



SQUARE FEET ARCHITECTS

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DESIGN AND ACCESS STATEMENT

Project: Proposed Extension at 73 Agincourt Road.

Date: 15th September 2016

CONTEXT

The site contains a two-storey, detached, single family dwellinghouse. It is located on the north side of Agincourt Road between a light industrial building that abuts the eastern boundary of the site and a church which is located to the north of the site. The site lies within the Mansfield Conservation Area and is noted in the Conservation Area Appraisal and Management Strategy as a building that makes a positive contribution to the Conservation Area.

Mansfield Conservation Area falls within Gospel Oak which is located between Hampstead, Maitland Park and Kentish Town on the edge of Hampstead Heath. The Mansfield Conservation Area boundaries are Parliament Hill and the London Overground North London Line to the north, Gospel Oak Station to the east, and Fleet Road and Mansfield Road to the south.

The conservation area lies mostly within the Gospel Oak ward and partly within the Highgate ward, within the London Borough of Camden.

The conservation area is an elongated diamond shape with through-roads running from east to west along the northern and southern boundaries, and shorter roads running from north to south on a loose grid pattern. The land rises steadily from the south east of the conservation area to the north west.

The Mansfield Conservation Area can be divided into 2 sub areas of distinctly different character. 73 Agincourt Road is located in the Western area which is described within the Conservation Area Statement as being predominantly residential in character and is laid out on a loose grid pattern with long roads running from east to west and shorter roads running from north to south. Each area was originally developed in the second half of the 19th Century and, with few exceptions, the area remains as it was in about 1910 when building was completed.

PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that developments must be determined in accordance with the development plan unless material considerations indicate otherwise.

The documents which make up the development plan are the London Plan and the London Borough of Camden's Local Development Framework (LDF). There are a

number of documents making up the LDF, but those primarily of concern in this instance are the Core Strategy (2010), and the Development Policies (2010). Other documents which are of relevance include the Proposals Map, and the Camden Planning Guidance (CPG). Finally, the National Planning Policy Framework (NPPF) is an important consideration. A list of relevant policies has been listed as follows:

Local Development Framework Core Strategy

- CS1 Distribution of growth
- CS5 Managing the impact of growth and development
- CS6 Providing quality homes
- CS11 Promoting sustainable and efficient travel
- CS13 Tackling climate change through promoting higher environmental standards
- CS14 Promoting high quality places and conserving our heritage
- CS18 Dealing with our waste and encouraging recycling
- CS19 Delivering and monitoring the Core Strategy

London Development Framework Development Policies

- DP2 Making full use of Camden's capacity for housing
- DP6 Lifetime homes and wheelchair housing
- DP16 The transport implications of development
- DP17 Walking, cycling and public transport
- DP18 Parking standards and limiting the availability of car parking
- DP19 Managing the impact of parking
- DP22 Promoting sustainable design and construction
- DP23 Water
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours)
- DP27 Basements and lightwells

Supplementary Planning Guidance

- CPG1 Design
- CPG2 Housing
- CPG3 Sustainability
- CPG4 Basement and lightwells
- CPG6 Amenity
- CPG7 Transport
- CPG8 Planning obligations

Mansfield Conservation Area area appraisal and management strategy.

Policy DP25 seeks to preserve and enhance the character and appearance of Conservation Areas. However, where buildings do not make a positive contribution to the character or appearance of a conservation area the Council will view the development as an opportunity to enhance an area and secure the optimum viable

use of the site. Policies CS14 and DP24 and CPG1 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings. DP24 supporting text states: *"The Council seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles. Innovative design can greatly enhance the built environment and, unless a scheme is within an area of homogenous architectural style that is important to retain, high quality contemporary design will be welcomed"*.

In February 2016 a pre-app was submitted detailing plans for the demolition of the existing property with a new build house split over four levels built in its place. The overall height of the proposal was similar to the overall height of the existing house including the chimney stack and approximately a metre and half higher than the existing ridge height. With additional rooms in the roof, the neighbouring block is a storey and a half higher.

Whilst there is a tradition throughout Hampstead and Camden of providing examples of high quality contemporary architecture, as the site had been identified in the Mansfield Conservation Area Appraisal as a building that makes a positive contribution to the conservation area the principle of demolishing the existing building was considered to be unacceptable.

As such an alternative scheme has been produced which retains the original portion of the house.

PROPOSAL

Following the rejection of the idea of a full demolition and rebuild, discussions continued with both the planning and conservation officers assigned to the pre-application as to what might be a suitable level of development for the property.

Permission had been granted in 2012 for a first floor extension, which at the time was considered to be subordinate to the main house: 'views of the new extension would be limited to certain locations on Lisburne Road. Given that the extension would be subordinate to the existing building there would be limited views of the extension from the public realm and there would be no adverse impact on surrounding residential occupiers.'

Whilst the extension permitted provided additional space, the previously approved scheme failed to provide a holistic approach for the building, 'bolting on' as oppose to adding sympathetically to the existing parts of the house. The conservation officer suggested that the ground floor extension that currently exists is failing to contribute positively to the conservation area and as such could be improved upon as part of any development.

The proposed works would see the partial demolition of this extension and the construction of a new two-storey extension in its place. Access would be gained through the landing at the top of the main stairwell. Two new bedrooms would be provided within the new extension meaning that the area currently housing the master bedroom on the ground floor could be reused as a living area, rationalising the

layout of the house as a result. A series of rooflights are proposed to allow natural light to enter the property without infringing on the privacy of other neighbouring properties.

The forms of the proposed extension is deemed to be a well-considered solution to finding the extra space needed, and successfully accommodates this without the height or bulk of the designs for a full rebuild. Adopting the same roof pitch for the extension as exists on the flank of the main house is an attractive way of complementing its form and style. To ensure that the extension remains subservient to the host building both the eaves and ridge lines have been lowered to a level beneath their existing counterparts.

The recessed 'gap' between the main house and the proposed extension at first floor will further establish this idea in most oblique views across the house.

The scale of the windows has been considered in order to prevent their prominence in the valuable long views along Agincourt Road and a substantial impact on the character and appearance of the Conservation Area. The windows are carefully broken-up by glazing bars and reveals; responding to the architectural context provided by the surrounding buildings.

The same sensitivity in views past the elaborate brick facades of the Agincourt Road terraces will be accommodated by careful choice of materials in the extension; it will appear in a context dominated by brick, in different tones and colours, but predominantly used in a decorative manner by the surrounding Victorian/Edwardian buildings. The extension will be formed predominantly from bricks with sections of timber cladding and glass.

USE & AMOUNT

The use is residential, and remains unchanged.

A new first floor extension is proposed. It would be constructed on the ground floor extension approved in 2004. The internal floor area of the house is currently approximately 100m². Following the completion of the proposed works the total floor area will be approximately 160m² providing a comfortable family sized home for the applicants.

ACCESS

The proposal neither improves nor worsens the existing access to the property.

Within the context of the proposals and the need to preserve the historic character of the street scene, it is not reasonably possible to improve the accessibility of the property from the street.

However, within the property, it is proposed to improve accessibility by rationalising the ground floor plate, introducing bathrooms next to bedrooms on the upper floors, and widening door openings wherever possible.

The site has a PTAL rating of 5.

CONCLUSION

This proposal is considered to be in keeping with the scale and proportion of the host building.

The use of high quality materials - stock brickwork, natural slates, lead sheet, and anodised aluminium - will improve the quality of the area. Elegant detailing to the proposed extension, will allow the contemporary anodised aluminium glazing frames proposed to the rear extension to sit in harmony with the established character of reclaimed London stock brickwork.

As there is demonstrably no material harm either to neighbours' amenity or to the appearance of the surrounding area, we trust that the application will meet with your support. Please do not hesitate to contact Jack Finnin of this office if you require any further information.