



## PLANNING, DESIGN AND ACCESS STATEMENT

7A LADY MARGARET ROAD, LONDON NW5 2NE

January 2014

This Design and Access Statement is prepared to support our application for **single storey rear extension and front boundary alterations** at the above address. It should be read in conjunction with the submitted existing and proposed drawings and site photographs.

## CONTENTS

1. The property, its context and history
2. The proposals
3. Compliance with Council policies
4. Access
5. Conclusion
6. Existing photographs
7. Application drawing numbers

# 1. THE PROPERTY, ITS CONTEXT AND HISTORY

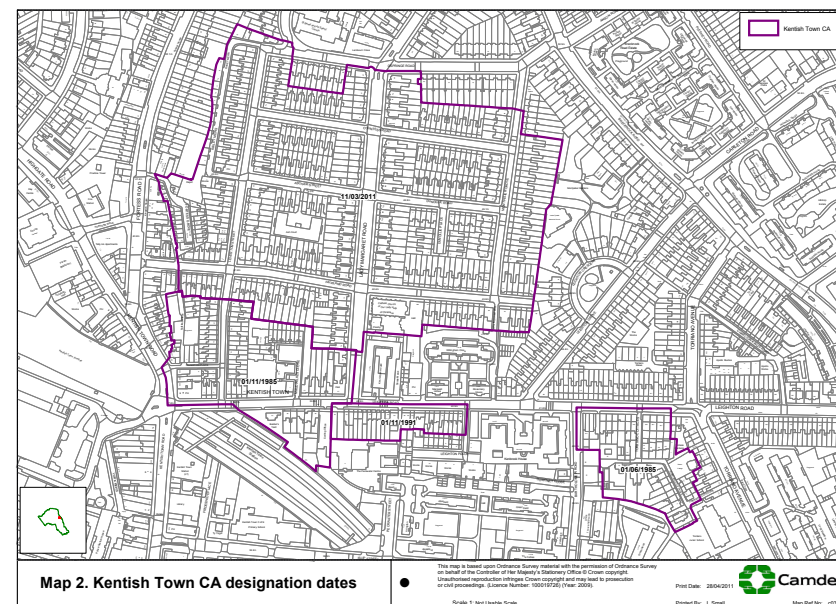
No.7 Lady Margaret Road is a mid-terrace property in the group of eight buildings (numbers 1A - 13 odd) located on the western side at the southern end of Lady Margaret Road.

The properties consist of ground, first and second floors with small cellars underneath part of the ground floors. They feature small front and deep rear gardens. At the rear they each have two closet wings located on the property boundaries with lightwell recesses in between. These closet wings are paired with the closets on the adjoining properties, resulting in wider solid blocks interspersed with narrower recessed lightwells. The front building lines have deep recesses between numbers 3 & 5 and 9 & 11. The buildings have rendered ground floors with splayed single storey bays to the front facades. The front and rear elevations above the ground floor are in yellow London stock brick. The first and second floor windows on the front facades have stucco surrounds. Ornate metal balustrades at the first floor level complete the decorative character of this group.

No.7A is a ground floor flat, a result of the conversion of the property into one flat and one maisonette approved by the Council in December 1967.

The properties at this end of Lady Margaret Road are typical townhouses of classical design and date from 1860's to mid 1870's. The buildings are mostly uniform terraced developments, built in a short space of time by Victorian developers. This area of Kentish Town and in particular the network of streets to the north of Leighton Road were formerly part of an estate owned by St John's College, Cambridge. Lady Margaret Road is named after Lady Margaret Beaufort, the Countess of Richmond and Derby, mother of Henry VII who it is understood founded the St John's College. The grade II listed 19th century gothic style Roman Catholic church of Our Lady Help of Christians faces the group of 1A - 13 Lady Margaret Road.

Kentish Town Conservation Area was designated in three stages. The initial designation was in 1985 and the area was extended in 1991 and in 2011. This latest designated area included the southern end of Lady Margaret Road where the application property is located. The Kentish Town Conservation Area Appraisal and Management Strategy was formally adopted in March 2011. It describes in detail its special architectural and historic character and heritage significance which need to be preserved, and its advice has informed the current application proposals.



## 2. THE PROPOSALS

It is proposed to erect a single storey rear ground floor extension, to alter the front boundary of the property and to attach a trellis to some sections of the rear boundary walls.

### THE REAR EXTENSION

#### Existing development at rear

As already stated above, the main building of no.7 is, in common with other properties in this group, extended at rear by two closet wings located on the property boundaries which enclose a small lightwell in between. The single storey northern closet wing has been substantially rebuilt in the past and is in a poor state of repair. Its original facing stock brickwork has been replaced, patched up with non-matching bricks or painted in many places. It has lost its original sash windows and its present rather crude metal casement window and non-original timber sash window are headed by modern concrete lintels. The southern closet wing has been completely rebuilt in the past with exception to its south facing flank wall. Its facing brick is a very poor match to the surviving original London stock brick of the main rear elevation. Its windows again are non-original metal casements headed with crude concrete lintels.

#### Scale of the proposed extension

It is proposed to demolish and rebuild the northern closet wing and to infill the light well between the two closets. In addition, in order to provide much needed internal space, a modest rearward movement of the building line (1500mm) is proposed on the southern side whilst the existing building line on the northern side is retained. This modest projection will have very little impact on the perceived scale of this garden level development from more distant views at the rear.

#### Relationship to the neighbouring extensions

Due to their enclosure by garden boundary walls, the ground floor developments in this group of buildings are not easily visible from any

rear or side views of adjoining properties. However, a good view of the existing development at the rear of these 8 properties can be obtained from Bing maps (see image below) which shows numerous extensions beyond the original building line. From this image the following is evident:

- No.1A: The existing closet wing is deeper than all the other original closet wings to the north. In addition, there is also an infill extension which projects by the same amount and therefore consequently extends beyond the original closet wing at no.1.
- No.1: The original closet wing has a recent date bay projection. In addition, the remaining part of the ground floor has an infill extension with terrace above.
- No.3: There is a full width ground floor extension with extensive lean-to roof which projects on the property boundaries by almost 1m beyond the building line of the original closet wing.
- No.13: The original closet wing has a recent date bay projection.

Having carried out a brief search of rear extension development in the adjoining terrace to the north of Falkland Road (using Bing maps), it can be seen that there are numerous full width ground floor extensions projecting well beyond the original closet wing building line.

At no.7 there is an existing brick wall with trellis above it on the southern garden boundary (with no.5) and the extension on this side will project above the trellis height. The room in the adjoining extension at no.5 is used as a store. For this reason we believe that the impact on the neighbour on this side (a single family dwelling) will be minimal. Our proposals have been discussed with the owner occupiers and they have stated in writing that they have no objections.

On the northern side (no.9) there is a window in close proximity to the boundary wall and no trellis above. We do not propose to extend the building line on this side.





Rear view of the terrace, looking south (Bing maps)

### Design details and materials

The proposed design of the rear elevation has been carefully considered in order to echo the existing extension / light well, solid / void pattern of the closet wings interspersed with the lightwells:

- The proposed large glazed door in the central section echoes the position of the existing recessed light well.
- The remaining elevation walls to either side are proposed as unpainted stock brickwork to the north (to maintain the existing relationship with the paired extension at no.9) and painted render

to the south (to relate to the original render finish on the main rear wall beyond).

- The proposed glazing pattern of the timber framed doors and windows is vertical in order to echo the original glazing pattern of the Victorian fenestration above.
- The windows and doors will be recessed into the brick face in a traditional manner to match the recesses of the surviving original windows on the main elevation above.



Rear view of the terrace (Bing maps)



- To further enhance this impression of receding central void it is proposed that the timber window and door frames are dark grey or black painted.
- As noted above, the existing brickwork at the rear of this property is mismatched, particularly the jarring yellow brick on the rebuilt southern closet wing. Therefore great care will be taken to select second hand stock brickwork for the new extension in order to match it as closely as possible to the colour and texture of the original brickwork on the main elevation above. The brick bond will be Flemish to match the original brickwork.
- A vertical soldier course above the window opening will echo traditional brick segmental arches.
- The pointing will be traditional 'bagged' or 'bucket handle' pointing to match the original 19th century brickwork beyond.

## GARDEN

The large rear garden has been severely neglected in the past and the numerous trees are overgrown and shading the neighbouring gardens. It is proposed to sensitively prune the trees and to restore the garden with soft landscaping of lawn, flower and vegetable borders behind a small patio at the base of the new extension.

It is also intended to attach a trellis to the existing low brick garden boundary walls to the rear and along the boundary with no.9. The trellis will not extend higher than 1.9m above the existing garden level. The trellis will be traditional square pattern lattice, stained to blend in with the planting.

## THE PROPOSED FRONT BOUNDARY ALTERATIONS

The existing front boundary has been altered in the past. It is considerably lower than the front boundary walls of the majority of properties in this group and has on top of it a low picket fence which is entirely out of keeping with the period style of this part of the conservation area. The garden forecourt is covered with an unsightly concrete surface.

It is proposed to:

- Remove the picket fence and raise the brick boundary to match the height of the wall at no.5 and those further to the north.
- Construct a London stock brick planter behind the boundary wall in order to facilitate the planting of an evergreen hedge here. The majority of front boundaries in this group feature hedges.
- Provide a modest timber enclosure for rubbish and recycling bins on the northern edge of the front forecourt in order to minimise the view of these unsightly features.
- Replace the existing non-original concrete surfacing to the front forecourt with gravel and some planting.

These changes are proposed in order to reinstate an appropriate period feel to the frontage of the property and to help reunite the front boundary treatments in this terrace.

### 3. COMPLIANCE WITH COUNCIL POLICIES

In accordance with the London Borough of Camden Core Strategy 2010 and the Local Development Framework the most relevant policies are:

- **Core Strategy Policy CS 14**
- **LDF Policy DP 24**
- **LDF Policy DP 25**
- **LDF Policy DP 26**

#### **Strategic Policy CS 14**

This strategic policy seeks to promote high quality spaces and the conservation of the borough's heritage, in particular its listed buildings, conservation areas, the highest design standards and to respect local context and character.

*The proposals have been developed to comply with this policy in every respect. The rear extension proposals take care to fit in with the local context and character of the rear elevation of the group. The design details and materials aim to sensitively echo its scale, building pattern, materials, colours and finishes.*

#### **LDF Policy DP24**

This policy aims to secure high quality design and advises to consider among other elements:

- Character, setting, context and form of neighbouring buildings
- The character and proportions of the existing buildings where alterations and extensions are proposed
- The quality of materials to be used

Paragraph 24.5 following this policy advises that 'design should respond creatively to its site and context both in smaller scale alterations and extensions as well as larger developments....'

Paragraph 24.7 advises that development should consider prevailing pattern, scale, density, the impact on existing rhythms and to be compatible in terms of materials, texture, tone and colour.

Paragraph 24.16 advises that materials used should match or

complement or enhance the surroundings.

*As explained in detail in the proposals (Section 2 above) the period character, setting, context, proportions, rhythm of developments and materials proposed have all been carefully considered when developing the proposals and we believe that they comply with this policy.*

#### **LDF Policy DP25**

This policy is concerned with Conserving Camden's Heritage. It advises that development proposals need to take account of the Conservation Area Character appraisals and that development should be permitted only if it preserves and enhances the character and appearance of the particular conservation area.

*We have read carefully the Kentish Town Conservation Area Appraisal and Management Strategy and in developing the design and its details, both for the rear extension, and in particular in relation to the publicly visible front forecourt and boundary, have taken care to understand and echo the original character and appearance of this part of the conservation area. We believe that the proposals fully comply with this policy.*

#### **LDF Policy DP26**

This policy seeks to manage the impact of development on the occupiers and adjoining neighbours, in particular in terms of privacy, overlooking, overshadowing and outlook.

*We believe that our proposals will not have any adverse impact whatsoever on the privacy or overlooking of the surrounding neighbours. In Section 2 above we explain our analysis and measures taken to avoid detrimental effect of our proposals on the neighbours and we believe that the proposals comply with this policy.*



## 4. ACCESS

The access to this ground floor property remains unchanged.

## 5. CONCLUSION

The proposed rear ground floor extension has been carefully designed in order to fit in with the existing pattern of development at the rear of this group of buildings.

It will have no detrimental impact on the neighbouring properties.

Its size is considered modest in the context of the relatively large application site.

The proposals in this application, both at the front and rear of the property, will enhance the special architectural and historic character and appearance of this part of the conservation area.

## 6. EXISTING PHOTOGRAPHS



Rear elevation.



Single storey northern closet wing.



## 7. APPLICATION DRAWING NUMBERS

10 Location plan (As existing)

001 Existing plans (Ground floor & roof)

003 Existing elevations (Front & rear)

004 Existing sections (A-A & B-B)

101 Proposed plans (Ground floor & roof)

103 Proposed elevations (Front & rear)

104 Proposed sections (A-A & B-B)

108 Existing & Proposed site plans



Two storey southern closet wing.