



## HERITAGE STATEMENT DESIGN & ACCESS STATEMENT

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22c Lady Margaret Road  
London, NW5 2XS

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March 2025

Rev. P<sub>I</sub>

Studio Catenaccio

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# 1 PROJECT CONTEXT

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## 1.1 Location

### LOCATION

- 22c Lady Margaret Road is a three-storey Victorian semi-detached house, with a converted loft providing a fourth floor. It is located at the junction of Lady Margaret and Donollie Roads, near the eastern boundary of the London Borough of Camden, north of Kentish Town Station.
- The immediate area is predominantly residential. Adjacent streets are lined with terraced housing of a similar scale, though the houses on Lady Margaret Road are slightly larger than those on the cross-streets.
- Lady Margaret Road is distinctive for its width and plentiful mature street trees, forming a broad avenue connecting Leighton Road in Kentish Town to Brecknock Road on its approach to Tufnell Park.
- Leighton Road to the south is a busy mixed-use street. Fortress Road to the west is a primary route through the area, including the main shopping parade of Tufnell Park slightly to the north. To the northeast, Brecknock Road is the borough boundary and also a major movement corridor, with mixed uses and a concentrated parade of independent shops north of its junction with Camden Road.



1. Aerial view of the site and surrounding area (Google Earth)
2. Lady Margaret Road facing south, showing 22c at the corner junction with Dunollie Road
3. Dunollie Road facing west towards Lady Margaret Road, showing the side elevation and garden wall of 22c Lady Margaret Road on the left
4. Site location plan (Ordnance Survey)



# 1 PROJECT CONTEXT

## 1.2 Planning Context

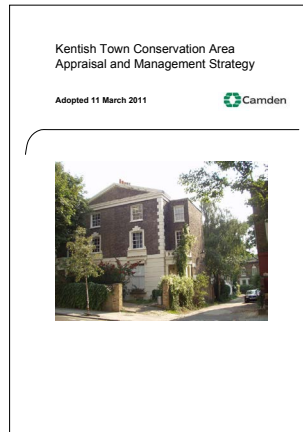
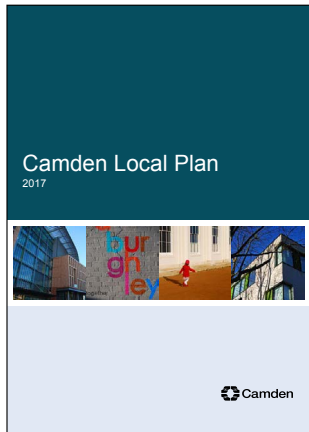
### LOCAL PLANNING POLICY

- The house is located in Camden's Kentish Town Conservation Area, at the corner of Lady Margaret and Dunollie Roads. Neither house nor grounds are Listed.
- The Camden Local Plan was adopted in 2017. In addition to the Local Plan, local planning policy documents relevant to this application include the Kentish Town Conservation Area Appraisal and Management Strategy (2011), the Kentish Town Neighbourhood Plan (2016) and Camden's Planning Guidance for Design (2021).

### PLANNING HISTORY

An address search on the Camden planning website brings up only one permitted tree works application from 2016, suggesting the existing rear extensions and roof works predate the current planning regime.

2016/0607/T	Tree works in conservation area; reduce oak tree crown by 30%	No objection 15-03-2016
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# 1 PROJECT CONTEXT

## 1.2 Planning Context

### NEIGHBOURING CONTEXT

- Many houses on Lady Margaret Road and in the wider area have been extended to the rear, at ground, first, and second floor levels. There is no consistent rear or roof line to the extensions.
- Primary roof profiles also vary, and many lofts have been converted to habitable space with rooflights and dormers.

### NEIGHBOURING REAR EXTENSIONS & OUTBUILDINGS



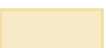
-  Garden rooms / outbuildings
-  Ground floor rear extensions
-  First floor rear extensions
-  Second floor rear extensions
-  Loft extensions/ dormers



Image source: Google Earth

## 2 HERITAGE STATEMENT



## 2 HERITAGE STATEMENT

### 2.1 The Kentish Town Conservation Area & Lady Margaret Road

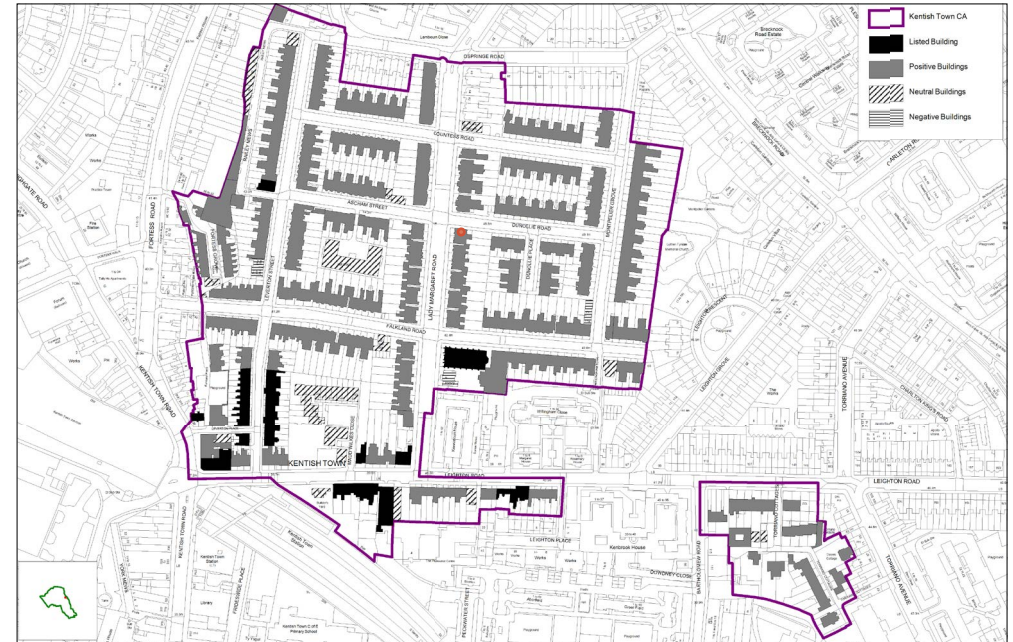
#### DESIGNATION & HISTORY

The application site at 22c Lady Margaret Road falls within the Lady Margaret Road character area of the Kentish Town Conservation Area, designated in 2011. The house is considered to make a positive contribution to the Conservation Area, along with most other existing houses on the street. To the south along Lady Margaret Road, the Catholic Church of Our Lady Help is Listed Grade II.

The Kentish Town area was settled from at least the thirteenth century, along the valley of the Fleet River and trade route north from the city. From the 18th century, development accelerated, as Londoners sought rural homes away from—but with access to—the intensity of the city. Improved transport access to the area through the 19th century, first by stagecoach and, from 1868, by train, fuelled transformation of fields to terraced housing. By 1875, the street grid was established; by 1895 the last fields were gone.

Lady Margaret Road and the house at 22c were constructed as part of this late-Victorian building boom, in the mid-1870s. It forms a semi-detached villa-style pair with its immediate neighbour No 22b, mirroring similar pairs on the opposite side of Lady Margaret Road (Nos 33 and 35) and to the north across Dunollie Road (Nos 22d and 24).

Most of the houses built during this period remain in good condition, though many have been altered and extended at multiple levels. Highly visible are the numerous front, rear, and side dormers that punctuate the already inconsistent roof line along Lady Margaret Road. Turning off the main road onto side streets, such as Dunollie Road at the application site, further reveals the equally numerous and eclectic extensions to the rear of these houses.



1. Kentish Town Conservation Area townscape appraisal with site location shown as red dot (London Borough Camden)
2. Lady Margaret Road c. 1900 showing No 22c at near left





## 2 HERITAGE STATEMENT

### 2.2 Existing Building

#### EXISTING EXTERIOR

The house at 22c Lady Margaret Road has been altered and extended over the years and lost many of its original features, though some remain externally.

##### Front elevation:

- The stock brick front elevation remains in good condition, retaining its original two storey bay window, stucco portico and decorative features, now painted white
- The front garden is paved and screened from the footway by a hedge and low brick wall with metal railings, also original, though the wall has been painted white

##### Rear elevation:

- The rear of the house has been altered and extended at ground and first floor levels
- Both the full-width ground floor extension and narrower first floor extension lack design refinement and are in poor material condition, detracting from the original building and context of the Conservation Area
- Windows and doors to the extensions are modern and out of keeping with the character of the house
- The existing ground floor extension has a dual-pitched asphalt roof cluttered by multiple small



1. Front Elevation

2. Rear elevation

## 2 HERITAGE STATEMENT

### 2.2 Existing Building

#### EXISTING EXTERIOR

rooflights, while the first floor extension has a asphalt flat roof with no parapet at the end wall; both roofs are in need of replacement

- The primary rear elevation is in fair condition, though one of four window openings has been partially bricked in, with a modern concrete lintel
- The rear elevations are generally cluttered with pipework, which would benefit from consolidation

#### Side elevation:

- The blank side wall of the main house to Dunollie Road remains in its original stock brick, with addition of a modern external soil pipe and grey render to the base of the wall
- The brick side wall of the existing rear extension forms a low parapet topped by a tired concrete coping, over which the cluttered roofscape of the ground floor extension is visible from the street
- Set back from the street but also visible, the side-facing elevation of the first floor rear extension features a pair of timber sash windows with modern concrete lintel

#### Roof:

- The original slate roof has been replaced with modern interlocking tile and is in need of replacement again
- Velux-style operable pitched rooflights in the front and rear roof slopes serve a converted loft room
- To the side, a pitched-roof dormer, also clad in interlocking tile, provides the bare minimum of internal head-height for the stair to the loft, and is conspicuously off-centre to the main roof ridge

#### Garden:

- The east-facing rear garden extends nearly 16 metres from the back of the existing extension, with the first third paved as a patio
- Four steps up from the patio, an artificial turf lawn extends to the end of the garden, with curvilinear brick raised beds and a large tree
- The northern side wall of the garden runs alongside the footway on Dunollie Road, with an arched doorway providing direct street access to the garden
- An timber shed stands at the far end of the garden



1. Side and rear elevations showing ground floor extension roof clutter visible from public realm
2. Close-up view of existing extension roof, with garden visible beyond



## 2 HERITAGE STATEMENT

### 2.2 Existing Building

#### EXISTING INTERNAL SPACES

- The ground floor is all on one level, but the existing WC blocks views through to the garden from the front of the house
- Access to the rear is via the middle room, currently the kitchen, which has little work surface and poor natural light
- Beyond, the rear extension contains the dining room, with direct access to the garden, and a crowded utility room
- On the first floor, the narrow ensuite shower room, is set one step down from the bedroom in the rear extension, but has a low ceiling nonetheless
- The second floor consists of a children's bedroom, family bathroom, guest room, and boiler cupboard
- An earlier loft conversion added a third-floor bedroom, with reduced head height in most areas and access via a narrow enclosed stair
- Hallways and stairs are generally spacious, except for the tight, winding stair to the loft, which has limited head height, isolating the top floor from the rest of the house



Left to right, top to bottom :

1. Ground floor middle room, currently the kitchen
2. In the existing rear extension, looking back at the kitchen
3. Primary ensuite shower room in first floor extension
4. Loft access stair in side dormer, and view from window
5. Main loft bedroom space



### 3 DESIGN STATEMENT

### 3 DESIGN STATEMENT

#### 3.1 Summary of Proposed Works

##### PROPOSED WORKS

The homeowners' design brief for this project is to upgrade their existing rear extensions and loft conversion as part of an overall refurbishment to the entire house. The proposed works will allow better use and enjoyment of their home by improving circulation, providing an enlarged kitchen and dining space to suit modern life, and bringing in more light and air, especially at the centre of the plan. The works will also upgrade the building fabric, enhancing thermal comfort and energy efficiency.

The homeowners also wish to make a positive contribution to the Conservation area and for their neighbours through this project. Accordingly, the proposed works make use of traditional design principles and materials, and new elements are designed to be subservient and complementary to the original house.

##### PROPOSED MATERIAL PALETTE



Natural  
slate



Stock  
brick



Glass

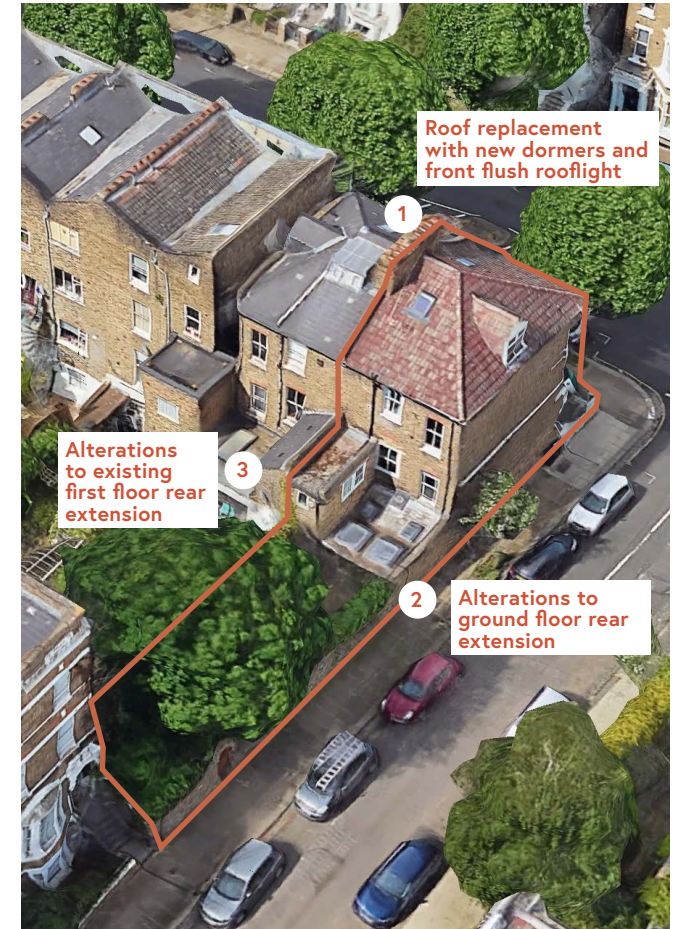


Painted  
metal

The proposed works are as follows (see also diagram, right):

1. Alterations to existing roof:  
New slate roof to existing profile with thermal upgrades, including new flat-roof rear dormer, replacement of existing side dormer, and replacement of front flush pitched rooflight
2. Alterations to existing ground floor rear extension:  
New stock brick rear wall on existing footings joining retained side wall; parapet height raised to rear and side to fully enclose and conceal new flat roof and rooflight; door and window replacements
3. Alterations to existing first floor rear extension:  
Retained side and end walls extended vertically to align with party wall parapet, enclosing a new, higher flat roof; window replacements

Additionally, it is proposed to replace all existing single-glazed sash windows to the primary elevations with new heritage slimline double-glazed sash windows.



Aerial view of existing condition highlighting proposed works

### 3 DESIGN STATEMENT

#### 3.1 Summary of Proposed Works

##### PROPOSED FRONT ELEVATION

- The proposed works to the front of the house generally retain or restore the original appearance of the elements affected while upgrading the building fabric where possible
- The proposed slate roof with new insulation will provide great improvements in thermal performance while restoring its original appearance, further enhancing the house's contribution to the Conservation Area
- All replacement windows to the primary front elevation are to be traditional sashes with slimline heritage double-glazing
- The replacement front door is to match the existing within the existing retained door frame with side lights
- The proposed replacement rooflight within the front roof pitch is to be slate grey and in line with the profile of the roof, consistent with other examples along the street



1. Existing front elevation  
2. Proposed front elevation





### 3 DESIGN STATEMENT

#### 3.1 Summary of Proposed Works

##### PROPOSED REAR ELEVATION

- The proposed works to the rear elevation restore and replicate the original materiality of the house, introducing limited contextually-sensitive new elements at lower levels. The proposed altered extensions and roof elements are subservient to the main building and in keeping with the established pattern of development.
- All new windows to the primary rear elevation and roof are to be made of painted timber, with replacement windows to existing retained openings to be traditional sashes. New windows and doors to the ground and first floor extensions are to be painted metal-framed Crittal-style units, consistent with the period of the building while distinguishing original elements from new.
- The proposed alterations to the existing ground floor rear extension maintain its footprint while refining the roofline, openings, and parapets to enhance subservience and reduce awareness of it from the public realm.
- Rationalised pipe runs reduce clutter
- Subtle soldier course brick detailing brings interest to the new elevations, while remaining contextual and complementary to the original house
- Proposed flat roof rear dormer consistent with others in the area, including one next door



1. Existing rear elevation  
2. Proposed rear elevation

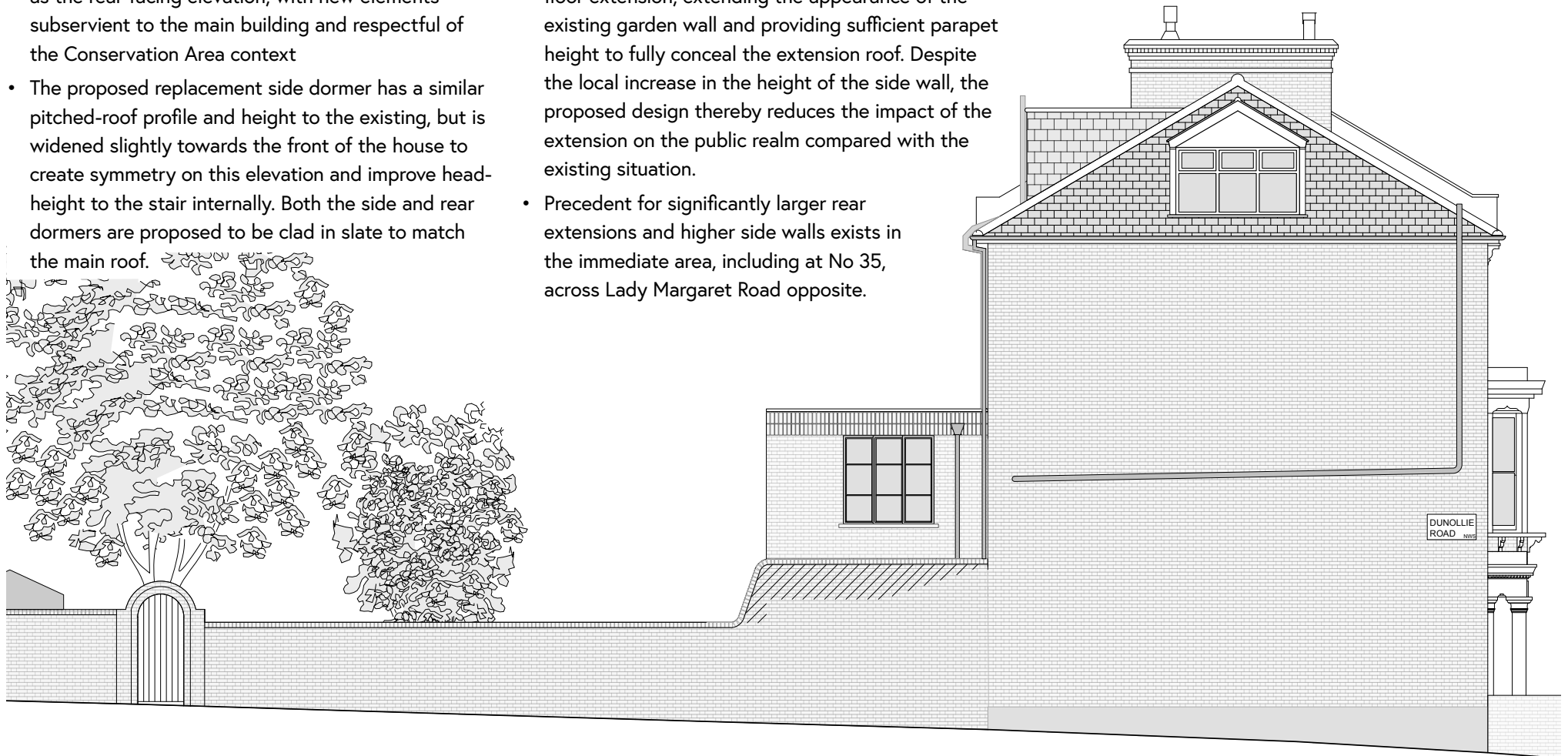


### 3 DESIGN STATEMENT

#### 3.1 Summary of Proposed Works

##### PROPOSED SIDE ELEVATION

- The proposed design for the side elevation employs the same contextually-sensitive design principles as the rear-facing elevation, with new elements subservient to the main building and respectful of the Conservation Area context
- The proposed replacement side dormer has a similar pitched-roof profile and height to the existing, but is widened slightly towards the front of the house to create symmetry on this elevation and improve head-height to the stair internally. Both the side and rear dormers are proposed to be clad in slate to match the main roof.
- The proposed alterations to the side wall raise its height slightly in the area adjacent to the ground floor extension, extending the appearance of the existing garden wall and providing sufficient parapet height to fully conceal the extension roof. Despite the local increase in the height of the side wall, the proposed design thereby reduces the impact of the extension on the public realm compared with the existing situation.
- Precedent for significantly larger rear extensions and higher side walls exists in the immediate area, including at No 35, across Lady Margaret Road opposite.



## 4 ACCESS STATEMENT



## 4 ACCESS STATEMENT

### ACCESS TO THE DWELLING

- These proposals make no major change to the access to the dwelling from the street, which is currently up three steps at the entrance portico.

### ACCESS WITHIN THE DWELLING

- Internally, the existing circulation throughout the house requires movement up and down many steps between the various levels, including three full flights up from ground floor level to converted loft at third floor. This access also remains unchanged.
- However, the proposed scheme does provide additional and improved bathroom facilities at upper levels, reducing the need to move around the house once arrived. The proposed alterations to the first floor rear extension will allow the shower room within this space to have level access from the adjoining bedroom. The proposed rear dormer will create space for an addition shower room at loft level.
- Stair access to the loft is also improved by the proposed scheme, which would allow for greater head height in this area, removing a pinch point.
- To the rear of the house, access to the garden is currently via French doors, with a small step down. This access is retained in the proposed scheme, but visual access to the garden will be improved by alterations to the layout, allowing views through the ground floor to the exterior at the rear.



1. Existing access at the front of the house
2. Existing front hall with stairs up and view to rear blocked by modern layout changes
3. Narrow access stair to loft, with low head height
4. Existing garden access with step down

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