

74 and 72 Hadley Street NW1 8TA

PROPOSED ROOF EXTENSIONS OVER TWO HOUSES PLANNING APPLICATION

SUPPORTING STATEMENT

October 2015

Location and character

Hadley Street is a quiet residential street in Kentish Town. It has a varied townscape, with a mixture of Victorian two-storey terraced houses, interspersed with post-WW2 housing, both in the form of tower blocks and lower rise town houses.



Hadley Street, aerial view

Whilst there is some local uniformity in architectural character to parts of the street scene, overall the sense is one of a varied townscape, with irregular characteristics, particularly through alterations and additions to the rear of residential houses.

Nos. 72 and 74 are two in a short terrace of three houses which form an enclosure to Hadley Street at its southern end. All the houses in this terrace are Victorian two-storey, with a front parapet wall which originally concealed valley roofs. No. 74 has been altered whereby the valley roof has been replaced with a flat roof. For No. 74 the butterfly form to the rear wall has also been infilled to form a straight parapet. The butterfly to the rear walls of Nos. 70 and 72 remains.

Both Nos. 70 and 72 have been subject to a series of rear and side additions and alterations, and this combined with the irregularity in the outline of the three plots has resulted in a varied massing and character across the three houses.



Hadley Street, view looking south towards Nos. 72 and 74

The neighbouring houses along Hadley Street are also characterised with varied alterations. In particular a number of terraced houses in the immediate vicinity of Nos. 72 and 74, which date from the same period and are of the same style and form, have had significant roof top extension. These extensions take a varied form, either being mansard, pitched or flat fronted with front terraces.



View looking south along Hadley Street towards Nos. 72 & 74

The Proposal

This application is for the roof extension of both houses at Nos. 72 and 74 to create additional living space for each separate residential dwelling.

The extensions have been designed together so as to ensure architectural uniformity across both properties. This is intended to contribute to a streetscene that is coordinated and coherent, and to minimise an ad hoc and piecemeal effect.

Design precedent has been taken from contemporary roof extensions that are evident as additions to any number of period buildings across London.

The design strategy adopted, therefore, is for a contemporary roof extension in reflective glass. In this way, the original building is clearly readable, and the addition is distinct as a piece of high quality contemporary architecture.

The roof extension is set back from the parapet wall, so to reduce its impact on the street and to show it as additional to the existing building. The glazing reflects the light of the sky and so adopts its hue and texture, again so as to minimise its impact. The contemporary style and material adds to the layers of architectural history in the locality, enabling a reading of the city as a living place made up from layers of social and architectural life.

Precedents



Roof extension to house, Whitechapel



Image may be subject to copyright. [Learn more.](#)

Extension to gallery, Hoxton



Extension to office building, Kings Cross

Proposed Visualisations



View looking south along Hadley Street towards Nos. 72 & 74 - nearby roof extensions noted



Reflective glass provides a light materiality



View at roof level across Hadley Street, showing nearby roof extension (irregular on terrace), and visualisation of proposed roof extensions to Nos. 72 & 74

Planning history

A planning application was refused on 15/08/2012 for a mansard roof extension to No 74 only (Ref. 2012/2376/P)

A subsequent pre-application enquiry was submitted in October 2014 for a roof extension across both Nos 72 and 74 jointly.

The advice received from the LPA was that the proposal would not be supported, citing the following reasons;

Camden Planning Guidance CPG 1 Section 5, with Policies CS14 and DP24 are cited as providing the basis to broadly refuse any roof extension which has an 'adverse impact on the skyline, the appearance of the building or the streetscene'.

The pre-app advice suggested that Nos 70-74 formed a row of terraces which truncated the southern end of Hadley Street, and as such were visible for long distances along the street.

Although it was acknowledged that other properties on Hadley Street had mansard roof extensions, the visibility of these was not so apparent.

It was therefore concluded that the roof extensions to Nos 72 & 74 would impact detrimental on the skyline of the terrace and the appearance within the wider street scene.

As such the pre-app stated that the council had an in principle objection to roof extensions at Nos 72 & 74, and that following the CPG design guides would not overcome this objection.

Nevertheless, it was also noted that the council may consider an application which considered roof additions to all 3 houses, Nos 70-74.

New Proposal

With this new proposal it is accepted that the roof extensions will be visible along Hadley Street, and that they will break the regularity of the terrace of three houses.

However, the extensions are proposed as contemporary architectural additions. They are stepped back considerably from the terrace, so as to minimise their impact. It is considered that from the pavement in front of the houses, their impact will be minimal.

They will be visible from further along the street, however at these distances their impact will be mitigated by their reflective materiality. Furthermore, as they are stylistically different from the existing houses, they will read as a new architectural layer and will not disrupt the architectural reading of the terraces.

In terms of the wider and social impact of the proposal, the additional space that these roof extensions provide will enable these small 2-bedroom houses to be used sustainably as family and adaptable dwellings enabling multigenerational living.

The ability for the residents to move to larger premises has been curtailed by excessive house prices, but aside from this a stable and secure community is created through long-term residents and lifetime homes.

For social change to be accommodated, such as larger households, working from home etc the planning regime needs to be adaptable. It is through such adaptability that the built environment can be a means through which to access social history, and results in a much more interesting and complex material culture, rather than one that has been overly sanitised by zealous planning regulations.

Whilst this proposal may well have an impact on the street scene and the terrace, which it undeniably does, we believe that this impact is broadly acceptable, as long as the architecture is of a high quality, and considering the social pressure and benefit, should be on balance be deemed acceptable.

If the council is minded to approve this proposal, then the quality of the material and architecture can be controlled through conditions.