

Design and Access Statement

11 ELAINE GROVE, GOSPEL OAK NW5

June 2015



Photo 1 – Elaine Grove looking East. 11 Elaine Grove is the 3rd house along on the left.

1.1 PLANNING PROPOSAL

This is a Planning Application for a rear extension to the house above. The proposed extension will extend more than 3m into the garden and will therefore require a planning permission.

When reading this report, please be aware that this group of streets in Gospel Oak is referred to as Oak Village. This incorporates Elaine Grove, Julia Street as well as “short and long” Oak Village.

1.2 HISTORY AND DESCRIPTION OF OAK VILLAGE

Elaine Grove is a small road containing 27 houses. It is part of a larger area known as Oak Village which is a collection of 5 roads characterized by Victorian 2-storey cottages. If you are interested there is a short history of Oak Village written by William Barnes – Camden History Review 25.

The area was first developed in the 1840's and was probably complete by the mid 1860's. Paired semi-detached cottages in "Short" Oak Village gave way to terraced houses as you approached Lissmore Circus. Arthur Grove was renamed Elaine Grove at some early stage in its history (around 1900).

The houses, often described as railway cottages, are modest in size with small front and rear gardens. The roads are quite narrow which gives a pleasant feeling of containment. The houses are paired and the slate roofs are generally hipped with a side section of flat roof above the recessed front entrances. Unlike most of the houses in Oak Village, the roofs of Elaine Grove have parapets with concealed lead gutters.

The front elevations have stucco at ground floor level with brickwork above. Much of the high level cornice and plaster decoration has been lost as well as the white painted decoration around the front windows.

The area was blighted by the railways and the damp conditions almost as soon as it was built. At this time the individual houses often contained numerous families with up to 20 people per dwelling.

By the 1950's and 60's Oak Village, despite having a strong community, was still quite down at heel and Camden Council were ready to demolish the damp one hundred year old houses. Much of the Victorian housing in the area was demolished but social changes were taking place as the London smog's cleared and enlightened young people rediscovered inner city living. Thankfully, the wrecking ball stopped short at number 8 Elaine Grove following a campaign by local activists. It should be noted that some of the other locals were disappointed not to be rehoused in the new modern flats that now surrounded the area.

Since this time the neighborhood has gradually benefitted from the investment that has come from middle class home ownership. The damp in the external walls, caused by 1970's flooding and substandard bricks is gradually being eradicated. There are still problems with some of the roofs which have rather suspect design details and minimal downpipes.

Upvc windows are very rare and many houses have had their decorative mouldings and railings reinstated. There are very few loft extensions as the roof spaces are not tall enough. There are also very few 1st floor rear extensions. These have generally been discouraged by Camden Planners.

1.3 THE HOUSE AND PREVIOUS MODIFICATIONS

11 Elaine Grove is 3 houses from the end of this truckated road (1-8 were demolished). On the front it has lost its decorative hood over the ground floor window. The high level cornice is also gone but it retains mouldings around the upper bedroom window.



The ordinance survey plan of 1891 shows number 10 and number 11 Elaine Grove with back-to-back outbuildings extending half way down the rear garden. These have been removed and only the original

chimney stack hints at their previous existence. The sliding sash windows remain, with a couple of exceptions.

Inside the house the main alterations from the original are as follows:

- the double doors between the living rooms have been removed and the opening enlarged
- new en-suite bathroom at the front of the first floor
- new WC under the stairs
- all chimneys blocked up
- upstairs bathroom – modifications in 1964
- drain connection to Elaine Grove (added in 1862)

1.4 BRIEF

The owners of the house would like to extend the footprint of the ground floor. They have a young son and they would like additional space close to the kitchen and the garden where their child can play and toys can be stored.

There are many houses in Oak Village and Elaine Grove that have been extended on the ground floor in this way. The owners have visited these properties and seen the benefits of these extensions.

1.5 PLANNING

Conservation Status - Surprisingly, Gospel Oak is not a conservation area and none of the houses are listed.

Precedent – There are very many similar rear/side extensions in Oak Village (including Elaine Grove) as you will see on your aerial desktop view. Some were constructed under previous permitted development rights (less than 15% of the volume of the original house) and some were granted planning permission.

We estimate that over half the 77 properties have some form of single storey extension.

Camden Policy – CPG1

4.10 Rear extensions should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;
- allow for the retention of a reasonable sized garden; and
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties

1.6 THE DESIGN, MATERIALS AND AMENITY

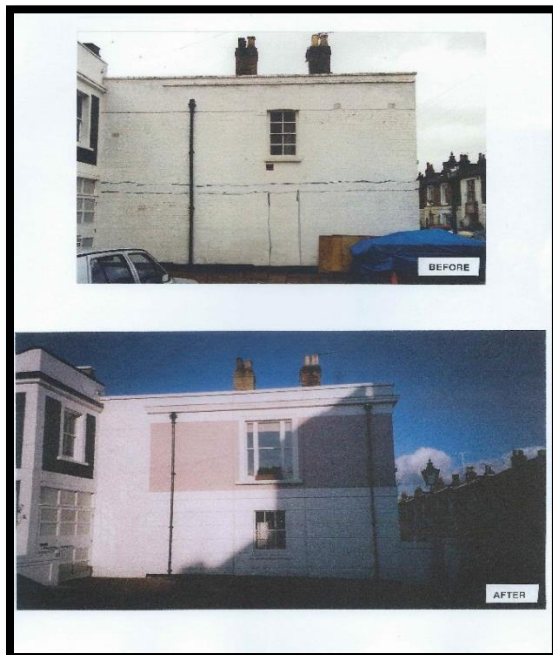
This is a very simple proposal. The side return area of the garden which measures 4.25m x 2.1m will be filled in with a single-storey structure. In order to minimize the impact on number 10 Elaine Grove we have pitched the roof sideways. The lowest part of the pitch is next to the party wall. This has a small parapet upstand next to a gulley drain.

We have used the same materials as the original with yellow stocks, white painted render, black drainpipes and a slate roof. Conservation type rooflights will be used to ensure the highest quality. We have stopped the roof short of the back wall to allow a neat horizontal parapet wall and coping and to allow the existing rainwater pipe to run down to the gulley.

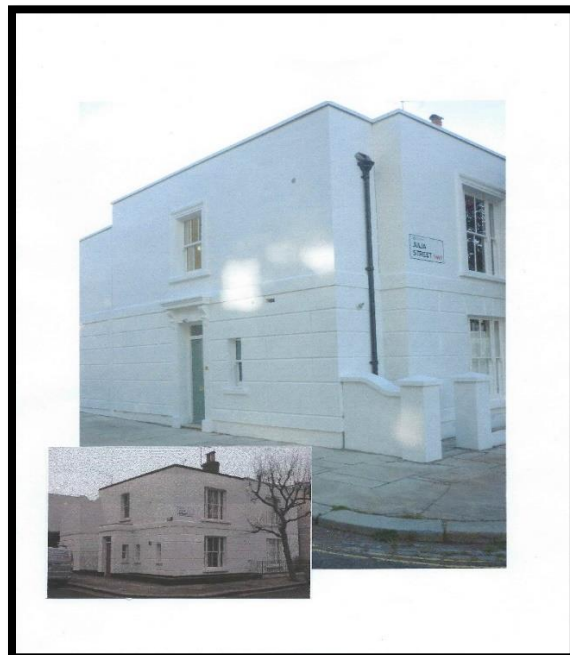
The existing steel kitchen window will be replaced. The new window and new double doors will be Fineline aluminium (a high quality product with a very thin frame).

The existing party wall will be raised marginally from 2.7m to 3m. The wall will be rebuilt in white painted rendered brickwork as existing. We have been careful to avoid issues relating to loss of amenity, overlooking, overshadowing, privacy etc. It should be noted that the remaining back garden will also be of a satisfactory size.

1.7 OTHER PROJECTS IN OAK VILLAGE BY JONATHAN LAWLOR ARCHITECTS



Side Elevation to 55 Oak Village



2-storey side extension to 1 Julia Street