

Design and Heritage Statement

In support of a planning and conservation area application at:

1 Clorane Gardens, Camden, London NW3 7PR

REV: A 03/02/2016

Design and Heritage Statement

1 Clorane Gardens lies in the London borough of Camden within the boundaries of the Redington/Froggnal conservation area. The conservation area was designated in 1985 and is characterized by a 'well preserved example of a late 19th century and Edwardian suburb'.

Clorane Gardens, including No. 1, is a typical example of a late Edwardian street and the large, detached houses make a positive contribution to the character of the area. This is noted in the conservation area appraisal.

The houses positive contribution has been thoroughly considered during the design process, with particular attention to any impact on the street scene.



View From road facing North West



View from road facing Southeast

Front Elevation

A small side extension for cycle storage is proposed with external materials selected to match existing details. In order to respect the street scene this extension is set back significantly from the street and therefore any sight lines directly to it are severely limited.

In order to enable it to blend into its surroundings, the extension will be constructed in white render to match the existing colour and finish of the front elevation. The roofing material proposed is lead to match existing details on the second floor windows.

To improve the street scene, the proposal includes moving the existing storage in the front garden to the side of the building, behind a gate with materials to match the existing fencing. Visible bin storage is generally considered unsightly and this proposal will improve the current arrangement.

The removal of the existing olive trees is intended to provide more natural light into the dining room and create views out of the front window currently obscured by the foliage. These trees were planted relatively recently and is it not considered to be material in planning terms or undesirable.

New metal railing gates and fencing is proposed to the front elevation as shown on the drawings. The original fencing has been removed and the area includes various boundary treatments so in addition to this type of fence being in character with the period of the property it will also not appear incongruous with the adjoining properties on the street.

Relevant Drawings:

- A1175-101-Existing Basement And Ground Floor Plan
- A1175-103-Existing Elevation A And B
- A1175-111-Proposed Basement And Ground Floor Plan
- A1175-113-Proposed Elevation A And B
- A1175-116-Proposed Material Palette

Rear Elevation

To create more viable internal space for the family and a uniform floor level the proposal is to replace the existing rear extension. The new design is intended to integrate more natural light using structural glazing to provide a seamless flow into the garden.

Proposed external walls treatment is white render to match colour and finish of existing rear elevation. The end walls and roof of the extension are proposed in structural glazing to provide more natural light into the space.

A small zinc roof is propose to link the structural glazing to the existing building. The choice of this material is linked both to its use as a traditional roofing material and its 'crisp' finish which compliments the design of the extension and the garage/studio directly across the road at no. 2a Clorane gardens.

New sliding doors are proposed to the rear of extension proving access into the garden and paved dining area. New sliding folding doors are proposed for the living room in the existing building, replacing existing wooden doors and windows.

The external landscaping around the proposed extension will be raised to create an accessible outside dining area, removing the existing steep stepped access into the house form the garden.

The proposed rear extension is a direct replacement of the existing extension in plan with a minor increase in the roof height due to the reduced pitch of the new roof. The existing extension was constructed relatively recently but is dated in its appearance and creates awkward changes in level internally and externally.

The proposed design is contemporary but no less incongruous to the design of the existing house than the existing and, at the rear of the property, avoids any impact on the streetscene or character of the conservation area. A carefully designed modern additions to a historic building is a well established and generally acceptable proposal and we therefore suggest that there is no reason that the application should not be granted.

Relevant Drawings:

- A1175-101-Existing Basement and Ground Floor Plan
- A1175-104-Existing Elevation C And D
- A1175-111-Proposed Basement And Ground Floor Plan
- A1175-114-Proposed Elevation C And D
- A1175-116-Proposed Material Palette