

29A Sherlock Road, London, NW3 2HR
Design and Access Statement



Project VINE/70: The Proposed Ground Floor Refurbishment of the Flat and
the Alteration / Extension of the Existing Rear / Side
Extension
Local Authority: London Borough of Camden
Date: 08/08/2016

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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 client, Mrs Clare St John. This document supplements our full-planning application made to the London Borough of Camden.

The application is for the alteration and extension of the existing ground floor addition to the rear of the flat. No alterations are proposed at the front of the property.

The building is in Mansfield Conservation Area so permitted development rights do not apply. We are therefore applying for full planning permission

1.2 Summary

- The proposed footprint projects 500 mm further into the garden. This total 3.75m from the back of the original rear wing of the house and aligns (within 150mm) with the neighbour's extension at number 27 Sherlock Road.
- The proposed hipped roof retains the position and height of the existing roof ridge and does not increase the eave height on the neighbours boundary line.
- The party wall with the neighbours at 31 Sherlock Road is proposed to be reduced in height (in consultation with the neighbours) to allow for more natural light into the garden.
- The cladding and roofing material is designed to compliment the original house as well as the existing ground floor extension. Although timber was not used as a facing material in Victorian construction, it is a natural material that was and is used widely in construction projects that pre date the construction of the house. It is also already present in the existing ground floor extension and thus is part of the selected materials for the proposed alterations.
- In general the proposed materials are selected to match the existing materials of the extension.

2 - SITE

2.1 Site Location & Building / Area Character

The site is situated on the west side of Shirlock Road, within the historic late Victorian cluster of houses that forms Sub Area 2 of the Mansfield Conservation Area. The building is consistent with the architectural language of the street and the area as laid out in the Mansfield Conservation Area Appraisal and is regarded as making a positive architectural contribution. It is a 3 storey, yellow bricked, Victorian terraced house with a small front garden, two storeys of projecting bay windows, white painted stucco decoration to the recessed porch and window surrounds, a visible pitched roof and an original two storey part width rear wing.

The house itself has been divided into 3 self contained flats - one on each floor. While the front facade remains unaltered, alterations have occurred at the back of the house. In 2000 a single storey rear / side extension and alterations was granted permission which resulted in enlarging the ground floor flat in order to provide space for an additional bedroom. Constructed in brickwork matching the existing, the extension has timber framed windows painted white and a pressed metal hipped roof.

The property at 29 Shirlock Road is not nationally or locally listed.

2.2 Planning Policy

The Mansfield Conservation Area Appraisal and Management Strategy provided by Camden Council offers useful guidance which has served as a guide for the design of this proposal. The council's guidance document specifically notes the following regarding rear extensions:

'The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern.'

29 Shirlock Road



3 - DESIGN PROPOSAL

3.1 Design & Materials

There have been a number of aspects to consider when deciding on the design; relationship with the original building & context, materials and outlook of the proposal. The proposals have evolved from the principle of creating a design that both compliment and enhance the existing house and neighbouring terraces.

Internally the proposal aims at creating additional living space at the rear of the house while maintaining a strong connection with the garden. The extension allows for a larger bedroom and bathroom on the ground floor.

Externally, the design principle for the proposal is to retain a very similar feel to that of the existing extension and to echo its internal functions and spatial division. The proposed massing as well as its facade materiality is designed to respect the Victorian character of the house.

The new openings, with aluminium, steel or timber framed doors and windows, are planned to create a direct link with the garden and to allow plenty of natural light inside the extension. Horizontal larch or cedar cladding of a natural finish (to clad the bathroom infill extension) will harmonize with the neighbouring brick's tones. Timber was chosen to create a warm outlook and feel and create a contrasting but elegant dialogue between the old and the new. The proposal's hipped roof retains the position of the ridge line and is finished in pressed lead sheet to match the existing. The height of the eaves does not increase (is reduced in parts) and therefore does not result in the overall loss of natural light for the neighbours.

3.2 Access

Access to the property remains unchanged.

3.3 Design Details

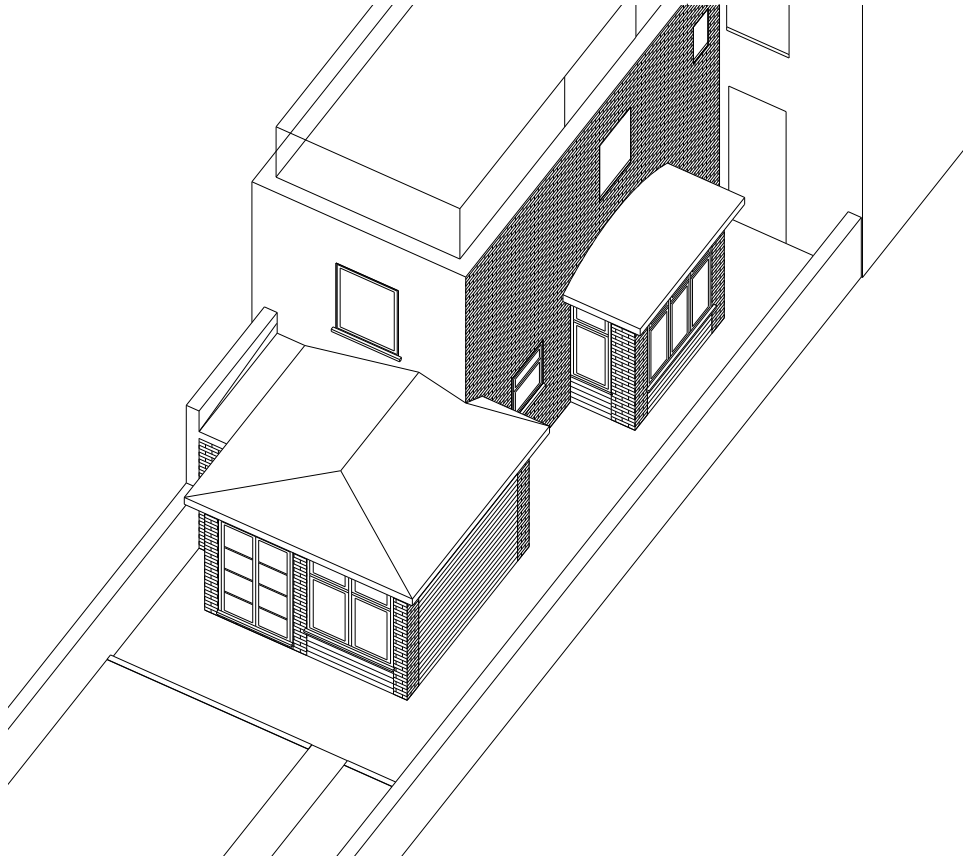
We propose to introduce minimal, clean detailing to the proposed doors, windows and cladding to the extension. We will look to minimise exposed fixings through careful design and fabrication.

3.4 Heritage Statement

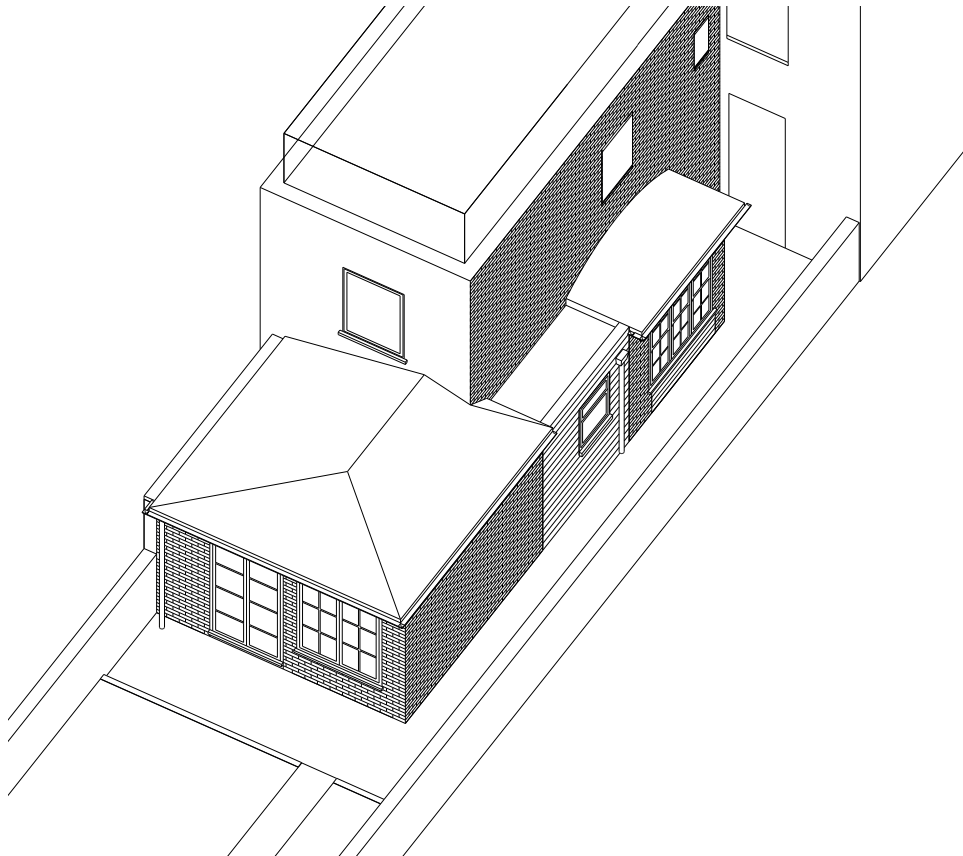
The Mansfield Conservation Area is characterised by a cohesive group of Late Victorian and Queen Anne Revival housing, which remain largely intact to this day. We believe in the ethos of preserve or enhance which governs policy in conservation areas. In this case we are largely looking to preserve the architectural character of the area and where we are proposing external alterations, we believe they are enhancements to the existing built environment.

No alterations are to be made to the facade at 29 Shirlock Road and we feel that the proposed alterations will contribute to the area's rich architectural character and enrich the quality of the conservation area. On top of this, we feel the design, by engaging with the history of the site, would be a welcome addition to the property as an example of sensitively integrated contemporary design.

3D VIEWS



View of Existing Extension from Above



View of Proposed Extension from Above

SITE PHOTOGRAPHS



Side of Existing Extension Towards the Garden



Side of Existing Extension Towards the House



View of Existing Extension from Garden