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June 2024
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1.0 Introduction

This report has been produced by Paul Archer Design on behalf of our clients. This report aims to describe the scheme design for the proposed alterations 59 Solent Road in support of the planning application made to the local planning authority for those alterations.



Fig.1: Rear elevation of 59 Solent Road

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Site: 59 Solent Road, NW6 1TY

Architects:
Paul Archer Design
Unit D204 116 Commercial Street
London E1 6NF
t: 020 3668 2668
www.paularcherdesign.co.uk

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2.0 Analysis of building and context

59 Solent Road is a three-story mid-terrace, late Victorian, property with an ornately decorated façade. The house is not listed nor is it in a conservation area.

The upper part of the street consists of predominantly residential properties all sharing the same Victorian style and decorative features. An exception is a more contemporary residential block situated at the end of the street – at Mill Ln – this development predominantly features red brick in an attempt to in keep with the materials which feature on the Victorian terrace.

The property has previously been altered with a basement, ground floor side infill and rear extension.



59 Solent Road

Fig.2: Aerial view (Google Maps)

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3.0 Design Proposal

The proposed design will extend the existing ground floor extension to align the side infill extension to the rear extension.

The proposed space will allow for a larger, more comfortable kitchen space.

The proposed extension will have a flat roof. To match with the existing extension. The materials will match the existing extension.

The proposed works will aim to reuse existing materials of the ground floor extension.

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4.0 Previous Planning Applications

Approved with conditions

2016/4460/P 59 Solent Road: Excavation of basement level with front lightwell and erection of single storey rear and side extensions following the demolition of the existing rear additions to dwelling (Class C3).

19-06-2017 **Granted Subject to a Section 106 Legal Agreement**

2012/2384/P 59 Solent Road: Extension at roof level including new rear dormers and new skylights to front roof slope to dwelling house (Class C3).

10-05-2012 **Granted**

2010/3712/P 59 Solent Road: Roof extension in rear roofslope of dwelling house (Class C3)

16-07-2010 **Granted**

5.0 Precedents: Other Relevant Planning Applications

2021/5082/P 30 Solent Road: Erection of single storey wrap-around rear extension, roof extension at 2nd floor and alterations to the existing rear roof dormer

8-04-2022 **Granted**

2022/2851/P 27 Solent Road: Erection of a single storey wrap-around rear/side extension and installation of 1 rooflight on the rear roofslope and 2 rooflights on the front roofslope

20-01-2023 **Granted**

2022/1338/P 12 Sumatra Road: Erection of single storey ground floor rear 'wrap around' extension.

22-12-2022 **Granted**

2016/5274/P 47 Solent Road: The erection of a single storey infill and rear extension to existing rear outrigger following the removal of the existing conservatory.

Nov 16 2016 **Granted**

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6.0 Relevant Policies

National Planning Policy Framework 2021
The London Plan 2021
North London Waste Plan

Adopted Camden Local Plan 2017

Home improvements-Camden Planning Guidance January 2021

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7.0 Practice Profile

Paul Archer Design are an architectural firm formed in 1999, specialising in bespoke architectural and interior design. Our focus is on high quality residential projects with a commitment to well considered contemporary design. The quality of our work in this sector is recognised in the widespread publication of completed projects as well as the number of design awards received.

Approximately 90% of our projects are refurbishments, alterations and extensions to historic, often listed buildings. Therefore, we have established a good reputation in adapting and enhancing the historic fabric and integrating elegant contemporary design within similar settings in central London. We are often retained throughout the build process ensuring that details are executed in the specified materials and as per the agreed drawings. Included below are examples of some of our built projects which have relevance to this project.

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8.0 Examples of Work



Rear extension , Stoke Newington



Rear infill extension, Lambeth

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