

D I S T R I C T

Design and Access Statement
48 Lady Margaret Road . London . NW5 2NR
May 2017

Introduction

This statement has been prepared to accompany our application for our proposals at 48 Lady Margaret Road. Our application seeks approval for a single-storey rear infill extension to the rear and side passage and follows our recent Pre-Planning application from October 2016.

48 Lady Margaret Road is a four-storey semi-detached townhouse with a large, in both height and depth, existing single-storey rear extension. The property is located at the top of the hill of Lady Margaret Road on the corner of Ospringle Road. The property is located within the London Borough of Camden and sits within the Kentish Town Conservation Area.

The property is believed to have been constructed in the late 1800's and is Victorian in character with a material palette of yellow London stock brickwork to all elevations and timber framed white painted sliding sash windows. The main roof and outrigger extension are finished with slate roofs

As stated the current rear extension is deep in plan and is repeated along the rear of neighboring properties along Lady Margaret Road. No.48 being the effective end of terrace is flanked on its northern boundary by a high brick wall which when viewed from Ospringle Road conceals the majority of the existing extension, with the exception of the tall mono pitched roof. The side entrance along the boundary is formed by two brick piers and a brick detail, including a brick on edge coping to its head.

To the rear of the site sits a simple garage building directly adjacent to the flank wall of the first property along Ospringle Road.

Planning History

An application was made in April 2014 for a new rear extension as well as a replacement of the timber framed first floor to the front elevation.

Approval was given for the replacement works along Lady Margaret Road and these works have since been completed. The reference number for the application is 2014/2601/P.

The proposed rear extension scheme was removed from the application based on the comments received during the application from the case officer. Informally the main reason for the negative response received at the time where that the overall size of the proposal was not subservient to the existing property and extension.

Furthermore, an informal proposal was made by the case officer to reduce the proposal to a scheme that would effectively be consistent with the criteria of the extended Permitted Development rights under the Neighbour Consultation Scheme despite the property being located within a conservation area. This would ensure that the proposals, in terms of scale and bulk would be subservient to the existing.

As noted above a Pre-Planning Application was made during 2016, reference, 2016/4417/PRE. This application is made in direct response to the feedback received with the scheme amended to address the comments within.



Fig. 1 and 2 .

The existing rear addition is unusually large, being over 8m in depth and 5m in height at the ridge. Despite this the high boundary wall which is to be retained conceals almost all of the addition with approx. 4 courses of brickwork and the tall lean-to roof over visible from Ospringle Road.



Fig. 3 . Only the very top of the existing roof is visible from the pavement directly adjacent to the boundary wall.

Proposal

This application has been prepared on the basis of the informal advice received from the then case officer of the original application. The previous larger scheme has been significantly reduced and a scheme devised that is consistent with the criteria that is in line with the Neighbour Consultation Scheme in terms of its depth from the line of the original property. This was broadly the advice given, albeit verbally during the original application made in 2014.

The existing extension is unusually large in nature, being over 8m in length and over 5m in height to the main ridge along the boundary with No.46. The extension itself is long and thin in plan and approximately half width of the main building. Our proposal seeks to infill the space between the existing extension and the original rear elevation.

The proposed scheme is limited to 6m in length and set approx. half a meter below the existing first floor rear elevation window, therefore being subservient in both instances to the existing building. In order to restrict the height of the addition and reflect the character of the existing a series of pitches are proposed running perpendicular to the existing single pitched roof to the existing extension. These pitches would be finished in slates to match the existing extension and the main roof above. We have expanded upon the configuration of the roof form below.

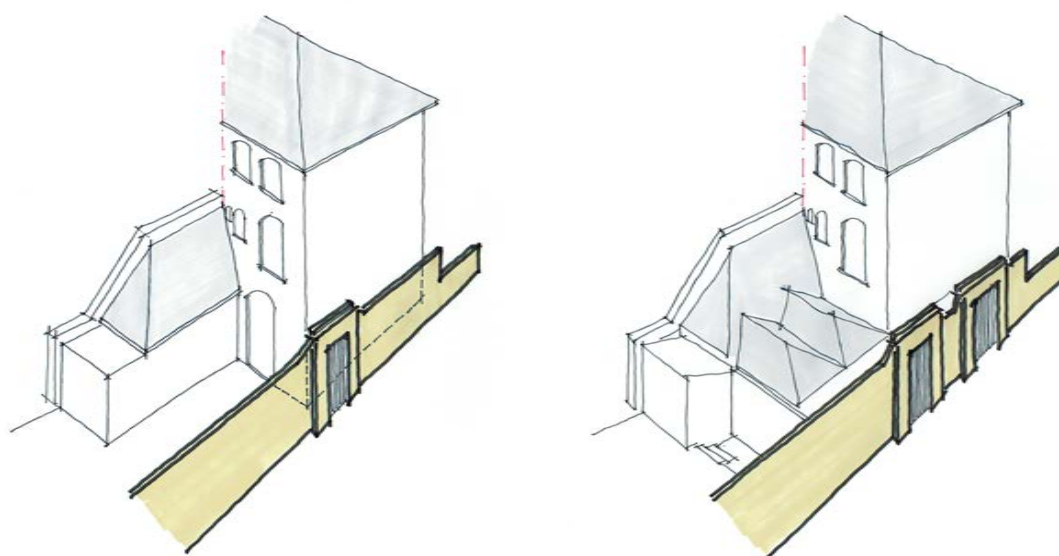


Fig. 4 and 5

The Axo sketches above (not to scale) indicate that the proposal would be subservient to the existing rear extension and boundary wall, with its alterations to allow access to the new refuse store.

Between the main proposal and the existing boundary wall we propose the formation of a single-storey section with a flat roof, which would be entirely concealed behind the existing boundary wall. The existing boundary wall is to be retained with the new flat roof formed below the top of the wall this concealing almost all the new proposal including all the side addition.

The existing side boundary access door is to be removed and infilled. The infill panel is to be formed within the existing brickwork to match the existing wall exactly, set back from the face of the pier forming a recessed panel. Beyond the line of the new addition a new opening is to be formed within the side boundary to replace the side access along Ospringe Road. This opening is to be finished with a timber ledged and braced door and decorated.

Further to these works we propose the formation of a new double door entrance to provide an accessible refuse store accessible along Ospringe Road. This is to ensure that those refuse and recycling bins are hidden from view and they do not impact on the appearance of the wider conservation area. The new doors are to be timber ledged and braced doors and decorated. To either side of the doors we propose to form 2no new piers and replicate the brickwork detail over the existing side entrance door to match. This is to ensure that the dominant feature of this elevation remains the boundary wall and its traditional detailing.

Evolution of the Scheme

As noted above an initial application was made in 2014 for a rear addition. The application scheme was adjusted with the rear addition removed from the application following negative comments due to its size and appearance. The Pre-Application scheme prepared was reconfigured to be substantially smaller than the previous application. The evolution of the scheme across the various applications is indicated in a series of sketches in Fig.6, 7 and 8 below.



Fig. 6,7 and 8

Top . Original application Scheme. Ref. 2014/2601/P. Height of new addition matches the existing outrigger extension.
Middle . Pre-Application Scheme. Re 2016/4417/PRE. Pitched additions set in line with cill to first floor window.
Bottom . Application Scheme. Pitched dropped to more than 500mm below first floor window cill.

Size and Scale

The Pre-Application advice refers to the Camden Planning Guidance Section 1 on Design, the main points of which are as follows:

- Be secondary to the building being extended in terms of location, form, scale, proportions, and dimensions and detailing;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks
- Respect and preserve the historic pattern and established townscape of the surrounding area including ration of built to unbuilt space;
- Not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking and sense of enclosure;
- Allow for retention of a reasonable sized garden; and
- Retain the open character of natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area

Our proposal is considered to be in line with all of the above criteria, being subservient to the original house and outrigger in terms of plan depth and overall height. The new addition is proposed to be 6m in depth from the line of the original house, therefore set back from the existing outrigger. The Pre-App advice states that '*the proposed single storey rear/part side extension is considered to be acceptable in principle*', whilst it also states the depth of this addition to be 6m as noted above.

Due to the fact that the addition is mostly limited to the height of the boundary wall, which we will expand upon below, and that the pitched roofs are set well below the first floor window cill there is not believed to be any notable effect on the outlook or amenity on either the host building, the neighbouring buildings or surrounding area.

The addition also retains the vast majority of the garden space, and any lost space is offset by the removal of the existing garage building along the rear boundary. In relation to this and the scale of the addition the Pre-App advice further states '*the extension will still retain a large proportion of outdoor amenity space and it is not considered to be of an overwhelming size and scale.*'

Boundary Wall Alterations and Side Addition

The previous Pre-Application scheme did include a proposal to raise the boundary wall. However, the scheme has been amended to retain the existing boundary wall, its height and traditional detail. The rear wall to the proposed addition has been configured to sit level with the height of the boundary wall, whilst the detailing evident to the head of the wall is to be replicated along the rear elevation of the new addition.

The Camden Planning Design Guidance Section 1 states:

- Furthermore, side extensions should be designed to:*
- Be no taller than the porch
 - Set back from the main building

As the boundary wall is to be retained and the flat roof to the addition is set below this it is considered that the proposed scheme complies with all of the above design guidance. Further to this the front face of the new refuse store is set well back from the front elevation by more than 3 meters. This elevation is to be timber clad to replicate that of the existing side access gate and decorated.

The existing side boundary access is to be removed and the opening infilled with a recessed brick panel. This panel is to sit within the existing brick piers and head detail over the door. Further along the boundary towards Lady Margaret Road we propose forming a new double door opening to the new refuse store. The detailing around the opening is proposed to replicate that of the existing door opening. A new access to the rear garden is to be formed further along Ospringe Road whilst the large gated entrance to the rear is to be infilled in brickwork to match the existing.

Roof Form

The Pre-Application advice stated that 'the proposed relationship between the rear elevation and the sloping roof is considered to appear awkward and of keeping with the adjacent properties.' Further guidance was received on 13th December stating that the addition to be set below the first-floor window respecting the established pattern and thus protecting the first floor window.

We have therefore given special consideration to the roof form and the overall height of the addition in preparing the scheme within this application. We have firstly, as stated above retained the height of the boundary wall which has set many of the conditions for the application scheme.

Given that the boundary wall is relatively short the series of pitches and roof lights have been retained, albeit reduced from the Pre-Application scheme, to ensure a suitable internal floor to ceiling height within useable area. However, we have also significantly reduced the overall height of the addition to ensure the highest point of the roof sits approx. 500mm below the cill of the first floor window. The flank sides of these roofs have also been adjusted from gable ends to hipped roofs to further reduce their impact on the street scene.

Within the Kitchen area, set below the flat roof along the side addition, a roof light is carefully positioned between the proposed island and tall units to benefit from the height within the reveal of the roof light. This ensures that within the kitchen there is sufficient height, between 2.4 and 2.5m without increasing the overall height of the addition beyond the top of the existing boundary wall

The combination of these alterations and the careful positioning of the roof light ensures that the addition is of suitable scale and use internally whilst also being limited in height externally, thus having as little as impact on the surrounding area as possible. The sketch section below indicates our intentions with these alterations.

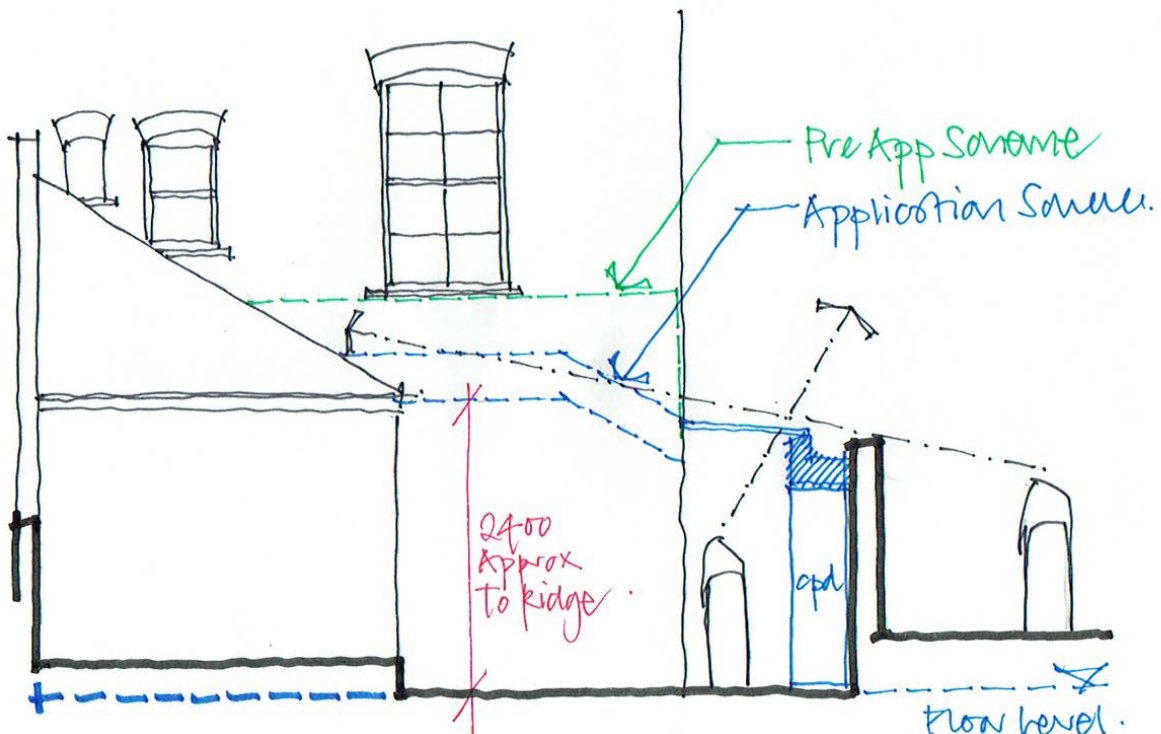


Fig. 9

Sketch section showing alterations to roof form and positioning of roof light to generate internal height without exceeding the height of the boundary wall.

Application Scheme Images

The following photographs and images indicate the proposed scheme in context with the existing house building and surrounding context. It is notable how the retention of the boundary wall and the reduced height of the proposed scheme create a proposal that is only marginally visible from the public realm.

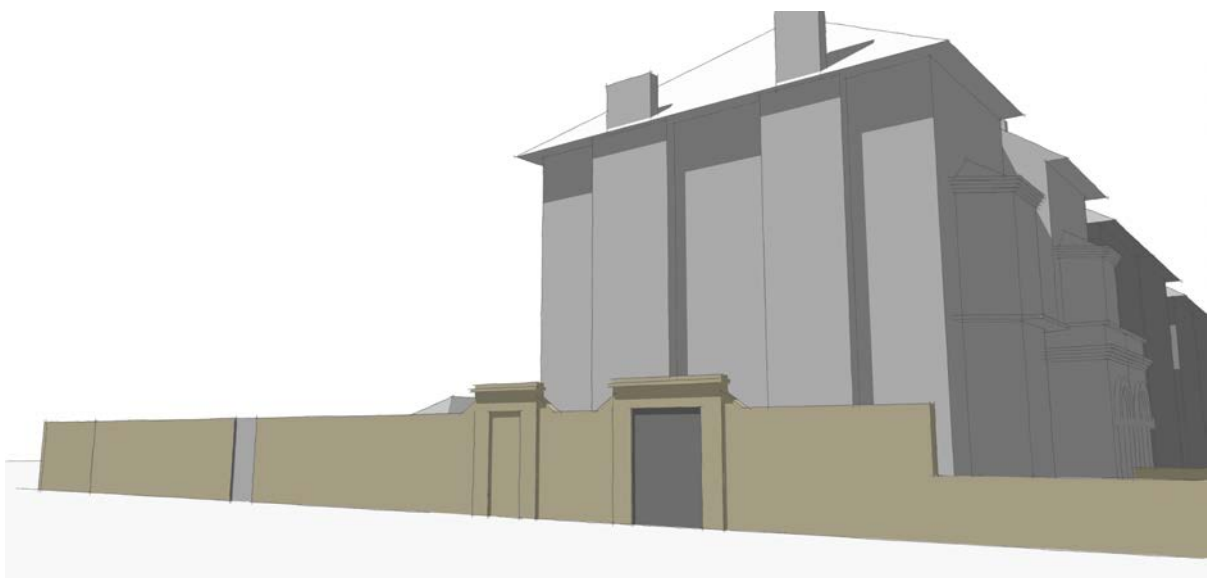


Fig. 10 and 11

Above . View from Corner of Ospringe Road and Lady Margaret Road towards rear boundary.
Below. View of Proposal from similar position. It is noted that the new ridge to the pitched roof section is only marginally visible beyond the retained brickwork detail over the former side access door.



Fig. 12 and 13

Above . View from along Ospringe Road towards rear of 48 Lady Margaret Road.

Below. View of Proposal from similar position. It is noted that the height of the boundary wall conceals the new addition from view along the pavement immediately adjacent with the wall. Only the existing outrigger roof is visible.



Fig. 14 and 15
Above . View from Ospringe Road opposite.
Below. View of Proposal from similar position. The two additional pitches are only marginally visible above the retained boundary wall.

Materiality

The new addition is proposed to be constructed from brickwork and aluminum framed powder coated window and doors with the pitched roofs finished in slates. This is to ensure that the materiality is consistent with that of the existing building.

The existing boundary wall is to be retained with all alterations to replicate the colour, bond and pointing of the existing wall exactly. The detailing over the piers and head detail over the existing side entrance door is to be retained and replicated around the new double door access to the refuse store along Ospringe Road.

The new roof lights set within the new pitched roofs are to be Velux (or similar) conservation style roof lights set within the line of the roof pitched with recessed flashings to the windows frame. The 2no additional flat roof lights re to be low profile and set below the existing boundary wall and new parapet to the addition and hidden from view from both the public realm and the garden to No.48.

The remaining area of flat roof set below and alongside the existing side boundary wall is to be finished with a grey gravel ballast, in part to create a more pleasing outlook from the first-floor windows and also as an early warning in the event of an intruder attempting to illegally gain access to the property.

Access

The main access to the property is via the existing entrance from Lady Margaret Road and is to be retained. Along Ospringe Road the property has two further points of access via a single door within approximately half way along the northern boundary and a further wide gated entrance to the rear of the garden. This is to be retained although moved to the new location further along Ospringe Road.

This application proposes the removal of the gated entrance at the rear of the site. This is to be infilled within brickwork to match the existing boundary wall exactly.

Conclusion

This application seeks comments on the proposal to form a new single-storey infill extension alongside the existing deep half width extension. The proposed addition is to be limited to 6m in length and set well below the existing first floor window cill, therefore subservient to the existing addition. The existing material palette of brickwork walls and slate roofs is to be continued along the new addition.

The application scheme has been alerted from the Pre-App Scheme with the main changes being as follow:

- The boundary wall to Ospringe Road is to be retained with a new access formed to the refuse store with detailing to match the existing side entrance. A separate access door is to be formed further along Ospringe Road and the current wide access to the rear is to be infilled.
- The roof form and height is reduced to sit well below the first-floor window and ensure it is mostly hidden from view from the public realm.

The application scheme is considered to have responded both the advice received during the Pre-Application and also complies with the guidelines within Camden Planning Guidance Section 1 on Design. Generally, it is believed that the alterations produce a scheme that is mostly hidden from view whilst also the traditional material palette is consistent with the surrounding context.