

9 Alma Street  
LONDON  
NW5 3DJ



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## PLANNING APPLICATION

Ref. 371. Doc 001 | 10.2024

# ROAR

# 0.0 CONTENTS

- 1.0 Introduction
- 2.0 Existing Building and Context
- 3.0 Planning History
- 4.0 Planning History on Alma Street
- 5.0 Proposed Development
- 6.0 Existing Photos
- 7.0 Practice Profile
- 8.0 Examples of Work

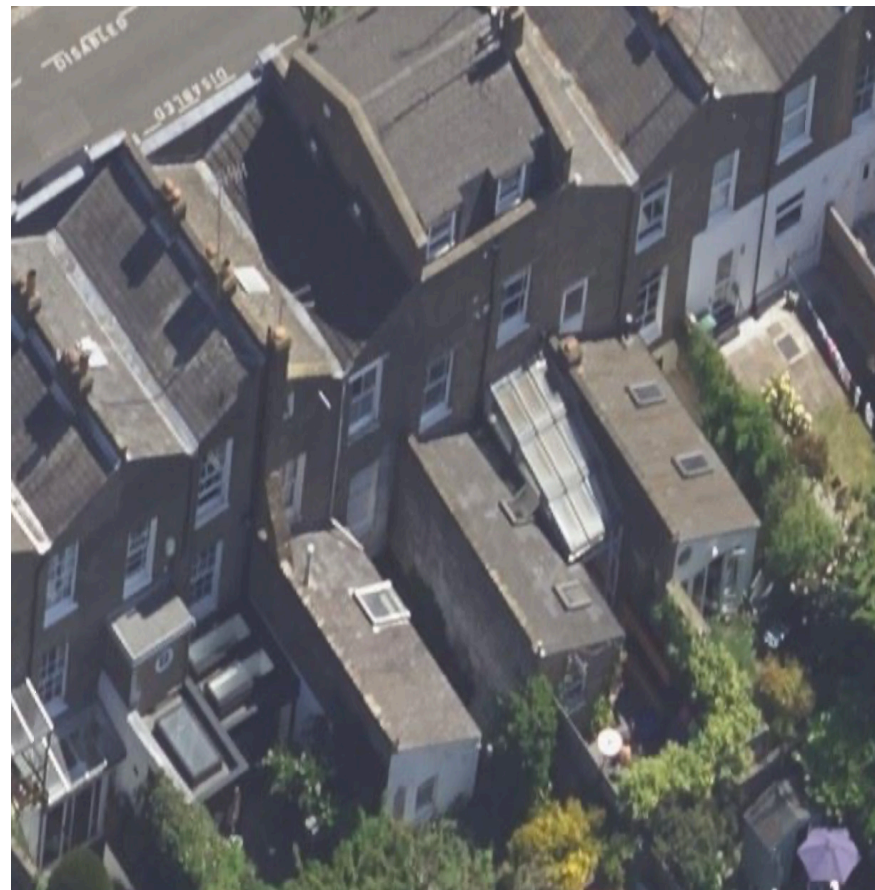


# 1.0 INTRODUCTION

This document and associated submission documents have been prepared by ROAR Architects on behalf of our client Mr Blackford to support the application for the development of 9 Alma Street, London, NW5 3DJ.

9 Alma Street is a 19th century mid-terrace dwelling house situated in the Inkerman Conservation Area in the London Borough of Camden. The property is a three-storey terrace with pitched butterfly roof to the main house and, a pitched mono-pitch roof to the rear out-rigger. The house has living space to ground floor, kitchen and the only bathroom within the house. There are two bedrooms to the first floor and a store room to the top floor. There is also a basement under the entire ground floor of the main house.

The house is a state of disrepair and has suffered from infestation within existing windows and door, asbestos and was condemned by cadent due to a constant gas leak within the house. The property will be completely refurbished and historical details refitted to once again add positively to the conservation area. The property will also look to increase the biodiversity of the site and the lower the properties carbon footprint.



View of rear facade



Front facade

9 Alma Street



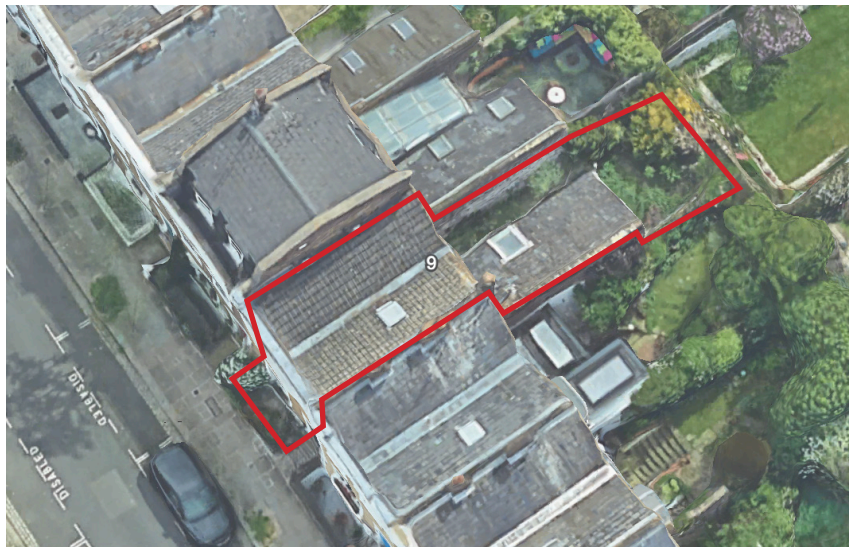
# 2.0 EXISTING BUILDING & CONTEXT

9 Alma Street is a mid-terraced house located along the south side of Alma Street.

Kentish Town Underground Station sits to the North, Kentish Town West station to the sout-west.

Alma Street and the surround roads form the Inkerman Conservation Area which was designated by Camden in 31.10.01. The road is defined by terraced houses of 2 & 3 storeys with butterfly roofs, detailing to front windows and doors surrounds. A number of houses have been extended upwards forming mansards and some have been extended on ground and first floor to the rear. There is not one set style and each extension looks different. Many of the properties have basements and basement extensions into the rear gardens.

A WWII bomb destroyed two properties directly behind the property on Willies Road. It is believed that the lintel and bowing walls shared by no,8 &9 is a result of this.



Site aerial view, looking east



Site aerial view, looking north east



Rear view of the south elevation of nos.1 - 9 Alma Street

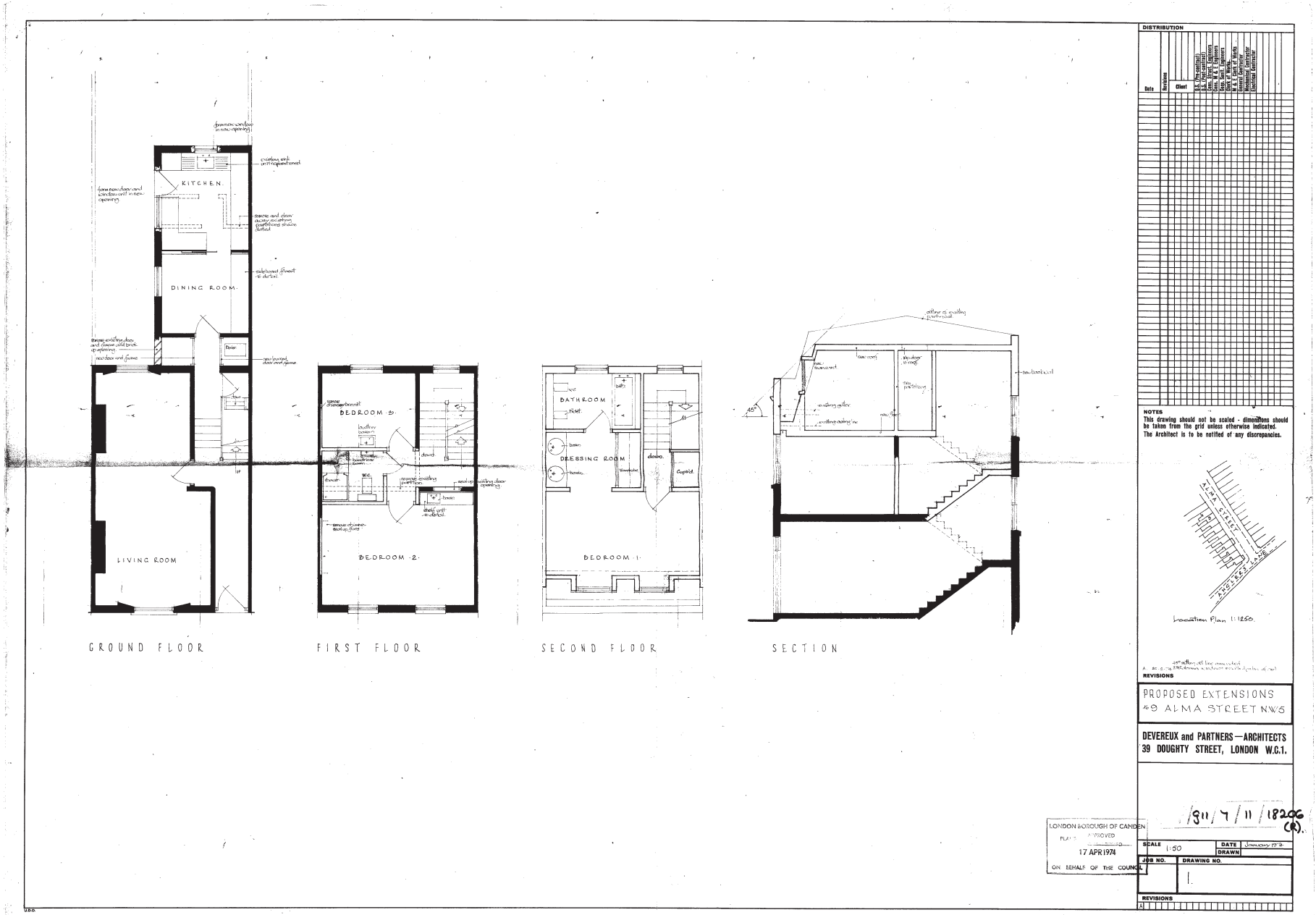


Rear view of south side of nos.8 - 18 Alma Street



### 3.0 PLANNING HISTORY

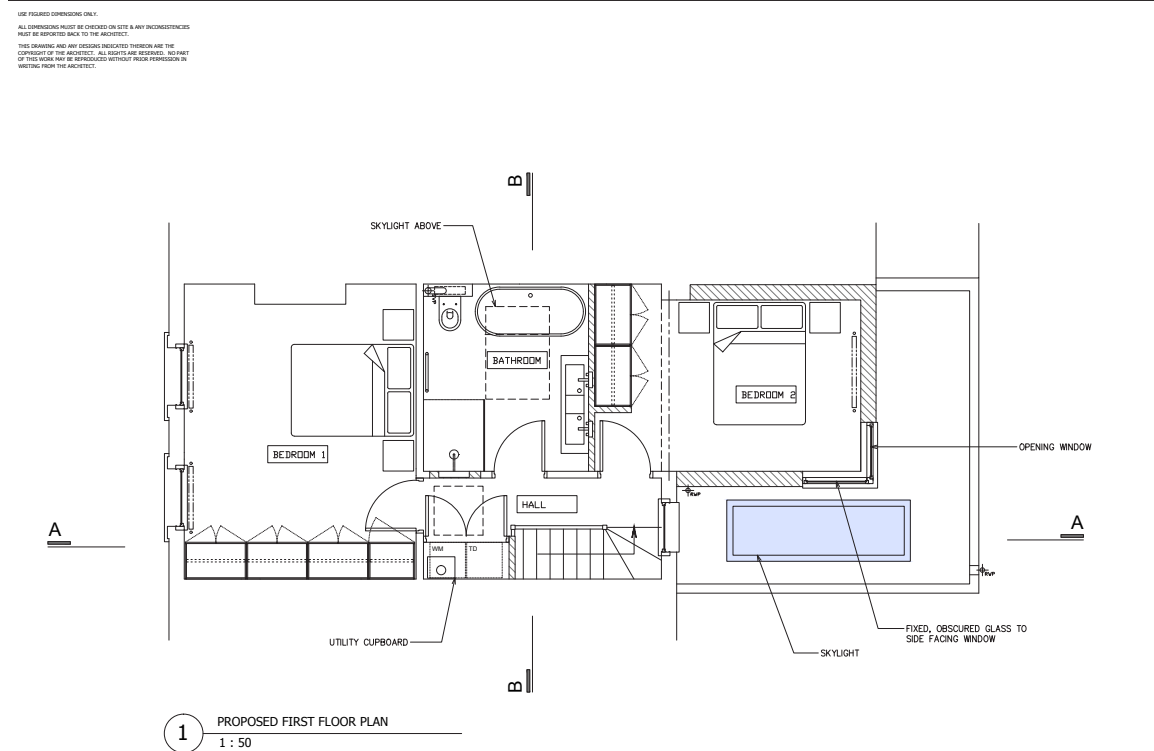
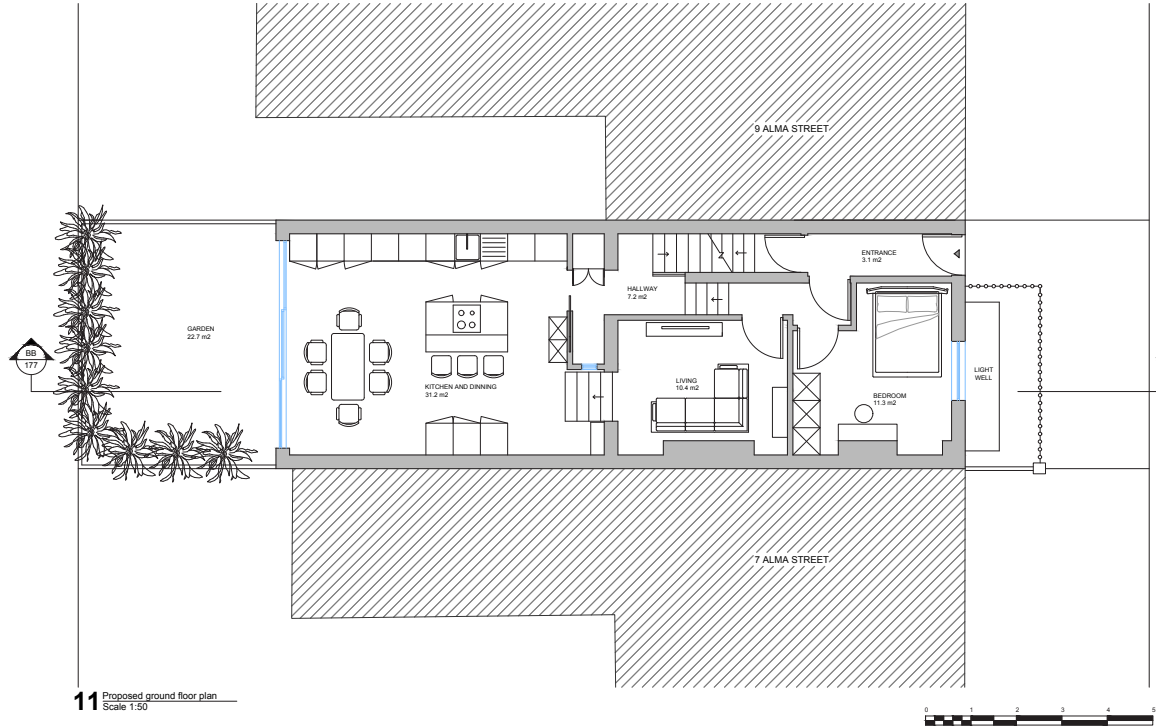
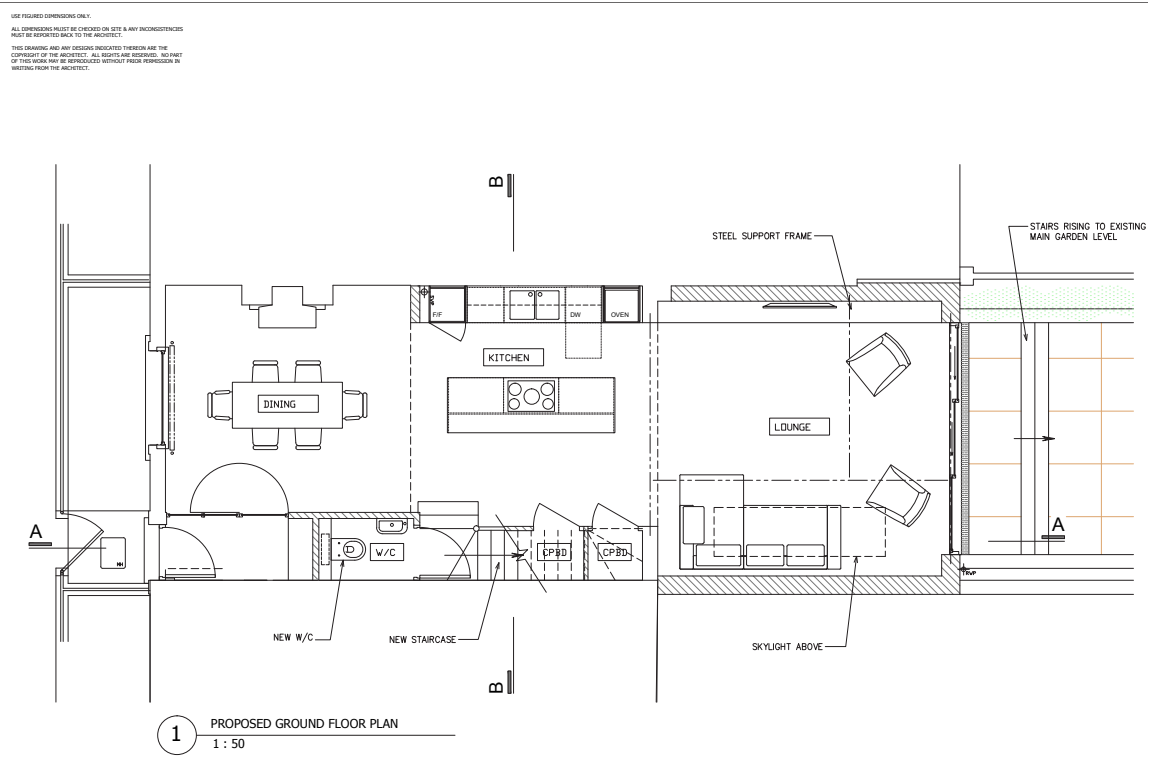
Decision date: 18-04-1974



Approved scheme drawings for application CTP/G11/7/11/18206



4.0 PLANNING HISTORY ON ALMA STREET



Approved scheme for 8 Alma Street - 2023/1972/P GRANTED 08-06-2023

Approved scheme for 42 Alma Street - 2020/4081/P Granted 02-12-2020



# 5.0 – PROPOSED DEVELOPMENT

*Rear Elevation*

*Ground floor*

The proposal seeks to construct a side infill extension with sliding doors addressing the rear garden. This will be achieved through the demolition the existing rear out-rigger retaining the party wall with no.10. There will be a sky-light over dining space and a green roof to the living room extension. The applicant would look to retain as much building material as possible by cleaning and reusing the existing stock bricks.

*First floor*

To the first floor the applicant seeks permission to construct a first floor extension to house the relocated bathroom. due to the small footprint of the house and the inability to add a second floor.

*Roof*

The roof of the extension and the main house will be slate with conservation rooflights and solar panels, supplying the house with clean energy.

*All property*

The property will be completely refurbished throughout to remove defecting internal timber studwork and floors joists. Externally the house will be decorated the decorative features replaced to the to the front elevation.

*Sustainability*

The proposal seeks to use the following measures to increase the sustainability of the building:

- reusing bricks from the demoltion of the existing extension within the property to reduce waste
- Installing solar panels to the main roof and first floor extension
- Green sedum roof to be installed on roof of ground floor extension to increase the biodiversity of the site
- The re-roofing of the property will allow for insulation to be installed within the roof increasing the thermal capability of the building.

*Heritage*

The existing front elevation will have decorative details added back around windows and doors to help improve the view of the property so it contributes positively to the Inkerman Conservation Area.

The existing railings to the front will be decorated and windows and doors replaced with the door matching as closley as possible to the originals on the street.



# 6.0 – EXISTING PHOTOS



Leaking roof in bedroom 2



Leaking roof in store room



Chimney to rear elevation



Leak within bedroom 1



Existing out-rigger and area to be infilled. Both Party walls to be retained.



# 7.0 PRACTICE PROFILE

ROAR Architects is an award winning RIBA chartered practice founded by Craig Rosenblatt and Shaun O’Brien in 2017. Inspired by the process of making, we collaborate with craftsmen, specialists and clients to create loved and purposeful spaces.

We are dedicated to working within the existing context, complementing the building fabric and the character of the area. We specialise in retrofit projects and firmly believe in prioritising retrofit over demolition and rebuild. Our approach focuses on driving the sustainability of our projects through passive strategies and natural materials.

Recent achievements include: Harringey Design Awards 2021 Winner, AJ Retrofit Awards 2022 Finalist, RIBA London award Shortlisted, Don’t Move, Improve! 2021 featured, Architects Journal, Dwell and 25 Beautiful Homes publications

SHORTLISTED  
RIBA LONDON  
AWARD  
2022

FINALIST

AJ

RETROFIT  
AWARDS 2022

Harringey

LONDON

DESIGN AWARD 2021



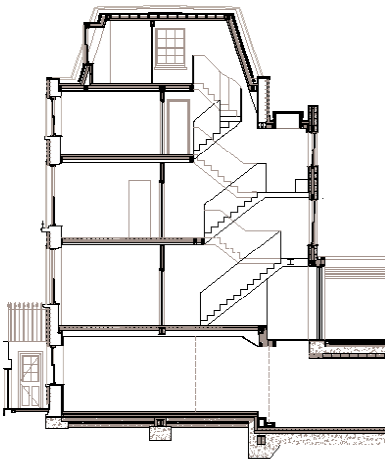


# 8.0 EXAMPLES OF WORK

Located in Kentish Town's Conservation Area, our Leverton Street project is a conversion of the end of terrace Victorian house into two self-contained, split level dwellings with extensions to the rear and a new mansard roof.



Located in the Barnsbury Conservation Area, College Cross project is a refurbishment of locally listed Georgian house, with a basement, rear extension and new mansard roof.





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