

12 Allcroft Road, NW5

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0.0 Contents

1.0 Summary

- 1.1 Purpose and structure of this document
- 1.2 Location plan
- 1.3 Building and site
- 1.4 Surrounding context
- 1.5 Existing building

2.0 Planning

- 2.1 National Planning Policy Framework 2024
- 2.2 Camden Local Plan 2017
- 2.3 Camden Planning Guidance: Design (Supplementary Planning Document) 2021
- 2.4 West Kentish Town Conservation Area Statement (2005)
- 2.5 Precedents
- 2.6 40-56 Coity Road and 2-14 Allcroft Road

3.0 Design

- 3.1 Brief
- 3.2 Concept

4.0 Conservation Area statement

- 4.1 West Kentish Town Conservation Area
- 4.2 Impact of the proposal

5.0 Sustainability statement

- 5.1 Neighbourhood resilience
- 5.2 Whole House Retrofit
- 5.3 Materials

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Drawings

Location plan	392_1_100
Existing plans	392_0_01
Existing sections and elevations	292_0_02
Proposed plans	392-1_01
Proposed sections and elevations	392_1_02

1.0 Summary

1.1 Purpose and structure of this document

This document is to be read in conjunction with the current planning application for the proposed division of the property at 12 Allcroft Road into two dwellings and mansard roof extension.

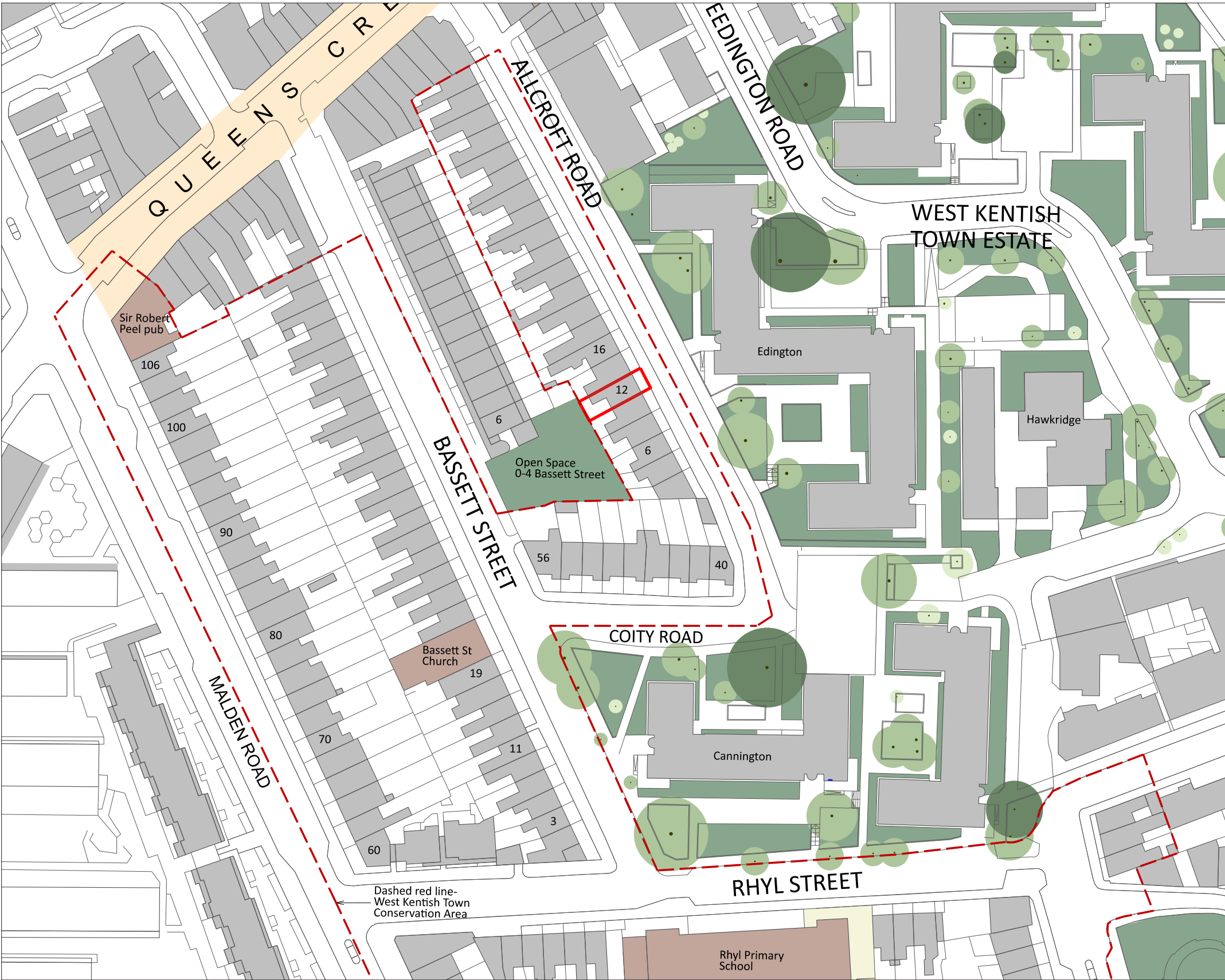
This document is divided into five sections which include: an introduction to the site; local planning matters; design development; sustainability and conservation. Sources used throughout this document will be referenced and listed, and relevant drawings and schedules will be attached where necessary.

1.2 Location plan

To the right is a location plan for the property:

1.3 Building and site

The property on the site is a three-storey, four-bedroom terraced house built around 1865. The lowest floor is a semi-basement below street level, with the entrance on the middle floor, up steps from the front garden. The property shares the characteristics of a typical London Victorian terrace house, with solid brick wall construction and a butterfly roof. The site has a small rear garden to the west, which is accessed through the property, and a small front area to the east. The terrace shares party walls with two adjoining properties. At the rear of the property the garden wall is shared with the green space at 0-4 Bassett Street



1.0 Summary

1.4 Surrounding context

Location

The property is located within the Haverstock ward of the London Borough of Camden. It sits within the West Kentish Town Conservation Area (adopted 2005). The Conservation Area is characterised by several long terraces of 19th century housing, all similarly detailed to the property as described in section 1.5.

History

Kentish Town formed in the valley of the now culverted river Fleet. In the 18th century, the then rural area became popular as destination for wealthy London citizens to build summer homes to escape the inner city. Throughout the 19th century, a dramatic expansion of house building reached Kentish Town, resulting in the construction of Allcroft Road and the neighbouring rows of terraces. Allcroft Road was named after John D Allcroft a wealthy Shropshire gentleman concerned for the spiritual welfare of the hundreds of workers and artisans moving into the developing neighbourhood. He paid for the construction of St Martin’s church to the north. J. Sainsbury built an important North London depot in Allcroft Road in 1880s.

In 1961, the east side of the street and parallel roads were demolished as part of a slum-clearing programme. The West Kentish Town Estate was built in their place in 1964.

Streetscape

The property at 12 Allcroft Road sits opposite the three-storey Edington block, the configuration



Not to scale: Harvard plan, 1862 (site in red)



Not to scale: OS map, 1888 (site in red)



Not to scale: Google map, present day (site in red)



12 Allcroft Road

1.0 Summary



Looking north up Allcroft Road towards Queen's Crescent



Looking south down Allcroft Road



Rear of Allcroft Road seen from Bassett Street Open Space



Google Map view of area

1.0 Summary

and siting of which is integrated with green spaces with planting and mature trees. The residential street of Coity Road lies to the south.

Properties in the West Kentish Town Conservation Area are generally three storeys above ground with the exception of Nos. 2-16 at the south end of Allcroft Road and all the properties on the north side of Coity Road around the corner, which have semi-basements.

No. 14 Allcroft Road to the north is the last property with a semi-basement, beyond which the terrace steps up with all three floors above street level. The front parapet of No. 16 is approximately 2.8m higher than those at Nos. 12 and 14.

Unlike Coity Road, the back of the terrace has been unevenly developed over the years with two storey back extensions, some occupying the whole or most of the back gardens. Nos. 4 and 26 have had the butterfly roof demolished and the brick wall extended to form a parapet, and as such the terrace viewed from the rear does not display unified original features.

It is pertinent to note that the whole terrace at Coity Road has been granted permission to build mansard roof extensions with No. 56 already built.

1.5 Existing building

Characteristics

The property has a construction typical of terrace homes built of the period. It has solid London stock brick external walls with a rendered finish at semi-basement level and timber double glazed

windows throughout. The upper floors are a suspended timber construction, and the ground floor is concrete. The main roof is an timber-framed butterfly roof, clad in artificial slates and hidden behind a rendered parapet; there is a small amount of insulation between the ceiling rafters. The one story rear extension was rebuilt with rendered thermal blocks and an insulated flat roof with a terrace accessed from the upper ground floor.

History of alterations

The property has previously had a rear one storey extension rebuilt (planning ref 2010/3701/P) constructed in 2011.

Layout

The upper ground floor contains the main living space and kitchen with bedrooms at the lower ground and first floor. The rear extension is used as a study.

Reasons for seeking alterations

The property is at present occupied by one multi-generational family. In order to adapt the accommodation the applicant wishes to divide the property into two maisonettes to provide independence, working from home space and flexibility for old age options for the owner of the freehold. Building a mansard extension will provide living accommodation for the top floor's two bedrooms.



Rear elevations of Nos. 2-10 Allcroft Road



The existing roof space is difficult to access and use



Rear elevation of No. 12 Allcroft Road

2.0 Planning

The following excerpts from local and national planning legislation, are pertinent to the decision-making for this application:

2.1 National Planning Policy Framework 2024

“2: Achieving sustainable development;

Paragraph 8b: Achieving sustainable development means that the planning system has three overarching objectives... : A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.”

The proposal will adapt the home to meet the needs of the occupants.

“Paragraph 8c: An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

The proposal will see the 150 year-old house adapted to reduce energy consumption for heating requirements and will bring the roof’s insulation up to modern requirements, mitigating the effects of increasingly extreme

heat in the summer and cold in the winter.

“11: Making effective use of land:

Paragraph 125e: Planning policies and decisions should: ... support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. A condition of simultaneous development should not be imposed on an application for multiple upward extensions unless there is an exceptional justification.”

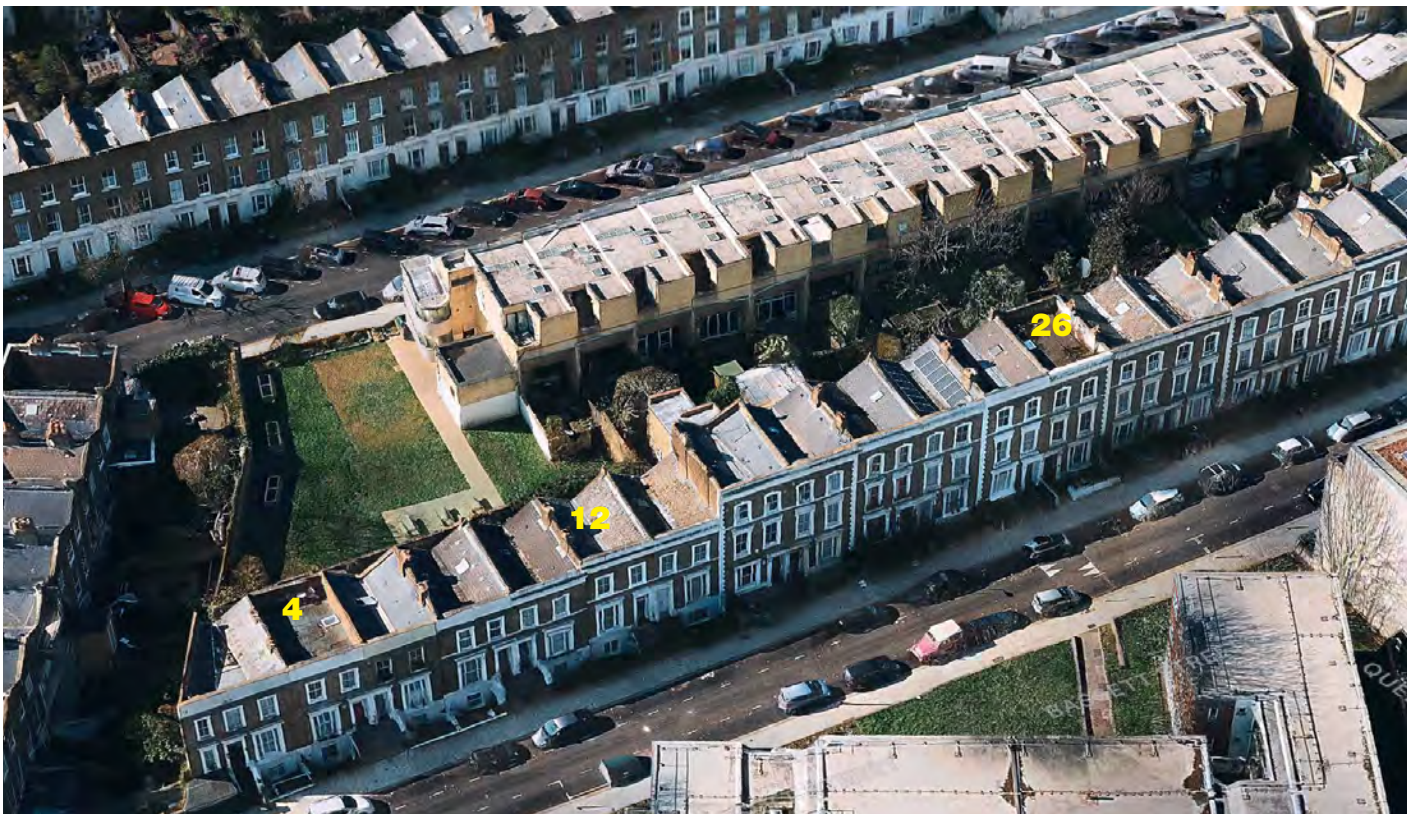
The proposal directly aligns with this NPPF policy. We propose a mansard-style roof, designed to meet the requirements of the Conservation Area planning policy. The proposed mansard will hardly be seen from street level, and will not adversely affect the character of the Conservation Area (see Section 4).

“12. Achieving well-designed places:

Paragraph 135c: Planning policies and decisions should ensure that developments: ... are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).”



Google Maps view from the west



Google Maps view from the east

2.0 Planning

The proposal is both respectful to the existing character of the property and surround area and well designed- ensuring the increased density is wholly appropriate to the original design.

2.2 Camden Local Plan 2017

Paragraph 7.2: Local character and context: “The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- Character, setting, context and the form and scale of neighbouring buildings;
- The character and proportions of the existing building, where alterations and extensions are proposed;
- The prevailing pattern, density and scale of surrounding development;
- The impact on existing rhythms, symmetries and uniformities in the townscape;
- The composition of elevations;

The suitability of the proposed design to its intended use;

- Inclusive design and accessibility;

— Its contribution to public realm and its impact on views and vistas; and

- The wider historic environment and buildings, spaces and features of local historic value.”

The proposal is well designed, responding and respectful to the context of Allcroft Road and neighbouring properties. It has been designed to minimise any visual impact on the townscape or views up and down the street.

“Policy D2e: Heritage: The Council will: ...require that development within conservation areas

preserves or, where possible, enhances the character or appearance of the area.”

The improvement of the roof fabric will keep the property in good repair, which over time will sustain the building’s current well-kept character.

2.3 Camden Planning Guidance: Design (Supplementary Planning Document) 2021

“Roofs: General principles:

Paragraph 5.13: Roof lights, additional storeys, mansards, and other roof alterations are likely to be acceptable where:

- Good quality materials and details are used and the visual prominence, scale and bulk would be appropriate having regard to the local context;
- There is an established form of roof addition or alteration to a group of similar buildings and where continuing the pattern of development would be a positive design solution, e.g. helping to reunite a group of buildings or townscape;
- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.”

The proposed mansard roof extension is design to be sympathetic to the existing streetscape and will not affect the character of the terrace, which steps down from north to south.

2.4 West Kentish Town Conservation Area statement (2005)

“Guidelines: Roof Extensions:

Paragraph CB27: Planning permission is required for alterations to the roof, at the front, rear and side, within the Conservation Area. Some alterations at roof level have a harmful impact on the Conservation Area. Because of the varied design of roofs in the Conservation Area it will be necessary to assess the proposals on an individual basis with regard to the design of the building, the nature of the roof type, the adjoining properties and the streetscape. Roof extensions are unlikely to be acceptable where:

- It would be detrimental to the form and character of the existing building;
- The property forms part of a symmetrical composition, the balance of which would be upset;
- The roof is prominent, particularly in long views;
- The building height is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent.”

The house at no. 12 Allcroft Road does not form part of a symmetrical design (see Section 4.0). The proposed mansard roof slopes away from the parapet to a maximum height of 1.4m; as is the case with mansards in the area, it will not detract from the overall character of the Victorian terrace or be prominent. No. 16 steps up to 2.8m above the parapets of Nos. 12 and 14.

The V-shape of the rear brick wall is retained as a memory of the butterfly roof.

“Guidelines: Roof Terraces/Gardens:

The formation of roof terraces/gardens can be an opportunity for external space. Care should be given to locating gardens so that they do not have a detrimental impact on the street scene, surrounding buildings or on the architectural quality of the building. They can be successfully concealed, for example behind a parapet wall. The introduction of a roof terrace/garden should not result in an additional amount of overlooking or impact on long views in particular. Roof terraces/gardens should not be located on mansard roofs.”

The proposed terrace is integrated into the design of the mansard extension seen from the back. It provides external space for the proposed top floor accommodation. The siting of the terrace to the back corresponds to the best aspect (south-west) for hours of sun and natural light.

The rear of the building sits opposite the green space at 0-4 Bassett Street. The top floor of the adjacent block Nos 6-60 has east facing terraces.



2nd floor roof terraces to the rear of Nos. 6-60 Bassett Street

2.0 Planning

2.5 Precedents

In December 2023 planning permission was granted for roof extensions at Coity Road:

No. 48
planning reference: 2023/ 1765/P

No. 50
planning reference: 2023/1766/P

No. 52
planning reference: 2023/ 1764/P

No. 54
planning reference: 2023/1763/P

No. 56
planning reference: 2023/1762/P

These applications were approved on the basis that (extract from Decision Notice):

The proposed works seek to insert mansard roof extensions within the currently unimpaired roof-line, so any addition needs to be carefully considered. The proposed mansard would largely resemble a traditional mansard style in shape and form, with timber box sash windows painted white within the rear dormers and a small roof terrace to the front of the property with white timber sliding doors. The terrace would be shielded by the retained deep parapets that define the buildings, so there would be limited visibility of these terrace areas from the public

realm, ensuring that the visual impact of the proposed additions is minimised. To the rear, the additions will be more visible, however the distinctive brick valley profile that is a defining feature of the rear elevation will be retained, with the dormers located behind this. Following officer comments, the size of the rear dormers have been reduced slightly to ensure that the existing glazing hierarchy of the rear elevation is maintained and the new addition would be subservient to the host building. The roof extension would be clad in slate-coloured zinc to the rear and sides and natural Welsh slate rain-screen cladding to the front, which are considered acceptable. As such, the proposed design and materials are considered to be appropriate additions.

The proposed roof extension will be less noticeable than those permitted at Coity Road:

- it is not possible to get a long view of the front elevation (see Section 4)

- the rear elevation is not as prominent. It can be seen from Bassett Street through the railings of garden to the south of 6-60 Bassett Street, but this is from some distance.

The neighbouring historic stock is of a larger scale and of slightly differing architecture. Given the very modest nature of the Coity Road properties, the proposed mansard addition can be accommodated without impacting upon the established scale of the conservation area and only impacting on the properties within the terrace itself in regard to impact on group setting and uniformity. Given that the proposals retain the significant architectural features of the building, the harm to the significance of the

individual property is minimal. In regards to the impact on the wider character and appearance of the conservation area, there is no harm to the overall pattern and sense of uniformity given the somewhat independent nature of Coity Road. Therefore, the proposals are not considered to harm the character and appearance of the conservation area.

The property at 12 Allcroft Road is the same typology as those at 48-56 Coity Road: they are all 3 storey with a semi-basement. The houses at Allcroft Road also face the West Kentish Town Estate, and therefore have the similar ‘somewhat independent nature of Coity Road.

In terms of impact on neighbouring amenity, the proposed works are not considered to result in any significant adverse impacts. The roof extension would sit on top of the existing footprint of the building and a solar analysis document has been submitted in support of the application to show that there would be limited impact on neighbouring properties. It is not considered that the proposed terrace at the front of the property or dormers at the rear of the property would result in any additional opportunities for overlooking, especially considering the distances to neighbouring



Consented roof extensions to nos. 48-56 Coity Road

2.0 Planning

properties. Therefore, it is not considered that the proposal would result in any significant negative impacts on light availability, privacy, or overlooking.

The same applies to 12 Allcroft Road. A solar analysis has not been submitted as the impact would be minimal. This can be provided if required.

2.6 40-56 Coity Road and 2-14 Allcroft Road

The typology of the houses are the same and the impacts of the roof extensions on the Conservation Area are very similar. On this basis the application for no. 12 Allcroft Road is expected to be acceptable.

The application for no. 12 Allcroft Road is not accompanied by any applications for adjoining properties, but this is not considered a material consideration:

There is no requirement for planning applications nos. 2023/62-66/P to be built at the same time. The roof extension at no. 56 Coity has been built, but the others have not yet been. It is assumed that the rest of the terrace will proceed in a piece-meal manner. If the applications expire, as they may well do at the end of 2026, the Council can require that the new applications follow the same design.

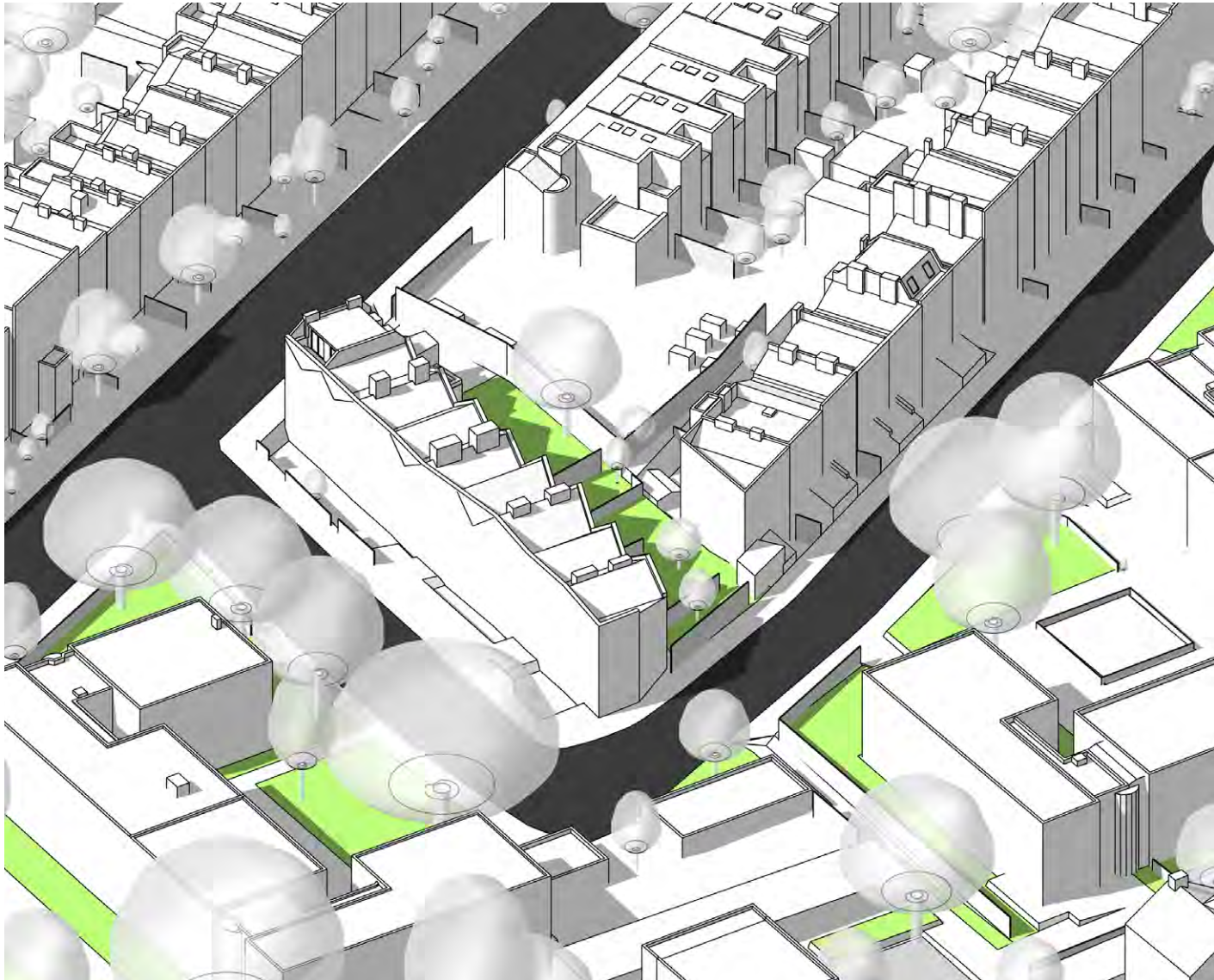
The same applies to houses at 2-14 Allcroft Road. After approval of the proposal at no. 12 Allcroft Road, subsequent applications would need to follow the same profile at the front of the buildings. The same need not apply to the rear



Roof extension to no. 56 Coity Road

as long as the V-shaped brickwork is retained, due to the more irregular development of the rear and the fact that the rear elevation is less visible and less formal.

The location of the terrace at the rear of the property, rather than the rear as with the Coity Road houses, is due to this being a better aspect for sunlight.



Proposed roof extension at 12 Allcroft Road, showing roof extension at 56 Coity Road as built

3.0 Design

3.1 Brief

The brief includes the following elements:

- Division of a single property into two units in accordance with current building regulations.
- Additional usable space at second floor level, with the addition of living, kitchen and terrace.
- Flexible space for home working
- Openable windows/doors to east and west allowing for good cross ventilation in summer.

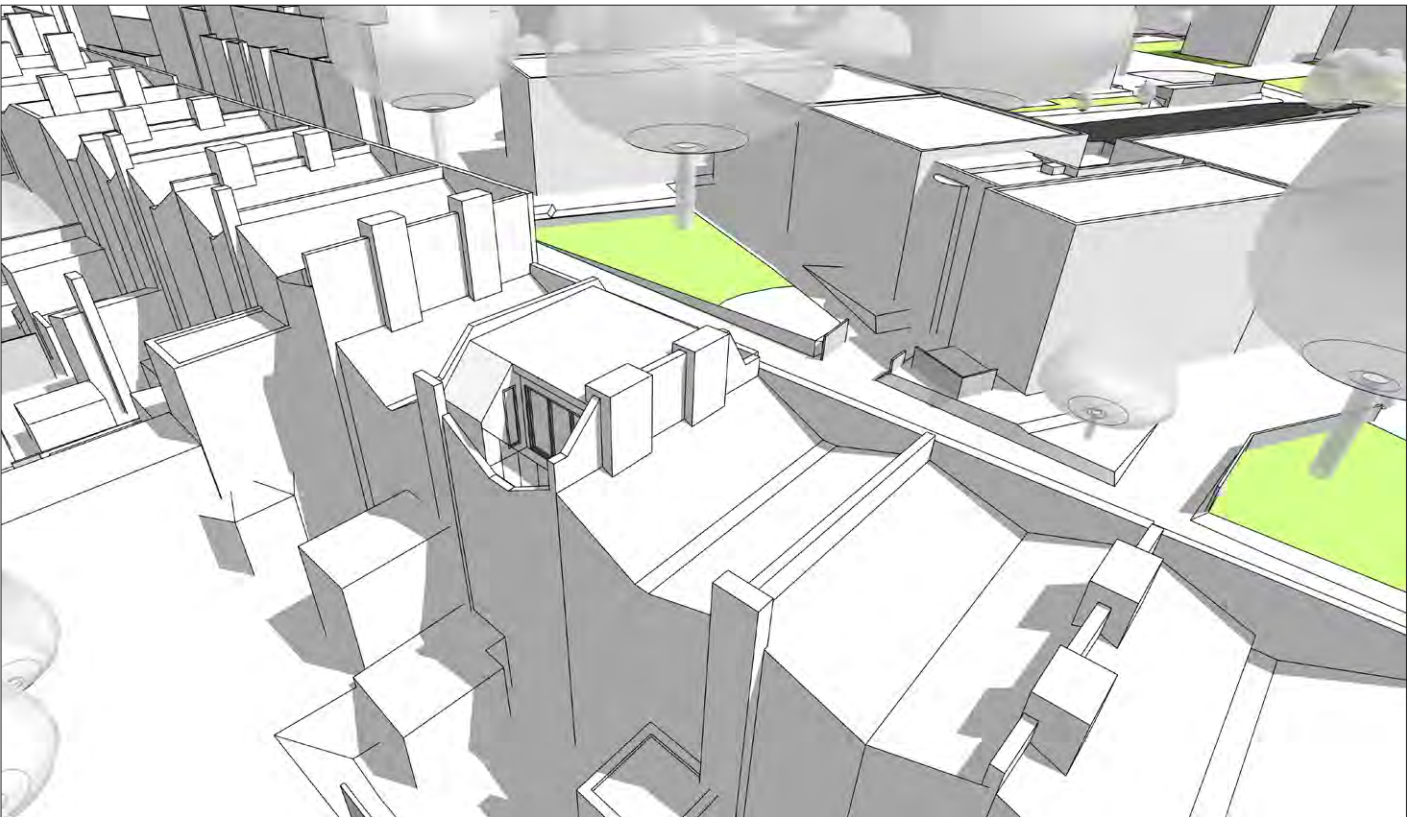
3.2 Concept

The design is a modified mansard roof, with an inset terrace to the rear, which will provide external amenity space for the upper maisonette and space for an Air Source Heat Pump.

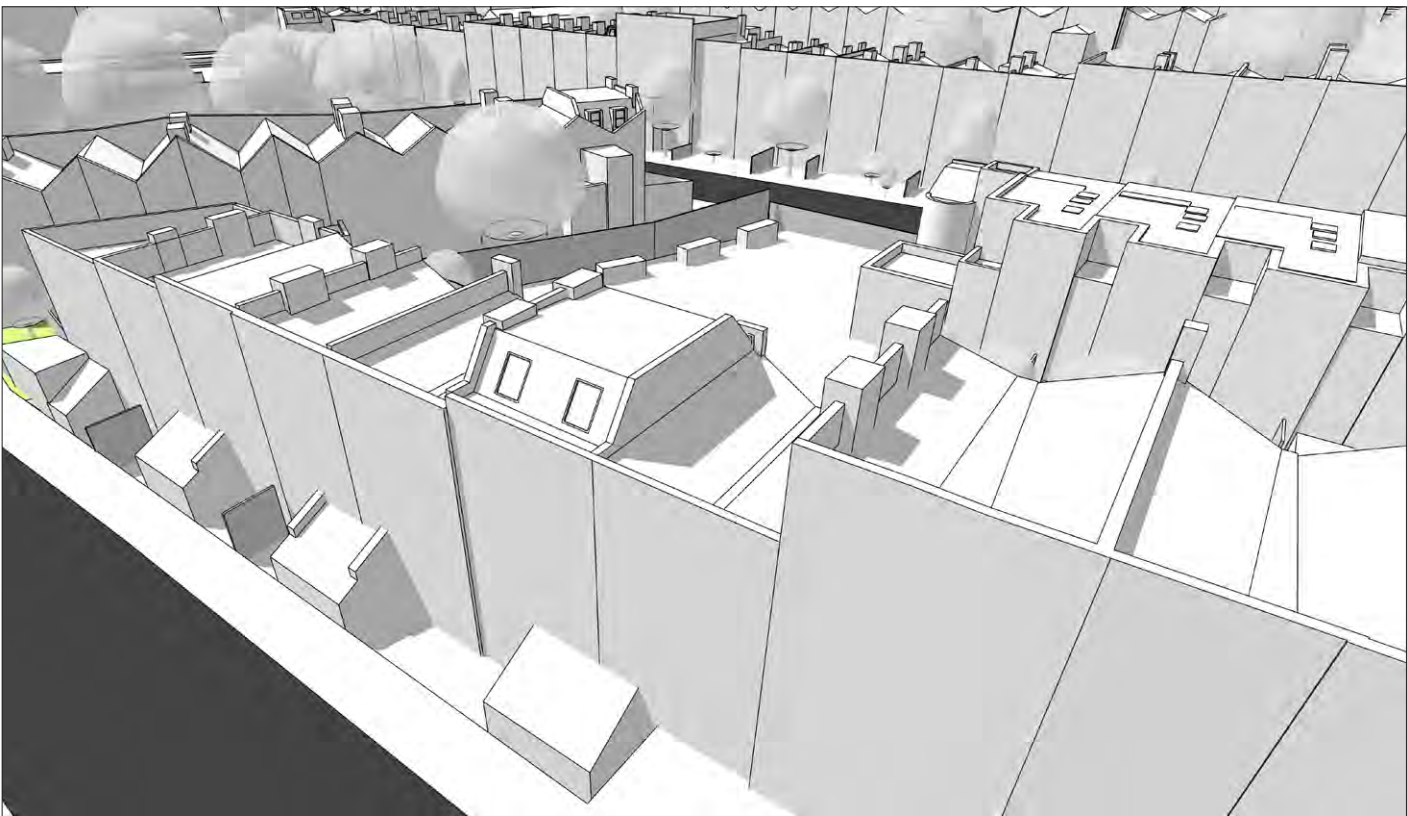
The roof is clad in re-used slate at the front and lead-coloured zinc sheets, with standing seams, to the rear. These are traditional building materials which will blend well with the surrounding buildings.

The party walls and chimney stacks are extended upwards to accommodate the increased height of the building. The chimneys will be built to match the existing.

The V-shaped brickwork to the rear elevation is kept in tact, in line with Camden’s design guidance.



Model view from rear,



Model view from front

4.0 Conservation Area Statement

4.1 West Kentish Town Conservation Area

West Kentish Town Conservation Area sits within a heterogeneous urban setting. Malden Road, a strong urban spine, runs along its western edge, connecting the area with the rest of the city. To the east lie West Kentish Town Estate and Talacre Gardens; to the north is the neighbourhood shopping street of Queen’s Crescent.

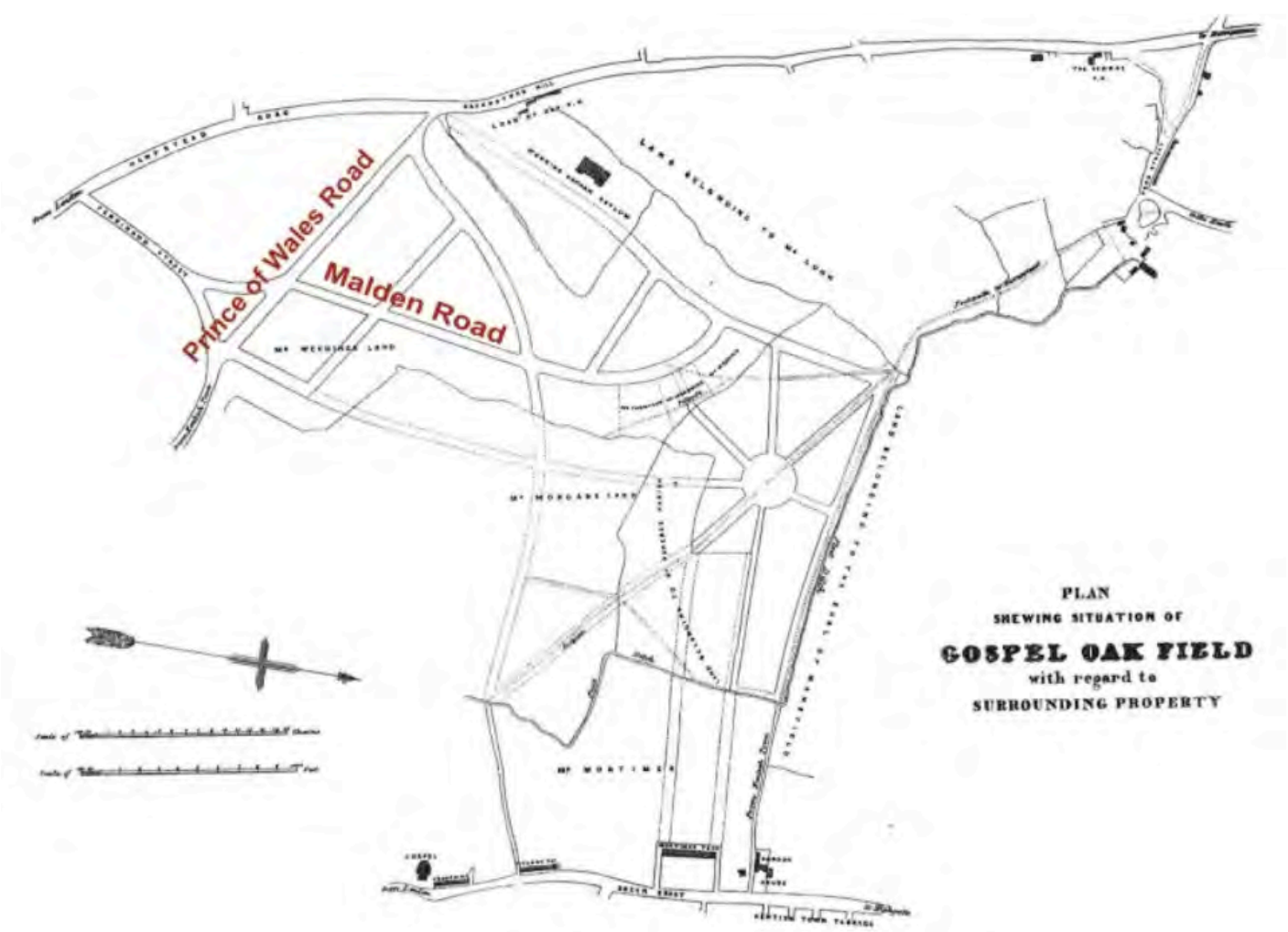
The layout of the streets goes back to the original planning of the streets in the mid-19th century, by land owner Lord Southampton (see right). The key streets of Prince of Wales Road, Queen’s Crescent and Malden Road remain intact despite the large-scale building of social housing estates in the 70s and 80s. Malden Road originally had more commercial activity. Although this part of Kentish Town has always been an ‘in-between place’, Malden Road still provides an important civic function.

Malden Road buildings have a grander scale than those that sit behind it: Bassett Street, Allcroft Road and Coity Road, and further south Rhyl Street, Marsden Street and St Leonards Square. However, these residential areas were interspersed with large institutional buildings such as Bassett Street Church, Rhyl Primary School and Lyndhurst Hall (the latter now demolished).

The conservation area slopes down towards the south, resulting in irregular steps in the north-south terraces. The houses were built in short sections of 4 or 6 houses at a time by different builders, who made no great effort to co-ordinate their efforts. Of more importance was the

applications of the decorative elements derived from the classical language of the 18th century. The adherence to the front building line and the generous proportions of the principal streets were set by the original development parameters.

Since the building of West Kentish Town Estate and the creation of Talacre Gardens, the eastern side of the conservations area has benefited from the introduction of green space and tree planting. The mature trees in this area are recognised in the Conservation Area management plan as contributing to the conservation area, and are proposed to be protected and retained when Camden redevelop the estate.



Allcroft Road, with stepped terraces



Beech tree at junction of Coity Road and Allcroft Road



Malden Road looking north

4.0 Conservation Area Statement

Original urban fabric

In the nineteenth century there was more variety in the urban plan, much of which has been lost, for example the public houses which frequently marked corners of the streets and the workspaces and yards which were incorporated at the rears of houses.

Allcroft Road

The east side was demolished and the West Kentish Town Estate was built in 1964 to replace the Victorian terrace.

In the 1970s it had been the Council’s intention to demolish all of the houses in the conservation area on the basis that they were no longer fit for purpose. Thankfully this was halted, and the Council refurbished many of the houses in Allcroft Road for social housing. Most of the houses on the west side were converted into maisonettes, some losing their ornamental detail in the process.

In 2015 a four storey block of 18 flats was built in the site of a purpose built community workshop space at 47 Allcroft Road (planning ref. 2014/1317/P).



Northern section of Allcroft Road
(from DAS for 47 Allcroft Road © Matthew Lloyd)

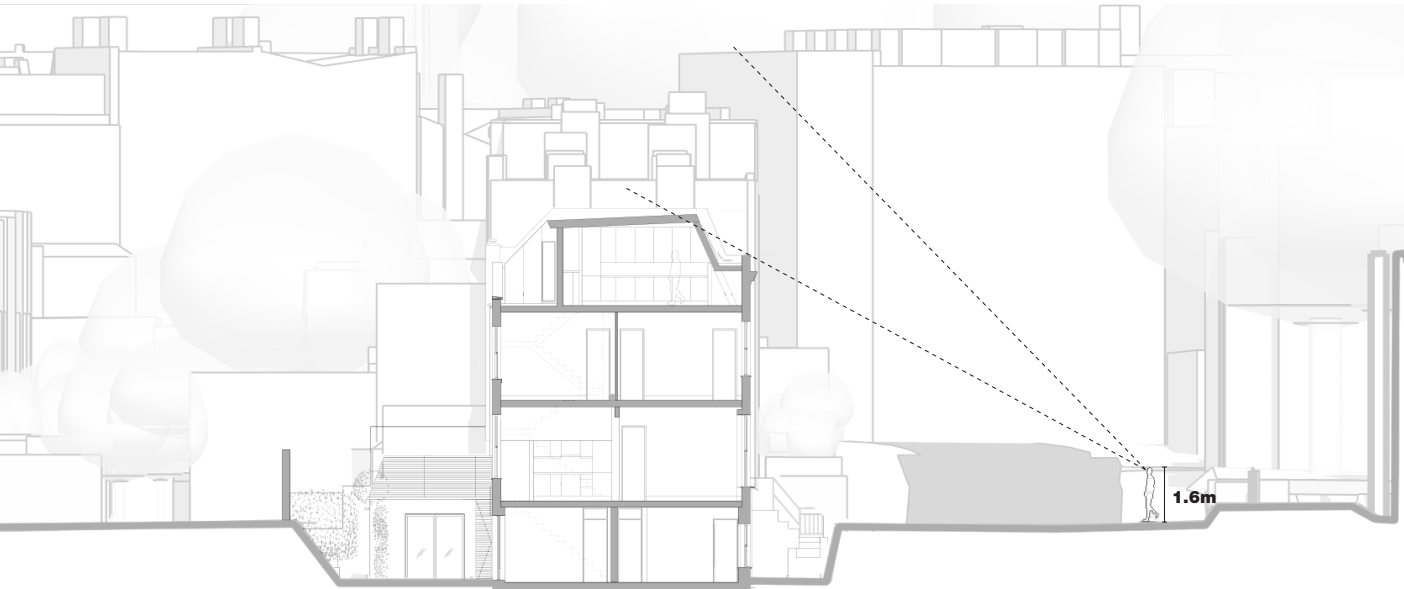


View looking south down Allcroft Road, showing new flats

4.0 Conservation Area Statement

4.2 Impact of the proposal

The proposed mansard roof extension, by virtue of its height, massing and design will not have a detrimental impact on the character and appearance of the host building, nor on the terrace as a whole. As can be seen from the site section below, the roof will barely be visible from the opposite side of the road.



Site section through no. 12 Allcroft Road, showing view cone from opposite side of the street



Existing front elevation



Proposed view from opposite side of Allcroft Road

4.0 Conservation Area Statement

The proposed roof extension will hardly be visible from the public realm when viewed up and down Allcroft Road from the opposite pavement, as it is shielded by the existing parapet.

The irregularity of the existing parapets and return walls, visible as the terrace steps down towards the south, creates a varied skyline. This means that any visible parts of the proposed works- the parapet walls and chimney stacks -will not be unduly noticeable.



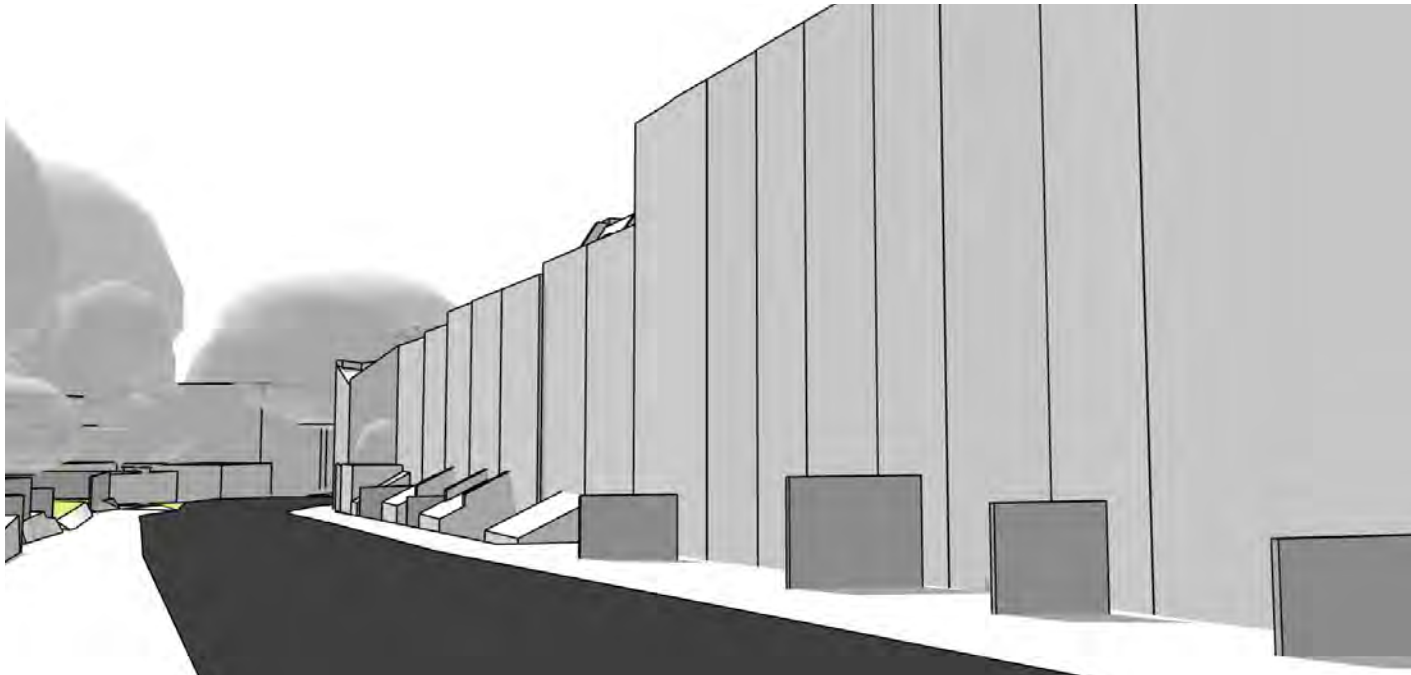
Existing view looking north up Allcroft Road



Existing view looking south down Allcroft Road



Proposed model view looking north up Allcroft Road



Proposed view looking west along Coity Road

5.0 Sustainability

5.1 Neighbourhood resilience

Increased need for housing and flexible homes

In order that our neighbourhood can meet the need for additional living space in London, it is necessary to use the resources that we have in a creative way in increase habitable floorspace. Most nineteenth century housing stock within the West Kentish Town Conservation Area is structurally capable of receiving an additional storey without needing reinforcement of foundations.

Increasing floor space and providing more flexible living space enables increased habitation of existing houses and the creation of new ones. This is necessary to enable our neighbourhoods to continue support families, by providing space and flexibility for multi-generational living, or alternatively splitting up homes into separate dwellings. The 19th century terraced house has proved itself able to support a high degree of alteration and adaptation within its framework, without fragmenting the urban typology.

Accommodation of home-working

West Kentish Town Conservation Area is mostly residential. Recent trends towards home-working, increased since the Covid 19 pandemic, mean that more people are inhabiting their homes and the neighbourhood throughout the working week. As well as having benefits for individuals, this reduces the need for travel and makes neighbourhoods more resilient through increased community interaction. Development of the existing housing stock will need to accommodate and enable home-working.

5.2 Sustainability statement

The applicant has previously carried out work to increase the thermal efficiency of the house, with double-glazed windows and new rear extension thermally insulated to current standards. The rear extension study has a terrace above, regaining the whole garden area.

The new maisonette will be built to modern standards of insulation, which will reduce energy use and CO2e emissions further. This will provide better quality accommodation better able to adapt to current and future climate trends.

Rainwater harvesting is included with two water butts to collect roof and terrace rainwater to be used for watering plants at both levels.

The garden at the lower ground floor can accommodate an Air Source Heat Pump for the lower maisonette to replace the current gas boiler in future.

5.3 Materials

The proposed materials are:

- Recycled slates from existing butterfly roof to front elevation (Allcroft Road)
- Slate coloured zinc to the rear
- Velux windows dark grey to the front elevation
- Dark grey terrace doors and window to blend with the roof at the rear
- Minimal glass and steel balustrade



Roof terrace at rear



Rear garden at semi-basement level