



DESIGN & ACCESS STATEMENT

JANUARY 2016 - TO ACCOMPANY THE PLANNING APPLICATION FOR 8 RYLAND ROAD, NW5

1.	Introduction	pg. 4
2.	Planning Context	pg. 5
3.	Design	pg. 8
4.	Access & Summary	pg. 12



Introduction

This Design and Access statement has been prepared by Architect Your Home to accompany the planning application for a new roof extension at 8 Ryland Road, Camden.

8 Ryland Road is a 3 bedroom, 2 storey, Victorian mid-terrace house of the style typically associated with North London and is located within the Inkerman Conservation Area.

The house, in common with its neighbours and typical of many other properties within the wider locality, has a butterfly form roof with a central valley concealed behind a front parapet.

*Right; Aerial view of the site.
Google Maps*



The property was purchased in May 2014 by the current owners, and prior to their occupation had been extended at ground floor.

The property was subject to a planning application for the erection of a large mansard roof extension with two dormer windows to the rear and three windows to the front in 2012 (2012/3020/P), which was refused and not allowed at appeal (Appeal Ref: APP/X5210/D/12/2185376) due to concerns that the rear elevation design was of insufficient quality and would remove any meaningful semblance of the property's original butterfly roof.

The current owners wish to create a sensitive, architect designed, roof extension which will allow them to update the property to create a quality family home suitable for modern living whilst preserving historic elements of the property and respecting LB Camden's policies and the Inkerman Conservation Area. The proposal has strong support from neighbours.

Planning Context

Planning history

The previous application was designed by a loft conversion company to a standard design. A key difference with the current proposal is that it is an architect led scheme. As a result it is much more carefully and sensitively designed.

The main issue in the previous appeal was “the effect of the proposal on the character and appearance of the Inkerman Conservation Area” (paragraph 2).

The appeal decision explains that “The appeal property is a mid-terraced, 2-storey dwelling set within a row of similar properties. Ryland Road is located within the Inkerman Conservation Area. This comprises a reasonably compact area of principally residential streets, developed during the second half of the 19 Century. The appeal property, in common with the significant majority of other buildings within the Conservation Area, is identified within the Council’s published Conservation Area Statement as making a positive contribution to the area’s largely homogenous architectural character. No 8 has a butterfly form roof with a central valley concealed behind a front parapet, typical of many other properties within the wider locality” (paragraphs 3 and 4). Whilst it is clearly important to ensure that any proposal at this property respects the building and the wider conservation area, it is important to note that the property is not unique in this area.

Right; 2012, rejected planning application 2012/3020/P.



The inspector concluded that “The proposed mansard roof to the front would be recessed behind the existing parapet, which would be retained. In my assessment it would have no significant presence within, or impact upon, the street scene. More importantly, when seen from Ryland Road, the rhythm and unity of the terrace, which is principally derived from the consistent architectural detailing of the properties’ front elevations, would be unaltered and preserved.” The current proposal therefore retains a mansard roof at the front.

The Inspector raised concerns with the rear element of the previous scheme. This has been redesigned. It has been pulled back, preserving the winged roof form that the Inspector highlighted as important. Because it would be pulled back it would be less visible from the conservation area.

Policy framework

The policy framework remains unchanged from the previous appeal. The design of the new scheme has had regard to the relevant policies of London Borough of Camden’s Core Strategy and Development Policies, in particular:

CS14 – Promoting high quality places and conserving our heritage

The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- e) protecting important views of St Paul’s Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

Criteria (a) and (b) have been of central importance in guiding the revised design. Criterion (d) has been considered in the design of the scheme, albeit in the context that this is a loft extension to an existing Victorian building. Criteria (c) and (e) are not relevant to this application proposal.

DP24 – Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility

Criteria (a), (b) and (c) have been of central importance in guiding the revised design. Criteria (d), (e), (f), (g), (h) are not relevant to this application proposal. Criterion (i) has been considered in the design of the scheme, albeit in the context that this is a loft extension to an existing Victorian building.

DP25 – Conserving Camden's heritage

Conservation areas. In order to maintain the character of Camden's conservation areas, the Council will:

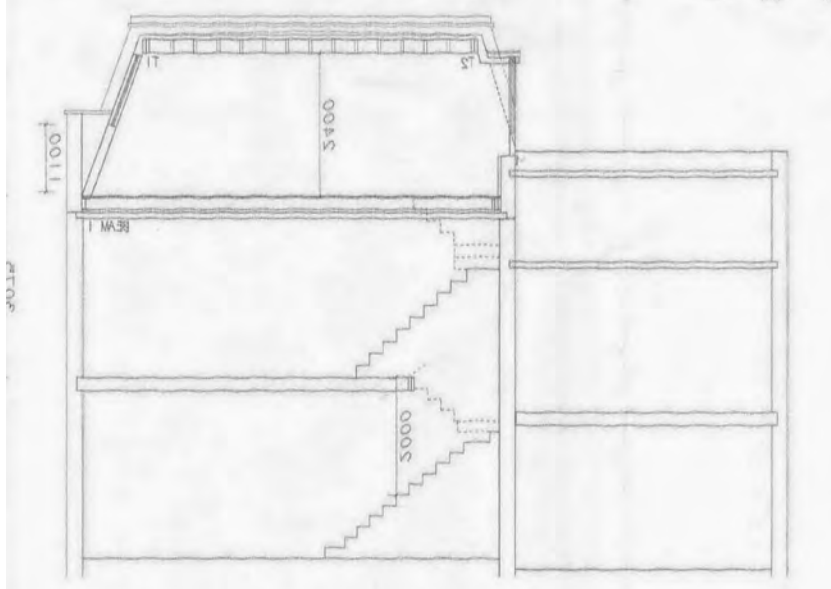
- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Criteria (a) and (b) have been at the forefront of our minds when designing the revised scheme. Criteria (c), (d) and (e) are not relevant to this application proposal.

Design

The new proposal has taken on board the comments of the Appeal Inspector with particular regard to comments on the previously proposed rear elevation: the Inspector's view was that to the rear the proposal would completely alter the building's form by removing any meaningful semblance of its original butterfly roof.

Right; 2012, rejected planning application 2012/3020/P, section.



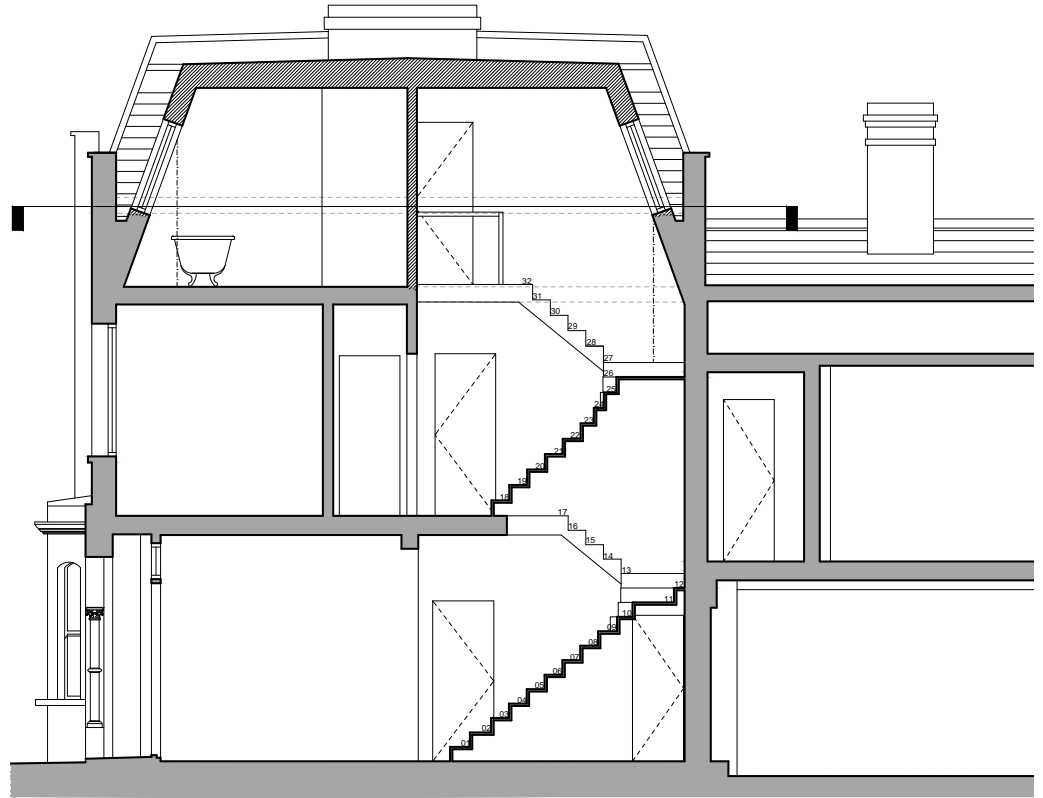
The new design creates a traditional mansard roof form that sits behind the historic butterfly roof parapet thus allowing the original form to maintain its importance, with the new roof extension being subservient.

The sloping rear wall of the new extension has been pulled back, preserving the winged roof form that the Inspector highlighted as important. The use of slate as the cladding / roofing material will contrast with the existing brick wall below, allowing it to blend with the roof, thus preserving the distinctive butterfly form and maintaining the existing aesthetic.

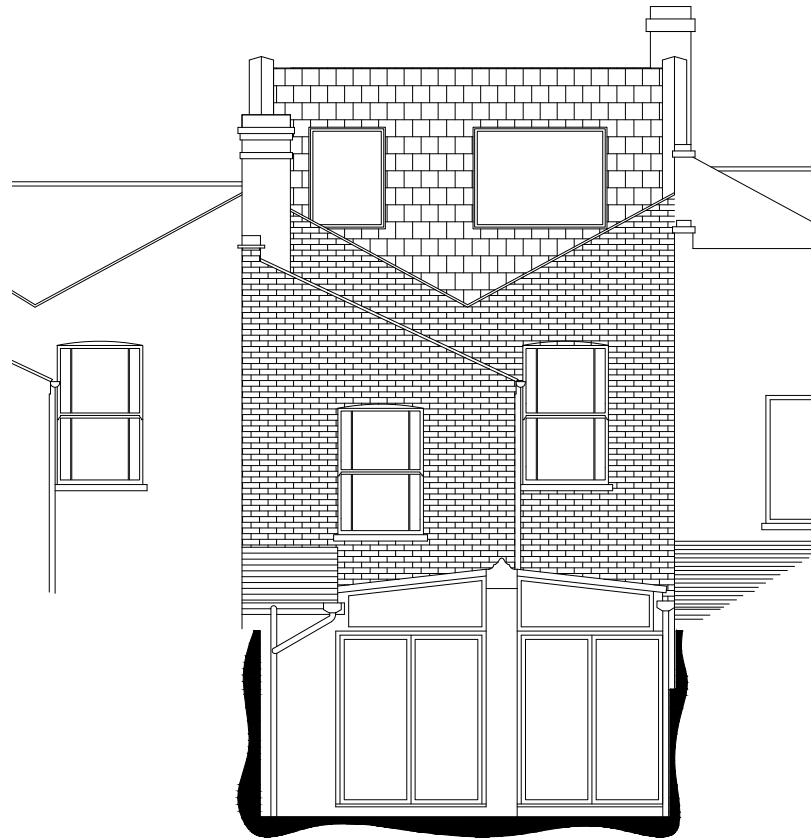
The windows on the rear elevation will be high quality velux windows rather than the dormers suggested in the previous application, to further reduce the visual impact of the new extension and ensure that it remains in keeping with the character of the surrounding buildings and amenity.

This approach results in a high quality design which maintains the historic character and proportion of the existing building, in line with LB Camden's Development Policy DP24 and Core Strategy policy CS14.

Right; Proposed section.



Right; Proposed rear elevation.



Design



With regard to the front elevation proposed in the previous application the Appeal Inspector's assessment was that the proposed roof extension would "have no significant presence within, or impact upon, the street scene. More importantly, when seen from Ryland Road, the rhythm and unity of the terrace, which is principally derived from the consistent architectural detailing of the properties' front elevations, would be unaltered and preserved. "

The front elevation of the property has, therefore, been designed to similar principles, with the proposed mansard roof to the front being recessed behind the existing parapet, which would be retained. This approach respects the character and scale of neighbouring houses, in line with Camden's Development Policy DP24a.

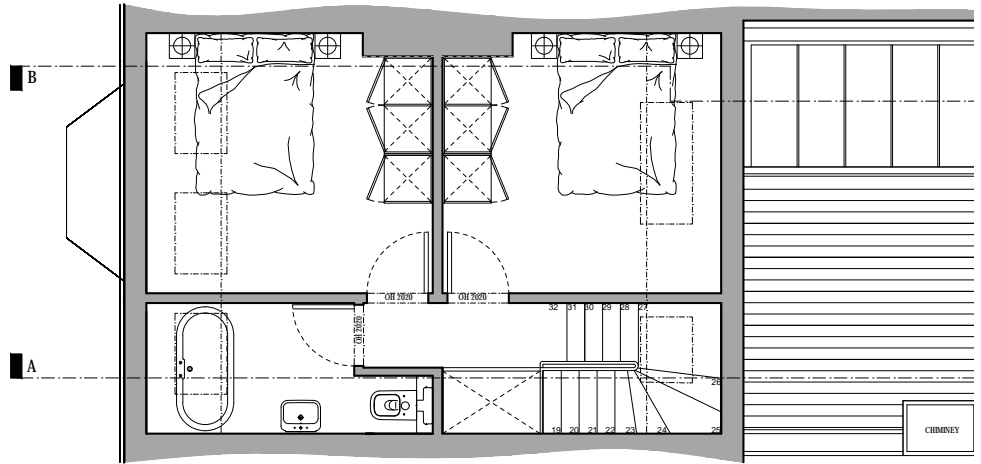
Right; Proposed front elevation.



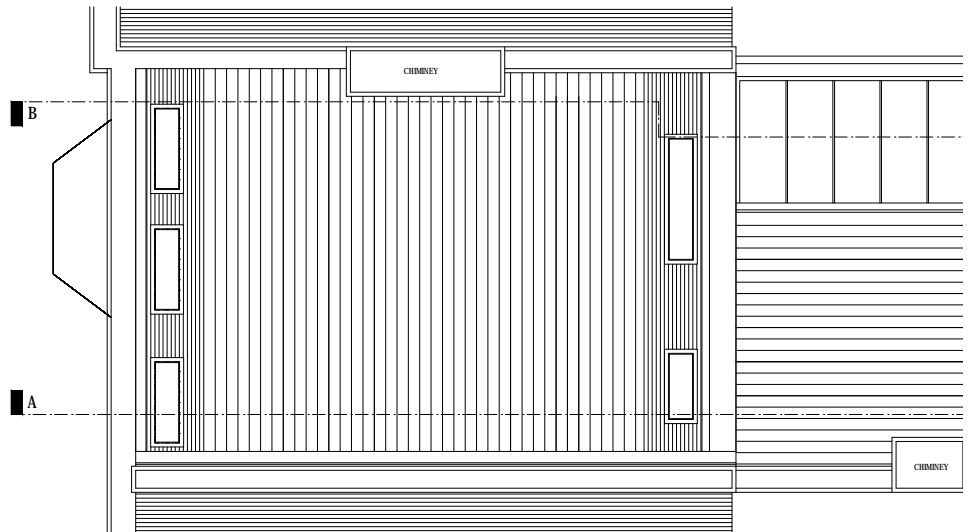
Design

The proposed accommodation consists of two new bedrooms and a bathroom, reflecting the first floor plan below and retaining the integrity of the original plan by continuing the stair in its original location.

Right; Proposed second floor plan.



Right; Proposed roof plan.



Access

The access to the house is as existing.

Summary

This is an architect-designed scheme which has been carefully and sensitively designed in response to the previous appeal decision and the site context to preserve the existing character of the dwelling. The scheme results in an elegant, considered and considerate roof extension that satisfies London Borough of Camden's policy requirements and respects the character of the Conservation Area whilst creating much improved space for the owners.

We strongly believe that the proposals would not only be highly beneficial to the property itself but would preserve and enhance the wider Conservation Area and we kindly ask the Council to approve it.





Architect Your Home Hackney
St - London - N16 8JN. +44 207 249 1855

Unit B13, 3 Bradbury