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# 16 ALMA STREET

23/11/2012 Design & Access Statement

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# CONTACTS

**Site Address**

16 Alma Street  
Kentish Town  
London  
NW5 3DJ

**Contact Details**

Applicant

Name	Ronald & Sophie Sofer
Address	16 Alma Street Kentish Town London NW5 3DJ

Agent

Name	Coffey Architects Ltd Contacts: Phil Coffey Andrew House
Address	48 Kingsway Place Clerkenwell London EC1R 0LU
Tel	020 7549 2141
E-mail	phil@coffeyarchitects.com andrew@coffeyarchitects.com

# DESIGN & ACCESS

## General Site Context

The site is located at 16 Alma Street, between Kentish Town West train station and Kentish Town Underground station, falling within the Inkerman Conservation Area. The road was originally lined with 2 storey Mid-Victorian terraced houses and over time some properties have built basement level and dormer roof extensions. The area is well served by local transport links due to its close proximity to Kentish Town which is served by the tube, national rail numerous bus routes.

## The Site

16 Alma Street is a terraced 3 bedroom property split over 3 floors. 2 Bedrooms on the first floor, a living room and bedroom on the ground with a WC off a half-landing and Kitchen/Diner and Bathroom are found in the basement. A small lowered light well at the front allows light to enter the basement at the front of the property.

## Access

Access to the site is via Alma Street. Entrance to the building is via an entrance porch with three steps at the front of the property. Currently the rear garden is accessed from the basement level, the majority is raised and can be reached by several steps in the centre of the garden.

## Proposed Works

It is proposed that the existing rear extension is demolished and replaced with a new rear extension allowing the house to be configured to suit modern living.

Currently the floor to ceiling heights in the basement make the space uncomfortable and the arrangement makes use of the space difficult, the bathroom which serves all the bedrooms on the upper levels is very small and is currently situated in the basement which is very inconvenient. The WC that is found off the ground floor half landing is small and awkward also and the property in general is in full need of refurbishment.

The Proposed works seek to address these issues by lowering and opening up the basement level allowing more light to permeate into the spaces and making the space more usable. The ground floor bedroom is relocated to the basement and the light well to the front lowered to allow more light into the room. A new staircase is proposed throughout allowing a larger bathroom to be accessed from the ground floor level, which is again re-configured creating a large living room. Generally the house will be repaired, refurbished and restored to a high standard, creating a modern family home.

## Scale & Appearance

The appearance of the extension has been designed to respect the existing terraced houses and read clearly as a new subservient addition, the basement level of the extension is predominantly glass to sit lightly in between the two existing brick party / garden fence walls. Particular care has been taken with regards scale/massing/materiality of the extension.

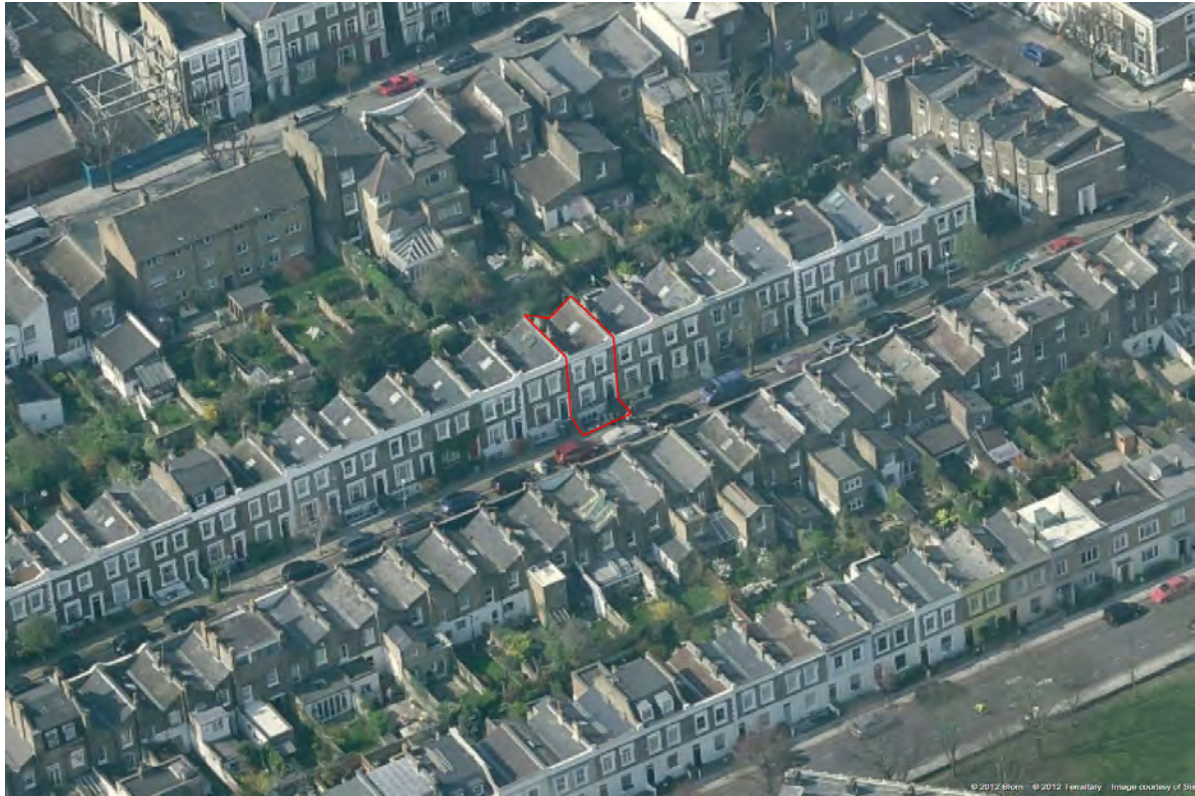
The scale of the proposal responds directly to the existing neighbouring extensions at 15 & 17 Alma Street. The depth of the basement level does not exceed that of the depth into the garden of the basement extension at 15 Alma Street and the height of the ground floor addition does not exceed that of the tall 3 storey tower extension at 17 Alma Street.

The height of the new full width basement extension does not exceed 3 metres from the existing basement level due to the fact that proposal intends to lower the basement level creating more comfortable ceiling heights internally.

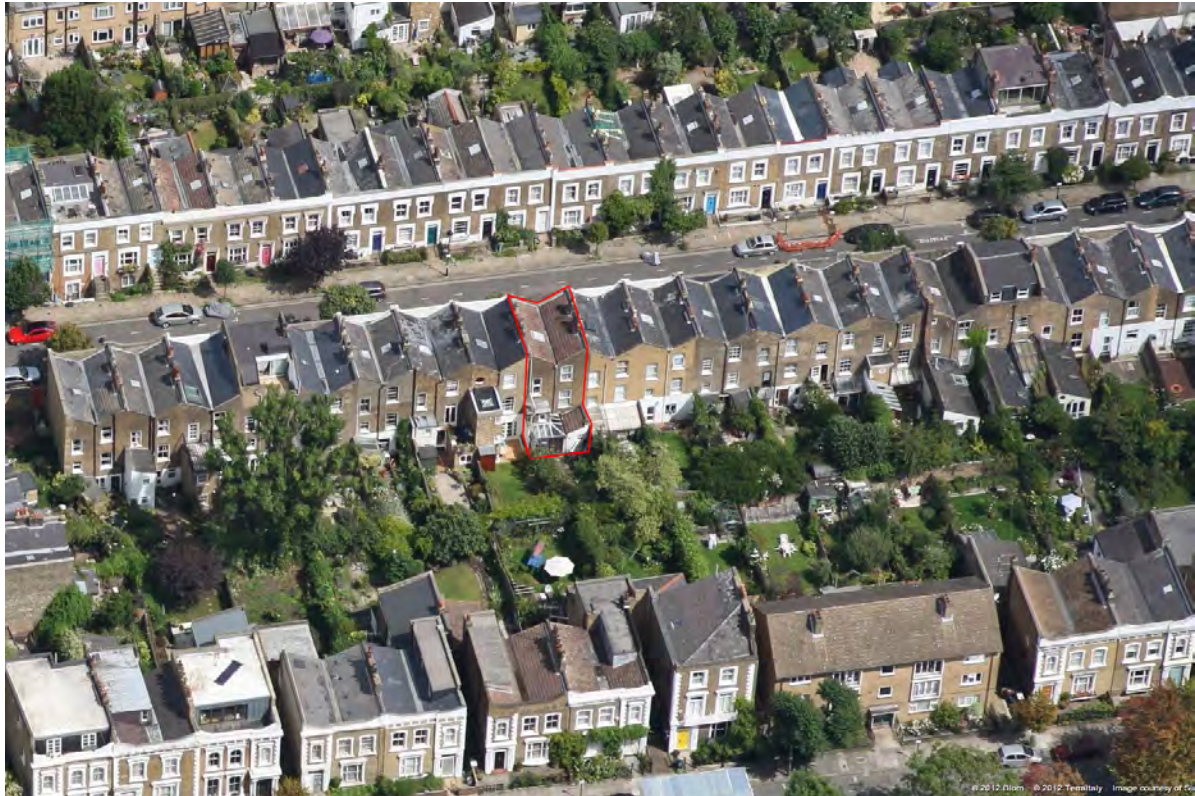
The depth of the ground floor extension from the rear of the property matches that of the 3 storey tower extension at 17 Alma Street, this allows for a comfortable sized bathroom to be located at ground floor level and therefore serving the house from a more central location.

The massing of the ground floor extension is such that the angled roof allows light to reach the neighbouring windows, it also creates an interesting space internally and leaves room for a roof light to allow sufficient daylight into the new bathroom.

16 ALMA STREET  
AERIAL PHOTOGRAPHS



VIEW FROM EAST



VIEW FROM WEST



SITE PHOTOGRAPHS  
FRONT ELEVATION





# SITE PHOTOGRAPHS

REAR ELEVATION / GARDEN





# INKERMAN CONSERVATION AREA

## DESIGN GUIDE EXTRACT



### Alma Street

Alma Street was laid out in 1855-1860 and comprises two-storey mid-Victorian terraced housing, tightly lining both sides of the street. The straight street gives emphasis to the stuccoed parapets and window surrounds as well as the iron railings. All of the properties are constructed in London yellow stock brick, with some houses having elevated ground floors and half or full basements. Some have a rusticated stucco effect at basement level, which is partly hidden by black iron area railings defining the boundary of the property. There is stucco to parapets



and window surrounds and this gives a strong rhythm to the street. Some of the properties have tripartite windows at ground floor level, others have simpler box sash windows. The original windows were decorated with black iron



detail, stuccoed cornices and console supports. Unfortunately many of these features are now missing. However, stucco surrounds in windows and doors serve to unify the properties. The original front doors can be seen on Nos. 2, 4, 13, 19, 20, 22, 23, 27, 32, 33, 34, 40, 41, 43, 47. Iron railings formed the original frontage to the houses and the original pattern has been reinstated at Nos.19, 33, 35. Originally Nos.26-31 had the Inkerman Road style of railing. (See drawing for details). A long southward vista terminates in an uninterrupted view of Nos. 5, 6 & 6a Anglers Lane, an impressive and noteworthy warehouse building, built of brick in polychromatic design, in 1864. The view north is terminated by the former Crimea Pub on Inkerman Road.

### BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION

The distinct quality of the Inkerman Conservation Area is that it largely retains its homogenous mid- 19th century architectural character. For this reason, most of the buildings make a positive contribution to the character and appearance of the Conservation Area and the general presumption should therefore be in favour of retaining such buildings. Although not listed, the Government requires that proposals to demolish these buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (PPG 15, paragraphs 3.16 - 3.19).

Anglers Lane Nos 5, 6, 6a, 21-24

Alma Street Nos. 1-24, 25-52

### BUILDINGS OR FEATURES WHICH DETRACT FROM THE CHARACTER OF THE AREA

Inevitably there are buildings that detract from the character and appearance of the Conservation Area. This may be due to a building's scale, materials and/or relationship to the street. These buildings may be considered for redevelopment if the replacement would positively enhance the Conservation Area. Some buildings contribute to the character of the area but have inappropriate alterations and extensions whose removal/replacement would enhance the area. There are also structures and elements of streetscape that impinge on the character and quality of the Conservation Area.

Alma Street Nos 8 & 21 have dormer windows, although these are set back from the parapet, they nevertheless have an adverse affect on the roofscape.

# INKERMAN CONSERVATION AREA

## DESIGN GUIDE EXTRACT

### GUIDELINES

Designation of a conservation area gives the Council greater power to control and manage change. It is not, however, intended to prevent all new development. Some development to single family dwellings does not require permission from the Council under the Town and Country Planning (General Permitted Development) Order 1995 (GDPO) such as small extensions and changes to windows not in the roof. This is known as permitted development. The majority of works within the Conservation Area will require planning permission, and/or conservation area consent, and it is therefore advisable to check with the Planning Service whether permission is needed at an early stage of proposals.

The Borough’s Principal Planning Policy document is the Unitary Development Plan (UDP), adopted in March 2000 and supported by Supplementary Planning Guidance (SPG). This Statement forms part of the SPG and should be read with the policies of the UDP and further guidance contained within the SPG.

Within conservation areas the Council has certain additional duties and powers in relation to the conservation of the built environment and the UDP Environment Chapter sets out the Council’s policies and general approach. In this context UDP Policy EN31states; “The Council will seek to ensure that development in conservation areas preserves or enhances their special character or appearance, and is of high quality in terms of design, materials and execution. Applicants will be expected to provide sufficient information about the proposed development and its immediate setting to enable the Council to assess the potential effect of the proposal on the character or appearance of the conservation area.”

A further guidance leaflet giving general advice on works and applications in conservation areas is available from the Council. Additional guidance relating to specific problems within the conservation area may be produced from time-to-time for inclusion within this statement.

### BASEMENTS

Ink1      Extending into basement areas will only be acceptable where it would not involve harm to the character of the building or its setting.

### FRONT GARDENS AND BOUNDARIES

Ink8      Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area. Boundaries in the Conservation Area are predominantly formed by traditional iron railings, in some cases mounted on low walls, although the original features of the boundary vary. Proposals should respect the original style of boundary and these should generally be retained and reinstated where lost. (see Alma Street and Inkerman Road for examples) Particular care should be taken to preserve the green character of the Conservation Area. The walls and railings alongside the road and within properties add to the attractive appearance of the front gardens and architectural settings of the 19th century buildings. The loss of front boundary railings where it has occurred detracts from the appearance of the front garden by reducing the area for vegetation in this urban residential area. Furthermore, the removal of railings and the paving of front gardens to provide parking space for cars adversely affect the setting of the building and the general street/scene. The Council will resist any further loss of front boundary walls and railings, and conversion of front gardens into hardstanding parking areas.

### REAR EXTENSIONS/CONSERVATORIES

Ink19      Planning permission is usually required for the erection of a rear extension or conservatory. However, modest single storey extensions to a single-family dwelling may be exempt from permission under the General Permitted Development Order 1995 depending on the proposed volume and height. It is advisable to consult the Planning Service to confirm if this is the case.

Ink20      Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, adversely affect the architectural integrity of the building to which they are attached, such that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general affect on neighbouring properties and Conservation Area will be the basis of its suitability.

### ROOF EXTENSIONS

Ink24      Planning permission is required for alterations to the roof, at the front, rear and side within the Conservation Area. Some alterations at roof level including the side and rear have had a harmful impact on the Conservation Area. Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an individual basis with regard to the design of the building, the adjoining properties and the streetscape. Where the principal of an extension is acceptable they should respect the integrity of the existing roof form and existing original details should be precisely matched. 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 group or terrace which remains largely, but not necessarily completely, unimpaired
- 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 is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent.

Ink25      Mansard additions and other forms of roof extension, which fundamentally change the roof form, are uncharacteristic of the Conservation Area. The introduction of roof addition of this nature is unlikely to be acceptable due to the adverse affect on the skyline and surrounding streetscene.

Ink26      Further dormers or ‘velux’ type windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. Dormers at the front and the side will not be allowed where a cluster of roofs remain largely, but not necessarily completely, unimpaired.

Ink27      Generally the roofs have a shallow pitch and therefore the scale and position of the dormer in the roof slope should respect the ridge and hip lines and general proportions of the building.

Ink28      The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimneystacks and pots will be encouraged.