

Design and Access Statement

20 Vicars Road NW5

February 2015 (revised May 15)

1.1 PLANNING PROPOSAL

This is a Planning Application for a 2-storey side extension to this Victorian Schoolhouse in Vicars Road. The house received planning permission for a single-storey extension in September 2013 (Ref 20134397/P). During the consultation process the design was amended to accommodate the repositioned neighboring townhouses (they were pushed back from Vicars Road to ensure the survival of the existing plane trees).

Since this time, the development of the site behind the property has proceeded. It has gradually become apparent that the level of overlooking by the new housing is such that a new design is required. The house is very exposed and this together with a desire to have all 3 bedrooms and a bathroom upstairs has led to this revised proposal.

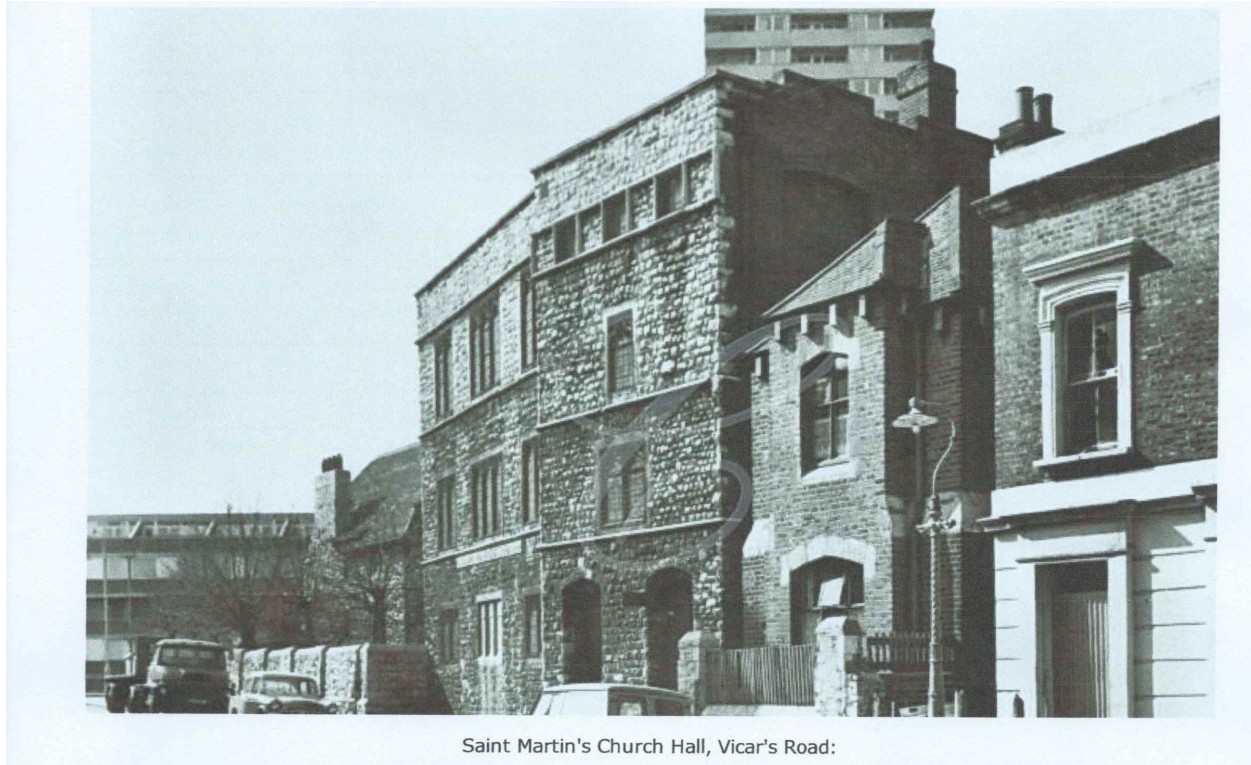


Photograph 1 - Number 20 Vicars Road with the French Primary School to the left and new housing terrace behind. 2no. 3-storey townhouses are planned for the area where the crane is currently located.

1.2 HISTORY, MODIFICATIONS AND ARRANGEMENT OF THE HOUSE

We would usually describe the building in full in this section. This has already been covered in the first planning application Design and Access Statement. We will include historical information in the appendix of this report.

The 1960's photo below shows the building before the demolition of the Vicarage in the distance and the terrace to the right (note the chimney stack on 20 Vicars Road that has been removed).



1.3 PLANNING CONSIDERATIONS

This is not a conservation area. The remaining original church buildings will play a very important part in the overall redevelopment of the area. They will provide individual historical markers in a sea of new housing. While the other church buildings are quite isolated, 20 Vicars Road will link with the new development.

1.4 BRIEF

The owners of the house who have a young family would very much like the first floor to contain at least 3 bedrooms and a bathroom. Previously, the limited footprint of the original house restricted them to 1 or possibly 2 bedrooms upstairs.

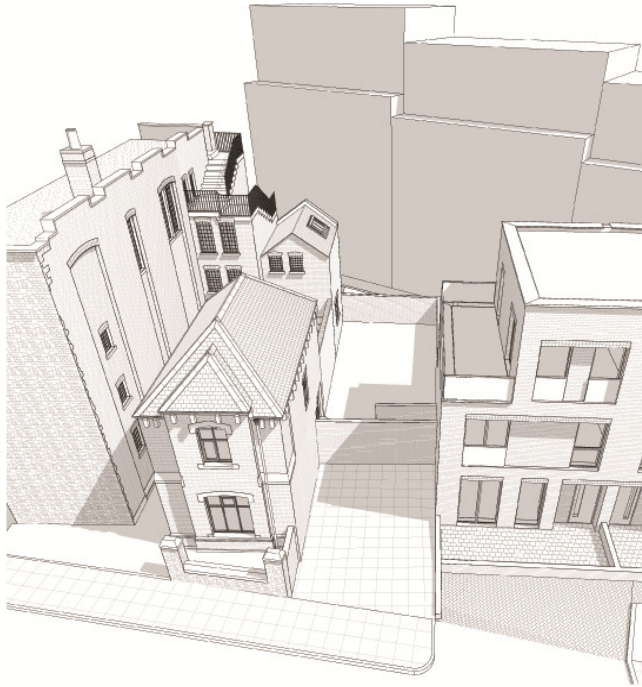


Diagram 1 Existing Massing –

The multiple windows on the rear housing terrace are not shown

1.5 SITE ANALYSIS

As you can see from the block diagram above, the new pair of townhouses are set back from the front building line of number 20 and there is a slight change in angle. As well as the looming terrace behind and the existing school to the left, number 20 will be overlooked by a new roof terrace to the side.

Other things to consider are as follows:

How does the new extension relate to the pitched roof structures of the original buildings?

The side elevation of no. 20 was not designed to be seen – the front elevation stone dressing only return a short distance and the original chimney stack has been removed.

There will be a 700mm change in floor levels between number 20 and the new townhouses.

1.6 PLANNING CONSULTATION

How will a 2-storey side extension meet the new townhouses? This has been an ongoing discussion between ourselves and Gideon Whittingham over the last few months.

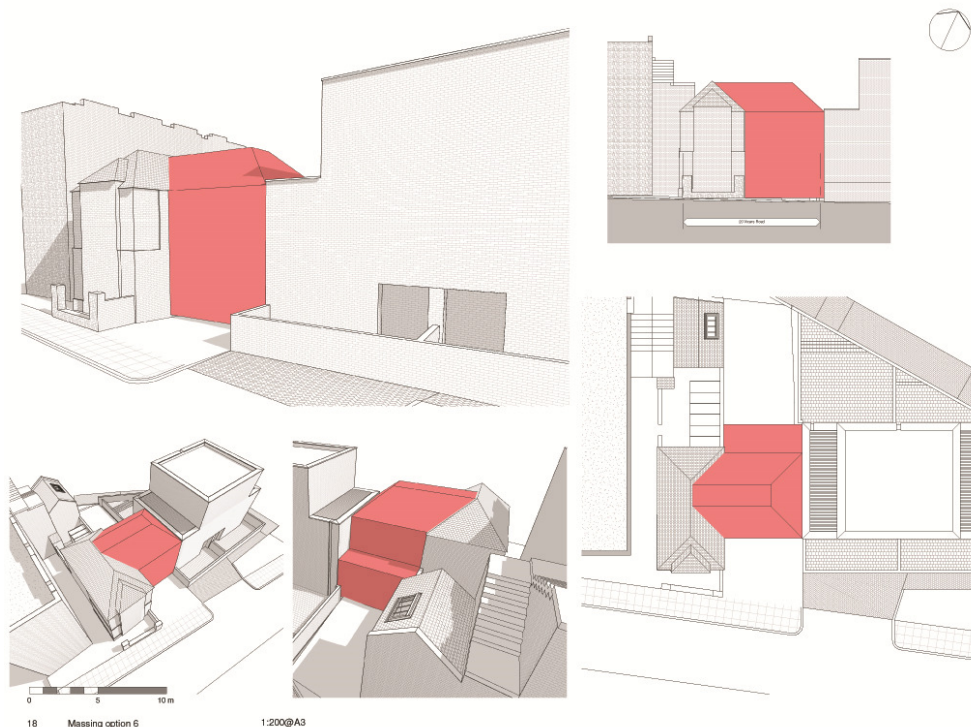


Diagram 2 Massing Diagram - Rejected option

We very much see the extension as a transition between the new development and the original schoolhouse. The second hand yellow stocks and slate roof will relate to the schoolhouse but the extension will have less fussy detailing.

When we first proposed a 2-storey side extension we thought it might be a simple extension of the set-back townhouses with a flat roof. In our correspondence with Gideon it became clear that Camden Planners were looking for some form of pitched roof and an extension that related more to the original building.

Having explored some hipped linking roofs at right angles to the schoolhouse it became clear that this arrangement was too large and formless (see block model above). Instead, we came up with the idea of a pavilion roof which is a similar scale to the adjacent 2 pitched roofs.

The idea is to create a cluster of 3 pitched roof structures. The 2 structures at 20 Vicars Road will be linked by a flat roof above the circulation space. This central section will do a number of things:

It will accommodate the slight change in angle

It will create a separation between the new and the old

It will mask the blank flank wall of the schoolhouse where the chimney stack has been removed

It will form the new central entrance in the front of the house

The window configurations are an extremely difficult aspect of this design exercise. The windows on the schoolhouse are timber with various metal and timber additions used to create opening lights. The timber frame copies the stone transoms and mullions of older buildings and also the stone windows in the French school and St Martins Church. These windows often have thin metal casements (see photograph 1).

In our proposal we intend to use “Crittall type” thin metal casements in a timber sub frame. This will be used in both the existing schoolhouse and the 2-storey side extension and the subdivisions of the glazing will be similar.

1.7 LOCAL SOURCES OF REFERENCE



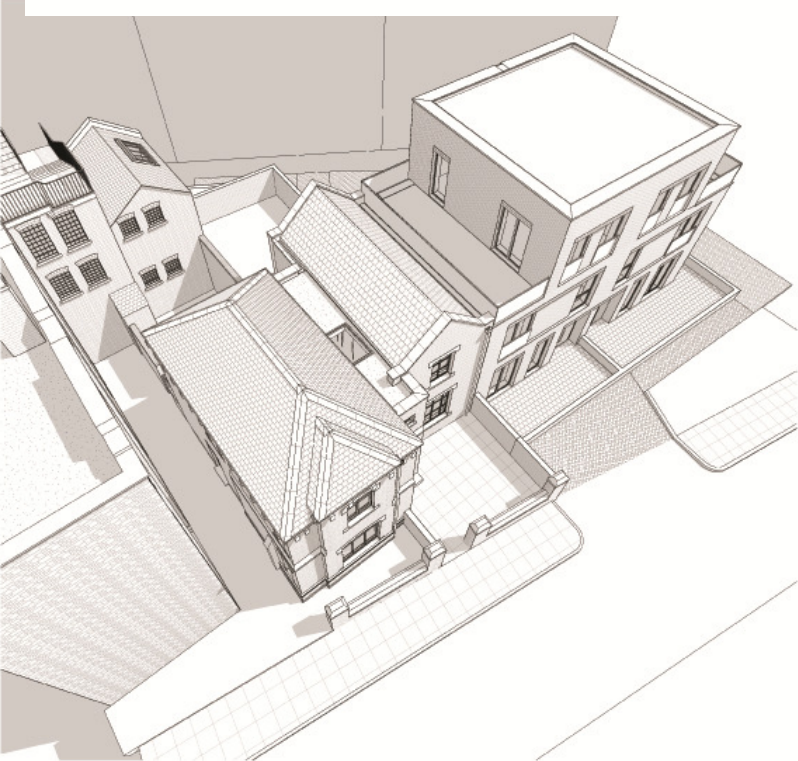
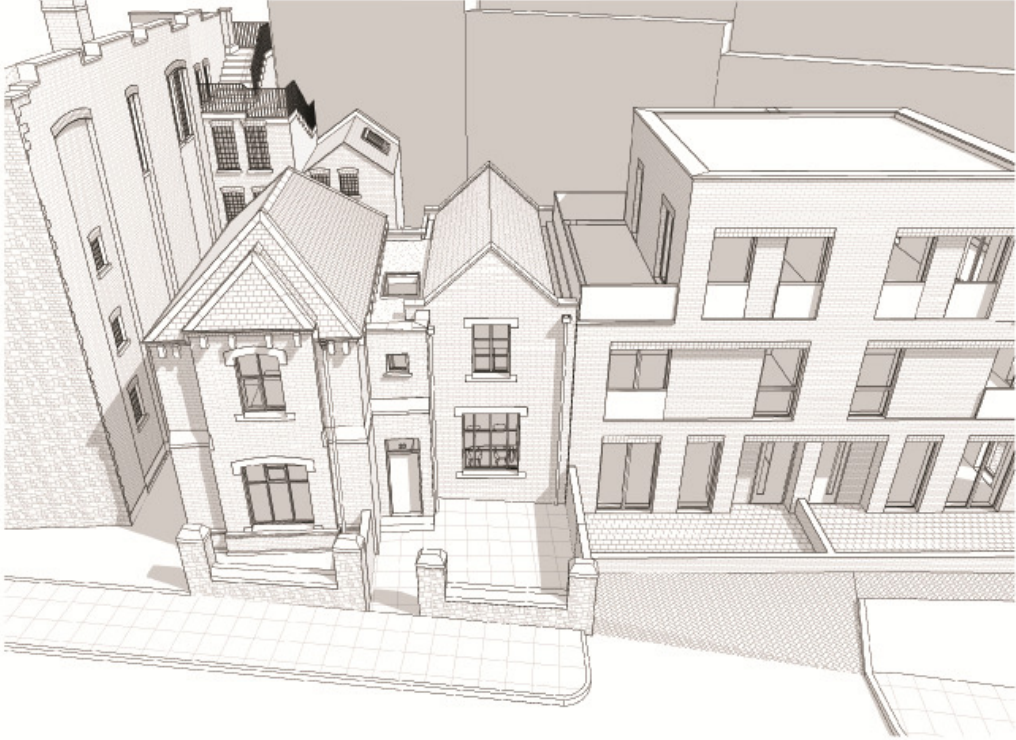
Local buildings with extensions in the form of a second gable structure- Scout Hall and St Martins Church



1.8 EXAMPLE OF MODERN EXTENSION LINKING TO AN OLDER STRUCTURE

Here is a modern extension which
Refers to the original
without being a pastiche.
Architect Chris Dyson.

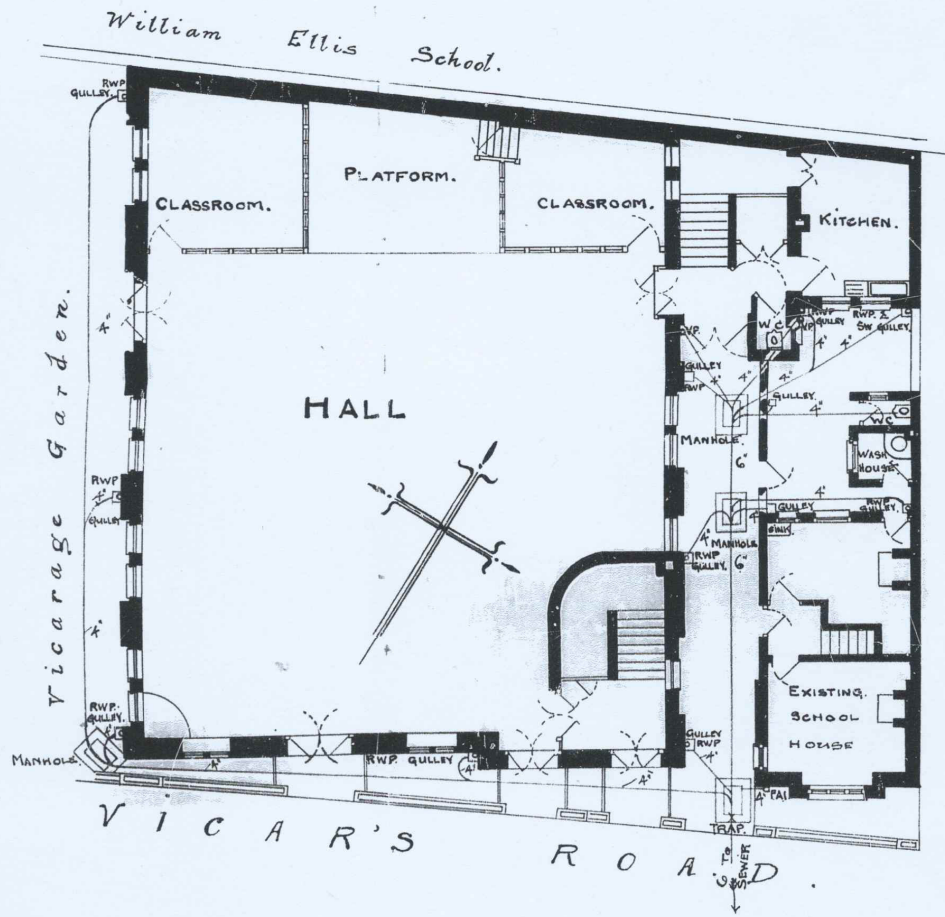
APPENDIX 1 High Level Perspective from Vicars Road



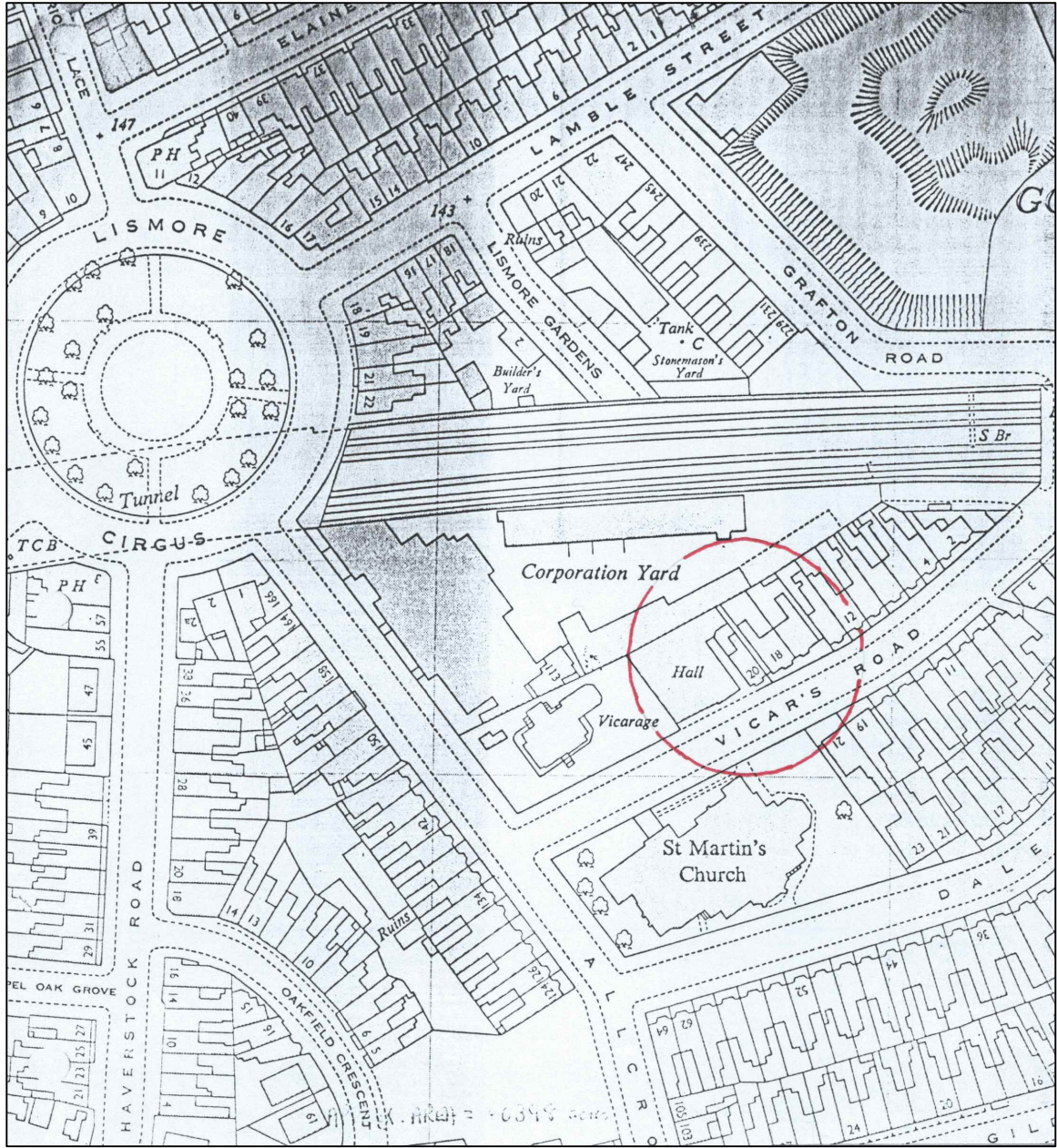
APPENDIX 2 – Aerial Perspective showing the 3 Pitched Roofs

S-MARTIN'S PAROCHIAL BUILDINGS.

DRAIN PLAN.



APPENDIX 3 Drainage Plan From 1906



APPENDIX 4 SITE PLAN 1967