

Design and Access Statement

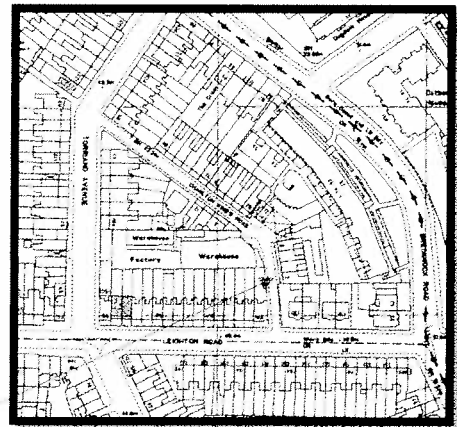
Private House, 2 Charlton Kings Road NW5

September 2016

1.1 PLANNING PROPOSAL

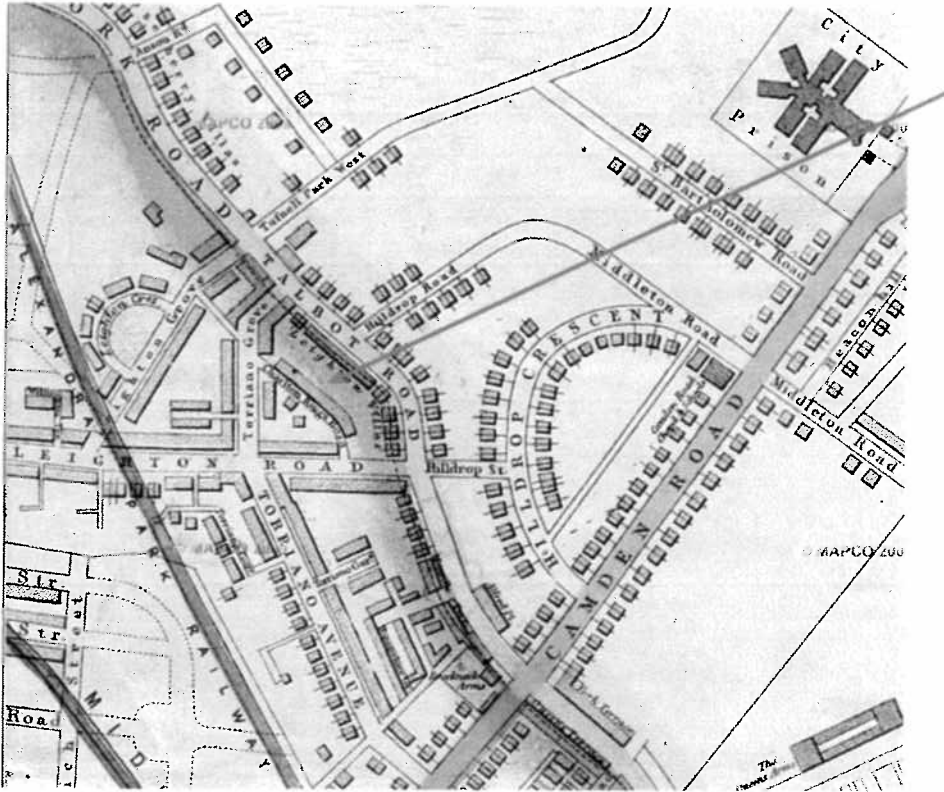
This is a Planning Application for a roof extension to this end of terrace 2-storey house. It is being submitted at the same time as an identical application next door. We propose the following:

- new mansard roof structure
- new additional rear storey with flat roof
- new front roof terrace
- extended main staircase



Photograph 1 - Front Elevation of 2 Charlton King's Road

1.2 THE BUILDINGS IN THE SURROUNDING AREA



Plan from 1868. Charlton Kings Road is not shown on maps earlier than 1860

Charlton King's Road is first shown on maps dating back to the early 1860's. London was rapidly expanding and Leighton Road, previously known as Gloucester Place and first developed in the 1850's, was extended eastwards uphill to meet Brecknock Road. This new link road allowed five fields behind the Assembly rooms in Kentish Town to be parceled up and sold off for speculative building.

Charlton Kings Road was created as a narrow curving route from Leighton Road to Torriano Grove. On the north side a terrace of two-storey townhouses were built. On the geometrically awkward triangular land opposite this terrace their developed an assortment of workshops and a terrace of three two-storey brick fronted houses.

Some of the changes to the local streetscape since the 1860's are as follows:

Two pairs of semidetached 1930's villas were built at the top of Leighton Road. The corner property has a detached garage in the rear garden which abuts 2 Charlton Kings Road.

On the bend in Charlton King's Road an original alley-way leading to a set-back house was enlarged (including the demolition of part of the terrace) to create a rear access to the new 1970's flats built in Brecknock Road. This later served as access to a builder's yard behind numbers 2-8 CKR. There are two high level flats with balconies on the CKR terrace dating from this time.

Two new three storey houses were built on the south side of the road in the 1990's. They are sympathetic in scale to the existing terraces and are built with high quality materials.

Numerous changes have been made to the large Victorian warehouses which have an access from Charlton Kings Road. Most recently many of the units in Apollo House have been converted to residential use. The Piano Factory opposite contains residential units with a number of terraces and a rear balcony is currently being added to one of the units.

1.3 THE BACKLAND HOUSING SCHEME BEHIND 2-8 CHARLTON KINGS ROAD. 1-5 BEAUMONT MEWS



Plans of Rear Houses – Ground, First, Second and Roof Plan. Arrow shows number 2 CKR

In recent years 4 small houses have been constructed behind numbers 2-8 Charlton King's Road. They are arranged with windows facing towards an internal courtyard on the lower two floors and a terrace on the top floor. The houses have bedrooms and bathrooms on lower floors and a living room on the top floor. The only openings which face towards our property are small staircase windows with obscured glass. Additional obscured glass screens have been added more recently.

A fifth unit of housing fronts onto Charlton Kings Road (no.10) where an additional storey has been added to the original building and the front parapet line of the Victorian terrace has been stepped upwards.

1.4 DESCRIPTION OF THE HOUSE

This is a small 2-storey early Victorian house which has been substantially altered during a refurbishment in 2005. The street elevation has a small bay window next to the front door on the ground floor with a pair of sliding sash windows on the first floor. The solid nine inch walls are rendered and have projecting cornicing at the parapet and first floor levels.

The main body of the house contains 2 bedrooms on the first floor and a knocked through living room/dining room on the ground floor facing a rear courtyard garden.

To the rear there is an original 2-storey half width solid brick structure with a lean-to slate roof. This has a blank wall that meets the back of the plot and abuts the new backland development. There is a kitchen on the ground floor and a bathroom and WC on the first floor.

The main roof is a "London Valley Roof" which has a front parapet, and slates pitching toward a central lead drain. This leads to a central hopper at the rear where the angled "gault" brickwork walls meet. The courtyard has been partially painted white to maximize the available natural light and a high wall with obscured glass additions ensures privacy.



Photographs of the back of the house

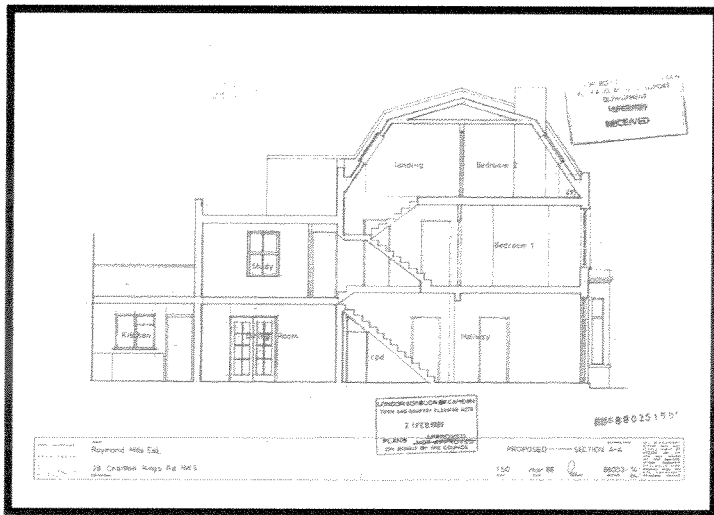
1.5 BRIEF

The owner of this small house enjoys living in Camden but would like a little more space. We have been asked to design a roof extension which will provide an extra bedroom with en-suite and a study. We

have suggested incorporating a roof terrace fronting onto the street. This will ensure that the new roof does not dominate the original 2-storey Victorian façade.

1.6 PLANNING PRECEDENT

There are currently 18 original and 2 new houses fronting onto Charleton King’s Road. Of these 20 houses 10 have third floor roof extensions. Similar houses in the surrounding area with an extra storey added at a later date are identified on the plan below.



Example planning application for a mansard roof granted permission at number 28 Charlton King’s Rd

1.7 PLANNING INCLUDING CONSULTATION

We have not consulted with any officer in the Camden planning department. This is not a Conservation Area and the houses are not Listed Buildings.

We have studied Camden's Planning Guidance document - Section 5 Roofs, terraces and balconies. In particular, we have looked at the section on mansard extensions and designed accordingly.

1.8 THE DESIGN, MATERIALS AND AMENITY



Examples of roof extensions mostly in the Borough of Camden

We have studied roof extensions in the area as well as other parts of London. We have concluded that setting the roof extension back from the front elevation with a small roof terrace helps to maintain the original form and scale of the street (see photos above). It is helpful to the overall appearance that the house next door is submitting an identical scheme. At the end of this short terrace there is already a set-back roof extension. This is part of the development of the backland site (1-5 Beaumont Mews).

It should also be noted that these last 2 houses do not face buildings opposite. They will therefore benefit from westerly views and evening sunshine without impinging on the privacy of surrounding properties.

The large garden (with garage) to the side of number 2 is the result of the combination of two houses on Leighton Road. The proposed extended gable wall is south facing and won't therefore cut out any sunlight from this direction. The owner has discussed the proposal with the owner of the garden and she has no objection.

At the rear there are no openings facing number 2 from Beaumont Mews other than a couple of very small obscured glass windows on the staircase. There is a roof terrace but this has obscured glass screens. There will therefore be no loss of privacy or daylighting to these properties.

We would like to use standing seam, dark grey sheet metal as the roof finish. This is a material which gives a sharp neat appearance and is reminiscent of traditional zinc roofing (see photos above). Aluminium sliding doors in the same colour will complement the overall appearance. The roof form is a type of mansard and the flank walls will be built with second hand "gault's" bricks to match the existing walls. At the rear these will be painted white. New windows will be double glazed sliding sashes with obscured glass if required.