

Project Title: No. 12 Willes Road,
London
NW5 3DS

Date: Aug. 2023

Project Ref: 21-651-DA-PL3-001

Document: Design and Access Statement



Fig. 1 Front Elevation: No. 12 Willes Road



Fig. 2 Rear Elevation: No. 12 Willes Road

1. Introduction:

The following proposal relates to the proposed additional floor with a roof terrace to No. 12 Willes Road, London NW5 3DS.

2. Site & Context:

The property consists of a semi-detached two storey house with a two-storey rear wing and lean to extension. The property is located within the Inkerman Conservation area and is not listed. Willes Road is characterised by pairs of two storey dwellings with prominent bracketed corniced parapets concealing valley pitch roofs, and painted stucco quoins and window surrounds.

The street was constructed in the mid 19th century. The form of construction is yellow brick and painted render external walls, slate roof and painted timber windows. There is a rear garden to the property and there are no other outbuildings on the site.

Other properties of similar age and design have benefitted from roof level extensions, similar to the proposals for which the application seeks permission.



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3. Planning History:

The following planning applications have been made in relation to No.12 Willes Road, London NW5 3DS.

Reference No. 2022/2815/P

Status: Permission Refused

Description: Addition of a flat roofed extension on the existing roof to form an additional storey with a balcony in front.

Reference No. 2021/3498/P

Status: Permission Refused

Description: Addition of a flat roofed extension on the existing roof to form an additional storey with a balcony in front.

Reference No. 2018/2649/P

Status: Permission Granted

Description: Amendment to enlarge window opening at rear first floor level of planning permission granted under reference 2015/0931/P dated 14/04/2015(Erection of single storey ground floor rear infill extension and single storey first floor rear extension)

Reference No. 2015/0931/P

Status: Permission Granted

Description: Erection of single ground floor rear infill extension and single storey first floor rear extension

4. Design Approach:

The design takes on board the reason for the refusal ref: 2022/2815/P which stated:

The proposed roof extension, terrace, raised party wall and chimney by way of their size, siting, design and appearance, would detract from the character and appearance of the building, the pair of which it forms part (with no. 14), the uniformity and architectural composition of this part of Willes Road and the wider Conservation Area. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017, policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan (2016), the London Plan 2021 and the NPPF 2021.



Fig. 3 Rear Elevation: siting and context

- The proposed elevations are clad in slate to match the material of the host roof.
- A significant proportion of the existing roof has been retained in the front and rear, to maintain the line and profile of the existing roof form.
- In addition, setting back the proposed balcony to the front, by way of maintaining a section of the existing roof profile, significantly reduces the possibility of viewing the balcony from street level and the properties opposite.

It should be noted that the proposal will be screened by a tall parapet to the street elevation and the properties opposite are single story without windows facing the street. (see Fig.3 Siting and context)

Following the refusal of planning permission submitted, the current proposal has been substantially reduced in scale to ensure that the roof extension is not visible from the street. (see Fig.4 Cross section illustrating sight line from street). The reduces scale of the proposals preserves the balance of the semi-detached pair when viewed from Willes Road to respond to the reason for the previous refusal.

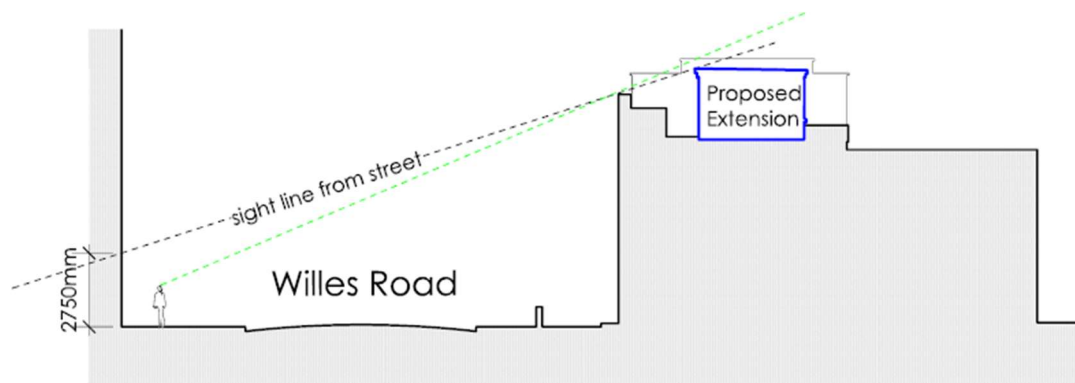


Fig.4 Cross section illustrating sight line from street

5: Function and Use:

The proposed roof extension and roof terrace are to enhance the primary use of the single-family residence.

6: Materials:

Slate to match existing materials.

New windows to the rear will be painted timber sash windows. The doors to the terrace to the front will be Powder Coated aluminium as noted on the elevations.

7: Access:

There are no changes proposed to the current means of access to the property externally.

8: Planning Policy

The scheme has been designed with reference to the Council's policies and in recognition of similarly approved dormers in the Inkerman Conservation Area and amended in response to the reasons for refusal, by way of reducing scale and massing.



Fig. 3 Proposed Front Elevation

Fig. 4 Proposed Rear Elevation

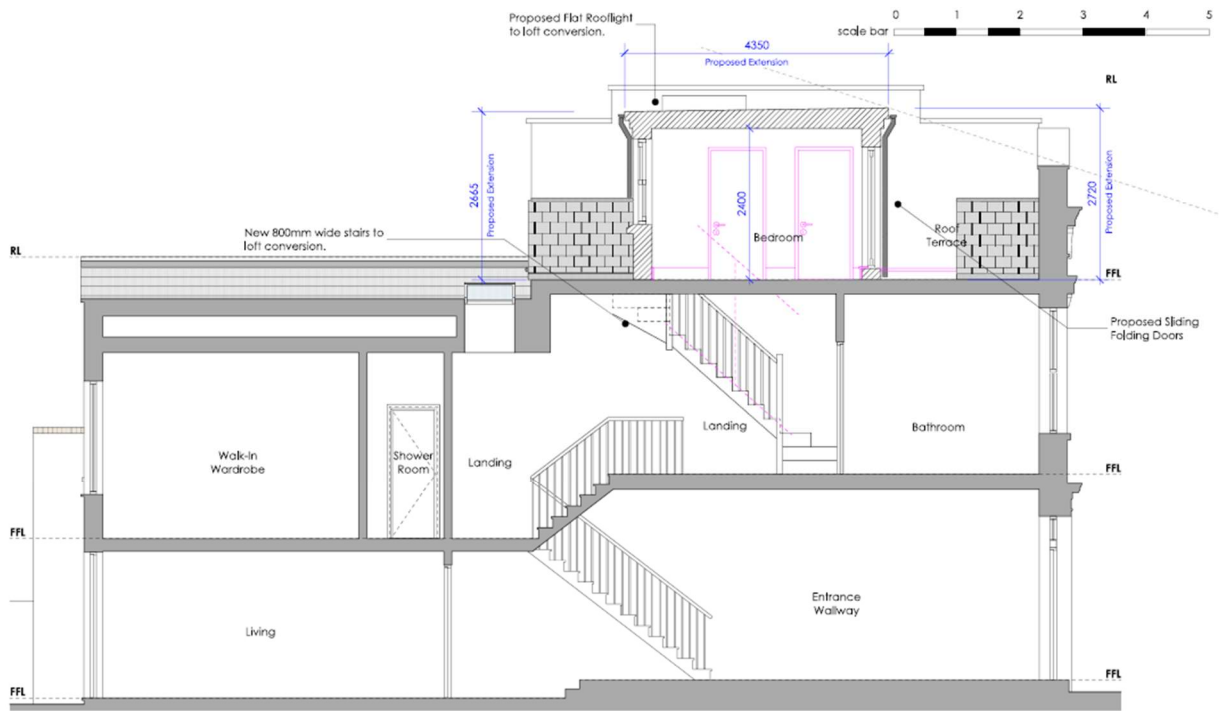


Fig. 5: Proposed Section [not to scale]