

2 Hadley Street, London, NW1 8SS

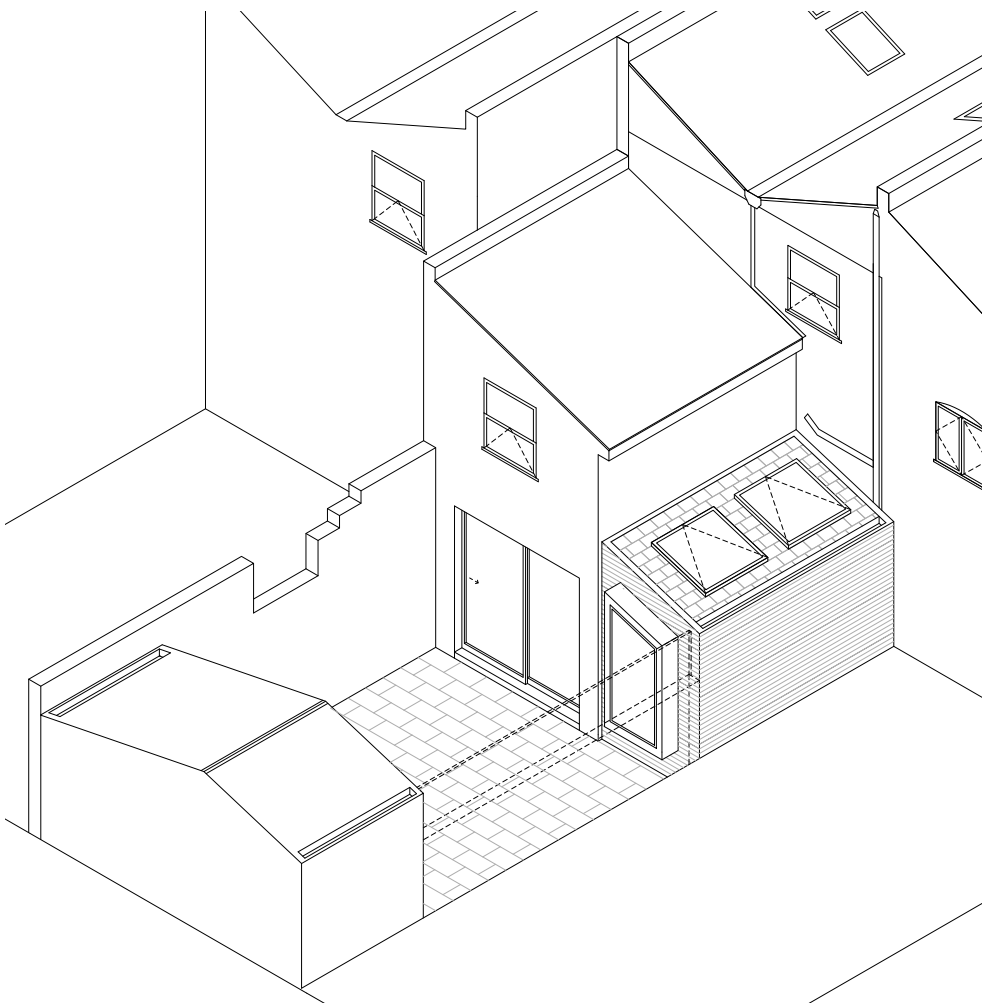
The demolition of the unoriginal single storey rear extension, refurbishment of the ground floor of the house and design of a single storey side infill extension.

Design and Access Statement:
7th February 2017

For and on behalf of:
Mr and Mrs Hinton

Local Authority:
London Borough of Camden

Project Ref:
VINE/75



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1 - INTRODUCTION & SUMMARY

1.1 Introduction

This Design and Access Statement has been produced by Vine Architecture Studio, on behalf of our clients, Mr and Mrs Hinton. This document supplements our Householder Planning Application made to the London Borough of Camden.

The application is for the construction of a single-storey side infill extension to the house and includes the demolition of an unoriginal lean-to extension at the rear. It also includes a lowering of the finished floor level by 215mm. No alterations are proposed to the front of the property.

A previous application for a full-width rear extension to this property was refused in 2016 by reason of the visual dominance of its scale, bulk and detailed design. This statement represents a revised design which directly addresses these issues, minimising the impact on the host building and the wider terrace.

We also propose a new outbuilding to the rear of the garden for purposes not incidental to the normal residential uses of the house- namely workshop and garden storage space. The design of this outbuilding falls within permitted development.

The building is not in a conservation area so permitted development rights do apply.

1.2 Summary

- The existing lean-to extension to the rear of the property is of low architectural merit and has a very low floor to ceiling height. We are proposing to demolish it.
- The rear of the terrace in which No.2 sits is characterised by a variety of non-original extensions including mansard roof extensions, full width extensions and single storey infill extensions.
- The massing of the proposed infill extension is designed to adhere to permitted development guidelines for residential extensions.
- It has been designed to remain subordinate to the existing building in terms of form, scale and proportion and to respect the original design.
- It has been designed to respect the historic pattern and established grain of the surrounding area.
- The proposed side infill occupies less than 50% of the original garden footprint.
- At a height of approximately 2.1m from the FFL of the neighbouring terrace, the proposed eave heights of the extension reflect a desire to ensure that there is no loss of amenity to the neighbours in terms of sunlight, daylight, outlook, overshadowing, privacy or sense of enclosure. This will be facilitated by lowering the finished floor level in the rear wing by 215mm.
- The proposed materials of the extension will be selected to complement and respect the existing housing stock.
- We have designed in accordance with the Camden Planning Guidance.

2 - SITE

2.1 Site Location & Building / Area Character

The **site** is situated at the north end of Hadley Street, near the junction with the Prince of Wales Road and facing east. The Kentish Town West overground station is located at this junction and the railway arches run parallel to Hadley Street forming a boundary at the rear of the property's garden.

The **front facade** is consistent with the architectural language of the street: a two storey Victorian terrace house constructed of London stock brick, with ornate timber door and window surrounds painted white, and prominent parapet corning also painted white. The terrace is set back approximately 1.5 meters from the pavement providing small front gardens.

The neighbouring property to the south (4 Hadley Street) is the same house type, whereas the neighbouring property to the north (51 Prince of Wales Road) is of a different architectural style and likely to have been built at a different time.

The **rear of the terrace** is characterised by butterfly roofs on the host buildings and two storey rear wing extensions, likely to have been built at the same time as the host building. Properties in the terrace have benefited from a variety of more recent extensions including mansard roof extensions, full width extensions and single storey side infill extensions.

The rear of 2 Hadley Street is consistent with the pattern of having a butterfly roof and two storey rear wing extension. In addition it has a single storey lean-to extension to the rear of the wing.

The rear of neighbouring property, 4 Hadley Street, is unusual in the terrace for the absence of a two storey rear wing extension. The rear facade of neighbouring property 51 Prince of Wales Road extends further into the garden than the rear facade of other properties in the terrace. It also has a ground floor rear extension abutting the boundary wall with No.2. A commercial property accessed from Prince of Wales Road occupies the majority of the space to the side of No.51.

The property at 2 Hadley Street is not nationally listed and sits just outside of the Inkerman Conservation Area.

Front Elevation and Aerial Map:

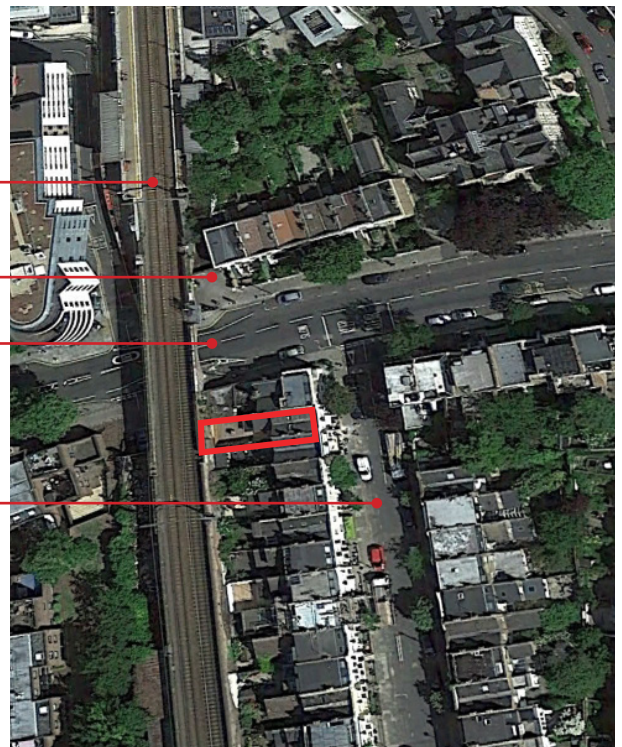


4 Hadley Street

2 Hadley Street

51 Prince of Wales Road

- Overground railway line
- Kentish Town West station
- Prince of Wales Road
- Hadley Street



Aerial Image of surrounding area (not to scale)

Rear Elevations of Hadley Street showing variety of rear extensions:



Photos A and B: 51 Prince of Wales Road - 8 Hadley Street



Photos C, D, E: 8 - 16 Hadley Street



Photos F, G: 18 - 30 Hadley Street

2.2 Planning Policy

As the architects for the proposal at 2 Hadley Street we have endeavoured to design an extension that is of high quality, complementary to the original building and that responds to the relevant strategy and planning policies of the Borough. As such we have consulted both the Camden Core Strategy and Development Policies 2010-2025 (Local Development Framework). We have also consulted the Camden Planning Guidance in order to gain more detailed information with regards to design excellence in rear extensions.

We have paid particular attention to the following policies:

LDF Core Strategy CS5

- c) ensuring that development provides sustainable buildings and spaces of the highest quality
- e) making sure that the impact of developments on their occupiers and neighbours is fully considered.

LDF Core Strategy CS14

- a) ensuring that Camden's places and buildings are attractive, safe and easy to use, of the highest standard of design and respectful local context and character.

Camden Development Policies DP24

Where extensions to existing buildings are concerned, considering:

- 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

Camden Development Policies D26

Protecting the quality of life of occupiers and neighbours, including:

- a) visual privacy and overlooking
- b) overshadowing and outlook
- c) sunlight, daylight and artificial light levels

The Town and Country Planning Order 1995

To ensure that the side infill extension is designed in accordance with Permitted Development Class A, and that the detached outbuilding is designed in accordance with Permitted Development Class E.

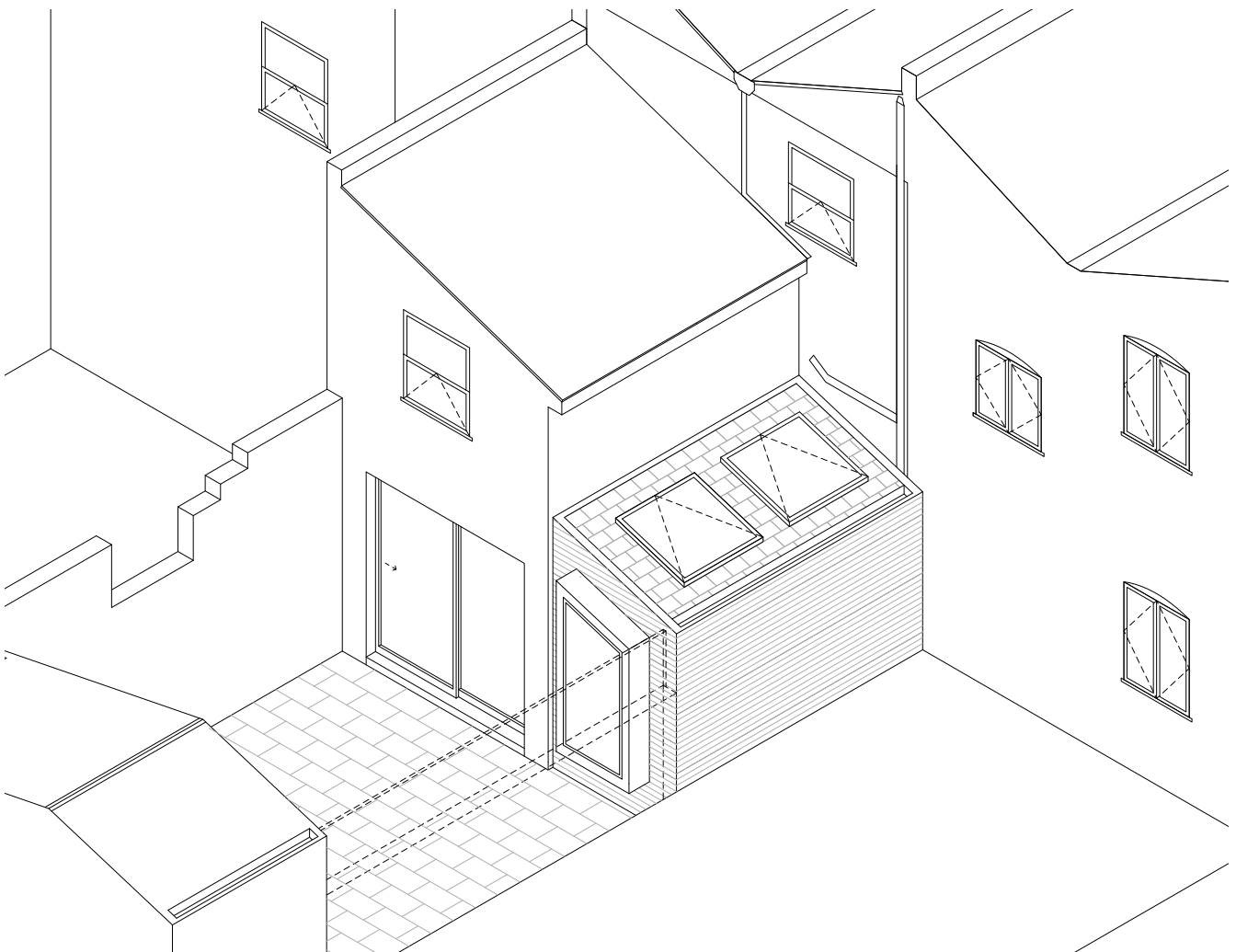
3 - DESIGN PROPOSAL

3.1 Concept

The proposal has evolved from the principal of creating a unique design for our client that both compliments and enhances the existing house and neighbouring terraces. To this effect we propose a side infill extension with a roof pitch that echoes the roof pitches of the existing host building and original rear wing extension. The architectural language of the side infill, communicated predominantly in the openings and details, ensure a clear distinction between the old and the new.

3.2 Layout

Internally the proposal aims to provide comfortable, safe, healthy and accessible space for its users- a family with young children. This is achieved by demolishing the rear lean-to extension and designing a new side infill extension. The result is an overall stronger connection with the garden and a considerably brighter internal living space at the rear of the property. The kitchen is repositioned, allowing it to occupy a more central position in the ground floor plan, and the more formal dining area moved to the front of the property.



Axonometric view of proposed extension

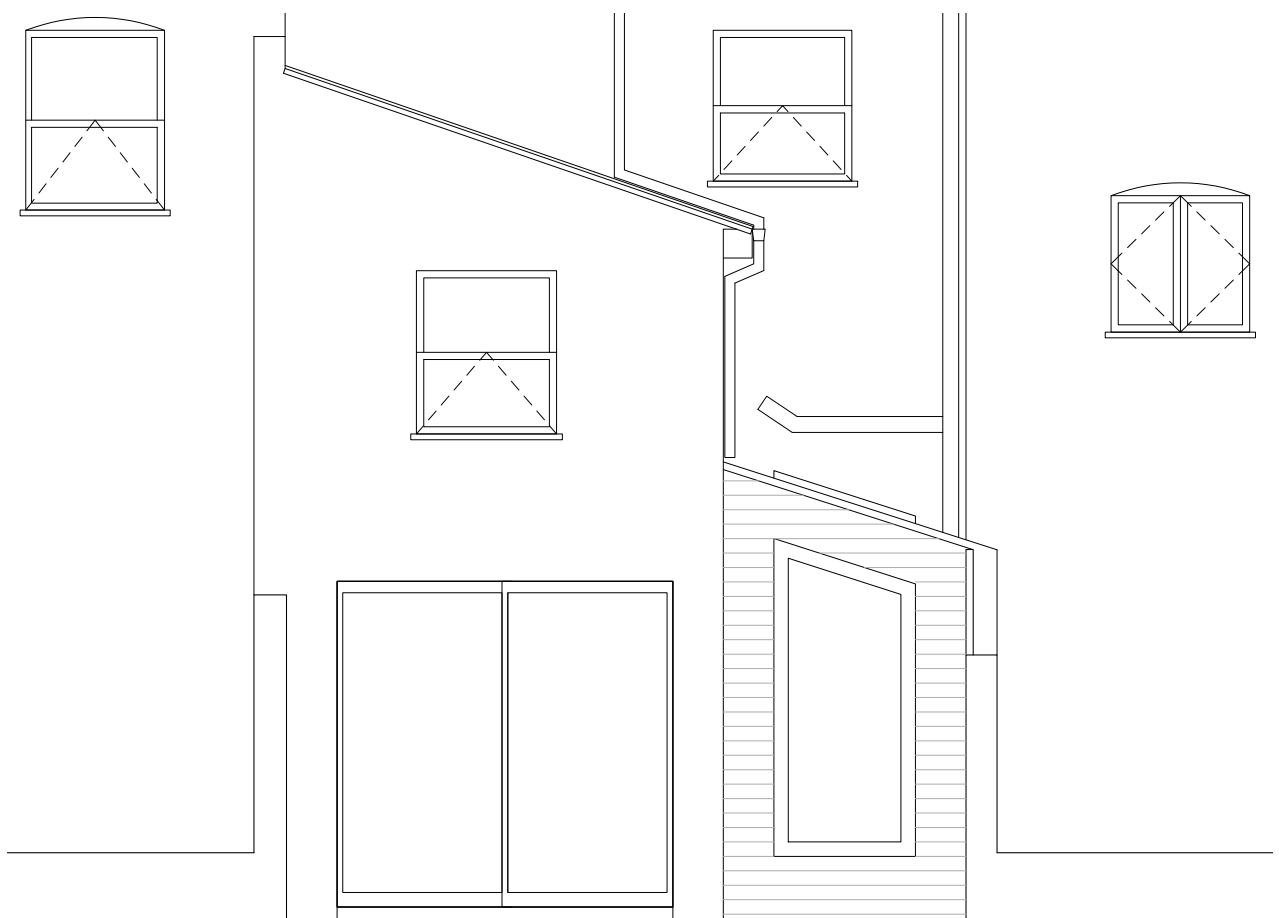
3.3 Materials and Openings

Full height timber, aluminium, or steel-framed glazed sliding doors are positioned in the original rear wing rear facade providing access, light and a strong connection with the garden. The glazing of the new side infill extension echoes the roof pitch and allows views out into the garden from a cantilevered internal window seat. Aluminium or steel-framed rooflights align with the window seat, filling the infill extension with light and serving to minimise the mass of the extension when seen from above.

The extension will be constructed either of London stock brick or of timber in order to create an elegant dialogue with the existing house and to relate to the character and appearance of the area. We are supportive of using reclaimed brick in line with the Borough's encouragement of a sustainable use of materials.

Natural slate has been chosen as the roof cladding material, tying the extension in with the surrounding slate roofs. The brickwork or timber cladding will be complemented by natural-coloured stone paving on the terrace.

We are committed to choosing a complementary, contextualised and simple palette of materials.



View of proposed rear elevation (not to scale)

3.4 Access

Access to the property remains unchanged.

3.5 Design Details

We propose to introduce minimal, clean detailing to the proposed doors, windows and cladding to the rear of the property. We look to ensure that coping and walls are flush and to minimise exposed fixings through careful design and fabrication. The individual elements, when on the same plane, are intended to flow into one another.

We propose setting the rear elevation of the side infill extension 50-100mm back from the rear elevation of the rear wing. This allows the extension to remain subservient to and distinct from the original architecture.

3.6 Amenity

The proposed rear extension aims to provide a high quality living space for a young family in the Borough. Great care has also been taken to ensure that the design does not cause a detrimental loss of amenity to the adjacent properties with regard to sunlight, daylight, outlook, overshadowing, privacy and sense of enclosure.

We are proposing to raise the party wall with No.4 to a height of 2.1m from the FFL of the neighbour's terrace. This brings the eaves height of the proposed side infill extension to a similar height as the existing fence between the properties. There should therefore be almost no impact upon the sense of enclosure at that property. The location of No.2 to the north of No.4 suggests that there will be no increase in shadowing or decrease in sunlight as a result of the extension.

It will not be necessary to alter the height of the party fence wall with 51 Prince of Wales Road. Nor will the proposed extension be visible from that property. The extension should therefore have minimal impact upon the amenity of the neighbours.

4- CONCLUSION

In terms of relevance to the applicable planning policy we feel that our proposal is suitable, sustainable and responsive to policy on all levels. The extension is single storey in height (approx 2.1m in height at the boundary lines from the neighbouring terrace FFLs) and allows for sufficient garden space. It complements the proportions of the built environment in which it sits, is sympathetic to the style and character of the original house and complementary to the surrounding buildings. The impact of the extension is therefore minimal, proportionate and relative.

We also feel the design is of a high quality, relates to the existing house in a meaningful way and would be seen as a welcome addition to the area as an example of sensitively integrated contemporary architecture.

5 - SITE PHOTOGRAPHS



Rear facade from garden



Railway arches abutting rear of site



Party Wall with 4 Hadley Street



Party wall with 51 Prince of Wales Road