

**JOHN MALET-BATES
ARCHITECT**

**PLANNING DESIGN BRIEF STATEMENT
Flat 2, Annesley Lodge, 8 Platts Lane, NW3**

New Windows and Rooflight to Existing Extension
For Ms.S.Mohapatra

18 August 2014 revised 27 August 2014

Existing Building and Environment

The subject is in part of the existing rear extension to the famous Listed Grade II* Annesley Lodge house designed by CFA Voysey in 1895 with main front garden. Though small compared with many of Voysey's commissions, it is prominent on its site on Platts Lane and is a unique and significant contributor to the local and Conservation areas. The building was divided into flats in the mid 1980s with new copies of Voysey dormers added at the rear.

The original main rear extension contained service rooms with the lower south east portion added later for heating plant by now long-redundant. This extension is all but invisible from the street, having filled what would otherwise have been the garden area at the rear of the house.

Use Layout Amount of Proposals and Design Basis.

This proposal is to insert a new rooflight and new windows in 2 of 3 existing wall openings, one to be blocked off, one existing window cut down to form a door for access to the rear alleyway.

Appearance and Scale

The proposals will not alter the appearance nor the scale of the main house, nor the scale of the extension.

The Design

The proposed new rooflight will be of the flat low-profile metal-framed type but openable as normal, hinged at the main house side, when closed projecting marginally above the existing flat roof edge line. When open, the rooflight pane will be opposite the blank flank wall of the house at 10 Platts Lane. The proposed new windows will be modern timber 4-pane casement flush-to-frame type painted white.

Landscaping

Existing, not to be altered. The rear alleyway has no planting and the ground surface is loose gravel.

Planning History.

None for this building since the original 1980s flats' conversion.

Overlooking

The changes do not threaten overlooking to any property, nor light disturbance/pollution.

Access

The proposed new external door replicates that of the neighbouring flat to the rear alleyway.

Adaptation and construction.

The applicant will remain in occupation during brief construction so that works will be as carefully and cleanly executed as possible. The pre-existing windows at the south end had entirely rotted and were removed, damp-proofing tanking executed and the existing window openings left pending the current proposals. There are and will be no impacts on the local environment.

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Heritage background

Description from Voysey Society website.

Listing

CAMDEN TQ2585NW PLATTS LANE 798-1/24/1318 (East side) 14/05/74 No.8 Annesley Lodge GV II*

Detached house, 1895-6. By CFA Voysey for his father, the Rev Charles Voysey.

Converted to flats 1983

Roughcast with stone dressings. Tiled hipped roofs with projecting swept eaves and tall roughcast chimney-stacks. L-shaped plan along the rear of a corner plot. Battered walls with sloping buttresses to returns. 2 storeys. Each range with bands of 5 and 4 window casements flanking central 4-window band to canted angle bay. Central angle entrance with prostyle portico flanked by 2 slit windows; boarded door having ironwork heart motif furniture. Stone windows with mullions and leaded panes; to right of entrance forming a 5-window projecting bay; 1st floor with continuous stone sill band. Return to Kidderpore Avenue with bands of 6-window casements to 1st and slightly recessed ground floor.

INTERIOR not inspected.

Although there appear no records of the building of the house the probable date is 1896 or close to, as presumably it will have been completed as soon as possible for Voysey Senior with undefined alterations for him in 1913.

One Voysey original drawing of that date is a plan in which only half of the existing extension was shown to be built, as containing traditional food stores and WCs. Evidently the rest of the existing extension was added by a subsequent owner. The far south end has a lowered roof to clear under the existing original ground floor window and it is possible that the extension's originally limited length was intended, or just happened, to be clear of the hall window.

The house plan design appears to have been classical in posing between apparently symmetrical wings a central entrance backed by a generous reception hall whose window unique at that level overlooks the extension roof. The rear extension appears almost as an after-thought, out of balance with the house, naturally serving only the north end utilitarian functions. Its lesser quality as a strip occupying the tight area between house and boundary fence and its current details are sufficiently out-of-sight, remote from the main house and window as to leave them unaffected by the detail in the extension. Even the proposed south end simple casement window, replacing a pre-existing inelegant 1980s item, does not compete with nor affect in any way, perception of the strongly-detailed original windows range close by but firmly separated by the strong corner buttressing.

The only views of the extension details are oblique from either end of the site, the particular windows hardly perceptible in the long rough-cast wall, the extension building as a simple block not registering as other than an added base of the main house. The original house towers over the extension, the all important original 1st floor north end window and later dormers drawing the eye, stamping their authority.

Conclusion.

This modest scheme is not harmful to the area and enhances use and experience of that part of the building without detriment to the main house.