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## DESIGN AND ACCESS STATEMENT

### 51 WOODSOME ROAD: 2<sup>nd</sup> APPLICATION



Fig 1 – Map of Area

This statement has been prepared by Emma Gloag Architect to accompany the application for Planning for proposed works at 51 Woodsome Road, London. NW5 1SA.

**New single storey rear extension with flat roof and rooflight behind raised parapet extending 1.0m beyond face of original building. New small outrigger extension above existing 2 storey rear extension.**

## 1 - INTRODUCTION AND OVERVIEW – THE PROPOSED DEVELOPMENT

The reason for the proposed intervention is for:

### 1. Rear Extension:

Single storey rear infill extension to increase living/ dining area at lower ground floor and enable living/ dining area to have a better relationship with the garden. Rear extension to extend 1.0m beyond face of original building. Patio adjacent to the rear of the building to be lowered by 0.33m, and the existing and new rear extension to be level with the lowered patio to allow a more comfortable headroom height. Area at rear ground floor to be reconfigured to create an open plan arrangement, which will make the rear part of the lower ground floor more functional as a dining/ living/ family room.

Walls of rear extension to be of London stock bricks to match existing. Roof of rear extension to be of single ply set behind a parapet wall (with a concealed gutter). Flat roof light to let more light into the side infill extension.

### 2. Additional Storey on Top of Existing Outrigger Extension:

New outrigger extension above existing rear extension to provide a fourth bedroom which is an necessary amenity for the family home (three bedrooms are not sufficient for the current family's requirements).

Walls of outrigger extension to be of London stock brickwork to match existing. Roof of outrigger extension to be of single ply set behind a parapet wall (with a concealed gutter). New window to outrigger extension positioned on rear elevation to overlook applicant's garden at rear (and not the neighbour's gardens on either side).

The intended works are to be sympathetic to the existing building and will have no visual impact on the street scene.

## 2 - HISTORICAL CONTEXT OF THE SITE

51 Woodsome Road is a single family dwelling located in the London Borough of Camden in **Sub Area 2 – Dartmouth West**. It is located in the Dartmouth Park Conservation Area and is subject to the **Dartmouth Park Neighbourhood Plan 2020**. The conservation area is largely late Victorian or Edwardian in nature.

51 Woodsome Road was built in 1876-7 by the developer Tambling. It is a three storey Victorian building made of brick, with the loft space converted into a bedroom and shower room and a 2 storey half-width brick extension at the rear.

According to the **Dartmouth Park Conservation Area Appraisal and Management Statement 2009**,

**'Nos. 33-57 are arranged in terraces of threes and fives with a raised ground floor above basements. ...**

**Nos. 39-57 (Tambling, 1876-7) are two storey with basements and original railings survive along this section of the street. Original coal hole covers exist between Nos 43 and 57 (odd), with the foundry mark visible at No.45. Many York stone paths to front doors survive, and Nos 1 and 64 have original black and white floor tiling.'**

**‘The fronts of the houses retain their architectural integrity with original ridge heights (apart from a raising of the height at No 17) and an absence of rooflights or dormer windows. The uniform grey slate roofs with grey ridge tiles form an important feature of this road, linking Woodsome Road to neighbouring Boscastle and Laurier Roads. The houses where slates have been entirely replaced by red roof tiles cause an interruption to the consistent appearance of the roofscape.’**

Properties 33-57 (odd) are therefore identified in the **Dartmouth Park Conservation Area Appraisal and Management Statement 2009 (DPCAAMS)** as making a positive contribution to the character and appearance of this conservation area.

### **3 - PLANNING POLICY CONTEXT**

**Dartmouth Park Conservation Area Appraisal and Management Statement 2009 (DPCAAMS)**

**Dartmouth Park Neighbourhood Plan 2020**

**National Planning Policy Framework 2021**

**The London Plan 2021**

**Camden Local Plan 2017**

**A1 Managing the impact of development**

**A4 Noise and vibration**

**D1 Design**

**D2 Heritage**

**Camden Planning Guidance**

**Amenity (2021)**

**Design (2021)**

**Home improvements (2021)**

**The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)**

**The National Planning Policy Framework (NPPF) 2021** is also a material consideration and paragraphs 8, 11, 124 and 127 are considered to be relevant to this application.

**The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)**

**Policy DC4 of the Dartmouth Park Neighbourhood Plan 2020:**

Supports ‘proposals for small residential developments (including roof, side and rear extensions), where the development:

- (a) is subordinate in scale and situation to the original dwelling and complements its character in terms of design, proportion, materials and detail;**
- (b) does not harm the amenity of neighbouring properties (in particular in respect of privacy, overlooking and loss of light);**

...

- (d) in the case of rear extensions, does not occupy an excessive part of the garden or result in the loss of garden space which contributes to the character of the local area.’**

**Policy D1 Design of the Camden Local Plan**

The Council seeks to encourage ‘high quality design’, and ‘will require that development:

- 'a. respects local context and character;**
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage ...'**

**Policy D2 Heritage of the Camden Local Plan:**

**'The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.'**

Furthermore, according to **Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)**, the Local Planning Authority is under duty to: **'...with respect to any buildings or other land in a conservation area....special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'**.

## **4 – PLANNING HISTORY**

12 May 2022	<p><b>2021/5230/PRE:</b> Pre-planning application enquiry submitted on 20/10/21.</p> <p>The planning officer, Jennifer Dawson, considered the infill extension <b>'acceptable.'</b> She stated:</p> <p><b>'There is precedent of infill extensions at this location (53 Woodsome Road in 2010). Policy DC4 of the Dartmouth Park Neighbourhood plan supports small residential extensions that are subordinate in scale and situation to the original dwelling and complements its character in terms of design, proportion, materials and detail. The infill extension is acceptable.'</b></p> <p>The planning officer also noted that, <b>'The full width ground floor extension by 1.5m would not be considered acceptable as it would alter the uniform building line along this row of properties'</b>.</p> <p>However, the planning officer did go on to conclude that, <b>'it is not considered that the proposed infill extension and rear extension would cause significant harm to the amenity of nearby and neighbouring residential properties. Enquiry 2 would need to exhibit that there would be no daylight/sunlight, or outlook issues to be permissible.'</b></p>
12 Nov 2021	<p><b>2021/3712/P:</b> Approval for the erection of a timber outbuilding in a residential garden.</p>

## **5 – RELATED PLANNING HISTORY AT ADJACENT HOUSES ON WOODSOME ROAD**

### **Relevant Planning History for Ground Floor Rear Extension Extending Beyond Line of Original Extension:**

- |              |   |
|--------------|---|
| 15 Oct 2010  | <b>2010/4550/P</b> 6 Woodsome Road. Erection of new ground and first floor infill extension to rear of existing building.   |
| 24 Sept 2014 | <b>2014/2009/P</b> : 10 Woodsome Road. Approval of full width rear extension at ground floor level, first floor infill extension and rooflights to front and side of dwelling (Class C3). |

### **Relevant Planning History for Outrigger Rear Extension on Top of Existing Extension:**

- |              |   |
|--------------|---|
| 10 Sept 2012 | <b>2012/3604/P</b> 20 Woodsome Road. Erection of a single storey and two storey rear extension. |
|--------------|---|

### **General Planning History for Ground Floor Rear Extensions and Outrigger Rear Extensions:**

- |               |  |
|---------------|--|
| 21 May 2010   | <b>2010/1505/P</b> : 53 Woodsome Road. Erection of single storey rear extension at lower ground floor level of existing single family dwellinghouse (Class C3).            |
| 27 Feb 2014   | <b>2013/7957/P</b> 2 Woodsome Road - Replacement of 2 storey rear wing and conservatory with part 1, part 2 storey rear extension including roof terrace and 2 rooflights. |
| 3 Feb 2016    | <b>2015/7102/P</b> : 14 Woodsome Road. Erection of single storey rear extension at ground floor level with terrace above and associated alterations.                       |
| 14 March 2018 | <b>2018/0008/P</b> : 15 Woodsome Road. Erection of a single storey rear and side extension.  |
| 22 Feb 2019   | <b>2018/5082/P</b> : 52 Woodsome Road. Erection of a single storey rear extension.   |
| 23 Dec 2019   | <b>2018/4982/P</b> : 9 Woodsome Road. Erection of part single, part two storey rear extension.   |

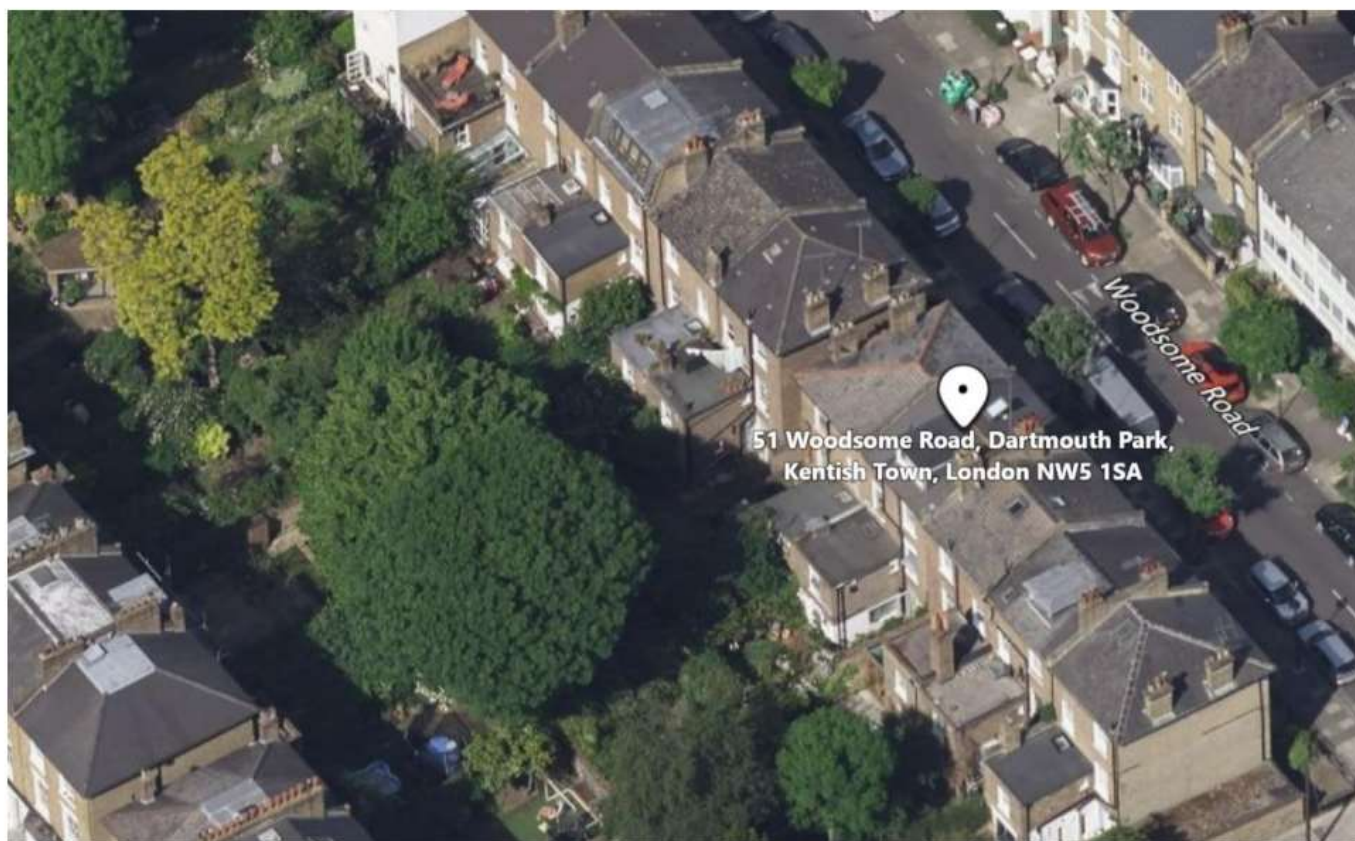


Fig 2 – Arial view showing 51 Woodsome Road

## 6 – PHYSICAL CHARACTERISTICS OF THE PROPOSALS

### 1. Ground Floor Rear Extension

The proposals are for a new single storey rear extension with a flat roof and a single flat double glazed rooflight. The scheme creates improved family accommodation by opening up the whole of the rear lower ground floor area of the house, and better connecting all the downstairs living accommodation. The new arrangement also allows more space for the existing dining area and provides a full width living area which opens out directly into the rear garden. The pair of double glazed French doors and the single large rooflight also bring more light into the area. And the 2 steps down into the rear extension greatly improve the headroom height of the extension, and make the area feel much more spacious.

As a result of planning officer's comments, it is proposed that the rear extension only extends 1.0m beyond the line of the existing rear extension as opposed to the 1.5m proposed at the Pre-Application Enquiry. There are precedents of proposed rear ground floor extensions extending beyond the line of the existing rear extension at 6 Woodsome Road (**2010/4550/P** – granted 15 Oct 2010) and 10 Woodsome Road (**2014/2009/P** – granted 24 Sept 2014). In addition, the extra 1.0m would enable the family accommodation at the rear lower ground floor area of the house adjacent to the garden to be more functional as a living/ dining area.

In terms of materials, the new walls of the infill extension are to be of London stock bricks to match existing. The flat single ply roof is to be hidden behind the rear wall, with a concealed gutter and waterproofing to upstand supports. The rainwater to the new infill extension is to be collected in a

hopper and downpipe to match existing. In addition, the French doors are to have painted timber frames.

Overall, the design and the materials of the new extension are similar to the materials and design of the existing building, so that the proposed development complements the existing construction. Because the proposed extension is a single storey with a flat roof, the proposed lines of the rear extension are clean and uncluttered and help simplify the composition of the rear elevation. The scale and form of the proposed addition also ensures that the extension remains subordinate to the original building.

## **2. Additional Storey on Top of Existing Outrigger Extension**

The proposals also include an additional storey on top of the existing outrigger extension. This will be located at a lower floor level than the existing first floor level in the main house and with a lower ceiling height to the first floor in the main house. It will therefore be subservient in its form and size to the original dwelling. The proposed window to the first floor rear extension is located on the rear elevation so that it is overlooking the applicant's garden, and not the gardens of the neighbouring properties. The additional storey on top of the existing outrigger extension is set away from the ground floor extension at No. 53 Woodsome Road, so there will be minimal loss of daylight for the rear ground floor window at 53 Woodsome Road. Furthermore, even though the planning officer noted that the outrigger extension '**would appear as the only example of 2nd floor extension within a relatively uniform group of building**', there is precedent of a second floor extension at 20 Woodsome Road (**2012/3604/P** - granted 10 Sept 2012).

The new walls of the outrigger extension are to be of London stock bricks to match existing. As per the proposed ground floor rear extension, the flat single ply roof is to be hidden behind a parapet wall, with a concealed gutter and waterproofing to upstand supports. The rainwater to the new outrigger extension is also to be collected in a hopper and downpipe to match existing.

In conclusion, the design of the new outrigger extension is complementary to the materials, colours and form of the existing house. The proposed lines of the outrigger extension are simple, and because its floor level and ceiling height are both set at a lower level than the existing floor level and ceiling height of those in the original building, the proposed outrigger extension is a discrete and simple addition to the existing house.





Fig 3 – Photograph of rear elevation showing garden wall and location of new rear extension



Fig 4 – Photograph of rear elevation





Fig 5 – Existing rear elevation

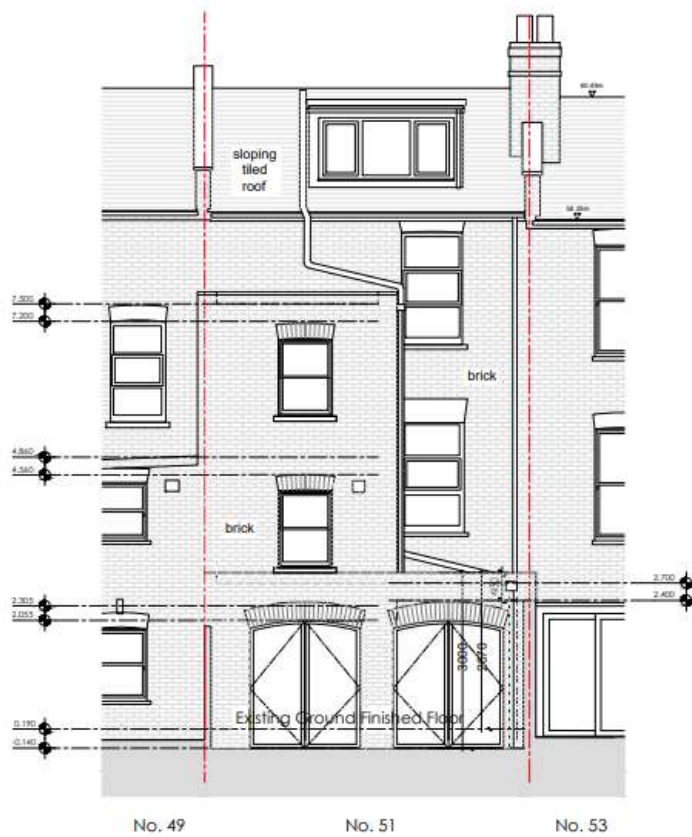


Fig 6 – Proposed rear elevation with full-width ground floor rear extension extending 1.0m and additional storey on top of outrigger extension

## 7 – PROPOSALS – IN TERMS OF LOSS OF LIGHT, SUNLIGHT AND OUTLOOK

### 1. Ground Floor Rear Extension

In terms of loss of light, sunlight and outlook, the rear extension projecting 1.0m beyond the face of the original building has no impact on the glazing of the existing single storey rear extension at 53 Woodsome Road or the two storey extension at 49 Woodsome Road. It does, however, provide a more usable amenity in terms of a more coherent living/ dining space adjacent to the garden for the family living at 51 Woodsome Road.

### 2. Additional Storey on Top of Existing Outrigger Extension

The additional storey on top of the outrigger extension has no impact in terms of light, sunlight and outlook to the glazed doors at the rear of the existing single storey rear extension at 53 Woodsome Road, and limited impact on the glazed conservatory roof at 53 Woodsome Road. It also has limited impact on the first floor window at 49 Woodsome Road. It does, however, provide additional space for the family at 51 Woodsome Road who are in need of a fourth bedroom.

## 8 - PROPOSALS – IN RESPONSE TO PRE-APPLICATION ENQUIRY

The Pre-Application Enquiry states that:

**‘There is precedent of infill extensions at this location (53 Woodsome Road in 2010). Policy DC4 of the Dartmouth Park Neighbourhood plan supports small residential extensions that are subordinate in scale and situation to the original dwelling and complements its character in terms of design, proportion, materials and detail. The infill extension is acceptable.’**

Therefore, the Pre-Application Enquiry recommended the infill extension for approval.

The Pre-Application Enquiry also states that:

**‘However, this row of properties does not have any precedent for rear extensions beyond the original outrigger at the rear and there is a consistent and uniform rear building line.’**

Although the majority of the rear extensions along Woodsome Road do not extend beyond the face of the original outrigger rear extensions, as mentioned earlier in this report, there **is** precedent for rear extensions extending beyond the face of the original building at 6 Woodsome Road (2010/4550/P – granted 15 Oct 2010) and 10 Woodsome Road (2014/2009/P – granted 24 Sept 2014). In addition, the depth of the rear extension proposed at the Pre-Application Enquiry has been reduced from 1.5m to 1.0m. As the report goes on to say:

**‘it is not considered that the proposed infill extension and rear extension would cause significant harm to the amenity of nearby and neighbouring residential properties.’**

As regards the 2<sup>nd</sup> floor extension on the outrigger, the Pre-Application Enquiry notes that:

**‘Some properties nearby have extended on the outrigger 39 and 44 Woodsome Road. Related applications show that these extensions were allowed in the 80s under different planning policies. The scale of development would be inappropriate for the property. It would appear as the only example of 2nd floor extension within a relatively uniform group of building, appear incongruous and detract from the character and appearance of the conservation area.’**

However, as mentioned previously, there is precedent for a 2<sup>nd</sup> floor extension on top of the existing outrigger extension at 20 Woodsome Road (**2012/3604/P** – granted 10 Sept 2012). This was granted under the current planning policies. In addition, as noted before, the floor level and ceiling height of the proposed 2<sup>nd</sup> floor extension are both set at a lower level than the existing floor level and ceiling height of those in the original building. This means that the proposed 2<sup>nd</sup> floor addition barely reads as a second floor addition, and the proposed outrigger extension remains subordinate to the main building in its scale and situation. Furthermore, it is in keeping with the original house in terms of its design, proportion, materials and details.

## **9 – ACCESS**

### Access from the road

Access from the road remains unchanged.

### Internal Access

Access through the front door of the house remains unchanged.

## **10 - SUSTAINABILITY ISSUES**

### **Draft Planning Policy Statement 1: Planning and Climate Change: Supplement to PPS1**

(December 2006), states in paragraph 30 that planning authorities should be concerned with the environmental performance of new development, and because of this, with the impact of individual buildings on, and their resilience to, climate change. Planning authorities should therefore engage constructively and imaginatively with developers to encourage the delivery of sustainable buildings.

The new ground floor rear extension and the new outrigger extension is be designed with good air tightness through effective detailing of the windows and doors and correct use of draught excluders.

The U-Value of the glazing will comply with the current requirements of Building Regulation (1.4W/m<sup>2</sup>K). The high specification of the glazing would reduce the heat gain, and the gap in the double-glazed units is to be 18mm and filled with argon gas.

Insulation: New floor slab to rear extension: 100mm rigid insulation over new slab. Both roofs (roof of ground floor extension and roof of outrigger extension) will have ample insulation to meet 0.15W/m<sup>2</sup>K required by the revised Building Regulations. New cavity insulation will be installed within the proposed walls to comply with current regulations (0.18W/m<sup>2</sup>K).

**End**