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Design & Access Statement

17 Ivor St, London, NW1 9PJ

PLANNING APPLICATION
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1.0 Description of Proposal

Alexander Martin Architects have been appointed to submit a planning application for development of the 17 Ivor Street, NW1 9PJ.

Planning permission is sought for the following proposed alterations and extensions to the existing dwelling house:

- Change of use from 2no individual flats to a single house
- Construction of a new mansard style loft extension with 2no conservation rooflights to the front roof pitch, and a zinc clad rear facade incorporating a single casement window and a set of sliding doors and a metal railing to create a French balcony
- Replacement of existing timber window to the lower ground floor front facade with a timber sash window, and replacement of existing timber French door at lower ground floor rear facade with aluminium sliding doors to widened aperture, and replacement of single window with single aluminium framed French door to outrigger.

2.0 Site and Surroundings

Ivor Street is part of the Jeffrey's Street Conservation Area, which was designated on November 12, 1985.

Ivor Street is one of the oldest complete streets in Camden, laid out around 1800. It is situated within Inner London in the Borough of Camden and is a cobbled Mews Style through road containing original and surviving Mews properties. The street consists of predominantly two-storey buildings with plain and painted brickwork facades.

They feature a mixture of gable and parapet roof styles, surrounded by a cobbled road surface and raised pavements.



Bird's Eye view of site



Aerial view of site

3.0 Existing Photos



Street view of site



Rear facade



Roof view to Camden Road overground station

4.0 Design

4.1 Layout

The existing property is currently sub-divided into 2 flats. A basement flat and a maisonette over the raised ground and first floor. The proposed design reintroduces a stair between the 2 properties with the principal living areas focussed over the 2 lower levels with direct access to the rear garden, with bedrooms and located on first and proposed loft level floors.

4.2 Use

The use is C3 residential, with the house subdivided into 2 no individual flats - 1 no 1b2p and 1 no 2b4p. The proposed use is 1 no individual house - 3b6p.

4.3 Areas

The existing GIA is 110.0m². The proposed GIA is 140.0m².

4.4 Access

There is no proposed alteration for the current access to the house.

Internally the individual floors will be connected by new staircases in the equivalent positions as the existing stair.



Street view - existing



Street view - proposed

5.0 Proposed Scheme

Approval is sought for the following alterations and extensions to the existing flat:

5.1 Change of use from 2no individual flats to a single house

Camden's Local Plan, adopted in 2017, includes Policy H3, which emphasizes the protection of existing residential units by resisting the loss of more than two homes. In this instance, the proposed loss of a single residential unit is considered de minimis, particularly as it facilitates the re-establishment of an individual family dwelling.

5.2 Construction of a new mansard style loft extension

The loft extension is positioned behind the existing high front parapet wall, featuring a shallow tiled roof pitch with two conservation-style roof lights. This design ensures it remains discreet and minimally visible from the street.

At the rear, the extension incorporates a 70-degree roof pitch with a single dormer window. A section of this volume is cut away to accommodate a small French balcony with painted metal railings. While this space is suitable for plant pots, it is not large enough for seating. The terrace does not create any overlooking concerns, as it faces a railway line at the rear.

The proposed mansard will be clad in standing seam zinc, complemented by painted metal railings for a cohesive and modern finish.

5.3 Replacement lower ground floor windows

To the front facade, replacement of the existing lower ground floor casement window with a timber sash window is considered to be an enhancement of the Conservation area.

At the rear, replacement of the existing timber windows with larger openings will improve the relationship of the interior with the garden. The proposed windows will be high quality aluminium framed, or painted timber framed windows.



Rear axonometric - existing



Rear axonometric - proposed

7.0 Conclusion

The proposed alterations are deemed to be of appropriate design, with their scale and form contributing positively to both the property and the character of the Conservation Area.

Upon careful evaluation, it has been determined that the proposals do not pose any significant additional impact on the amenity of neighboring properties in terms of daylight, sunlight, or privacy concerns.

Regarding the proposed rear balcony, its limited size and the substantial distance to adjacent windows suggest that it is unlikely to result in any material loss of privacy or increased noise disturbance compared to the existing situation.

The current roofscape along Ivor Street is characterized by a diverse array of roof additions, many of which are considered unsympathetic and lacking in cohesive design.

Given the prevalence of inconsistent dormer windows in the immediate vicinity, the proposed dormers are deemed acceptable in terms of their design and scale within the existing streetscape context.