

8 Robin Grove: side and through views statement

8 Robin Grove, London N6 6NY

2024-4-24

SUMMARY

A proposal to bring full ground level inclusive access to sole individuals for all of ground floor, to enhance side views through to the east, and to bring south sunlight to the interior.

SITE LOCATION

The existing detached house is on the east side of the Robin Grove, Holly Lodge Estate. It is the last house at the top of a path.

The Conservation Area statement notes the group of houses here are marked for their 'dissociation' with the majority of properties within the Holly Lodge estate.

Responding to Holly Lodge Estate Conservation Area Appraisal and Management Strategy-

HIGHLIGHTS THE PROVISION OF SIDE EXTENSIONS AS 2. KEY ISSUES PG. 34 AND 48

The proposed side addition removes the existing untraditional and not original side outcrop wall and single glazed fenestration. The proposal coheres architectural detail (noting identified Key Issue, pg. 34 and 42), and unites the homogeneous architectural forms of the garden elevation whilst presenting a new restored heritage roof gable for the west entrance elevation.

The spacing of the detached dwellings along Robin Grove is generous. The view through to the east and garden is maintained but planted further. The proposed graded universal ramp leads the eye through so formalising the view, dissipating the current utilitarian amenity feel of the side area. The impact of the proposal on neighbouring properties remains not unchanged due to the retention of side access, but enhanced. The design responds to CAA P48 (Where side extensions would not result in the loss of a characteristic gap they should be single storey and set back from the front building line). It does not abut the boundary wall. It frames a walkway for unassisted wheelchair users as a universal access ramp with planting.



1. Front entrance gate at top of public path – arrival.

2. Just inside the gate



3. Arriving at the front exterior gate and white plain surfaces

4. Approaching front door, the side view is bound by step



5. View of interior looking to windows of extg south side extension.

The view between the neighbour buildings with the extension continues through to the garden. In addition to this the house has extensive foliage to front and back providing good views to the garden and beyond from the front of the house.

IN RESPONSE TO KEY ISSUES PG 42:

There is a precedent within the existing dwelling for the design of the proposed side extension. The existing extension built in 2003 reflects the use of traditional materials, familiar to the original dwelling, the west elevation of the extension to the north balances the materiality and reflects the fenestration of the original front elevation of the house, and we strongly believe is a good complementary design that reflects the vernacular of the surrounding area, integrating well into its setting, and does not adversely affect the building's overall appearance. The extension to the back or garden is presented as a juxtaposing contrasting vernacular via our architect's work as a united composition. This has now been twice open to the public in the London Open House some fifteen years ago.

Consideration has been given to the alterations to the existing elevations, the same style and materiality will have a significant improvement on the use and insulation of the house with no detrimental effect to the dwelling's elevations on either side. The justification for the design focuses on the front elevation as this is the most sensitive and visible elevation. That being said the houses on Robin Grove benefit from extensive foliage, adding to the level of seclusion. To this end further planting and greening have been detailed into the proposal.

ACCESS & INCLUSIVITY

A universally accessible home gives the resident choice about where and how to live, and means they are less likely to need or want to move. Fulfilling and independent lives in mature ages chimes to policy 4.104 (PI61) of Camden's local plan.

Universal access without assistance can only with ease be formally introduced via an intervention on the south side elevation. Access to the kitchen and consequently egress and means of escape are straightforward and on the level or ramped. The removal of the step along with level entry succeeds in giving the house properly for the first time universal access. This is social step-free access from exterior to all of ground floor interior and with its wc. The house has never before offered this, making it easier for the client to use the building and its surrounding landscape. The proposal now satisfies the planning guidance and criteria on universal access because full inclusivity is achieved.

SUMMARY

The scale of the surrounding buildings are of varied pattern. The proposal here is subservient to the existing dwelling and will therefore not affect the pattern of the surrounding tree'd residential area and streetscape. The materiality of the proposal references the host dwelling and wider conservation area while complementing and enhancing the existing aesthetic, and greatly improves accessibility for all into the dwelling.

We hope we have demonstrated that by complying with the Council's guidance for side extensions and by making reference to existing characteristic patterns in other parts of the property that the design succeeds on its own terms for this house, enhances the approach into the host property and enhances the character of the Holly Lodge estate.