

15 Rona Road, London, NW3 2HY
Design and Access Statement

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1 INTRODUCTION

1.1 EXECUTIVE SUMMARY

This Design & Access Statement has been prepared to support an application seeking planning permission for proposed alterations to an existing four-storey terrace house situated at 15 Rona Road, London, NW3 2HY.

15 Rona Road is not a Listed Building, though it is located within Camden's Mansfield Conservation Area and the borough's Article 4 Direction removing permitted development rights pertaining to subterranean development. The property is not understood to be subject to any other such statutory designations.

The proposals comprise the enlarging of the existing rear extension at ground floor level, a new single-storey rear addition on top of the existing closet wing at second floor level, and the introduction of new dormer windows to the front and rear elevations. General renovation and refurbishment of the property is proposed throughout.

Both the immediate and broader area feature similar additions and modifications to the original building stock, and so a pattern of such development is well established. The proposed alterations to 15 Rona Road are therefore considered to be consistent with the architectural character of the area and proportionate to the established pattern and scale of development.

1 INTRODUCTION

1.2 THE PRACTICE

Hugh Cullum Architects was founded in 1999 and in the years since has developed into a coherent team with broad collective expertise. The practice specialises in building in sensitive contexts, and we have gained a reputation for considered and innovative design. Our approach to each project is unique, dependent on a thorough analysis of a building's setting in relation to the brief. A successful building should be a partnership between client, architect and builder. In this respect, we believe that our skills as practitioners, thinkers and teachers give us a unique strength to make the most of this joint opportunity.

Hugh trained at Cambridge and went on to do a PhD in architectural history before setting up Cullum and Nightingale in 1986. In 1998 Hugh was awarded a fellowship at the Canadian Centre for Architecture in Montreal to write a book on Northern Italian Baroque architecture. On his return to England, he set up Hugh Cullum Architects. He has continued to be involved in teaching and research as well as acting as an architectural advisor or senior assessor to a number of RIBA-led competitions. He is chairman of the Bloomsbury Conservation Area Advisory Committee, a member of the Ecclesiastical Architects and Surveyors Association and was elected a Brother of the Art Workers Guild. In 2013 he was added to the RIBA register of Specialist Conservation Architects.



Photos Clockwise from Top Left:

House in Fitzrovia, front facade and kitchen

St Michael and All Angels new cloister

Landart House, paragraph 55 house in

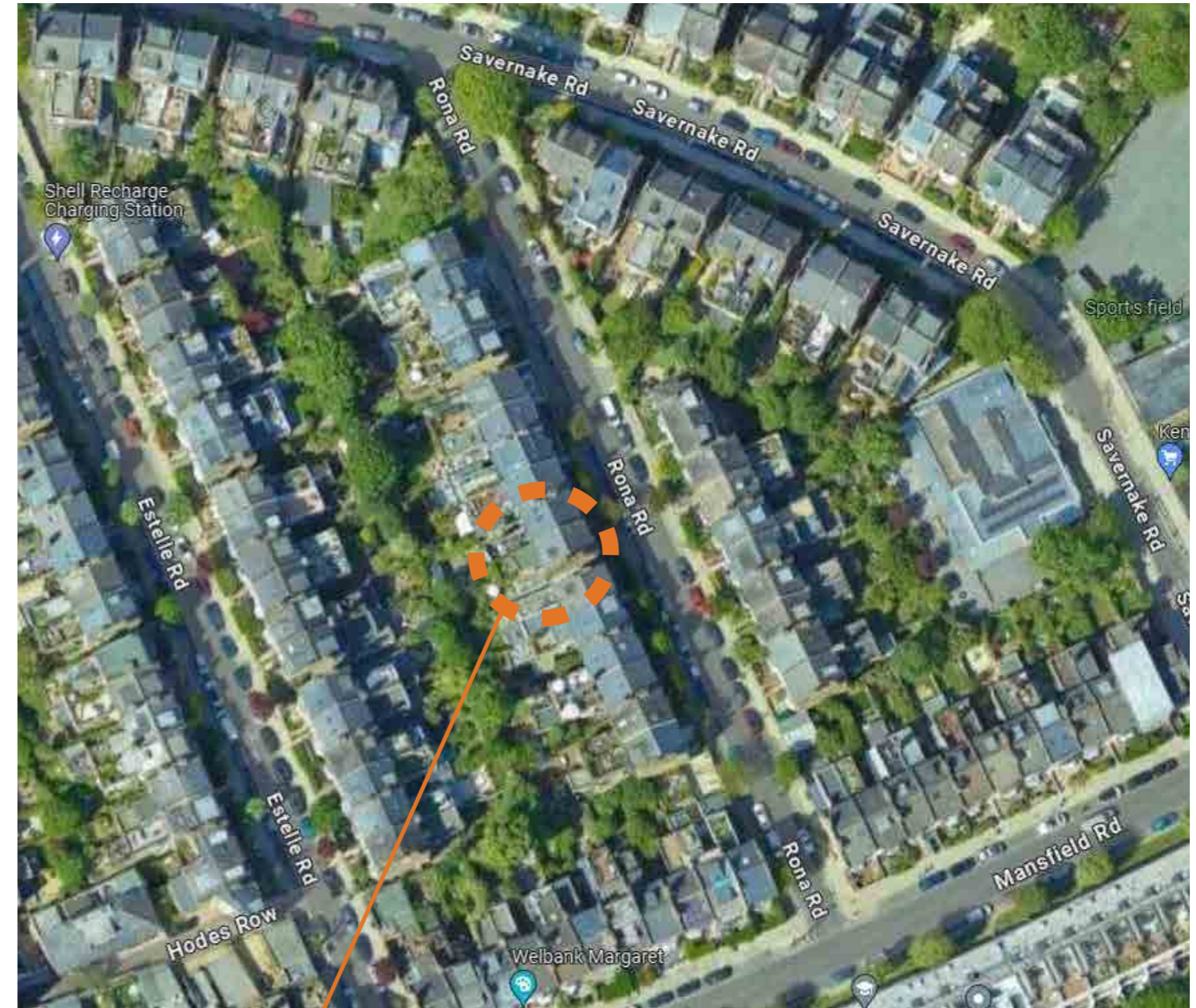
2 EXISTING SITE

2.1 LOCAL CHARACTER

No. 15 Rona Road is a four-storey terraced house located within the Mansfield Conservation Area in the London Borough of Camden.

Sub Area Two of the Conservation Area, where the property is located, is “predominantly residential in character and is laid out on a loose grid pattern with long roads running from east to west and shorter roads running from north to south.” (Mansfield Conservation Area Appraisal and Management Strategy, 2008, p.6)

No.15 is situated half way along the terrace to which it belongs, on the Western side of Rona Road. The terrace was built in the 1890’s and features an attractive late-Victorian architectural style, approximating a Venetian Gothic aesthetic. The front elevation of the terrace is set back from the street behind a low brick wall and small front garden; a paved path leads from the pedestrian entrance gate on the street to a recessed entrance porch which is set within an adapted classical surround featuring umber painted stucco decoration. This entrance is flanked on the right-hand-side by a generous bay window which is repeated above at first floor level where it is capped with a simple shallow lead roof. The windows comprise one-over-one sashes and large painted lintels which complete a well-balanced facade composition, neatly constructed in yellow London stock brick. Many of the other houses on the terrace also feature dormer windows at roof level which have been added in the years since the terrace was built. Considerable additional extensions and modifications can be seen throughout the immediate vicinity with a number of substantial rear extensions having been introduced up to third floor level.



No. 15 Rona Road

Aerial photograph of the site and the context of its neighbouring streets

2 EXISTING SITE

2.2 SITE IDENTIFICATION

The property at 15 Rona Road comprises a mid-terrace site with a front and rear garden.

Each of the dwelling houses belonging to the terrace is composed of a ground, first, second and third floor, which is partially contained within the roof form. A small cellar is also located below the ground floor and is accessible from a doorway underneath the back of the stair. As with the majority of the neighbouring buildings along the terrace, No.15 features a substantial two-storey partial width rear extension wing which extends from the main body of the building into the rear garden. This rear wing is topped with a roof terrace which is accessible from the stair half landing between the second and third floors.

No.15 does not diverge significantly either in its architectural style or massing from the other properties along the terrace, though, notably, a number of other neighbouring properties exhibit a greater degree of modification and extension at their rear. There are no trees of any substantial size or girth in either the front or the rear garden.



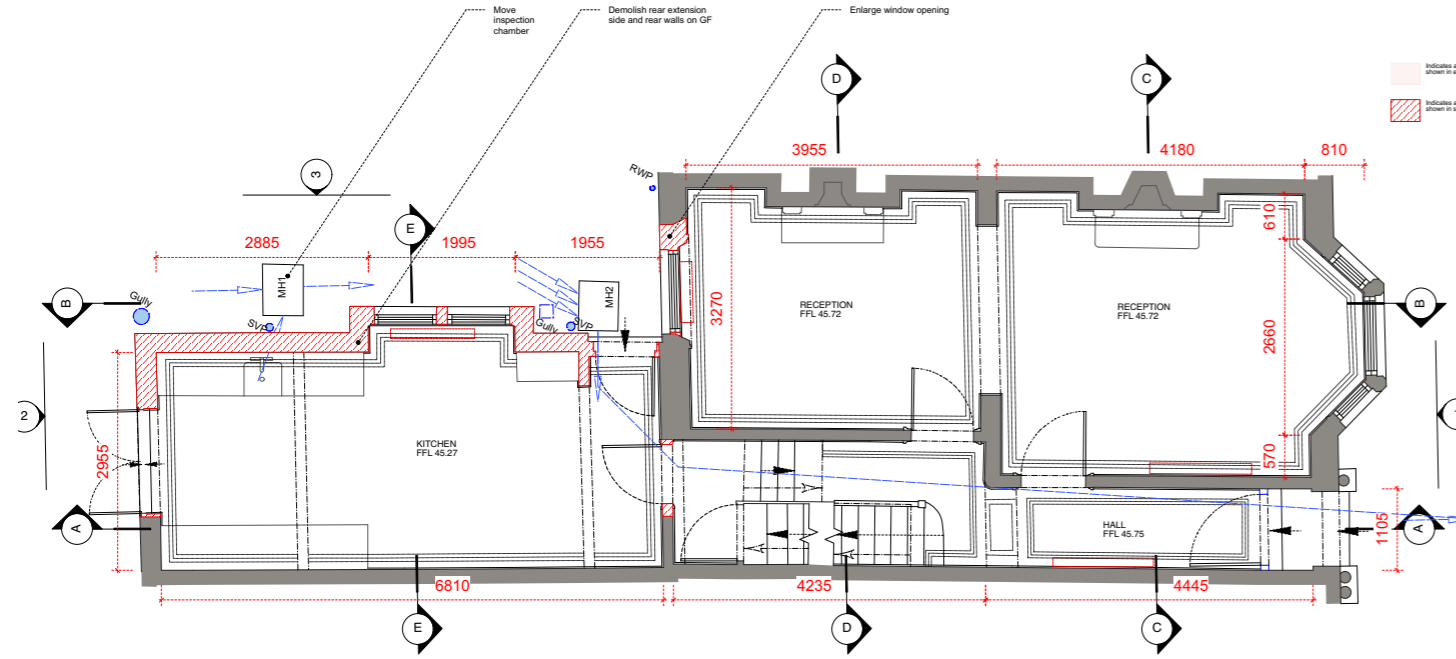
Plot identification



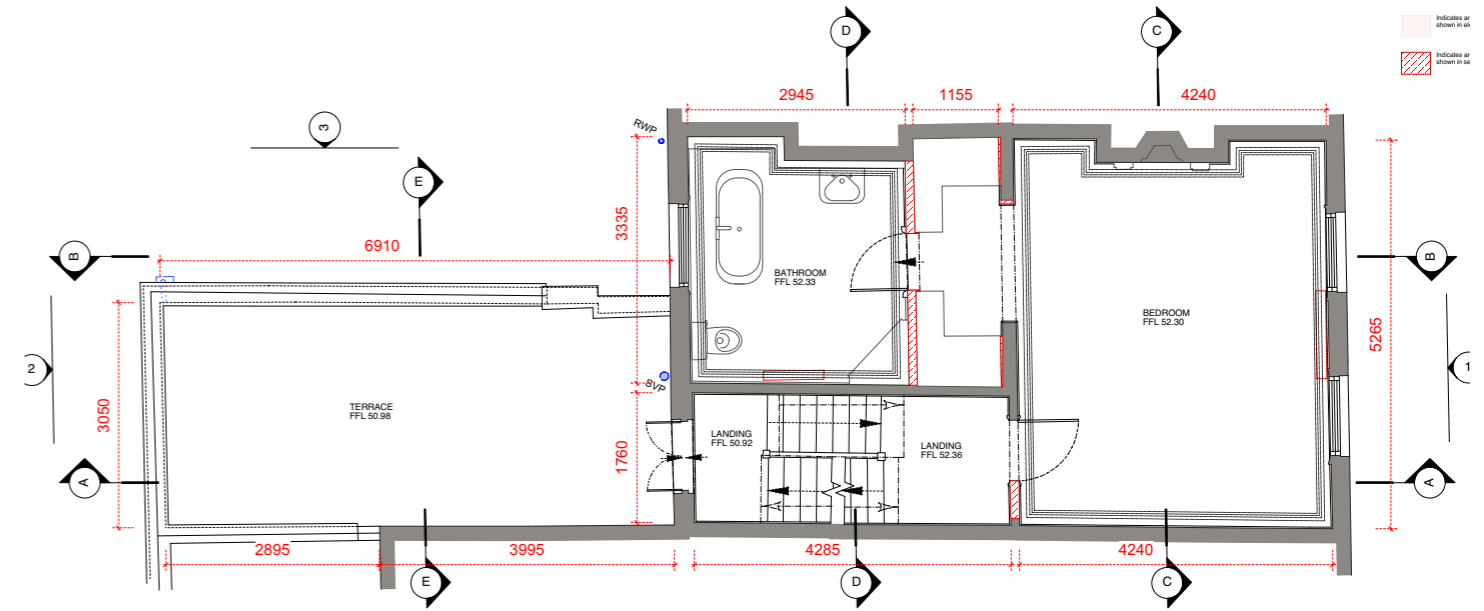
Bird's Eye View

2 EXISTING SITE

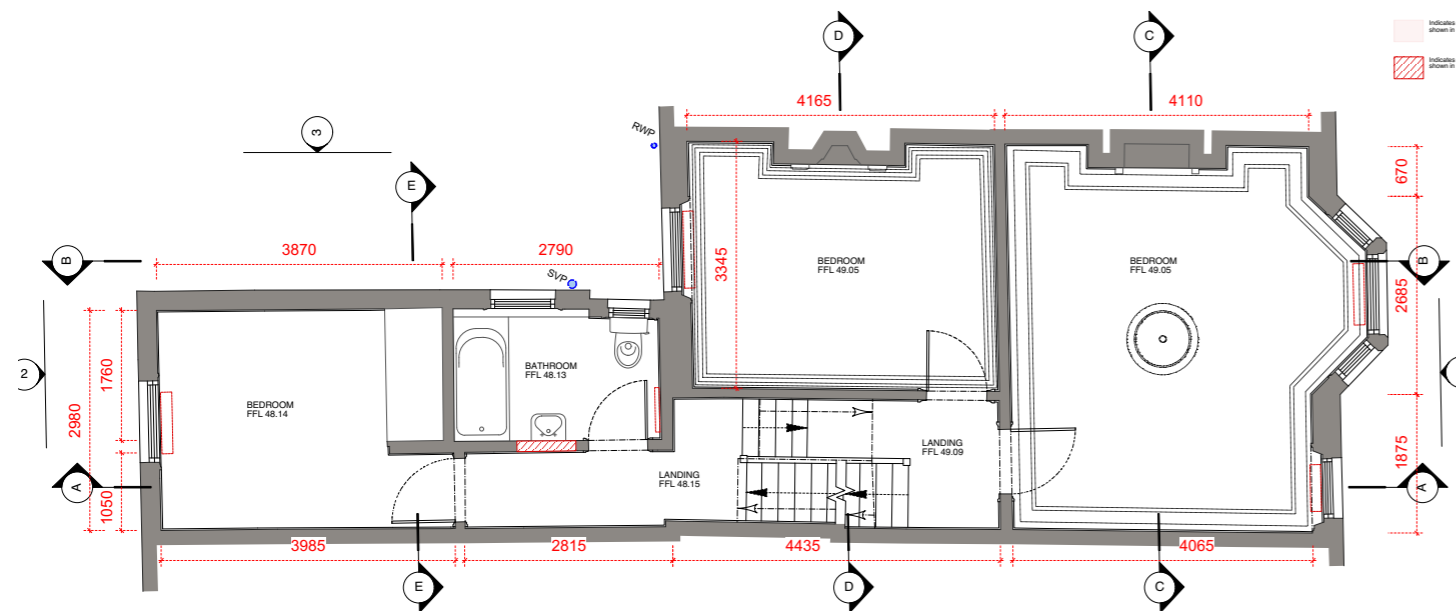
2.3 EXISTING DRAWINGS



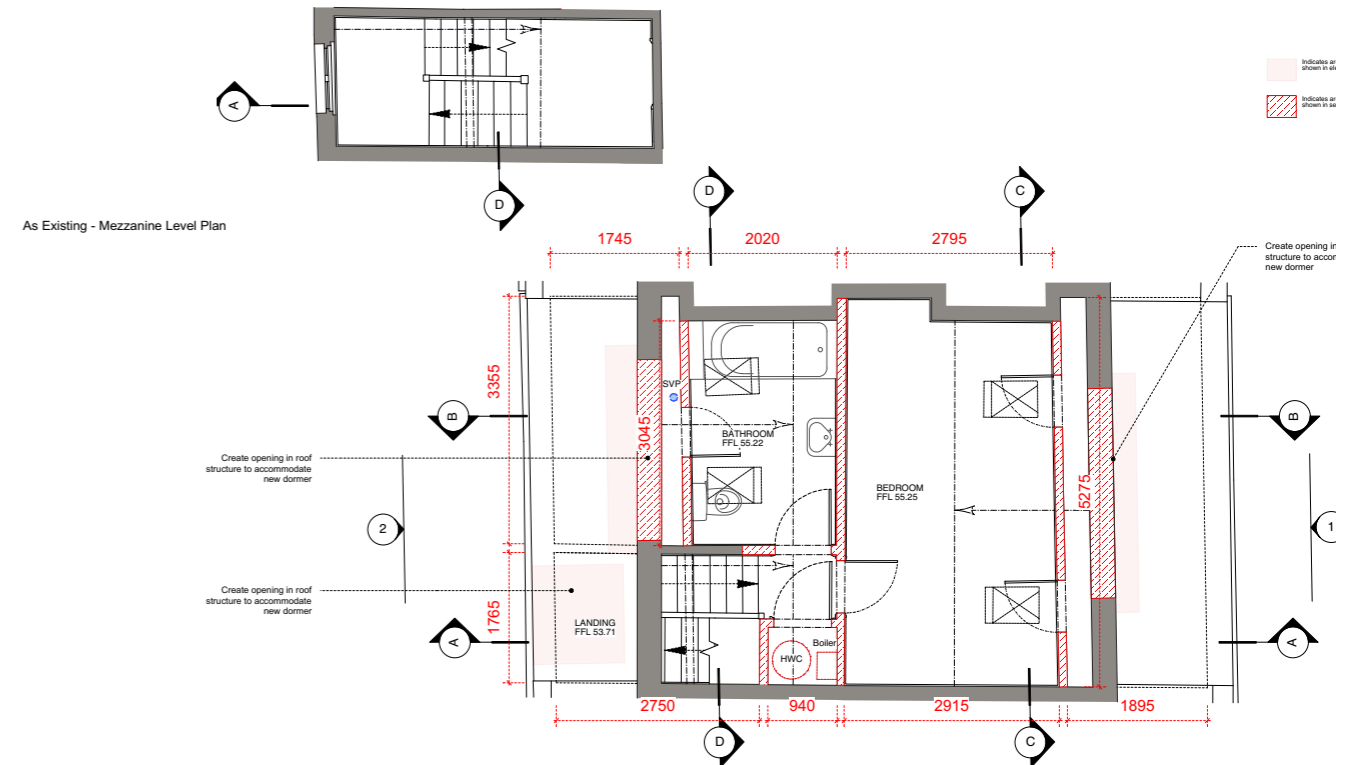
Existing Ground Floor Plan



Existing Second Floor Plan



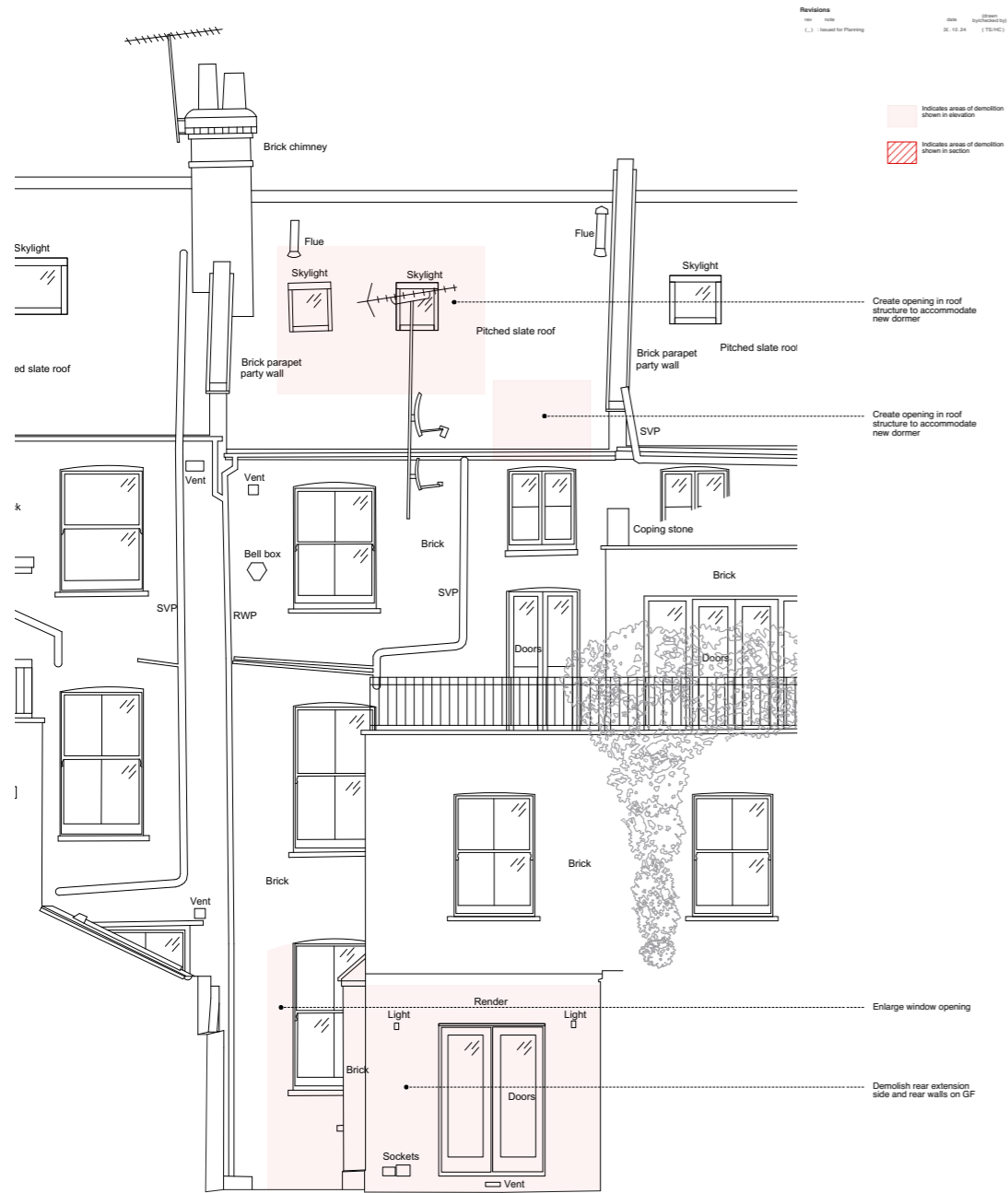
Existing First Floor Plan



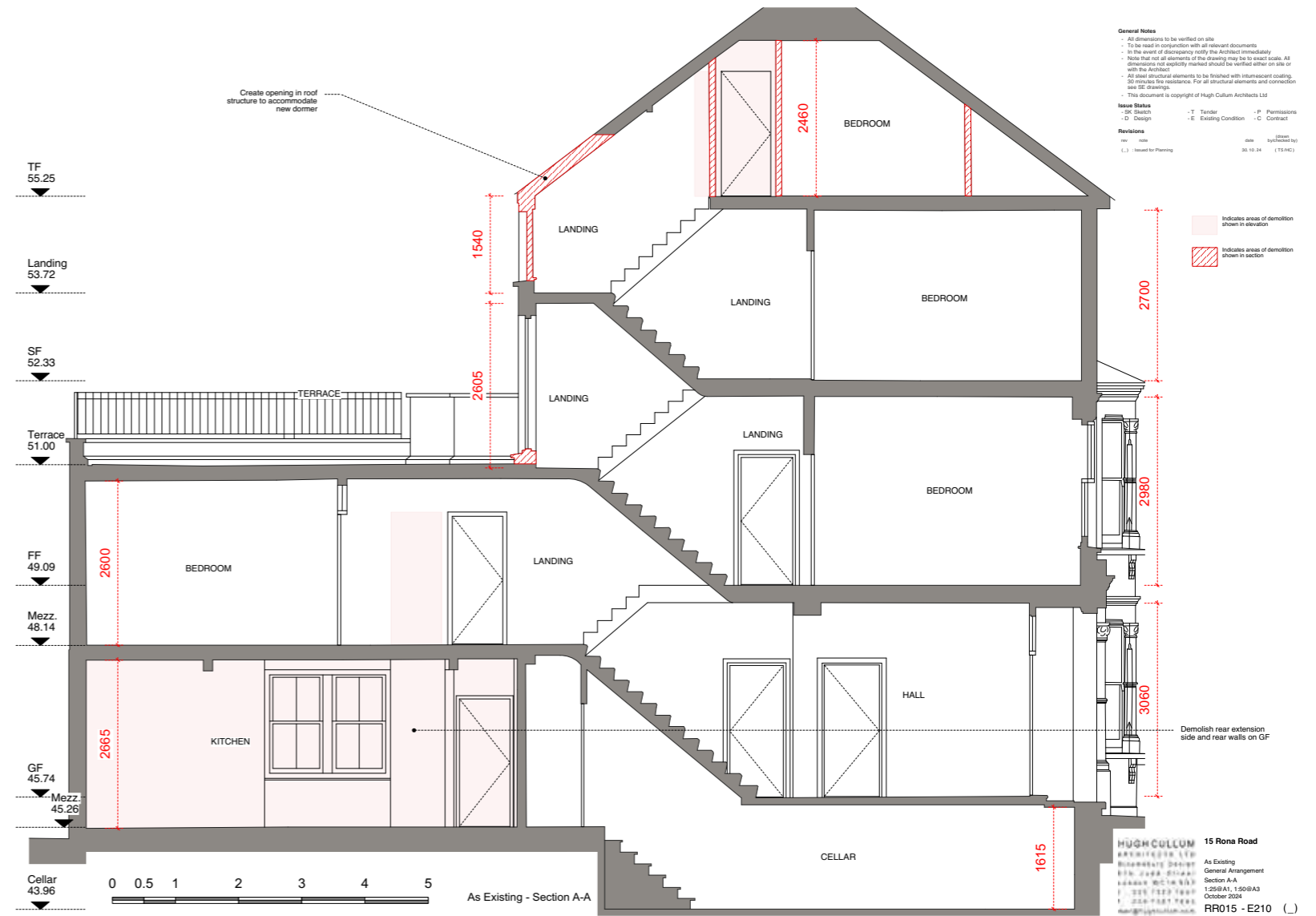
Existing Third Floor Plan

2 EXISTING SITE

2.3 EXISTING DRAWINGS



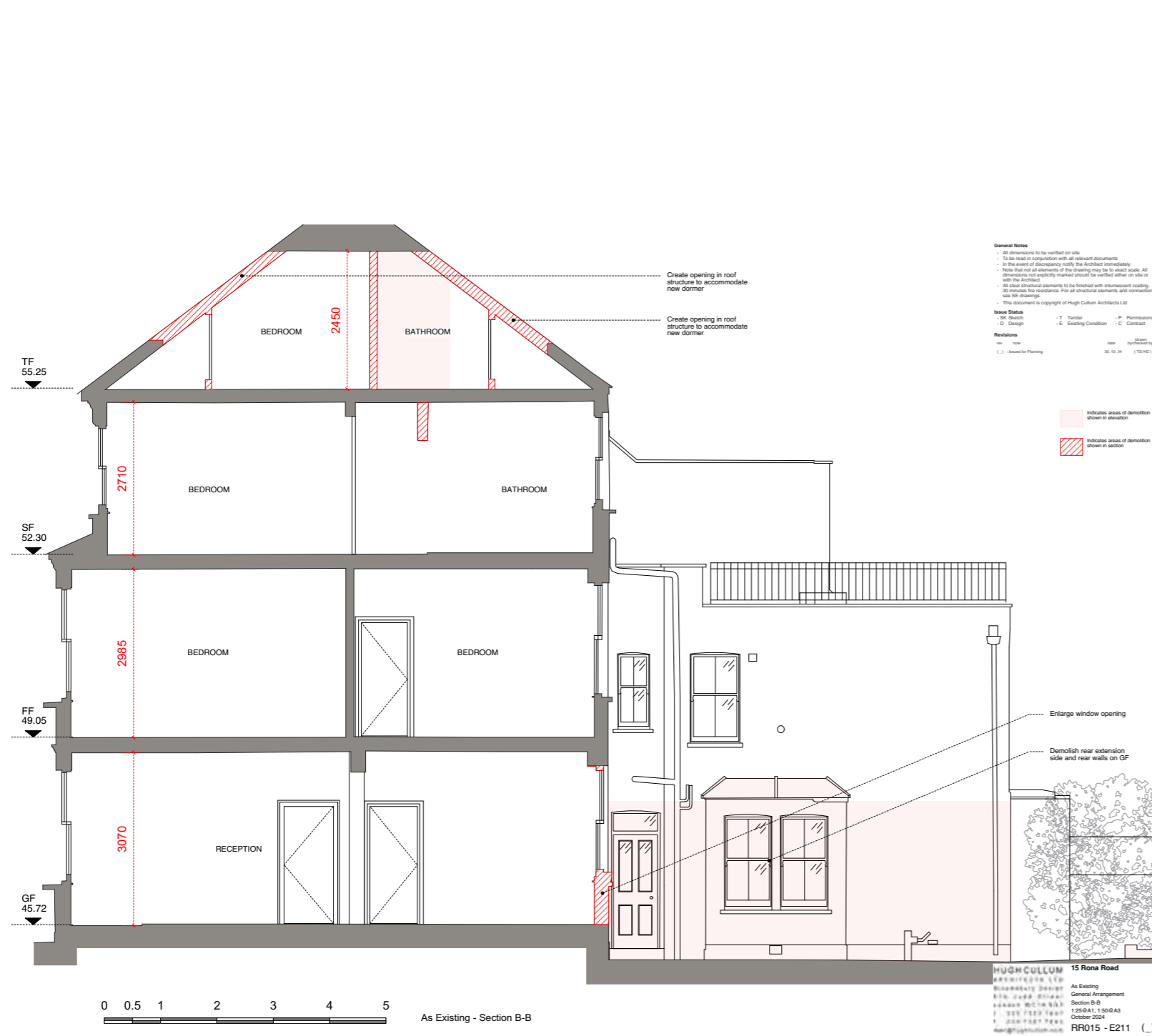
Existing Rear Elevation



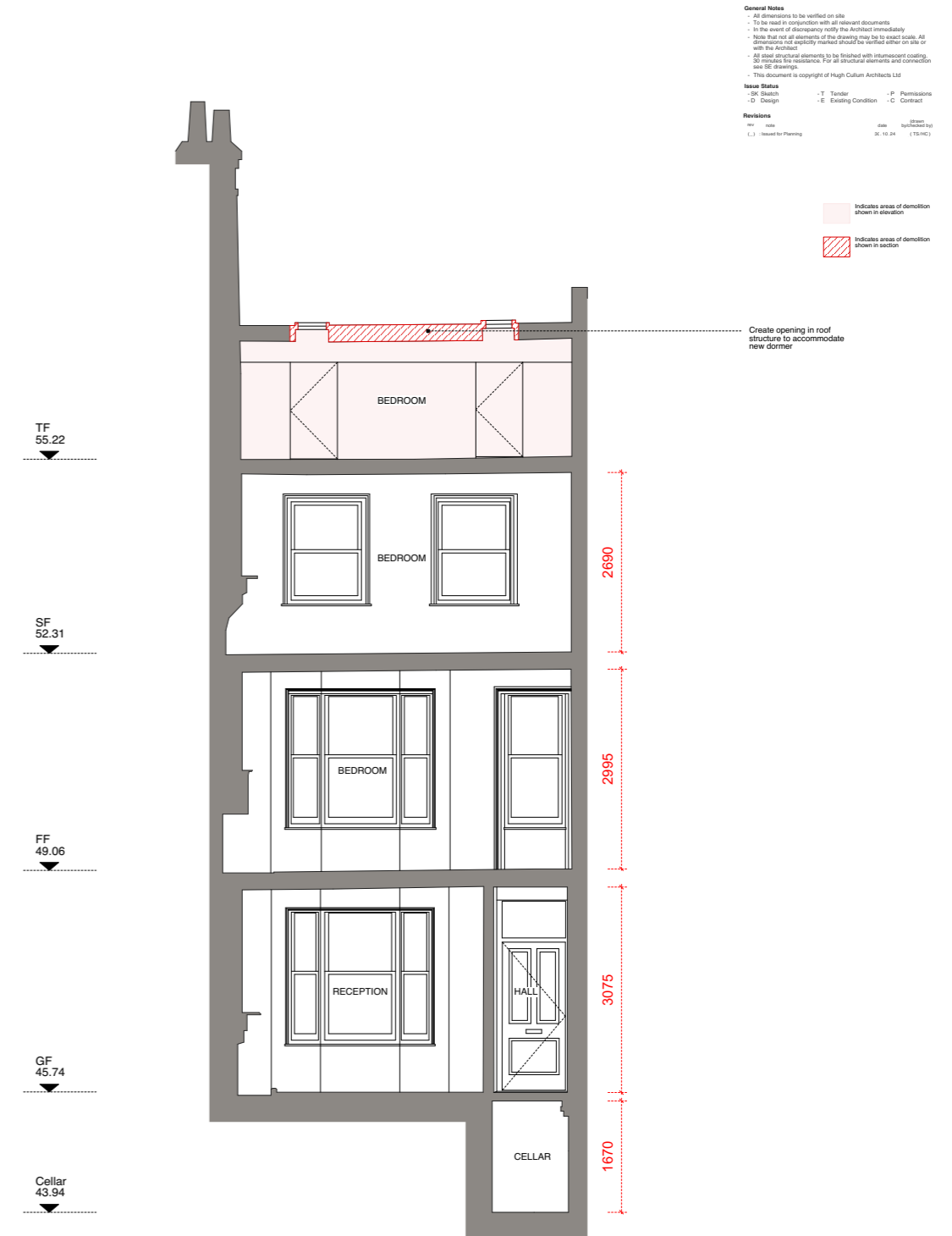
Existing Section A-A

2 EXISTING SITE

2.3 EXISTING DRAWINGS



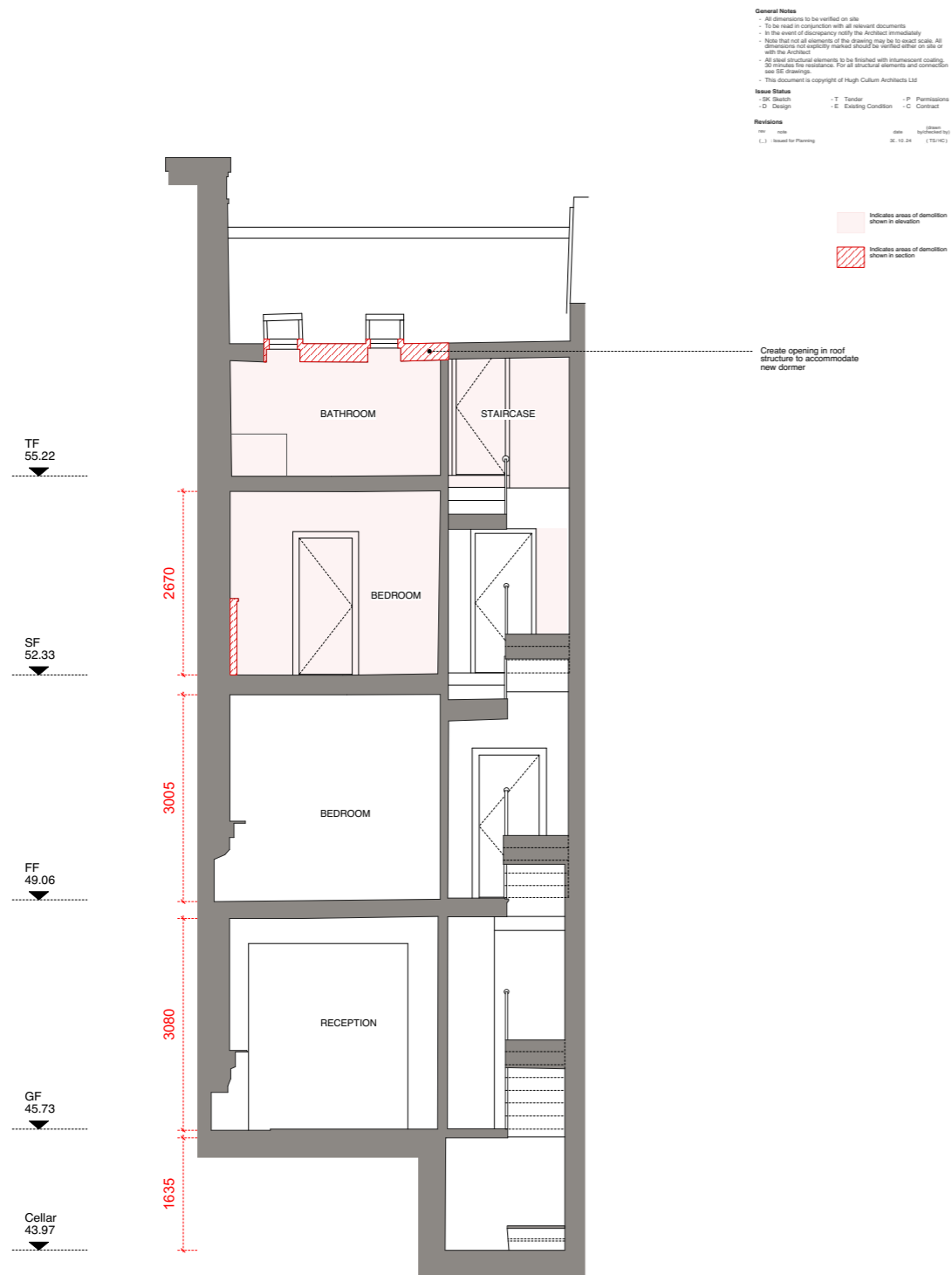
Existing Section B-B



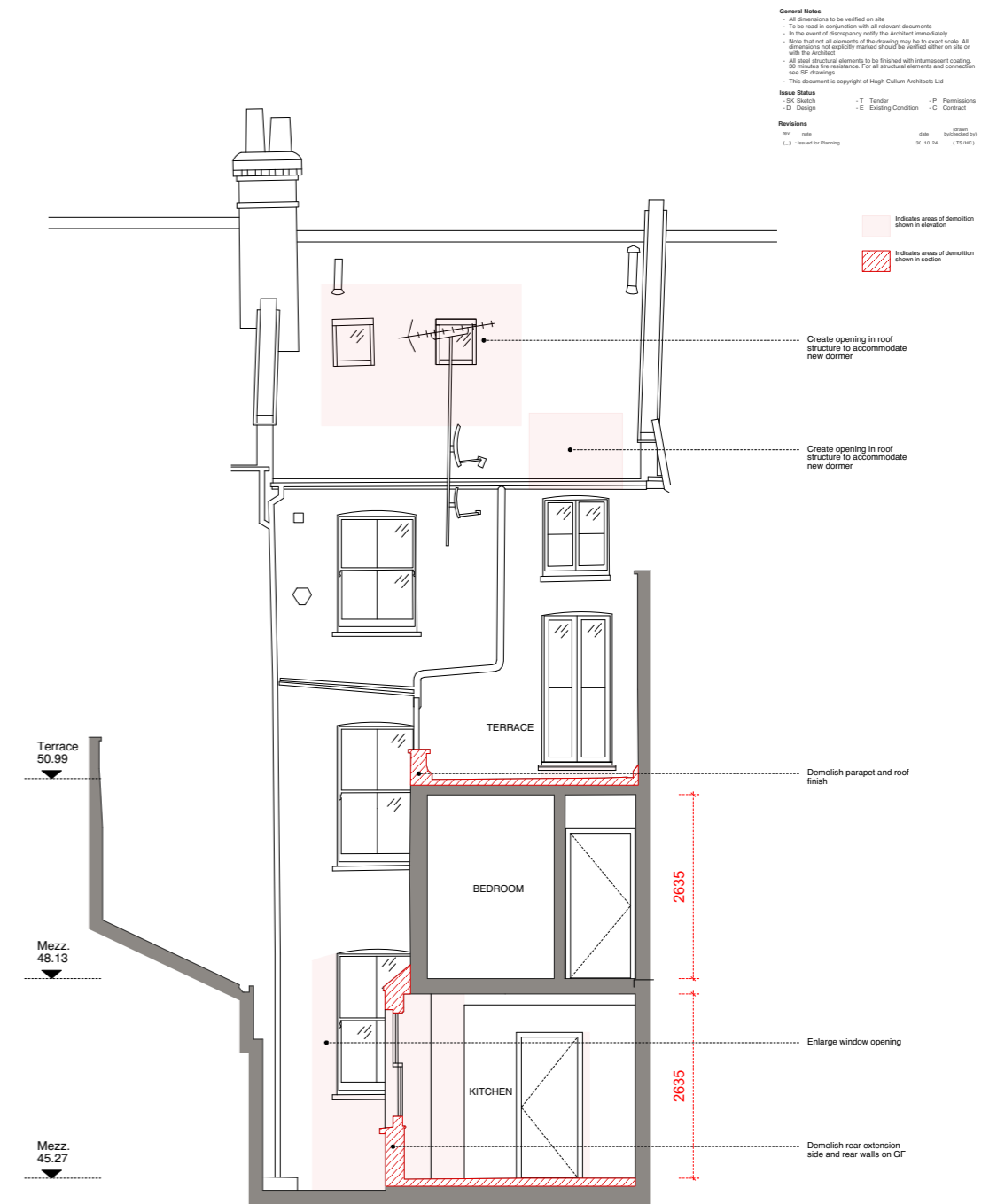
Existing Section C-C

2 EXISTING SITE

2.3 EXISTING DRAWINGS



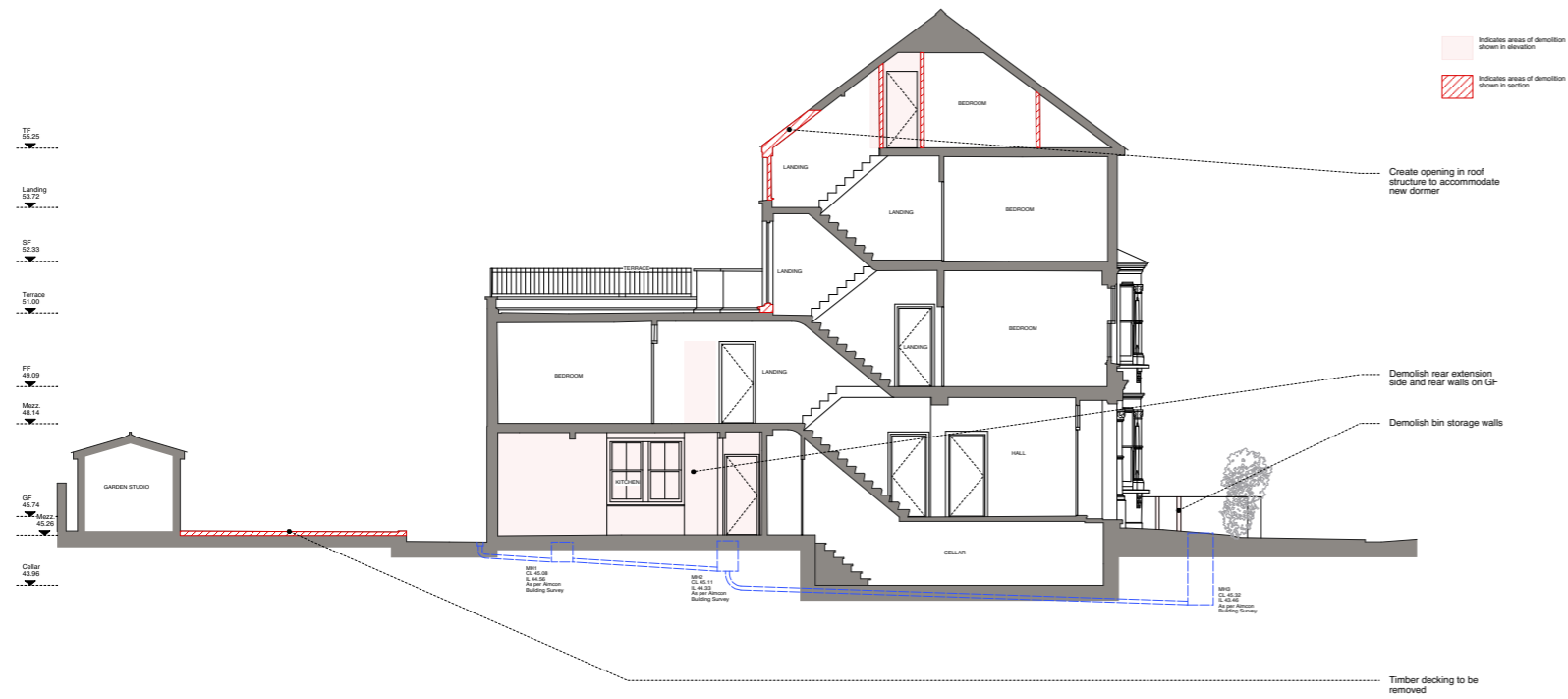
Existing Section D-D



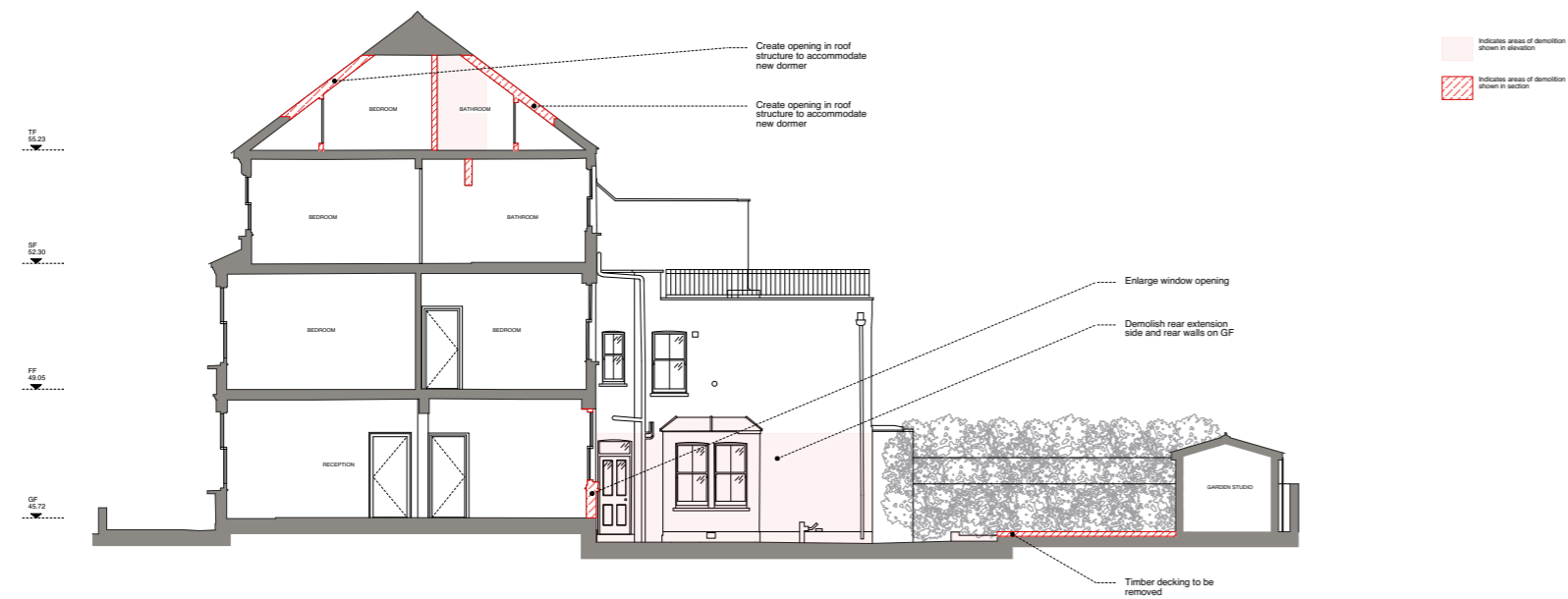
Existing Section E-E

2 EXISTING SITE

2.3 EXISTING DRAWINGS



Existing Long Section A-A



Existing Long Section B-B

2 EXISTING SITE

2.4 EXTERNAL PHOTOGRAPHS



Front (East) elevation showing No. 13 and No. 17 on either side
Front elevation, viewed from front garden

Rear (West) elevation
Rear Terrace at 2/3 floor level above rear wing

Open space between rear wing and boundary wall
Rear open space between rear wing and boundary wall (neighbouring
infill extension at No.17 Rona Road on left-hand-side)

3 DESIGN PROPOSAL

3.1 BRIEF

Our clients, a young professional couple with a small child, have proposed changes to allow for a growing family. A few of the key objectives are:

- Optimization of the interior space by strategic reconfiguration of the internal layout with an emphasis on increasing the connection between the interior and the exterior and tailoring the various rooms' functionality to the needs of their family.
- Ground floor: Introduction of a side return infill extension to line up with the rear façade of the existing rear extension, to create a light and airy kitchen and dining space, that is connected to the rear living room of the main house. A new guest WC is also desired at this level.
- First floor: Repurposing of primary room in rear wing from a bedroom to a utility room that can also operate as a small private gym.
- Second floor: Reconfiguration of existing master suite to accommodate an improved dressing area and a more compact ensuite bathroom with a shower and built-in bath rather than a freestanding tub. Addition of new partial extension on top of rear wing terrace to accommodate new office/study space.
- Third Floor/Loft: Reconfiguration of interior layout to provide for bedroom and ensuite and new office space, incorporating the introduction of new dormer windows to front and to rear elevations.

The design intention for the proposed works is to be respectful of the character of the existing house, as well as the wider neighbourhood and conservation area, with any proposed alterations sitting comfortably within the established pattern of development. The approach seeks to achieve a sympathetic proposal which enhances the character of the original building and at the same time provides delightful spaces for contemporary family living.

3 DESIGN PROPOSAL

3.2 SCALE AND LAYOUT

Ground Floor

A modest side infill extension, in line with the rear facade of the existing extension, will form an enlarged kitchen and dining area which will fully open to the garden via two sets of double glazed and metal framed folding sliding doors. The inside and outside spaces will also be connected by continuous stone paving in the kitchen/dining area and the terrace. A glazed lean-to roof and an enlarged opening in the rear facade of the main house will contribute to creating a suite of interconnected and well-lit rooms that naturally lead from the front reception room all the way into the rear garden. By enlarging the rear extension it will now be possible to include a small guest WC on this floor as well.

The garden will be levelled to omit the existing step from paved to timber deck area. The timber decking will be removed and replaced by lawn. The existing garden shed will be kept in place. A small timber clad bin store will be installed in the front garden, well shielded from the public highway by the established hedge on the front boundary.

First Floor

There are no external or otherwise planning relevant changes proposed on this floor.

Second Floor

It is proposed to build a small (just under 4m deep) extension to house a much needed office. This extension will align with the one next door at no. 13, in depth, height and general appearance. Metal framed bifold doors and a walk-on roof light will provide ample natural light without creating overlooking issues to the neighbouring properties.

The master bedroom and the ensuite bathroom in the main house will be slightly re-arranged - as all of these changes are internal only they are not relevant for planning.

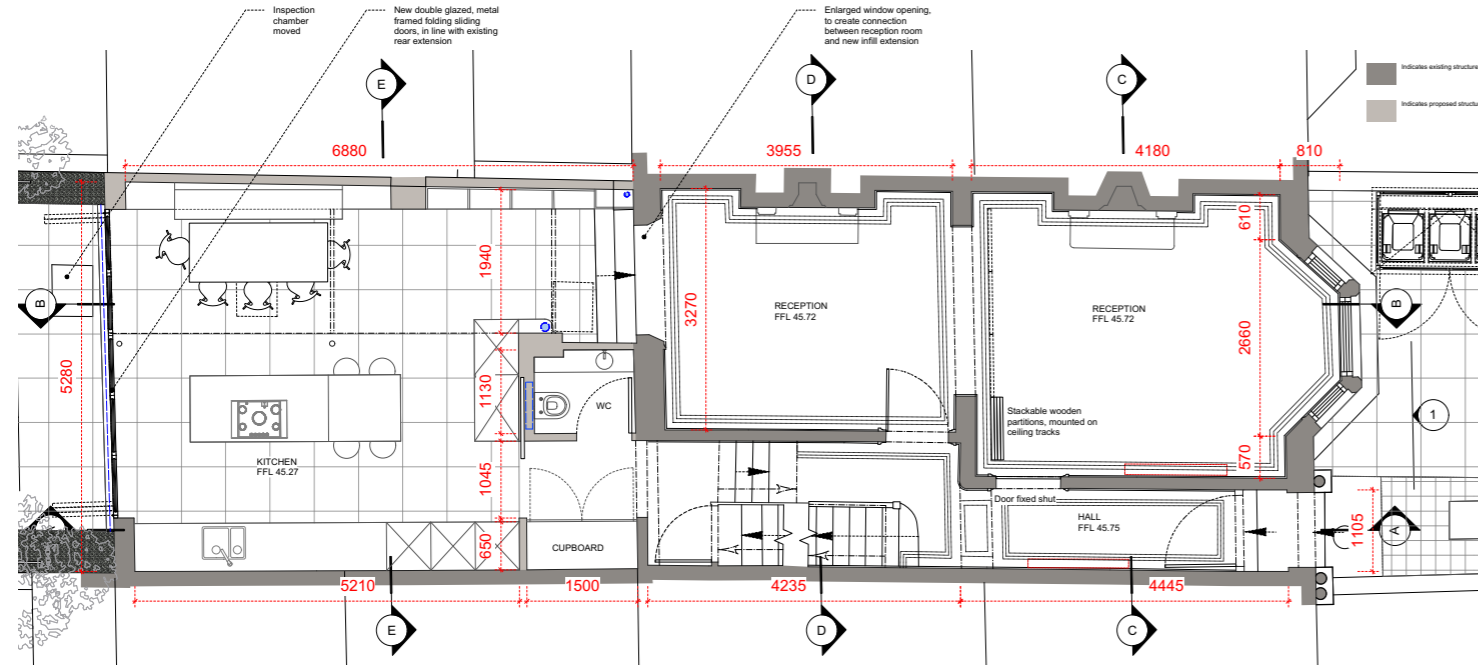
Third Floor/Roof

Adding dormer windows to the front and rear roof will allow for a more efficient use of this space, by creating a small office and guest bedroom to the front and an ensuite shower room to the rear. Both dormers are set back by one metre from either facade and sit well below the main roof ridge (by more than 700mm). They will be clad in zinc with double glazed painted timber sash windows. Their appearance and size is in keeping with the majority of dormer windows already established on both sides of Rona Road (please refer to section 3.4 "Precedents and Planning History").

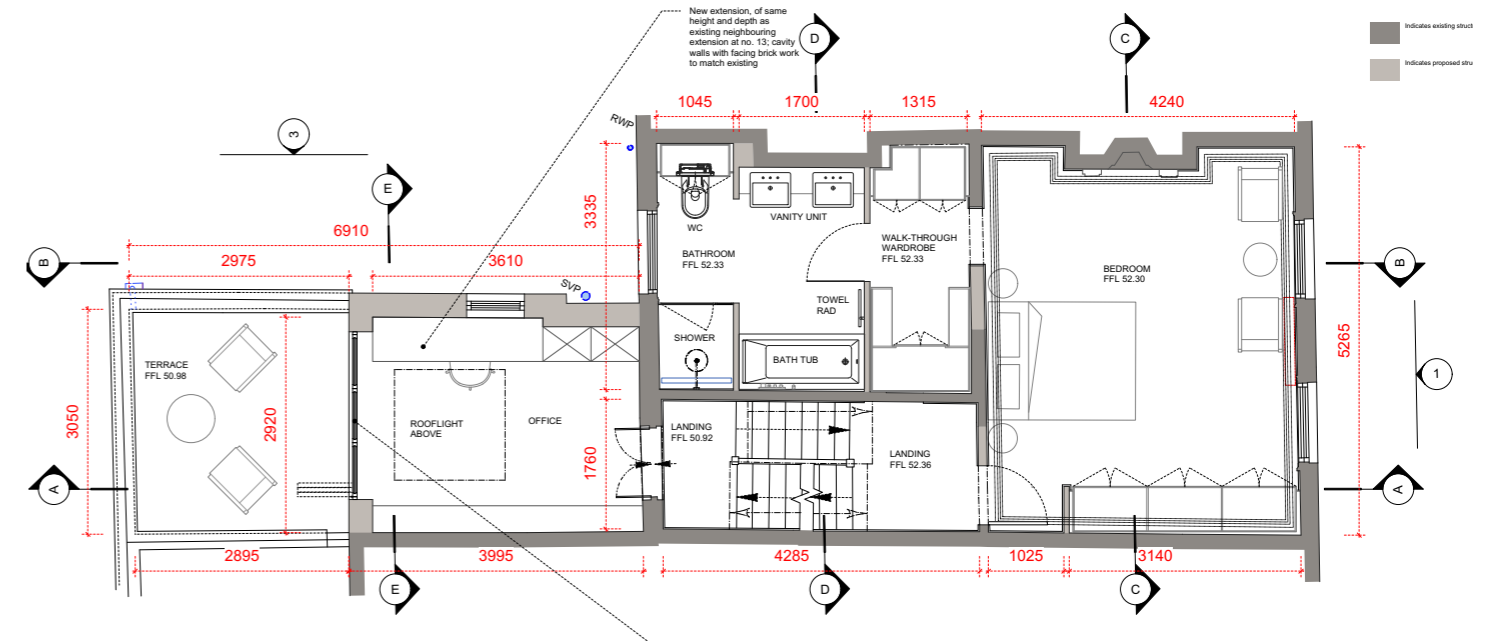
It is also proposed to make the roof of the new second floor extension accessible by fitting a new glazed timber framed door in the enlarged existing window opening and providing a metal balustrade to match the existing one on the first floor.

3 DESIGN PROPOSAL

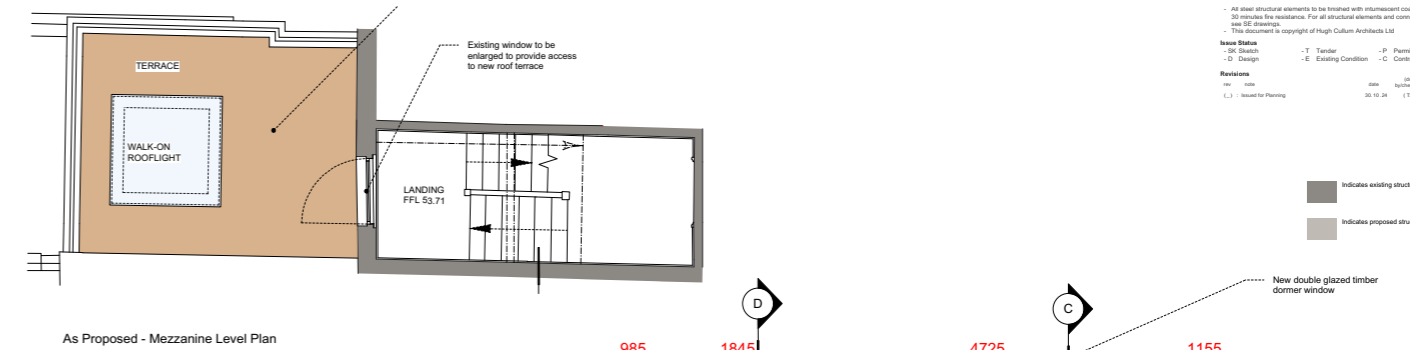
3.2 SCALE AND LAYOUT



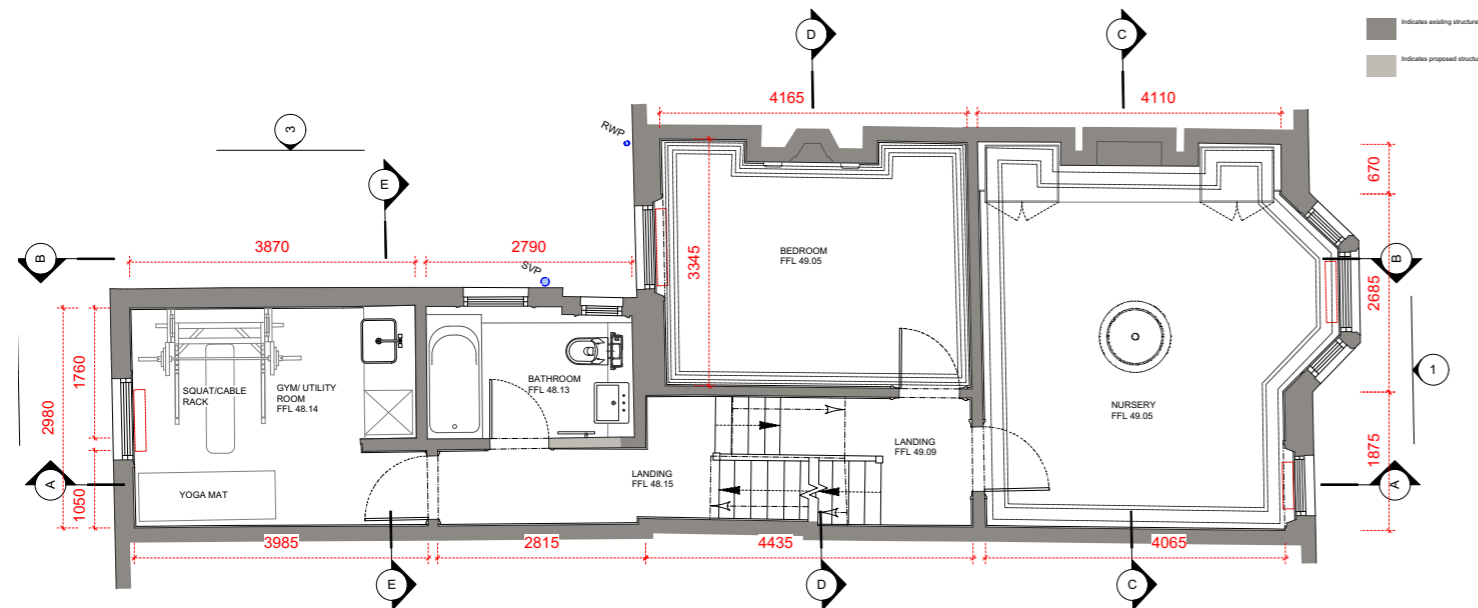
Proposed Ground Floor Plan



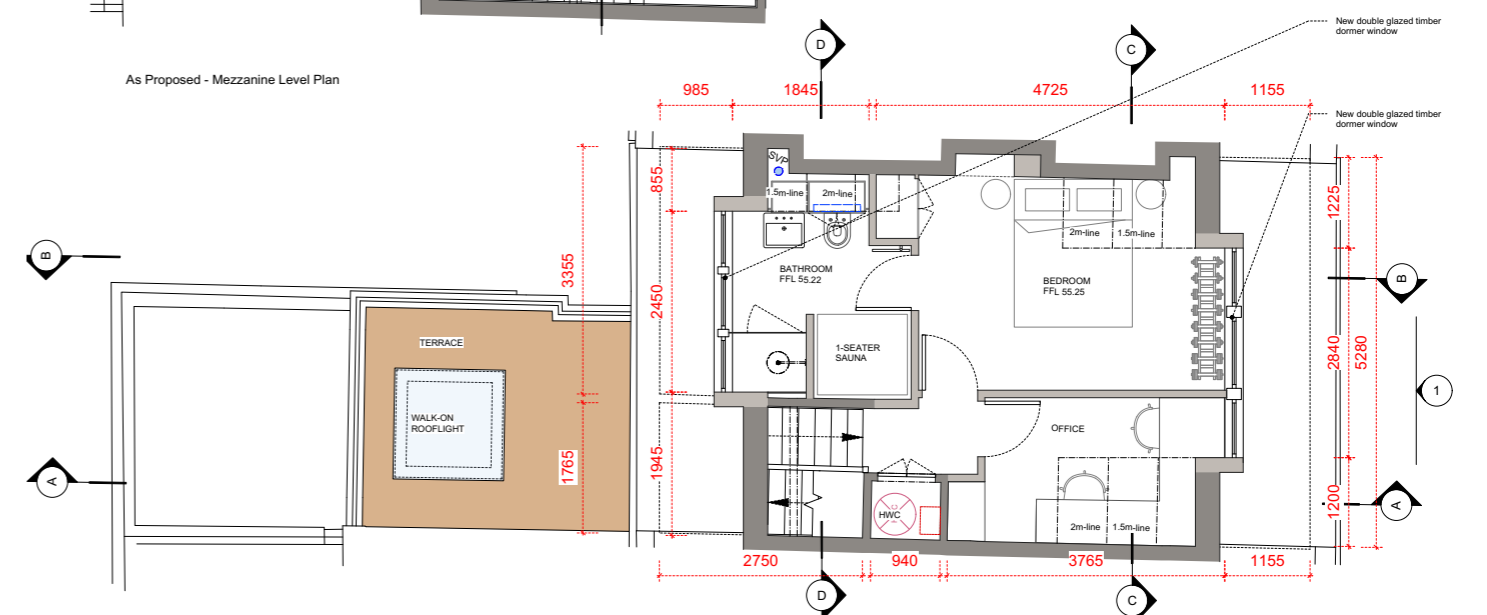
Proposed Second Floor Plan



As Proposed - Mezzanine Level Plan



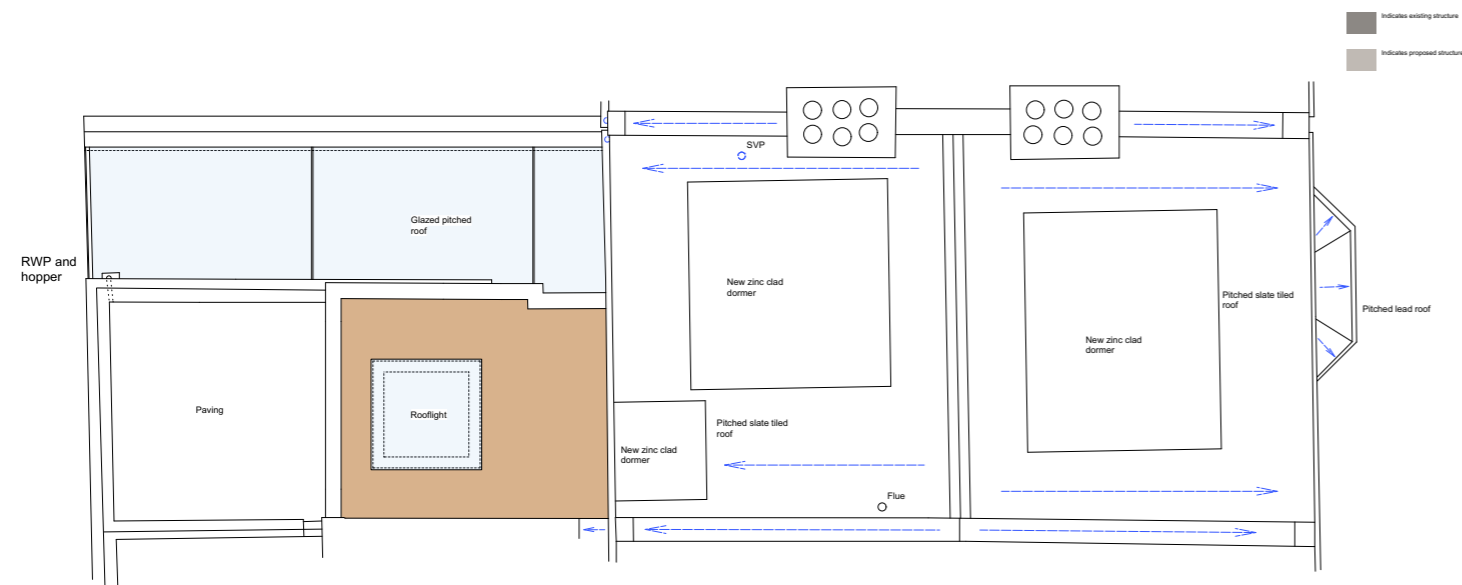
Proposed First Floor Plan



Proposed Third Floor Plan

3 DESIGN STRATEGY

3.2 SCALE AND LAYOUT



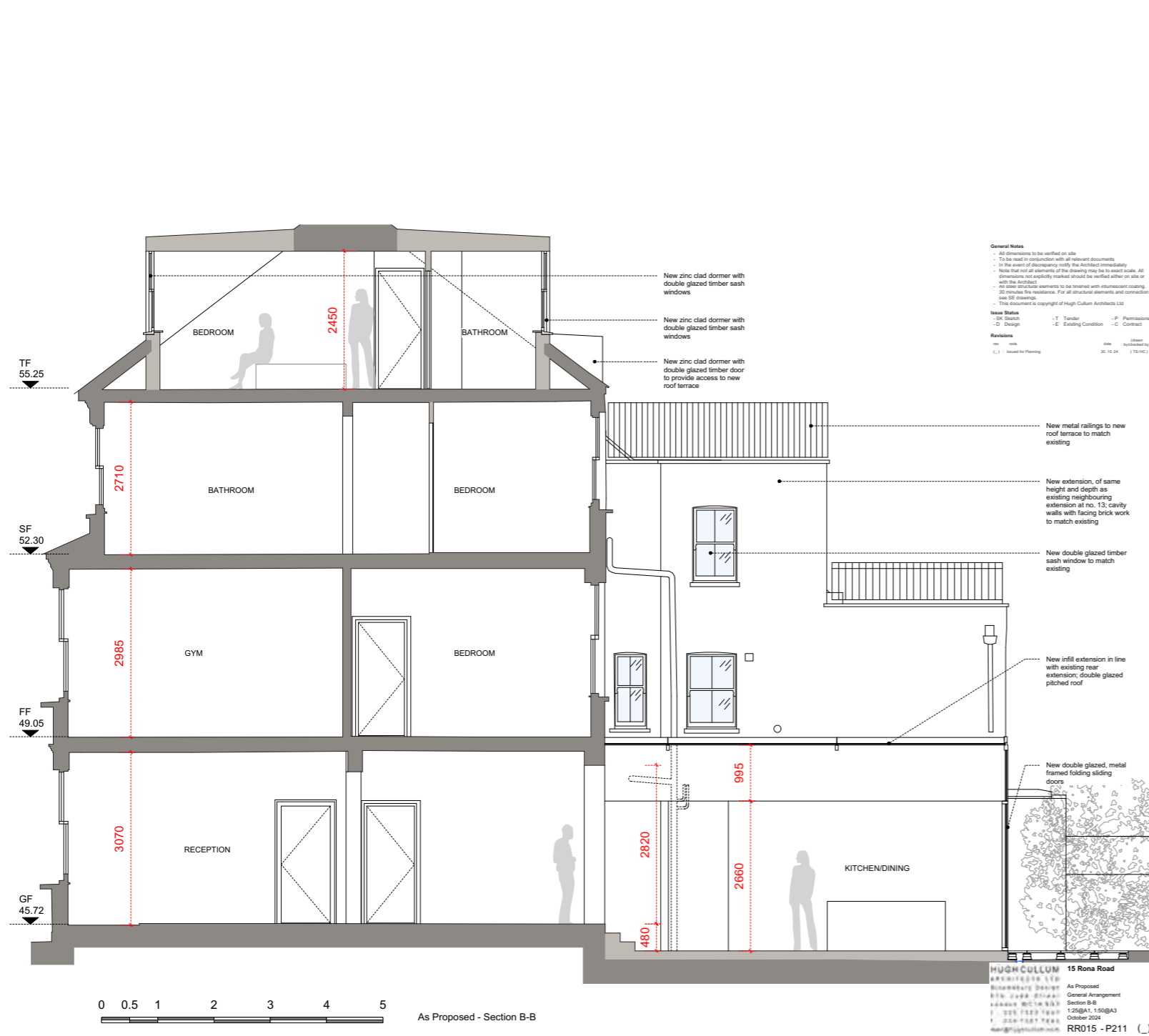
Proposed Roof Plan



Proposed Front Elevation

3 DESIGN STRATEGY

3.2 SCALE AND LAYOUT



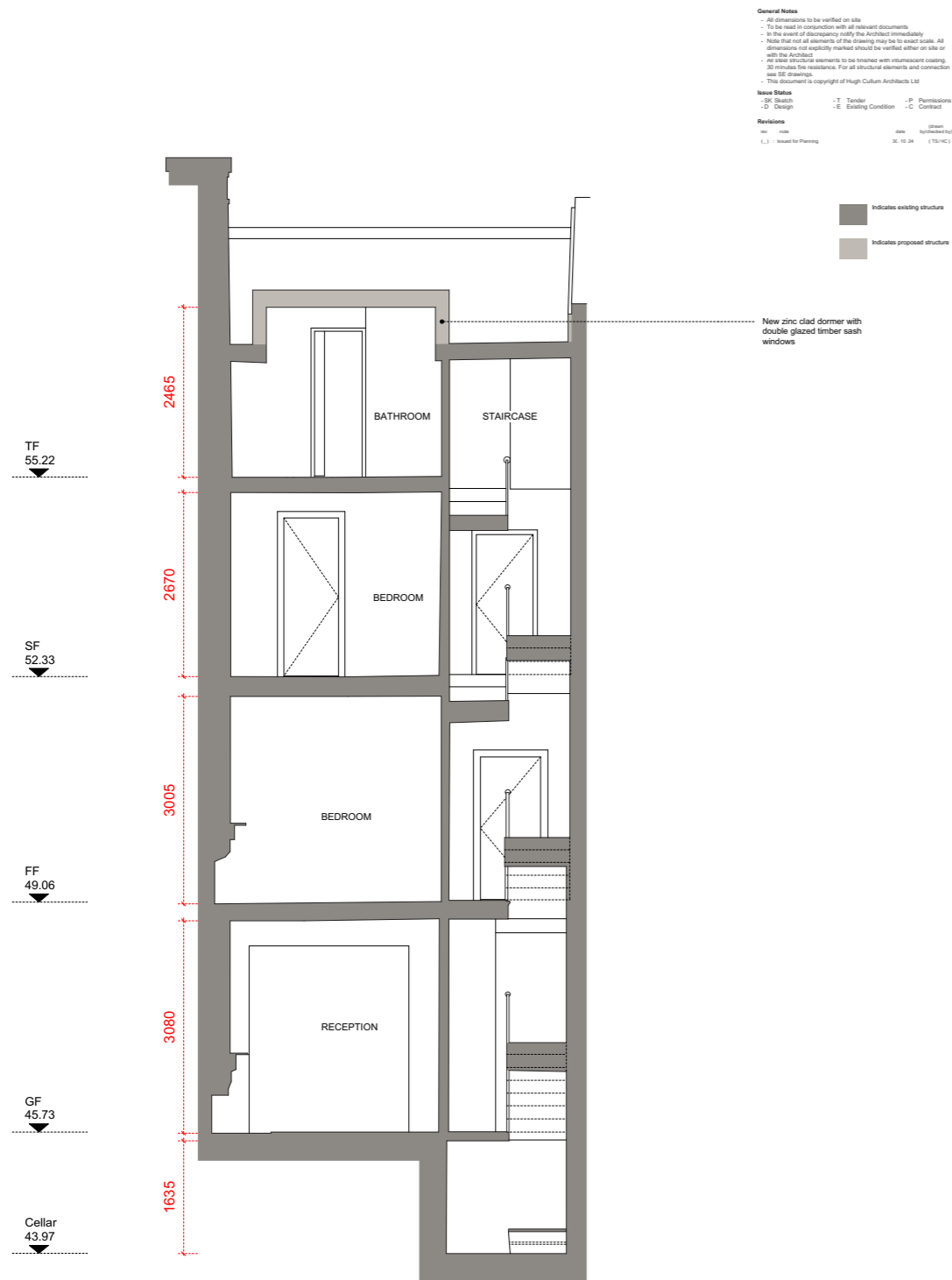
Proposed Section B-B



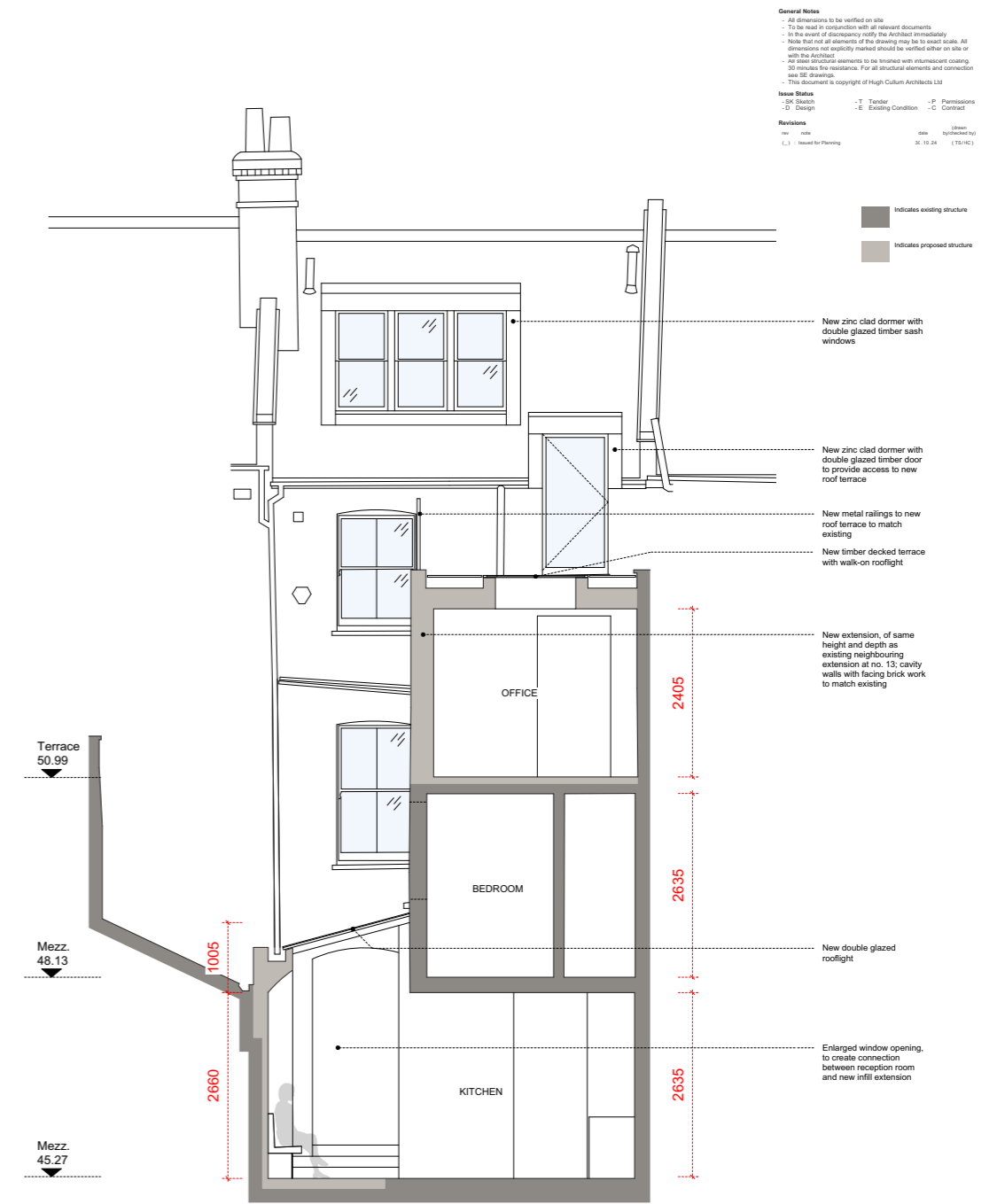
Proposed Section C-C

3 DESIGN STRATEGY

3.2 SCALE AND LAYOUT



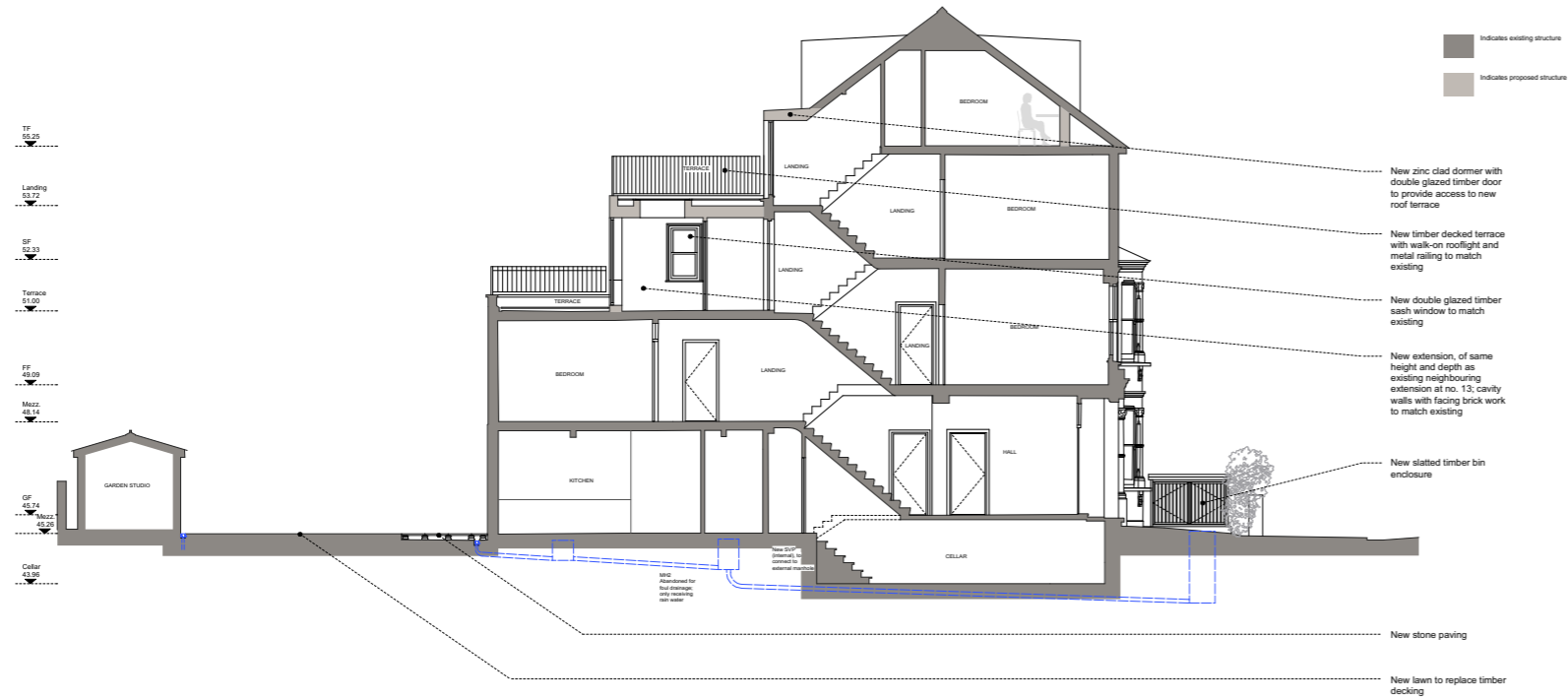
Proposed Section D-D



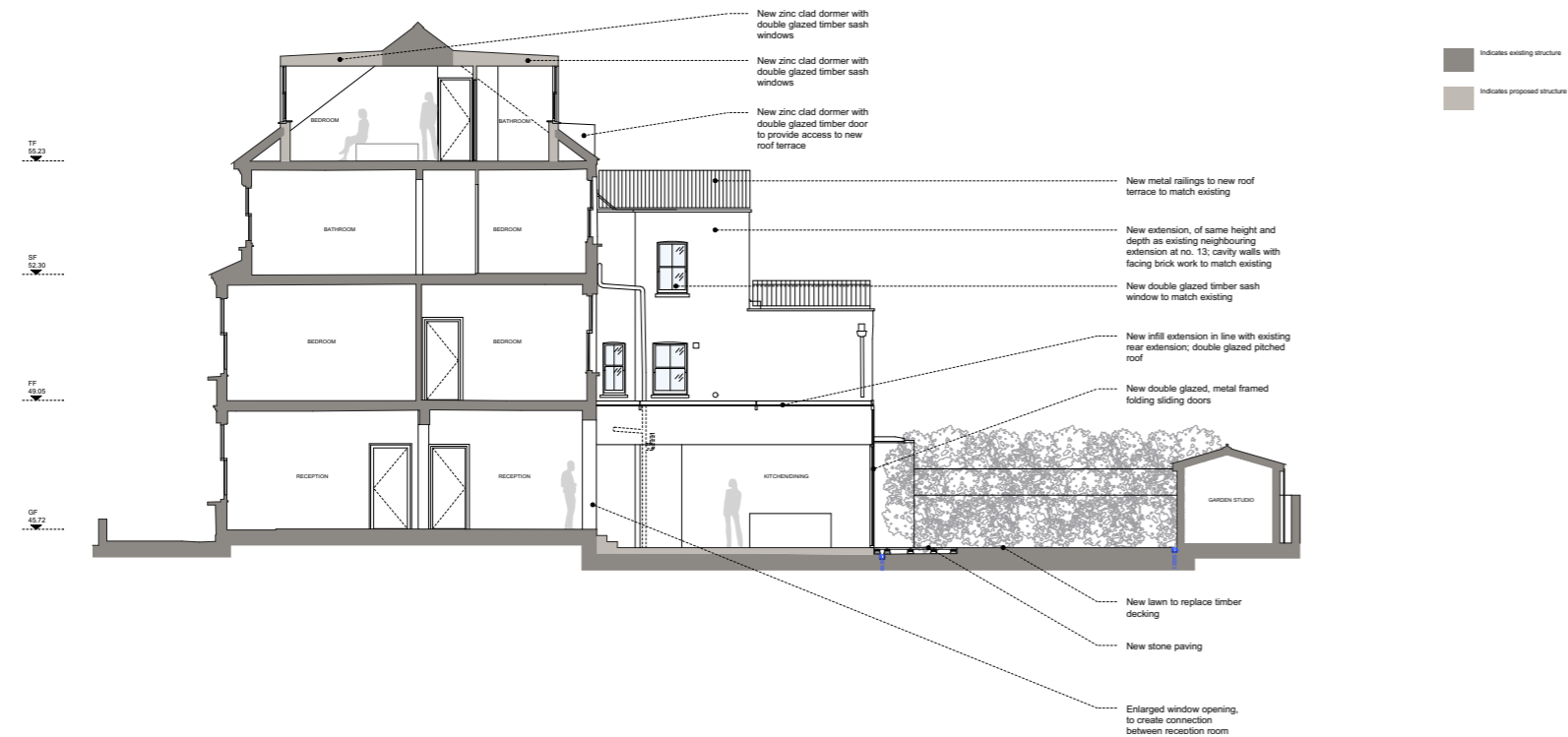
Proposed Section E-E

3 DESIGN STRATEGY

3.2 SCALE AND LAYOUT



Proposed Long Section A-A



Proposed Long Section B-B

3 DESIGN STRATEGY

3.3 MATERIALITY AND COMPOSITION

The proposed infill extension to the rear of the ground floor is to be glazed with minimal metal framing, ensuring the original structure remains legible and the rear back wall of the main building retains architectural primacy. A slender masonry return to the rear elevation will be composed of London stock brick to match existing and the large opening formed to provide access between the kitchen and the rear garden will be occupied by slender metal-framed sliding bi-fold glazed doors.

The proposed partial addition to the top of the rear wing is to be finished in London stock brick to match existing, tying in with the prevailing brickwork finish seen elsewhere along the terrace amongst similar additions, most notably the immediately adjacent extension at the same level at No.13 Rona Road, which it will abut. Metal-framed glazed bi-fold doors will open to the terrace in a similar fashion to the existing neighbouring extension at No.13.

The new dormer windows proposed at front and rear of the third floor loft level will present a simple, traditionally detailed zinc clad dormer structure in keeping with the overarching proportions and composition of their host elevations. These dormers will follow the examples set elsewhere in the terrace - e.g. No's 10, 12, 19, 25, 27 & 29 - where comparable dormers have been added successfully.

All other exterior elements and features will remain as existing.

3 DESIGN STRATEGY

3.4 PRECEDENTS AND PLANNING HISTORY

The planning history of a number of properties in Rona Road was researched and those that have had similar changes to those proposed at 15 Rona Road, namely a ground floor rear infill extension, second floor rear extension and new roof dormers, have been listed below.

Included are also properties for which no planning history could be found, but which show roof dormers and/or ground floor infill extensions nonetheless.

1 Rona Road (PL/8401291)

“Works of alteration including the formation of a rear balcony to an upper maisonette, as shown on two un-numbered drawings”

Permission granted November 1984

2 Rona Road (2021/1925/P)

“Erection of single storey side/rear ‘infill’ extension, formation of roof terrace and green roof on flat roof of two storey rear extension. Enlargement of rear dormer extension and installation of rooflights on front roof slope.”

Permission granted October 2021

9 Rona Road (2017/3772/P)

“External alterations including replacement and enlargement of existing front and rear dormer windows and second floor rear extension to existing flat (Class C3).”

Permission granted November 2017

10 Rona Road (2004/4658/P)

“Installation of front and rear dormers to provide additional accommodation within the roof space”

Permission granted March 2005 and:

10 Rona Road (8700175)

“Change of use including works of conversion to form three self-contained flats including the erection of a single storey kitchen extension at ground floor level and a bathroom extension at second floor level as shown on drawing no. TC/01/A”

Permission granted April 1984

11 Rona Road (CTP/E10/2/1/1415)

“The erection of a ground floor extension to the existing two-storey rear addition to provide a bathroom at 11 Rona Road, Camden”

Permission granted January 1966

12 Rona Road (PL/8702875/R1)

“Change of use and works of conversion to form two flats and one maisonette including the erection of front and rear dormer windows and a rear extension at ground floor level”

Permission granted February 1988

13 Rona Road (PL/9100894)

“Erection of a single storey conservatory at the rear and the retention of a rear extension at second floor level”

Permission granted October 1991

17 Rona Road (2009/3696/P)

“Erection of a single storey rear extension to ground floor flat (Class C3)”

Permission granted October 2009

18 Rona Road (CTP/E10/3/B/19468)

“Erection of a second floor kitchen extension and the construction of an enlarged attic dormer window”

Permission granted 1974

19 Rona Road (2016/5825/P)

“Erection of a rear dormer window and installation of three rooflights to front elevation”

Permission granted December 2016

27 Rona Road (2010/2147/P)

“Erection of ground floor rear and side extensions, enlarged front and rear roof dormers and associated alterations to single family dwelling house”

Permission granted June 2010

29 Rona Road (P9601913R1)

“Installation of a dormer at rear roof level”

Permission granted August 1996

31 Rona Road (2006/5106/P)

“Installation of a dormer window to rear of single family dwelling house”

Permission granted January 2007

3 DESIGN STRATEGY

3.4 PRECEDENTS AND PLANNING HISTORY

Following properties in Rona Road with no traceable planning history for this particular item have got ground floor side infill extensions:

No. 6, no. 17, no. 23 and no. 31

Following properties in Rona Road with no traceable planning history for this particular item have got dormer windows:

No. 6 (rear dormer), no. 8 (rear dormer), no. 11 (rear dormer), no. 13 (rear dormer), no. 23 (rear dormer) and no. 25 (front and rear dormers).

4 CONCLUSION

4.1 CONCLUSION

For the reasons set out in this report we believe that this proposal should be recommended for approval by the Local Authority.

We believe the proposed ground floor and second floor extensions and the added dormer windows to the house at 15 Rona Road will be a sensitive and appropriate contributor to the existing building and conservation area, in keeping with the majority of similar additions visible in the immediate neighbourhood.

Drawings in this document are not to be scaled from. Drawings and images are illustrative only. For scaled drawings refer to a separate set of existing and proposed drawings as detailed on the Drawing Issue Sheet submitted alongside with this document.

This design and access statement for pre-planning application was compiled by Hugh Cullum Architects LTD for the property at: 15 Rona Road, London NW3 2HY

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