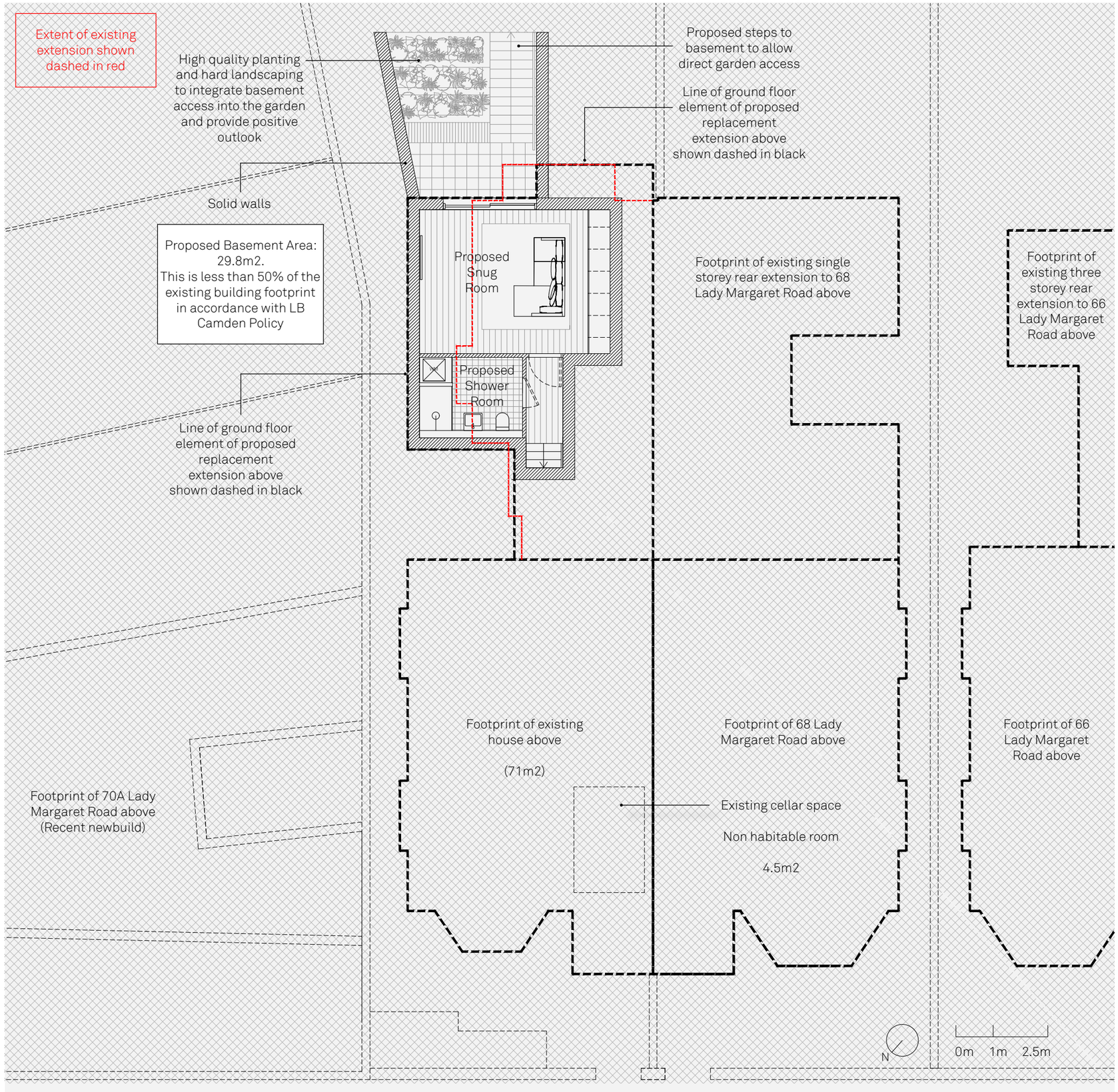
Overall the existing building extension establishes a set of principles which are broadly maintained by the proposed extension described herein, and with regard to the eaves roof line, are in fact improved.

3.4 Compliance of Proposed Basement with LB Camden Basements SPG 2021

The proposed basement is compliant with the principles of the LB Camden Basements SPG 2021. It has been designed to not cause harm to neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area; and the architectural character and heritage significance of the building and area.

The key principles are described as follows:

- The proposed basement shall be no more than one storey deep and will not exceed 50% of the footprint of the host property. The main house has an existing small storage cellar directly below the entrance hall of size 4.5m2, which is a non- habitable room. Even including this existing non-habitable space within the basement area provision, it would still not exceed 50% of the existing footprint of the main house.
- It will also not exceed 50% of the garden of the property.
- The basement will be set in significantly from the site boundaries.
- A Basement Impact Assessment (BIA) has been produced as part of design development and this has been submitted with this application. The BIA is specific to the site and the particular proposed development described herein, and has been prepared in accordance with the requirements of the LB Camden Basements SPG 2021.
- The proposed basement shall not be sited in a Flood Risk area.
- The basement is to be sited directly below part of the footprint of the proposed replacement extension, which shall replace an existing extension that sets a precedent with regard to scale, position and massing. The floorspace of the basement will not extend beyond the extension and as such its visibility and impact is considered to be minimal, with only its rear access point visible from within the curtilage of the application site only.
- Being located below the replacement extension and not below the main dwelling, and since it does not extend or introduce openings beyond the extent of the replacement extension, the proposed basement will be concealed wholly underground, away from public view.
- The scale of the basement is considered to be appropriate since it will be visually well integrated into the extension and shall not cause the replacement extension to appear significantly larger than the existing one it shall replace, allowing it to remain subordinate to the host property.
- The proposed basement is not considered to cause any harm to the architectural character of the host building . Since it shall not be visible from beyond the application site, it is not considered to negatively impact upon the surrounding area.
- The basement will be highly insulated with high performance double glazing to ensure very low energy use.
- The basement is to be accessed internally from within the primary circulation space connecting the extension to the main house, for ease of use. A pair of external sliding glazed doors will allow lots of natural light and provide an excellent outlook rearwards to the garden and sky. These will be visually integrated into the rear elevation of the extension, albeit located below ground level so as to appear discreet.
- External to the basement, steps will provide direct access to the rear garden. Terraced landscaping will provide high quality planting which shall provide a positive and attractive outlook from the basement interior. The height of the space is such that ample sky will be visible from the glazed sliding doors.
- It will be visually well integrated into the garden.
- The proposed basement will necessitate the removal of one existing tree, however it is proposed to replace this with two specimen trees in order to offer a net biodiversity gain. The details of this are described within the tree survey submitted with this application.
- The basement will be located in a similar area to the existing extension as well as existing hard standing adjacent at ground level. Owing to non permeable materials, the existing extension and hard standing currently offers very limited opportunities for rain water to be absorbed. The replacement extension sited directly over the basement shall in contrast benefit from a green roof, meaning that rain water will be absorbed and attenuated across the footprint of the basement (at ground storey roof level), and retained via water butts. The area around the extension and basement shall benefit from permeable paving. This means that the footprint of the extension (and therefore basement) shall offer a significant improvement in sustainable drainage through water attenuation and natural permeability.
- The existing rear extension has a surface footprint area of 48m2 which is covered by slate roofing (this is approximately the 'current' footprint of the proposed basement location). The proposed replacement rear extension (which shall be the roof over the proposed basement) will have a surface area of 59m2 of which 48m2 is to be green roofing which will provide water attenuation slowing down the flow of water run off. Water butts will also be provided so that some of the runoff water can be stored for reuse and watering plants etc (this is described in further detail later in this document). Therefore the proposed materials across the surface area of the basement location represent a net improvement with regard to water run off and drainage compared to the existing surfaces of the the same footprint area as they currently are.
- Regarding the landscaping around the extension (and basement), the existing rear extension has impermeable paving around it with a footprint of circa 61.3m2. This will be removed and replaced with permeable paving laid onto a granular permeable sub-base of footprint 70.6m2. Although the extent of paving will increase slightly, all of the paving will become fully permeable (compared to impermeable previously) so this again represents a significant net improvement overall with regard to drainage and sustainable water run off.
- The green roof proposal and increase in planting around the basement shall also provide a net gain in biodiversity habitat compared to the current equivalent footprint which is comprised of hard materials only with very little planting. Landscape proposals are described in further detail later in this DAS.



Proposed Basement Floor Plan

3.5 Proposed Replacement Extension & Basement Proposals

The proposed design has been carefully developed to avoid impacting adversely upon neighbouring properties and amenity.

The design has been proposed with due consideration for LB Camden Planning Guidance 'Home Improvements' 2021, LB Camden Planning Guidance 'Amenity' 2021 as well as LB Camden Planning Guidance 'Basements' 2021.

The proposed mass of the extension has been carefully considered to ensure that it shall not impact upon neighbouring properties.

Overall the proposed massing is considered to provide a good quality cohesive and well balanced design that provides a better and more usable home without introducing any adverse impact upon neighbouring properties. It broadly maintains the massing principles of the existing extension which it shall replace.

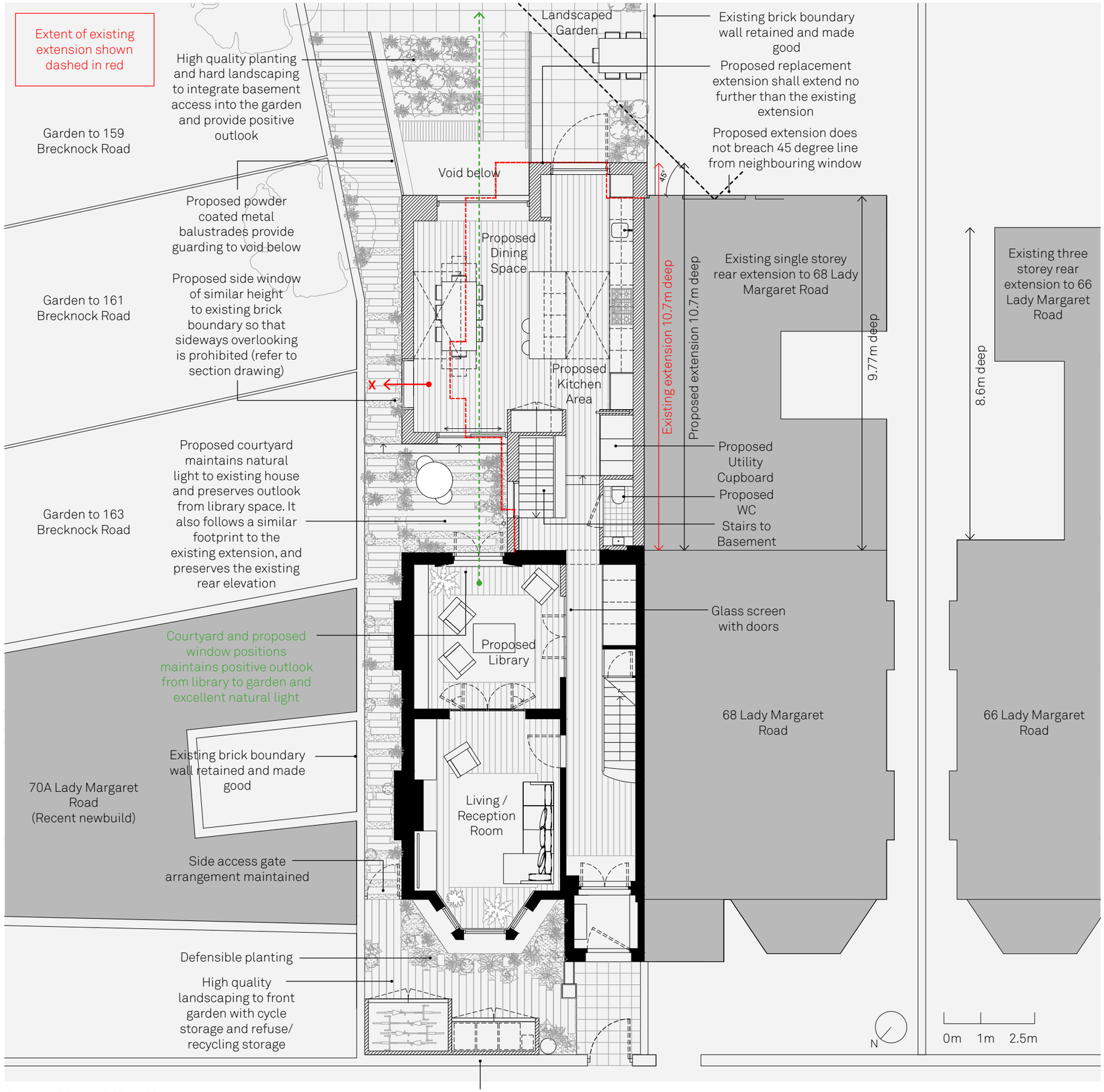
3.6 Proposed Basement Layout

The proposed basement is located underneath the proposed replacement extension only, and not underneath the main house. Its outer extents will be kept away from boundaries with adjacent properties. The basement will generally not be visible from around the site and therefore will not impact upon the immediate or wider context. This maintains a discreet appearance.

The basement shall provide an additional family snug space with storage and an additional shower room.

The proposed basement will be less than 50% of the existing building footprint in accordance with LB Camden Policy. The main house has an existing small storage cellar directly below the entrance hall of size 4.5m2, which is a non- habitable room. Even including this existing non-habitable space within the basement area provision, it would still not exceed 50% of the existing footprint of the main house.

External to the basement, steps will provide direct access to the rear garden. Terraced landscaping will provide high quality planting which shall provide a positive and attractive outlook from the basement interior. The height of the space is such that ample sky will be visible from the glazed sliding doors.



Proposed Ground Floor Plan

3.7 Proposed Ground Floor Layout

The proposed replacement extension at ground floor shall provide high quality accommodation and a practical layout to support contemporary family life. The larger kitchen and dining space will be of a more appropriate size relative to the house overall. The staggered plan shall provide an open plan social arrangement whilst still maintaining a sense of zoning and function. Generous high quality glazing shall provide superb natural light and outlook.

The proposed courtyard space shall provide an additional private amenity space and ensure that the proposed extension preserves the existing rear elevation. This ensures a more sensitive interface between the massing of the extension and the host building, with the courtyard forming a visual break so that the extension appears secondary and subservient to the main house. Externally, this configuration allows the proposed extension to respect and preserve the architectural features that already exist on the rear elevation of the main house.

Internally, this arrangement gives a dual aspect feeling to the extension interior. The courtyard also allows natural light to still penetrate into the existing house, and in conjunction with the placement of the glazing within the extension, shall preserve the outlook from the library space through to the rear garden.

A stairway to the basement is accessed from the circulation space for ease of use, and introduces an additional window so that the circulation space receives good levels of natural light.

The ground storey element of the extension will not extend deeper than the existing extension does. It shall be of a similar scale, position and footprint. The majority of the footprint of the extension shall be single storey only.

The ground storey element is to be less tall than the existing extension, with a less prominent roof form, such that its impact is considered to be less than the existing extension.

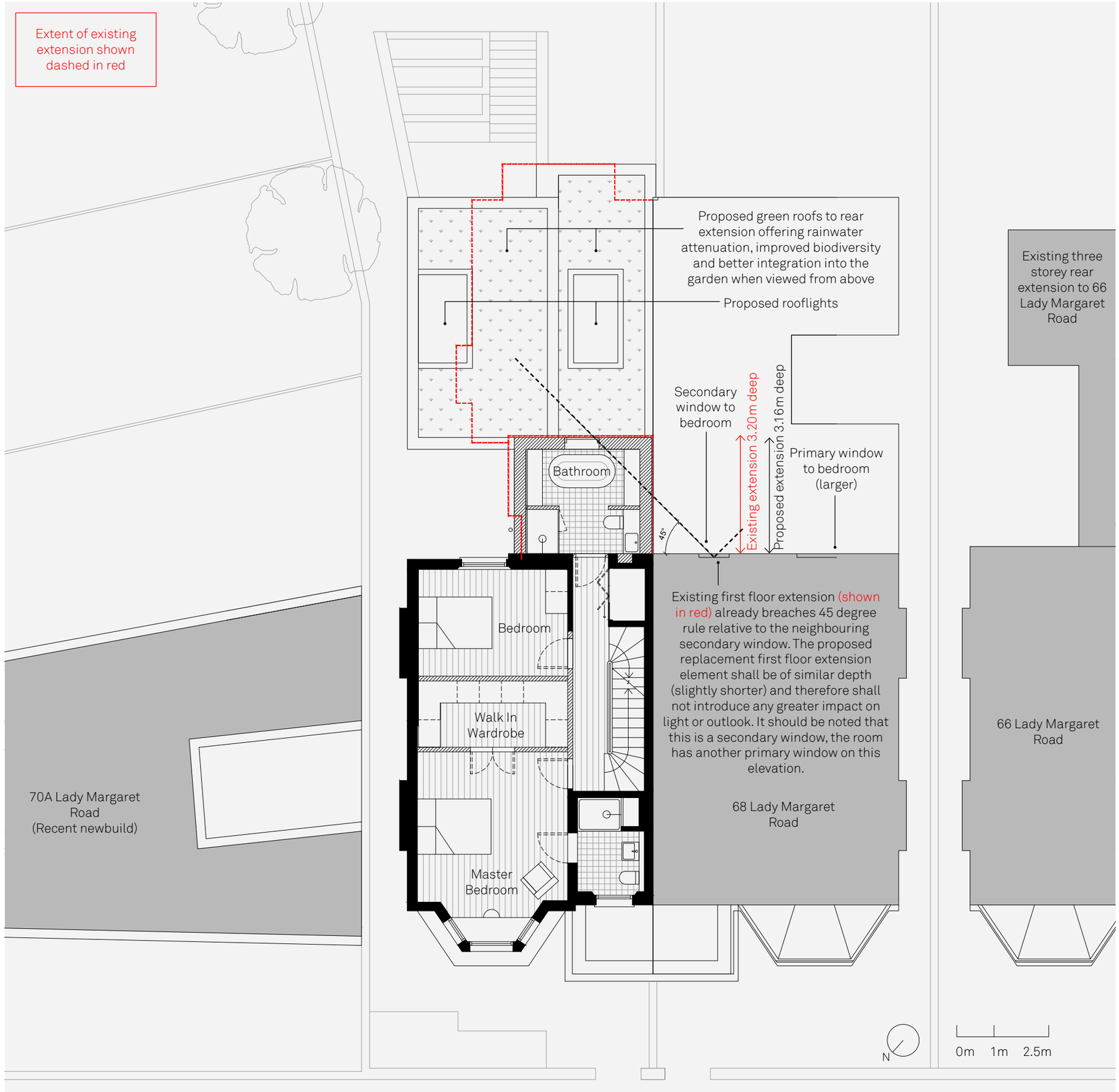
The mass of the proposed ground storey element of the extension is set down along the boundary with no. 68 Lady Margaret Road, so that it is no taller than the existing extension to the neighbour's property. The taller element is set back from the rear building line, and is set in from both side boundaries to lessen its impact.

The height of the taller element is only circa 3.5m which is less than the maximum permissible under Permitted Development.

It shall also not penetrate a 45 degree plane taken from the adjacent rear window of the ground storey extension to the neighbouring property at no. 68 Lady Margaret Road. This ensures that the proposed extension shall not impact upon the outlook or access to natural light from this existing window.

Within the main house, the ground storey shall be refurbished to facilitate an improved layout and better fire separation in line with current UK building regulations.

The opportunity is also being taken to improve the appearance and usability of the front garden. High quality defensible planting and permeable paving is to be provided, as well as accessible and secure cycle and refuse storage. The design of these is described on pages 35-38.



Proposed First Floor Plan

3.8 Proposed First Floor Layout

The proposed replacement extension at first storey shall accommodate a replacement family bathroom space with improved layout and usability. It shall extend approximately half way across the rear elevation in a similar manner to the existing extension, so that the main rear elevation is preserved. This maintains natural light and a good outlook from the rear bedroom of the main house on this storey.

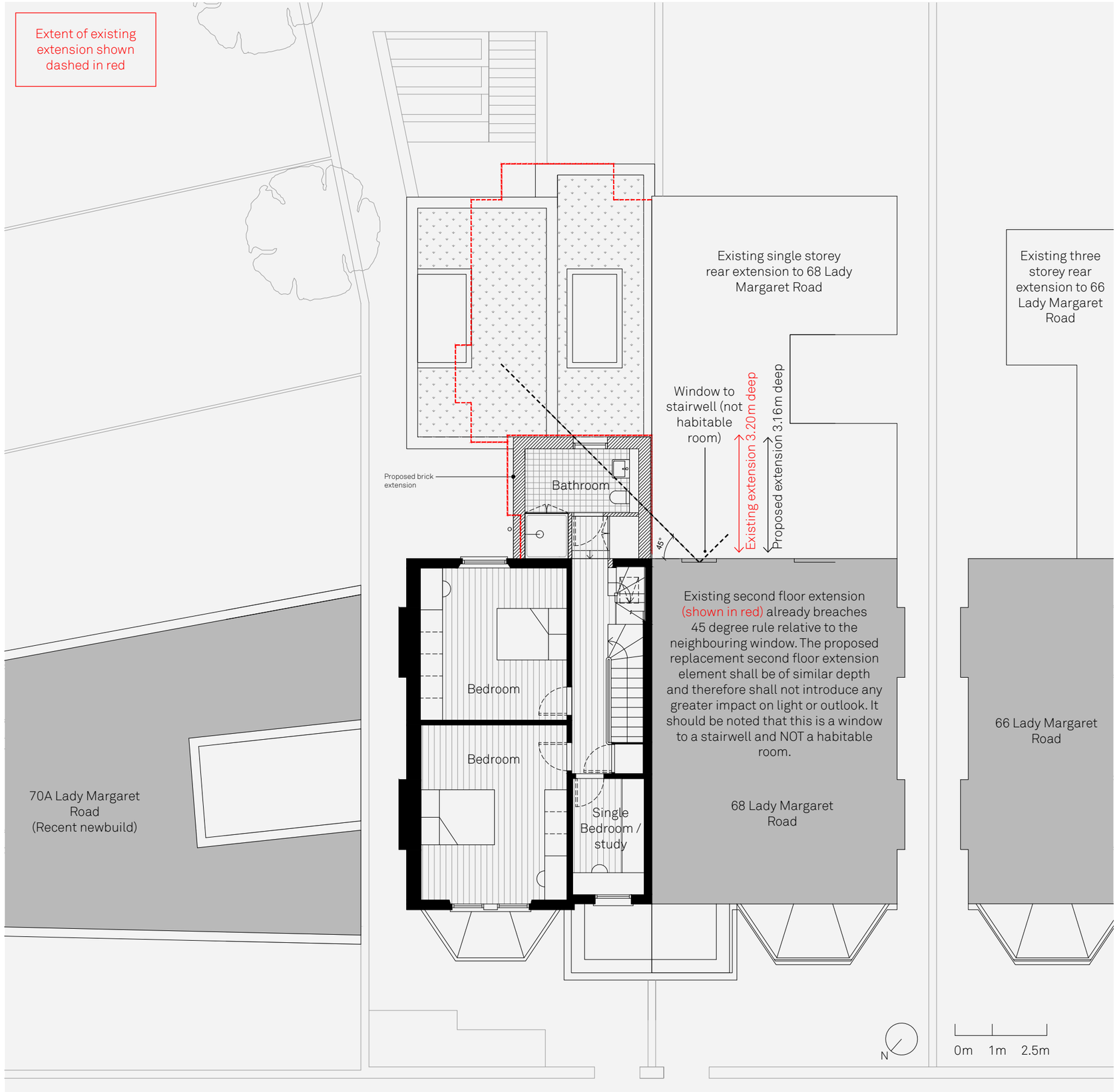
Within the main house, the layout will be reconfigured to provide ample storage and improved usability.

The proposed replacement first storey extension will be of almost identical scale, position and footprint to the first floor element of the existing extension it shall replace, which sets a historic precedent.

Therefore it is not considered to impact upon the outlook or access to natural light from the adjacent existing first floor window of the neighbouring property (situated closest to the boundary) any more than the existing extension does. In any case, this existing window is a secondary smaller window to a rear bedroom. The main primary larger window is situated further over on the elevation. Both windows are considered to be unaffected. Outlook and access to natural light from the adjacent existing first floor of the neighbouring property is therefore considered to be preserved by the proposals described herein.

The proposed bathroom at first storey shall have obscured glazing to ensure privacy.

The roof of the ground storey element shall be green roofs which shall offer rainwater attenuation, improved biodiversity and better integration into the garden when viewed from above. Good size rooflights will provide ample natural light into the ground storey of the rear extension.



Proposed Second Floor Plan

3.9 Proposed Second Floor Layout

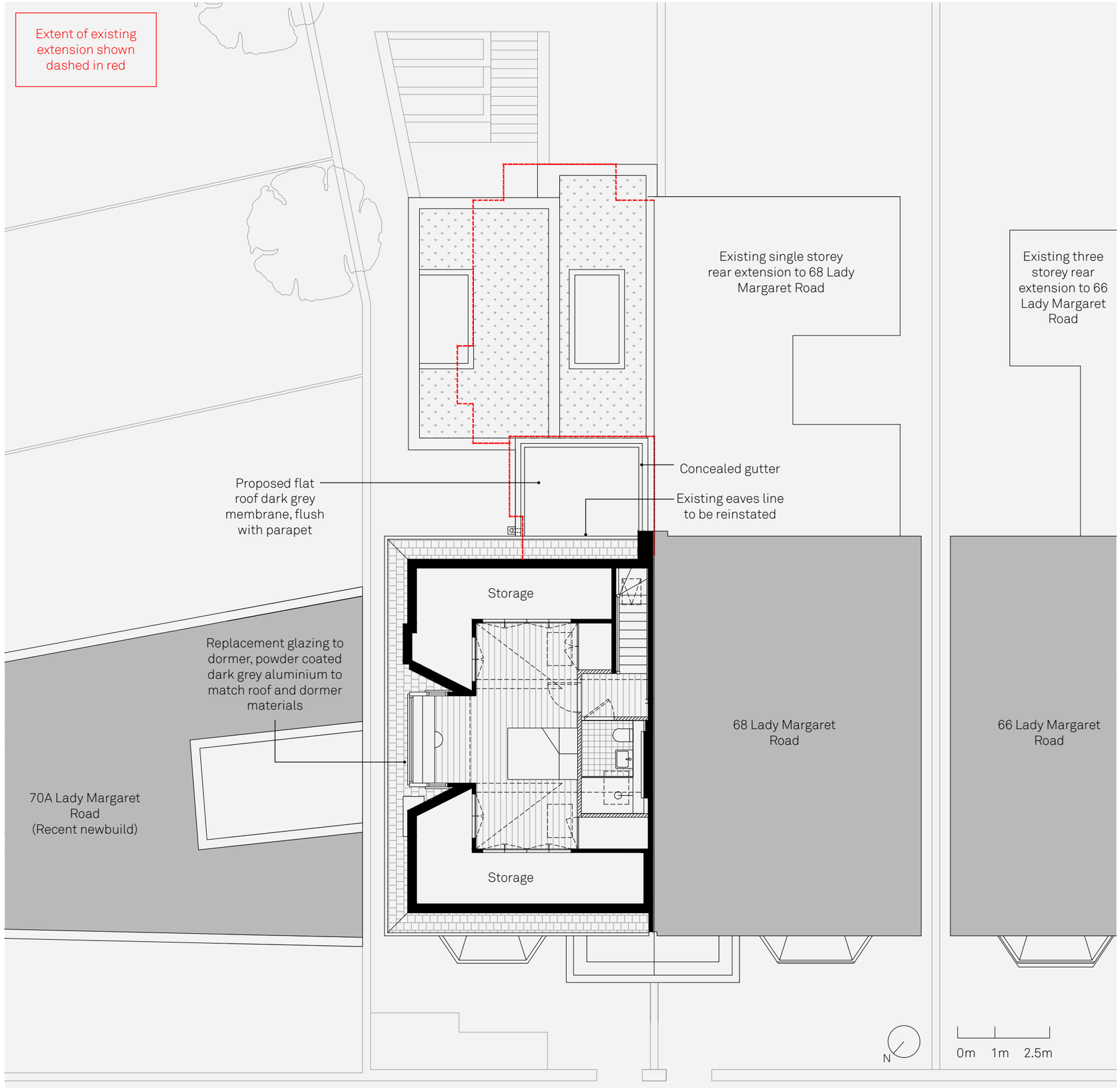
The existing second storey extension accommodates a poor quality toilet and shower room which is impractical to use. The proposed replacement second storey element of the extension shall provide a much improved second bathroom for the benefit of the family.

At second storey, the existing extension already sets a historic precedent for building mass and volume in this location, and the proposed replacement extension shall extend to the same extent as the existing second storey extension roof. This ensures a more cohesive appearance with the storey below. It shall extend no closer to the boundary than the existing extension does.

It should be noted that the existing adjacent neighbouring window to the second storey of no. 68 Lady Margaret Road is a window to a stairwell and not a habitable room. Outlook and access to natural light from the adjacent existing second floor of the neighbouring property is therefore considered to be unaffected by the proposals described herein.

The proposed bathroom at second storey shall have obscured glazing to ensure privacy.

The interior of the main house shall be refurbished to improve the existing bedrooms and provide a single bedroom which is intended to be used as a home study space for family members.



Proposed Third Floor Plan

3.10 Proposed Third Floor Layout

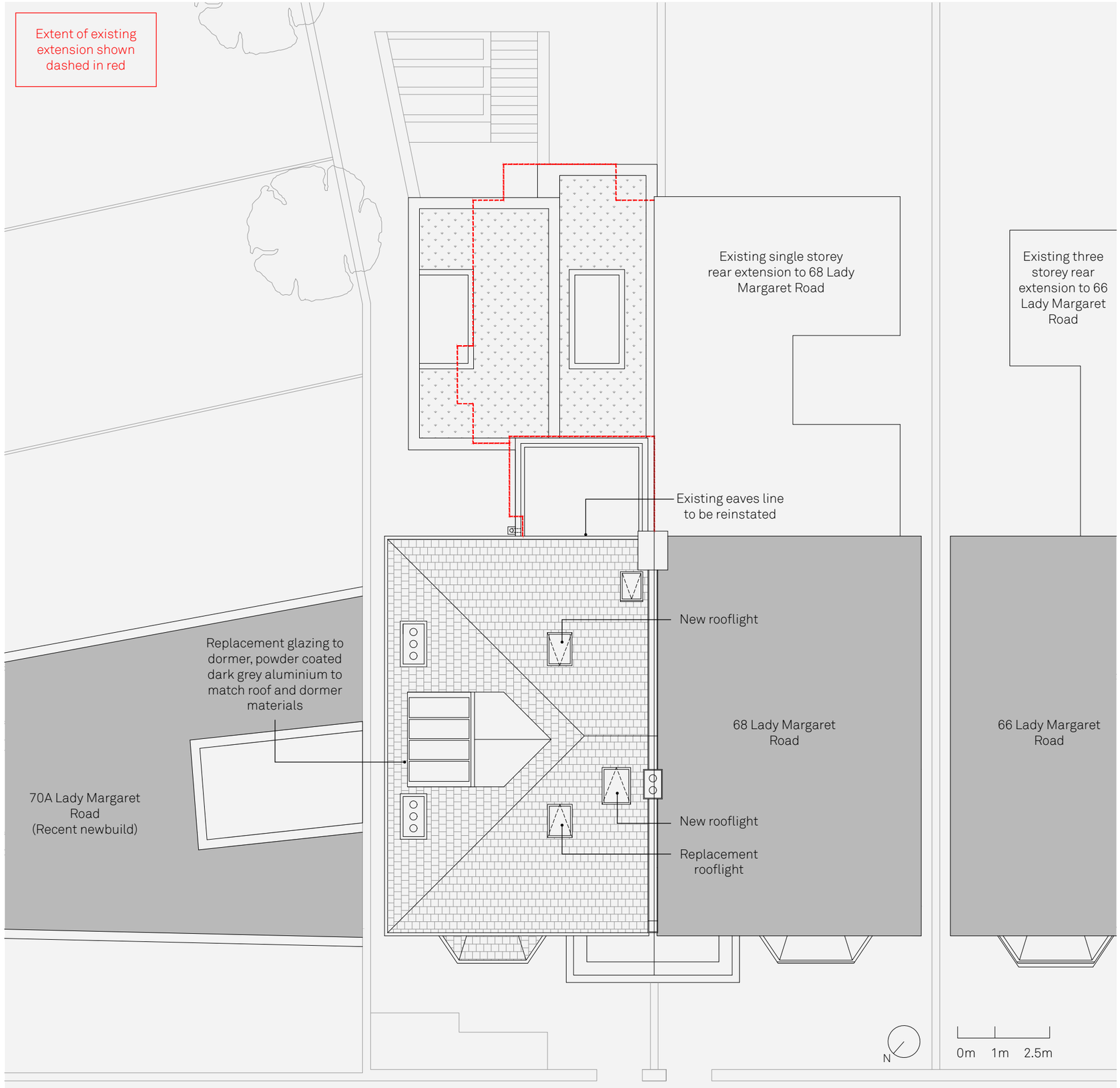
The roof of the proposed second storey element of the extension shall have a flush warm roof with concealed gutter. This allows the roof thickness to be kept to a minimum whilst maintaining good levels of thermal performance, in order to maximise the visual separation of the roof line of the extension from the eaves line of the main house, in order to ensure that the proposed replacement extension appears subservient to the main house.

By removing the existing extension which has caused damaged to the eaves line of the main house, it is possible to reinstate the lost section of the eaves line of the roof to the main house, which is considered an additional positive attribute of the proposed scheme described herein.

The third storey layout shall be refurbished to provide a shower room accessed from the circulation space for maximum usability. The top floor bedroom will be provided with good levels of storage.

With regard to the main roof, a replacement front rooflight is proposed to facilitate the revised internal layout, as well as a second front rooflight to allow natural light into the proposed shower room. It is also proposed to provide an additional rooflight to the rear plane of the existing roof in order to maximise natural light into the top floor bedroom and improve outlook. Rooflights shall be low profile and visually well integrated into the pitch of the existing roof.

It is proposed to replace the glazing to the existing side dormer, as this is of poor quality. The replacement glazing shall be powder coated grey aluminium to blend into the colouration of the main roof and dormer generally.



Proposed Roof Plan

3.11 Proposed Roof Layout

The roof of the ground storey element shall be green roofs which shall offer rainwater attenuation, improved biodiversity and better integration into the garden when viewed from above. Good size rooflights will provide ample natural light into the ground storey of the rear extension.

The roof of the proposed second storey element of the extension shall have a flush warm roof with concealed gutter. This allows the roof thickness to be kept to a minimum whilst maintaining good levels of thermal performance, in order to maximise the visual separation of the roof line of the extension from the eaves line of the main house, in order to ensure that the proposed replacement extension appears subservient to the main house.

By removing the existing extension which has caused damage to the eaves line of the main house, it is possible to reinstate the lost section of the eaves line of the roof to the main house, which is considered an additional positive attribute of the proposed scheme described herein.

With regard to the main roof, a replacement front rooflight is proposed to facilitate the revised internal layout, as well as a second front rooflight to allow natural light into the proposed shower room. It is also proposed to provide an additional rooflight to the rear plane of the existing roof in order to maximise natural light into the top floor bedroom and improve outlook. Rooflights shall be low profile (conservation standard) and visually well integrated into the pitch of the existing roof.

It is proposed to replace the glazing to the existing side dormer, as this is of poor quality. The replacement glazing shall be powder coated grey aluminium to blend into the colouration of the main roof and dormer generally.

3.12 Proposed Design: Mitigating Impact on Neighbouring Properties & Amenity

The proposed design has been carefully developed to avoid impacting adversely upon neighbouring properties and amenity. The design has been proposed with due consideration for LB Camden Planning Guidance 'Home Improvements' 2021 as well as LB Camden Planning Guidance 'Amenity' 2021.

3.13 Massing and Design In Response to Boundaries

The proposed mass of the replacement extension has been carefully considered to ensure that it shall not impact upon neighbouring properties.

The proposed basement is located underneath the proposed replacement extension only, and is kept away from boundaries with adjacent properties. The basement will generally not be visible and will not impact upon the immediate or wider context.

The ground storey element of the extension will not extend deeper than the existing extension does. It shall be of a similar scale, position and footprint. The majority of the footprint of the extension shall be single storey only. The ground storey element is to be less tall than the existing extension, with a less prominent roof form, such that its impact is considered to be less than the existing extension.

The mass of the proposed ground storey element of the extension is set down along the boundary with no. 68 Lady Margaret Road, so that it is no taller than the existing extension to the neighbour's property. The taller element is set back from the rear building line, and is set in from both side boundaries to lessen its impact. The height of the taller element is only circa 3.5m which is less than the maximum permissible under Permitted Development.

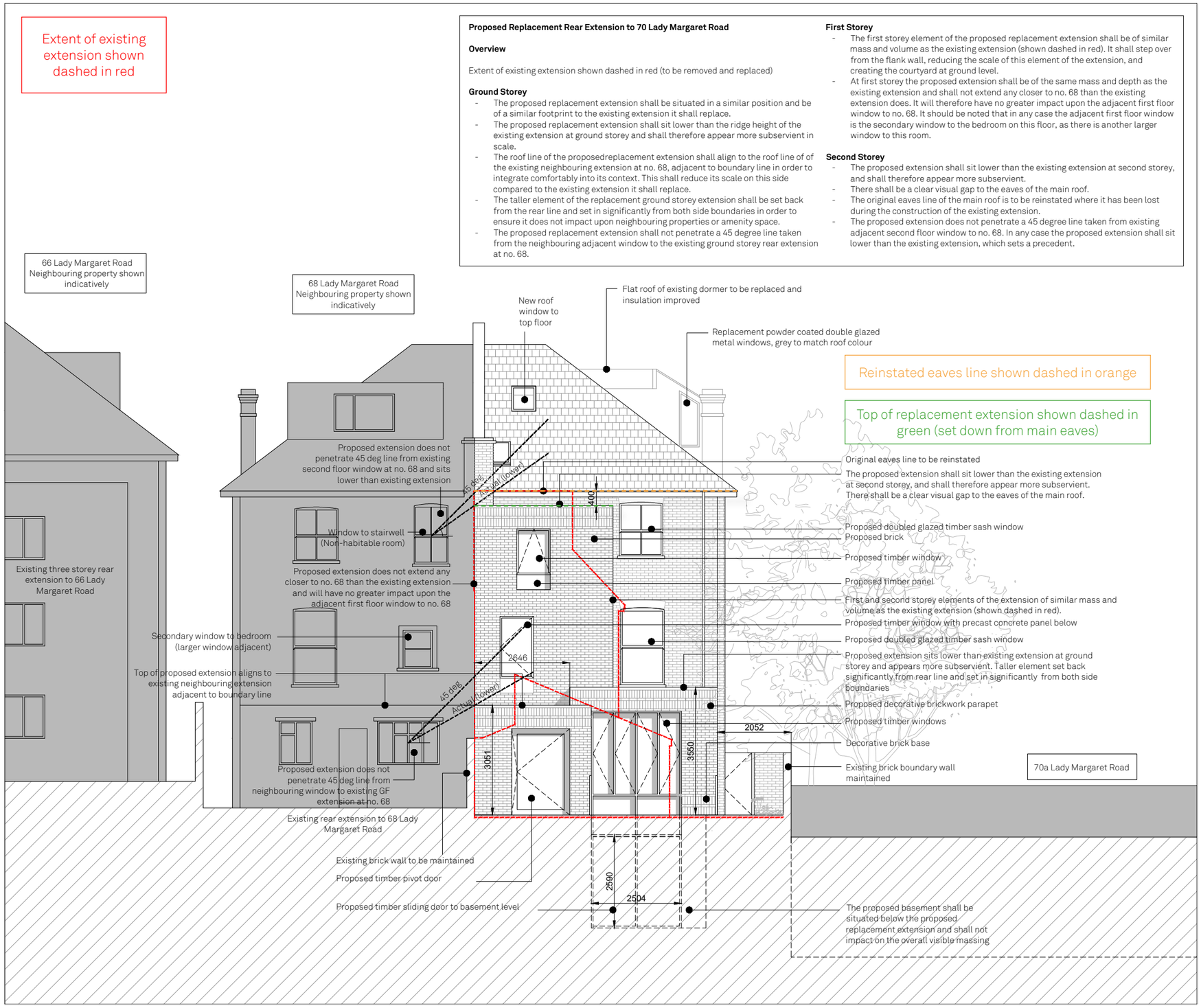
At first storey, the proposed replacement extension will be of almost identical scale, position and footprint to the first floor element of the existing extension, which sets a historic precedent. As such its impact is considered to be no different.

At second storey, the existing extension already sets a historic precedent for building mass and volume in this location, and whilst the proposed replacement extension shall be slightly deeper in this location, it shall extend only as far as the first floor element, and shall extend no closer to the boundary than the existing extension does. As such its impact on no. 68 Margaret Road is considered to be negligible.

Overall the proposed massing is considered to provide a good quality cohesive and well balanced design that provides a better and more usable home without introducing any adverse impact upon neighbouring properties. It broadly maintains the principles of the existing extension which it shall replace.

3.14 Preserving Outlook and Access to Natural Light to/from Adjacent Properties

The proposed replacement extension shall be of very similar scale and position as the existing extension that it will replace. The existing extension sets a historic precedent with regard to building mass and volume and therefore any impact is considered to be negligible.



Proposed Rear Elevation
(Extent of Existing Extension Shown Dashed In Red)

At first storey, the proposed replacement extension will be of almost identical scale, position and footprint to the first floor element of the existing extension, which sets a historic precedent. As such it is not considered to impact upon the outlook, sense of enclosure or access to natural light from the adjacent existing first floor window of the neighbouring property, situated closest to the boundary, any more than the existing extension does. In any case, this existing window is a secondary smaller window to a rear bedroom. The main larger window is further over on the elevation. Both windows are considered to be unaffected. Outlook and access to natural light from the adjacent existing first floor of the neighbouring property is therefore considered to be preserved by the proposals described herein.

At second storey, the existing extension already sets a historic precedent for building mass and volume in this location, and whilst the proposed replacement extension shall be slightly deeper in this location, it shall extend only as far as the first floor element, in order to provide a more cohesive appearance overall. It should be noted that the existing adjacent neighbouring window to the second storey of no. 68 Lady Margaret Road is a window to a stairwell and therefore does not effect a habitable room. Outlook, sense of enclosure and access to natural light from the adjacent existing second floor of the neighbouring property is therefore considered to be unaffected by the proposals described herein compared to the existing extension already in situ since the 1970s.

Given the above, overall the proposals are not considered to have an adverse impact on the adjacent property at no. 68 Lady Margaret Road with regard to outlook and access to natural light.

The proposed replacement extension is not considered to impact upon the outlook or access to natural light for the property at no. 70A Lady Margaret Road, as this is a single storey standalone dwelling situated around the corner from the proposed extension, fronting the road. Again, the mass and volume of the existing extension sets a historic precedent and the proposed extension described herein is not considered to have any greater impact with regard to no. 70A. Outlook and access to natural light from this property is therefore considered to be unaffected by the proposals described herein.

3.15 Preventing Overlooking

The proposed replacement extension shall have no side facing windows and therefore shall not introduce any overlooking issues with regard to either immediate neighbouring properties or others in the wider area. This ensures that privacy is maintained.

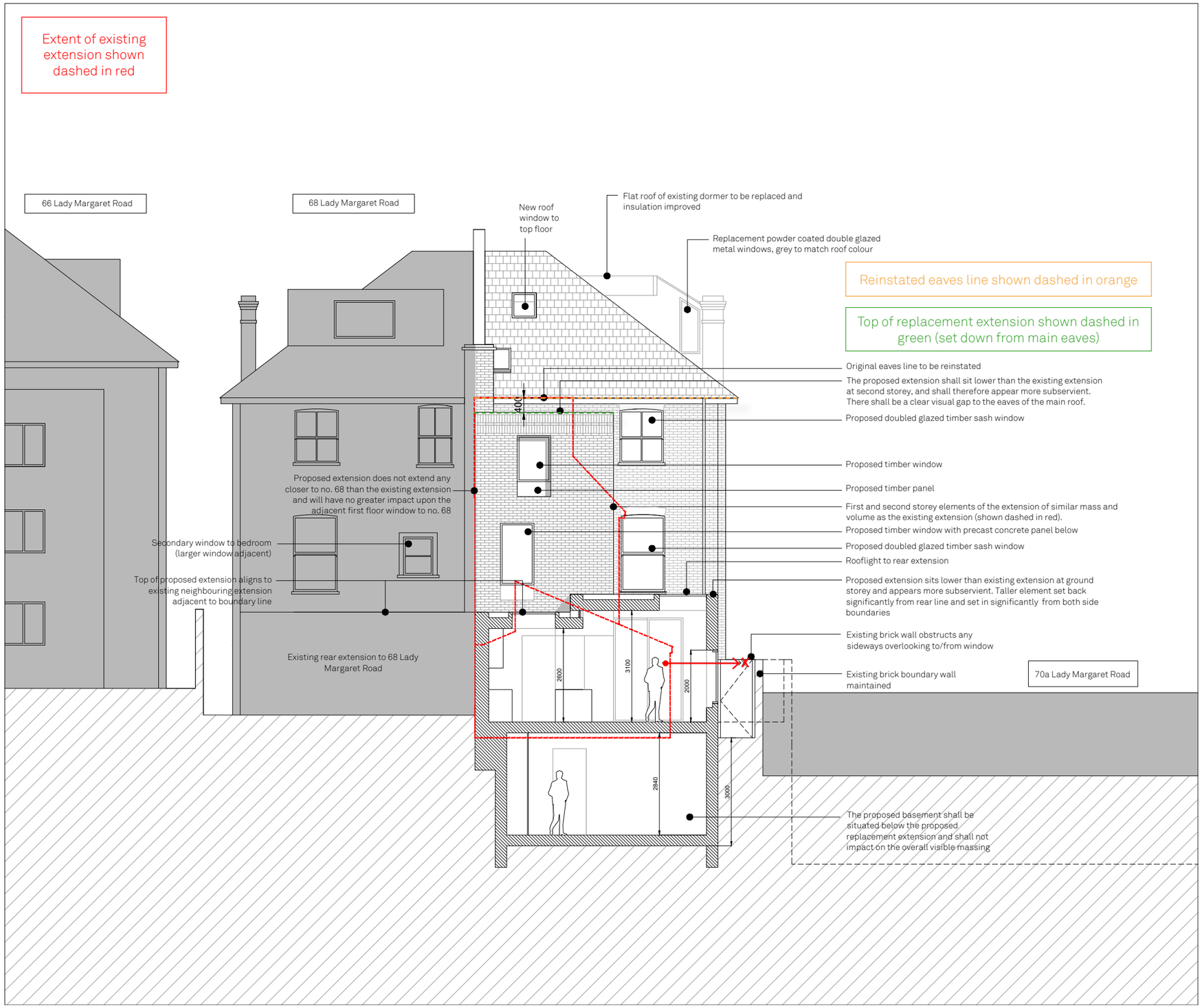
The proposed replacement extension shall not make it significantly easier to overlook adjacent gardens and compared to the existing extension any difference is considered to be negligible.

The proposed bathrooms at first and second storey shall have obscured glazing to ensure privacy.

Since the larger openings are contained to the ground storey only, and open directly into the garden of the application site only, the proposals are not considered to introduce any excessive light pollution that could adversely impact upon adjoining properties.

3.16 Preventing Overshadowing

The existing extension sets a historic precedent with regard to building mass and volume. The proposed replacement extension shall be of similar scale and position as the existing extension that it will replace and therefore any impact is with regard to overshadowing is considered to be negligible.



Proposed Short Section
(Extent of Existing Extension Shown Dashed In Red)

3.17 Proposed Design: Community & Wider Considerations

The proposed design has been carefully developed in response to wider considerations such as the character and proportions of the host building, its position within the wider context, boundary treatments and designing out crime. The design has been proposed with due consideration for LB Camden Planning Guidance 'Home Improvements' 2021 as well as LB Camden Planning Guidance 'Amenity' 2021.

3.18 Maintaining and Enhancing the Character and Proportions of the Host Building

The proposed replacement extension has been designed so that the original eaves line of the main roof can be reinstated where the construction of the existing extension has caused it to be lost.

The roof line of the second storey element of the replacement extension shall be set down from the original eaves line with a more distinct visual gap between the extension and the main roof, so that the replacement extension shall appear subservient, much more so than the existing extension which sought to appear to extend right up to the main roof.

The extension is inset around the courtyard area so that the existing rear elevation is preserved and the original existing windows and doors on the rear elevation are maintained.

The proposed extension shall not extend right over the width of rear elevation and it has been carefully inset to form a courtyard at ground storey, with the first and second storey elements stepping right over. This ensures a more sensitive interface between the massing of the extension and the host building, with the courtyard forming a visual break so that the extension appears secondary and subservient to the main house. The courtyard and form of the extension also ensures that the existing windows and glazed doors on the rear elevation of the main house remain unobstructed and the extension does not crowd or over-dominate the original structure.

This allows the rear glazed doors to the ground floor library space to remain in situ, maintaining excellent natural light. The existing extension places a solid wall in front of these glazed doors, obstructing views to the garden. The positioning and extent of the glazing within the new extension has been designed so that from within the library space and living rooms the family can see right through the extension to the rear garden. Therefore the replacement extension shall actually significantly improve the outlook and light levels within the interior of the main house.

Views from the upper floors shall be similarly improved owing to the introduction of good quality green roofs to the replacement rear extension, allowing it to naturally blend into the garden and greenery beyond.

The layout of the proposed windows on the rear elevation of the extension have been carefully composed to respect the looser and less-ordered arrangement of windows to the rear of the existing properties along Lady Margaret Road (this is considered to be positive and characterful).

The proposed materiality and glazing fenestration of the replacement extension shall compliment that of the existing house without attempting to overpower it, being contemporary but sensitive in its overall appearance. Windows are of an

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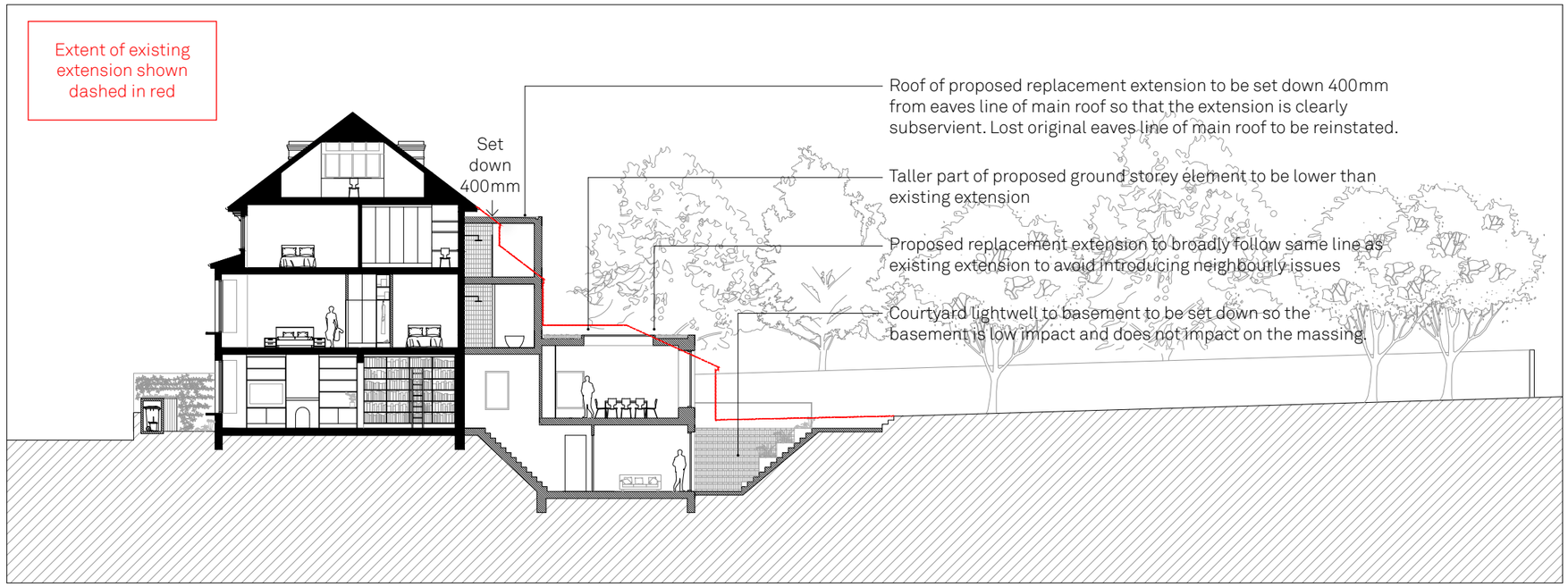
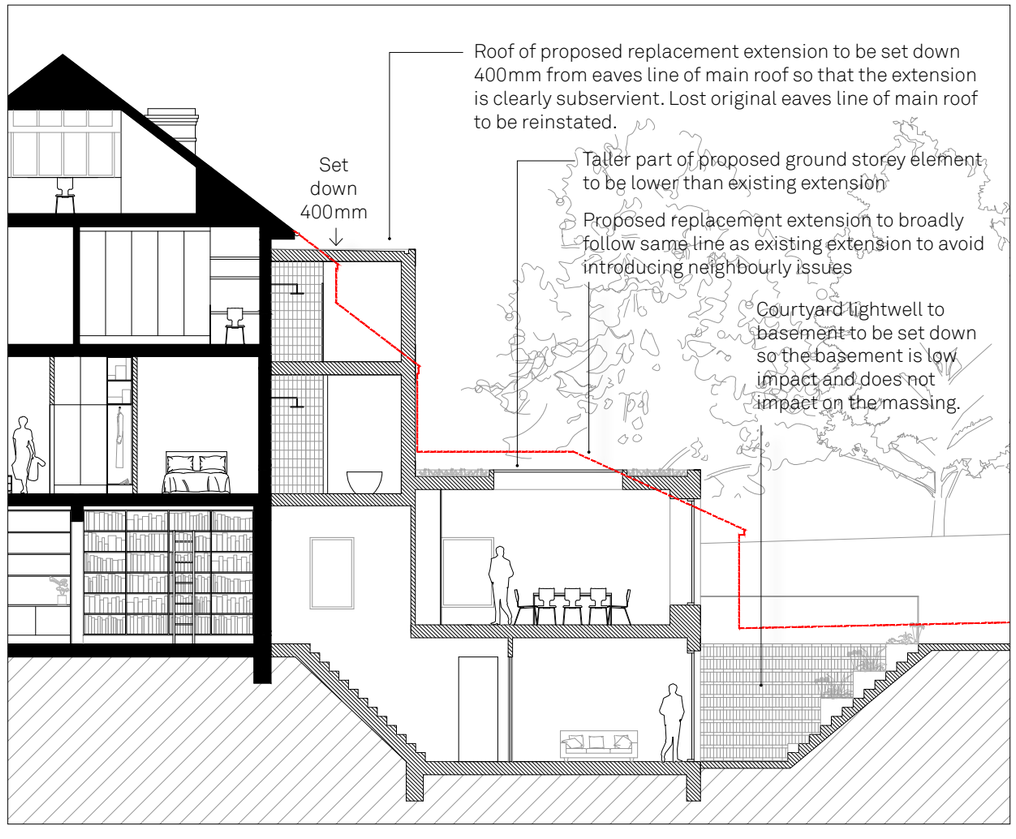
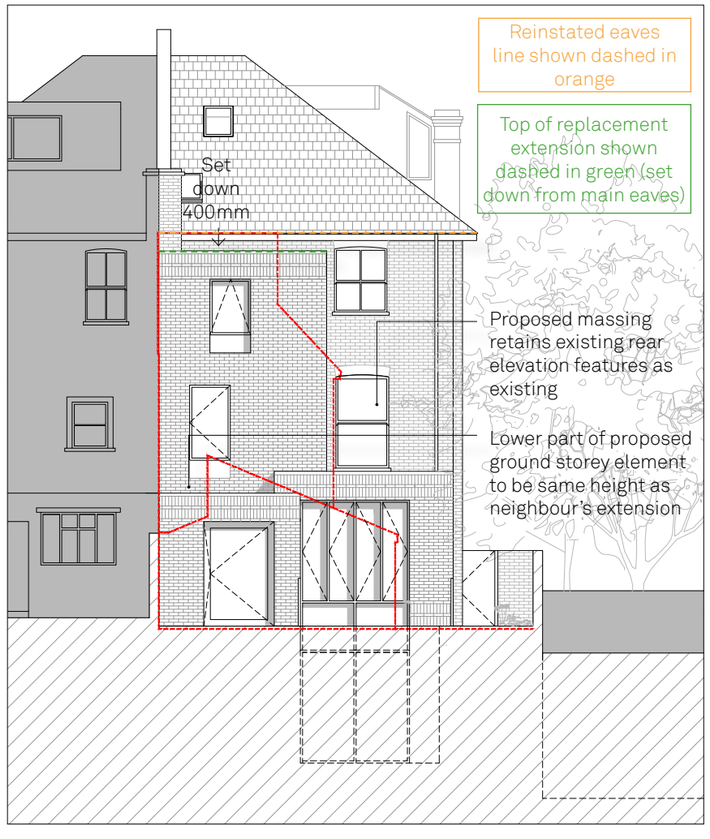


Proposed Long Section
(Extent of Existing Extension Shown Dashed In Red)



Proposed Long Section (Zoom in)
(Extent of Existing Extension Shown Dashed In Red)



Proposed Rear Elevation
(Extent of Existing Extension Shown Dashed In Red)

appropriate overall proportion relative to the host building, and are positioned to aid the subservient appearance of the replacement extension relative to the host dwelling.

This shall ensure a cohesive and complimentary appearance whilst allowing the original building to remain clearly delineated and its original character to still be appreciated.

3.19 Maintaining and Enhancing the Character and Proportions of Neighbouring Buildings and the Surrounding Area

A clear rear building line of 11.1m depth is established by the rear elevation of the many existing rear extensions that have been approved by LB Camden along Lady Margaret Road. Owing to the length of the gardens along this terrace and considerable distance to the rear gardens and rear elevations of the properties along Ospringe Road, these longer extensions exist quite comfortably and consequently there is a long history of deep extensions having been approved along Lady Margaret Road.

The existing rear extension at 70 Lady Margaret Road (the application site) is actually only 10.7m deep, which is shallower than the longest extensions that already exist and have been approved by LB Camden along this terrace. This depth sets an existing historic precedent for the site.

The proposed rear extension described herein shall not exceed the depth of the existing rear extension (remaining at 10.71m deep) and therefore follows the existing historic precedent set for this site. This means that the proposed extension will remain shallower than other existing rear elevations along this terrace which have previously been approved by LB Camden. It also ensures that the proposed extension will sit comfortably within its surroundings and have no greater impact than the existing extension which it shall replace.

The goal of this application is to replace the existing poor quality extension with a new high quality extension which shall be more sustainable, replace lost historic features of the host dwelling, and enhance the surroundings of the property. Therefore the intention is to add quality to this terrace.

By maintaining the same depth as the existing extension, the proposed replacement extension shall remain of an appropriate length in its context and not introduce any new wider impact upon the amenity of neighbouring properties.

3.20 Maintaining and Enhancing the Character, Proportions and Rhythm of the Wider Area

The proposed works to the main house shall enhance its appearance and usability, and shall minimise maintenance issues moving forward. Improving the appearance of the house and the front garden shall reinforce the positive attributes of the building and enhance the wider area.

The frontage of the property is to be significantly improved by the proposed front garden works, enhancing the overall street scape and offering much greater opportunities for biodiversity to flourish.

For the reasons described above, the proposed replacement rear extension shall be a significant improvement upon the existing extension, shall maintain the existing rhythm, sizing and position of the rear extensions extant to almost all of the properties along this terrace, such that it will sit comfortably and reinforce the existing rear building line.

3.21 Respecting Existing Common Patterns of Development and Rhythm of Gaps, Buildings and Street Features

Since the replacement extension shall be of very similar scale and position as the existing extension that it will replace, the existing common pattern of development is maintained, albeit with a new high quality replacement extension. The existing extension sets a historic precedent with regard to building mass and volume and therefore any impact upon building rhythm and visibility gaps is considered to be negligible.

3.22 Considering the Visibility of the Property from Long Views Along the Street

The proposed improvements to the appearance of the main existing house as well as the front garden shall reinforce the positive attributes of the building and enhance the wider area.

The frontage of the property is to be significantly improved by the proposed front garden works, enhancing the overall street setting and offering much greater opportunities for biodiversity to flourish.

The proposed replacement rear extension shall not be visible from the street. Any longer views from within the gardens of the properties in the wider area shall be comparable to those of the existing extension and the other rear extensions on Lady Margaret Road

3.23 Respecting the Existing Natural Environment

The proposed scheme is intended to champion sustainability and numerous strategies have been incorporated into the scheme:

- Green roof to the ground floor element of the replacement rear extension, to provide water attenuation, increase biodiversity and improve outlook from upper storeys (compared to the existing extension)
- Water collection from the roof of the replacement rear extension, as well as from the proposed front bin/bike store and rear garden shed, all using good quality water butts.
- High quality landscaping using permeable paving laid onto a granular sub-base to allow water runoff
- High quality planting including year round planting and defensible planting to the front garden
- Vertical greening of walls and the cycle and bin storage in the front garden
- Provision of a cycle store to encourage sustainable transport within the city
- The scheme will also provide high levels of thermal insulation and good quality double glazing to minimise heating requirements and energy wastage. It will also utilise cross ventilation strategies to minimise energy requirements for mechanical ventilation.

An overview of external design and landscaping proposals are provided later in this DAS.

3.24 Enhancing Boundary Treatments and their Relation to the Pavement and Streetscene

The front garden shall be refurbished to a high standard with an improved frontage, access, landscaping and planting enhancing the usability of this space, its appearance from the street and to encourage biodiversity. This will include improved front boundaries and vertical greening. This is described further on pages 35-38.

3.25 Measures to Design Out Crime

The frontage has been designed to facilitate ease of access but visually reinforces the threshold from the street to the private domain of the property.

Cycle and bin storage will be secure and lockable to prohibit crime.

The proposed design of the front garden will maintain passive surveillance from the ground, first and second storey front windows.
All new windows and doors to be provided throughout the development will be secure and lockable in accordance with UK building regulations Part Q.

3.26 Ventilation

The proposed design encourages the use of passive natural ventilation. The placement of open-able windows and glazed doors to the ground floor element of the extension shall facilitate a through breeze to allow the space to be well ventilated without reliance on mechanical extraction methods, in order to reduce energy consumption.

The basement shall benefit from good size sliding doors as well as a window at the top of the internal access stairs to again facilitate passive natural ventilation.

Within the main house, the replacement sash windows will allow each floor to be ventilated from multiple positions.

Where mechanical extraction methods are utilised in kitchens and bathrooms, low energy low noise fittings shall be selected.

3.27 Accessibility

Within the existing extension, the kitchen space is very small and is out of proportion with the size of the main house, meaning it is not functional for a large family. The dining space is cramped and awkwardly positioned. The form and layout of the extension appears convoluted, with a strange mezzanine space at first floor which does not tie in well to the rest of the house and unfortunately serves no real functional purpose, owing to difficulty of access.

The proposed replacement extension, by contrast, shall provide a far more practical series of spaces and a more usable layout. The garden has a natural slope and the proposed extension seeks to reposition the existing internal steps so that the kitchen and dining space are all at one level, with direct level threshold access from the rear pivot door to the rear garden.

Both the replacement extension and the reconfigured interiors of the main house have been designed to be spacious and flexible to use, in order to suit the changing needs of a family over time.

The central circulation space is improved with better access to utility and storage functions, as well as better interconnectivity between rooms.

The proposed design maintains side access for ease of maintenance of the house and garden.

The front garden has been redesigned to be far more practical and usable with storage space to securely store cycles and bins.

3.28 Kentish Town Neighbourhood Plan

The site is situated within the Kentish Town Neighbourhood Area. A Neighbourhood Plan has been drawn up using the powers in the Localism Act 2011. The Plan was written by the Kentish Town Neighbourhood Forum (KTNF).

In accordance with the ambitions of the KTNP, the proposed application scheme has sought to achieve a high standard of design, respond to local character and make positive contribution to the enhancement of its context. The proposed design has responded to the pattern of development, scale and form of existing buildings and extensions on the same street, and proposes materials and detailing appropriate to its setting. The application site has no impact on the protected view corridors described within the Neighbourhood Plan.

The Neighbourhood Plan promotes habitats that encourage biodiversity within development sites. The proposed replacement extension shall utilise green roofs and green walls shall be introduced within the front garden area for the benefit of wildlife, as well as to improve the appearance from the street.

3.29 Comparison with Permitted Development Rules

The ground storey element of the proposed replacement rear extension is longer than would be allowed under PD rules (normally 6m) however both the depth, footprint and scale of the existing extension at the application site and also the depth of the other many existing extensions along Lady Margaret Road collectively set an existing precedent for the proposed depth.

It is important to note that the ground storey element does not extend to the full width of the site, leaving breathing space relative to the side boundary. The proposed replacement extension would not be within 7m of the rear boundary wall of the curtilage of the property.

Likewise it shall not exceed 50% of the garden footprint and would leave a considerable length of garden remaining.

The ground storey element shall not exceed 4m height.

The depth of the upper storey replacement extension elements shall be less than 3m depth and this is also as per the precedent set by the existing extension.

PD technical guidance only discussed two storey extensions, however the existing three storey extension on this site serves as a historic precedent. PD guidance stipulates that the eaves line of the extension roof should not sit higher than the eaves of the main roof. In this case the eaves line of the highest point of the roof will be set down significantly from the existing eaves line, which shall be reinstated where it was originally lost, so that the existing eaves line is reinforced and the proposed extension appears clearly subservient in scale.

The property is not located on article 2(3) land.

Notwithstanding the larger depth and greater number of storeys afforded by the historic precedent of the existing larger extension to this property, as well as the existing historic precedents of the larger extensions to other nearby properties on the same road, it is considered that the proposed replacement extension otherwise broadly follows the spirit of the PD rules and for this reason it should be supported.

3.30 Interior Design: Rear Extension

The goal of the proposed scheme is to provide a high quality, cohesive and well balanced design that shall provide a better and more usable home, as well as improved natural light, increased functionality and a far more efficient use of space. It also provides the opportunity for considerably improved sustainability credentials, without introducing any adverse impact upon neighbouring properties, since it shall broadly maintain the footprint, scale and position of the existing extension which it shall replace.

The proposed replacement extension at ground floor shall provide high quality accommodation and a practical layout to support contemporary family life. The larger kitchen and dining space will be of a more appropriate size relative to the house overall. The staggered plan shall provide an open plan social arrangement whilst still maintaining a sense of zoning and function.

Generous high quality glazing shall provide superb natural light and outlook rearward to the garden and forward to the courtyard. Good size rooflights and clerestory windows will provide lots of additional natural light from above.

The massing of the proposed ground storey element of the extension is set down along the boundary with no. 68 Lady Margaret Road, so that it is no taller than the existing extension to the neighbour's property. The taller element is set back from the rear building line, and is set in from both side boundaries so that the extension sits comfortably within its setting. The ground storey element of the extension will not extend deeper than the existing extension does. It shall be of a similar scale, position and footprint. The majority of the footprint of the extension shall be single storey only.

The ground floor extension interior shall utilise natural timber materials and high quality glazing to establish a beautiful living environment that will enhance the existing property.

Above

Interior Study: Extension Ground Storey

3.31 Interior Design: Basement

The basement shall provide an additional family snug space with storage and an additional shower room.

The proposed basement will be less than 50% of the existing building footprint in accordance with LB Camden Policy and it will generally be discreetly hidden from view.

Externally to the basement, steps will provide direct access to the rear garden.

Terraced landscaping will provide high quality planting which shall provide a positive and attractive outlook from the basement interior.

The height of the space is such that ample sky will be visible from the glazed sliding doors.

The basement interior shall utilise natural timber materials and high quality glazing in a similar manner to the ground storey element of the extension, to tie together the property and establish a high quality living environment.

Above

Interior Study: Proposed Basement