

Sergison Bates architects
Design, Access and Heritage Statement

24 Anglers Lane, Kentish Town, NW5 3DD
Prepared for Jonathan Sergison and Irina Davidovici

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Introduction

This Planning statement has been prepared by Sergison Bates architects on behalf of Jonathan Sergison and Irina Davidovici in support of a planning application for proposed works to the property at 24 Anglers Lane, NW5 3DD for the rebuilding of the existing property.

The owner wishes to partially rebuild the existing property that was largely built in the 1970's to a very poor level of construction and is currently suffering from building failure in terms of poor foundations, water ingress, very poor thermal performance and a need to replace the roof.

Site and Context: Inkerman Conservation Area

The application site is located on the northern end of Anglers Lane, close to the retail high street of Kentish Town Road. The applicant's property is part of a group of four two-storey mid-Victorian residential properties (No.s 21 – 24).

The property is not listed. The site is on the perimeter of the Inkerman Conservation Area.

The Inkerman Conservation Area is predominantly comprised of two-storey mid-Victorian terraces residential in use and character. Anglers Lane, however, is a mix of properties of various ages and scales, the south side largely dominated by a former Victorian factory building, now converted to residential use. Ranging from 3 to 4.5 storeys, the scale of the former factory building dominates the terraced buildings opposite.

All of the properties that are in this short row of houses (numbers 21 to 24) have been altered at different times and are inconsistent in height and have lost original features. See photographs on the following page.

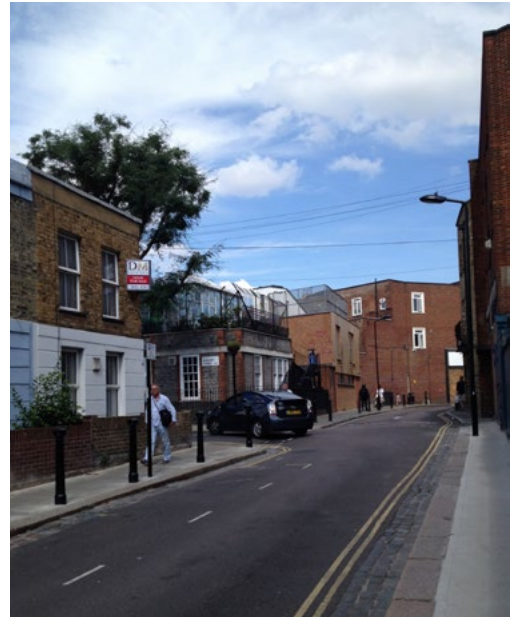


1

Anglers Lane: Neighbourhood photographs



1



2



3



4



1,2,3
Views of Anglers Lane

4
View of Raglan Street

The proposed scheme

The applicant is seeking permission to partially demolish and rebuild a poorly constructed house. Built in the 1970's, the current building is of poor construction and a very substandard environmental performance.

The surface area of proposal is the same as the existing house and the area of the garden remains as it is currently.

The volume of the existing house is largely retained although permission is sought for the area above the existing kitchen to be raised to same level as the main roof.

The existing south and east facades are kept. The overall arrangement of the elevations largely maintains the characteristics of the existing house and those of a small end of terrace London terraced house.

The building would be mostly constructed from timber with a high level of insulation for the ground, walls and roof. The outer surface of the walls would be brick with timber windows and external doors.

The existing site:
Site plan



1

The proposed scheme:
Site plan



1

The existing site: Elevations



1



2



3

1
Existing South Elevation

2
Existing East Elevation

3
Existing North Elevation

The proposed scheme: Elevations



1



2



3

1
Proposed South Elevation

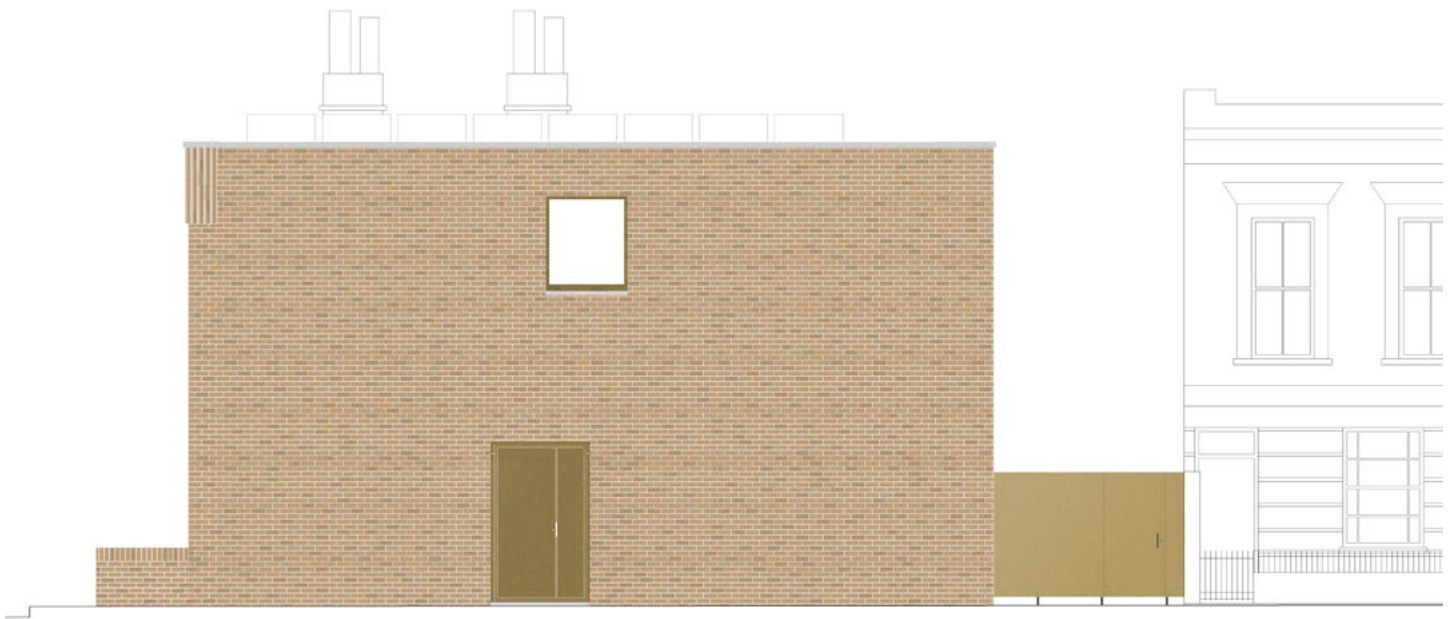
2
Proposed East Elevation

3
Proposed North Elevation

The proposed scheme:
Facade



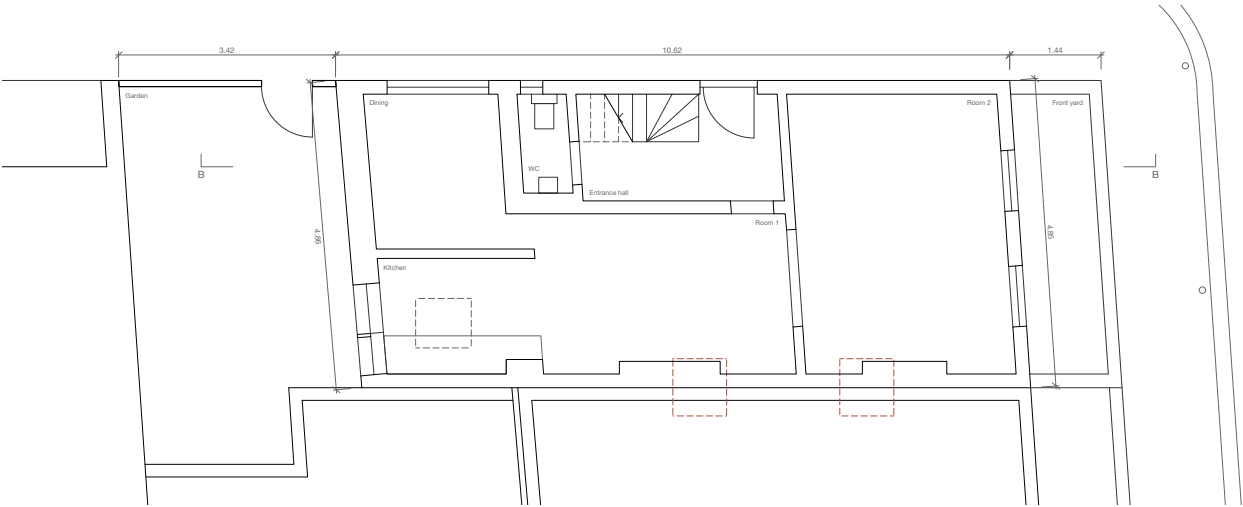
The proposed scheme: Facade



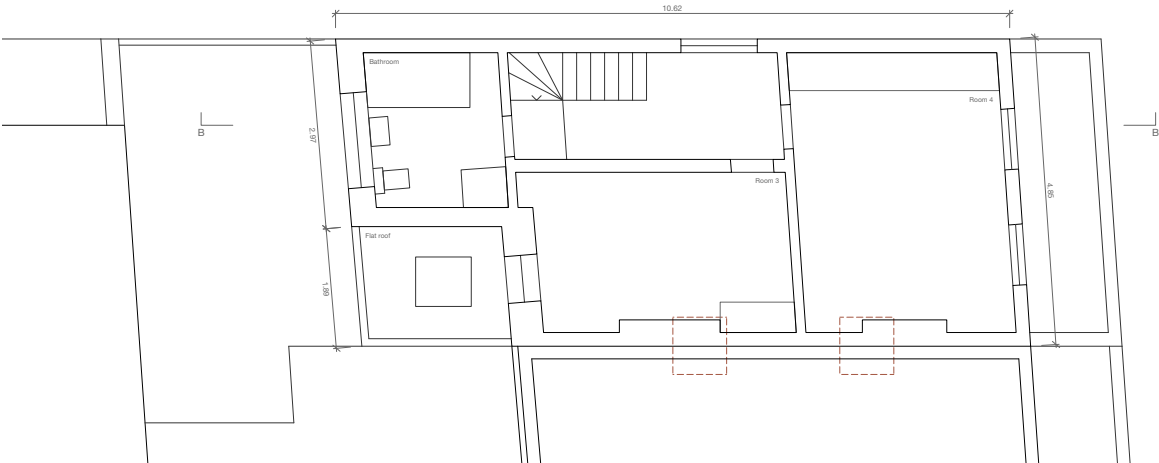
The proposed scheme: Facade



The existing site: Plans and sections



Ground floor plan

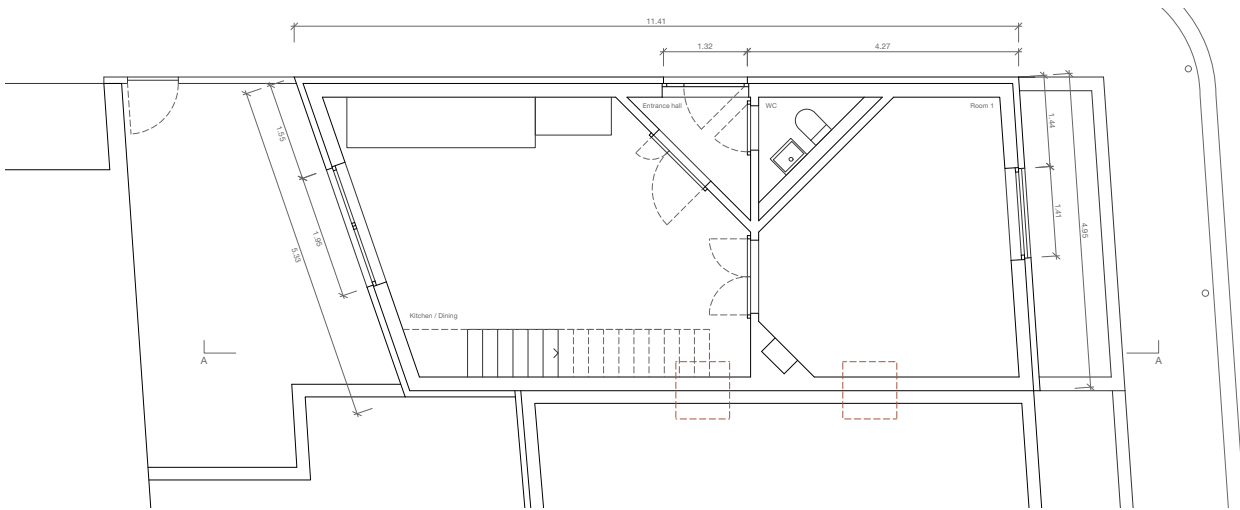


First floor plan

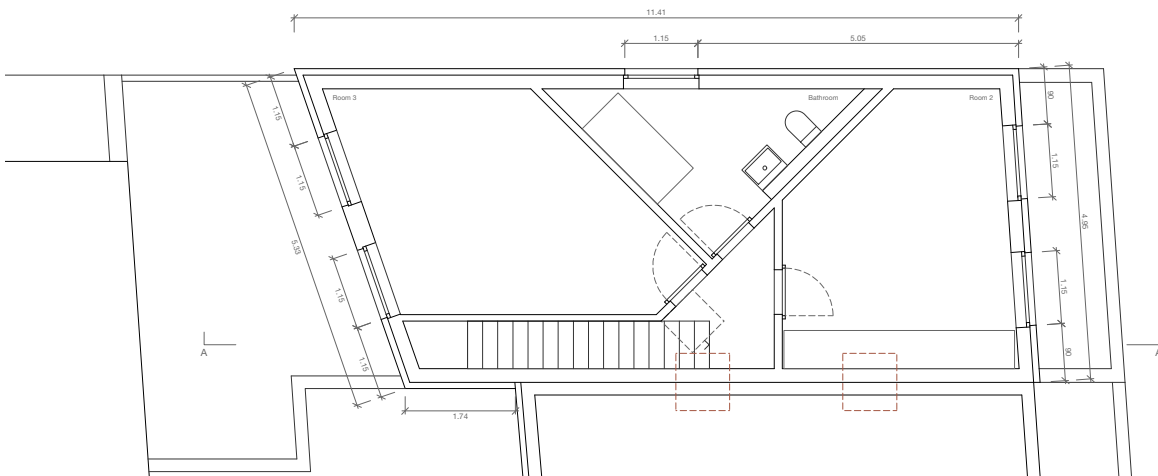


Section BB

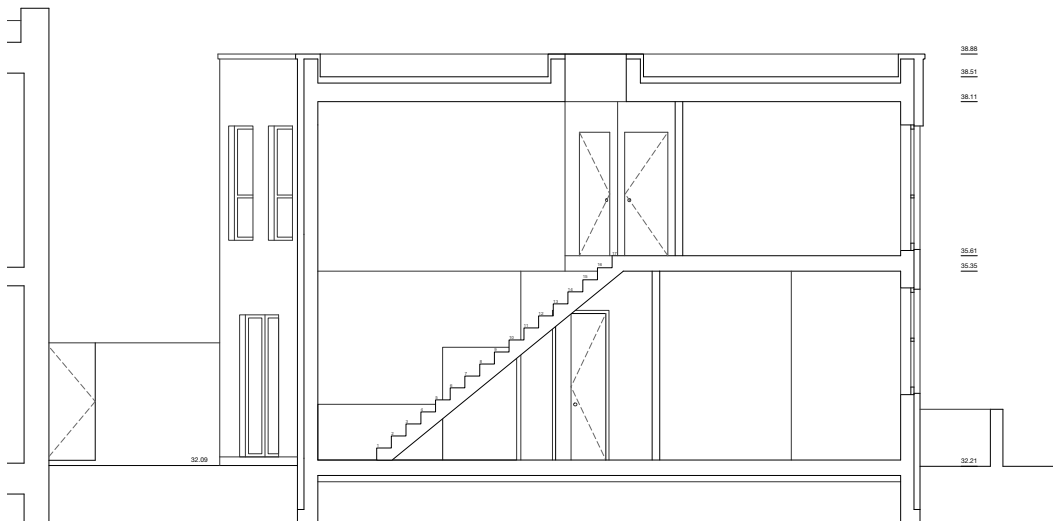
The proposed scheme: Plans and sections



Ground floor plan



First floor plan



Section AA

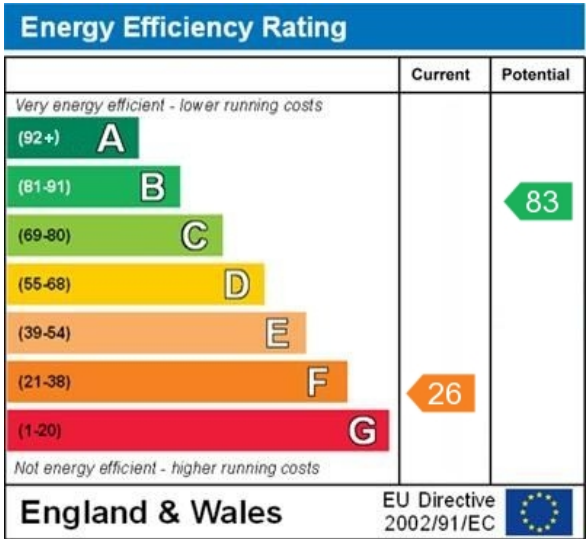
Sustainability: Environmental impact

In its current condition this small property consumes a large amount of energy on account of its poor construction and low levels of thermal performance.

This proposal seeks permission to rebuild the house to the highest levels of energy performance.

A number of features would be incorporated into the project that would in the long term reduce the environmental impact. The ambition would be to exceed the current building regulations requirements and strive to create a carbon neutral development.

- Notably:
- high levels of thermal insulation
 - pv panels on the roof
 - high performing doors and windows
 - under floor heating
 - careful attention to the embodied energy and lifetime performance of building components



1



2

1
EPC rating for existing building

2
Internal damage to wall caused by
poor insulation and water ingress

Sustainability: Quality of inhabitation

Due to the property's poor construction and progressive alterations, the quality of the rooms within the property is very poor, lacking in daylight and appropriate natural ventilation.

Along with the listed features improving the project's environmental performance (page 16), the proposed plans prioritise daylight and comfort in order to create a set of high-quality internal spaces.

This results in a future-proof dwelling which aims to minimise the need for alterations in the future.



1



2



3

1,2
View of kitchen and living room
(ground floor)

3
View of bedroom (first floor)

Heritage Statement

The group of four properties (no.s 21 to 24) on the north side of Anglers Lane form a two storey mid-Victorian terrace within the Inkerman Conservation Area. The Conservation Area Guidance Document (Camden, March 2003) notes:

The terrace has undergone much alteration work in recent years including; the replacement of windows in all of the dwellings, heightening of the parapet (No.22) and loss of original detail in all of the dwellings, including, windows, doors, keystones, front boundary walls and gate piers. These alterations coupled by the loss of original features has had a negative impact on the terrace.

Some of these irregularities can be understood to bring diversity to the conservation area and are taken into consideration within the proposed scheme. However, the proposal takes the redevelopment as an opportunity to bring further value to the composition of the terrace.

The proposal maintains the overall setting of the terrace and arguably improves it by matching the parapet height of the neighbouring buildings (as described in Ink18).

The composition of the proposed street elevations is in keeping with the terrace's character and will be executed in high-quality materials.

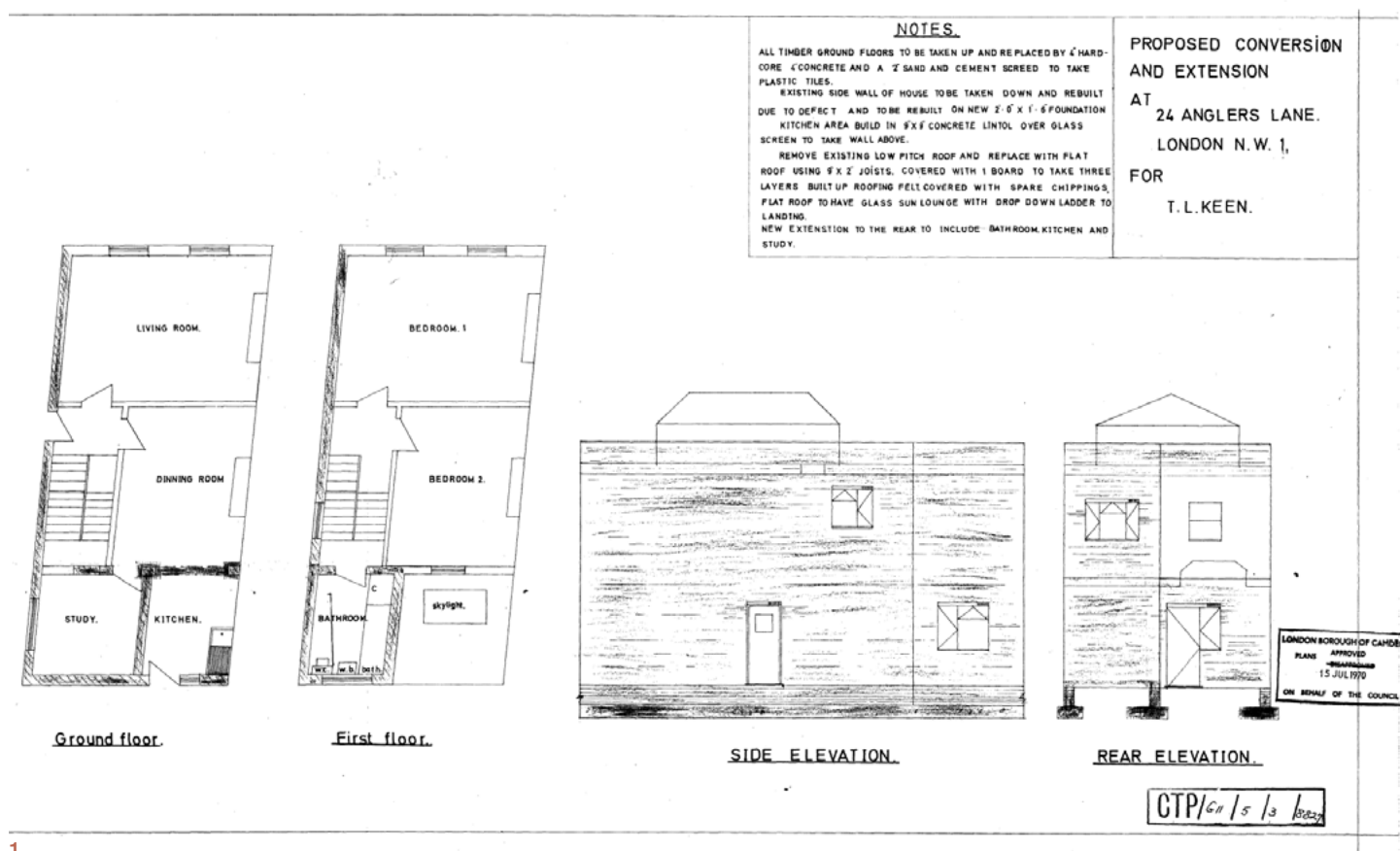
The removal of satellite disks and antennae, currently visible from the street, is also considered to be an improvement (following Ink29).

The current stepping of the rear elevation arguably detracts from the quality of the terrace's garden elevation. The proposal to simplify the rear facade plane is intended to have a positive impact on the garden elevation.

Planning History

The original age of the house is not known.

On 23rd April 1970 a planning application (8827) was granted (with conditions) for 'the erection of part 1 and part 2 storey rear extension with construction of sun lounge at roof level'. Please see attached drawing. It should be noted that the roof element indicated was not built.



1

Conclusion

The partial demolition and redevelopment of no. 24 is proposed taking into consideration the Inkerman Conservation Area Statement and the overall features characteristic to Anglers Lane.

The scheme proposes minimum alterations to the property's volume and arguably improves the terrace's setting by matching the volume of the neighbouring elevations.

The proposed works are necessary and urgent to allow for the healthy inhabitation of the property. The sensitive redevelopment of no. 24 will contribute to the long-term preservation of the street and area's character.