

07<sup>th</sup> July 2017

# **McLaren.Excell**

## **8 Aldred Road**

**London, NW6 1AN**

**Planning and Design & Access Statement**

Prepared on behalf of  
Sanet and Mike Leonard

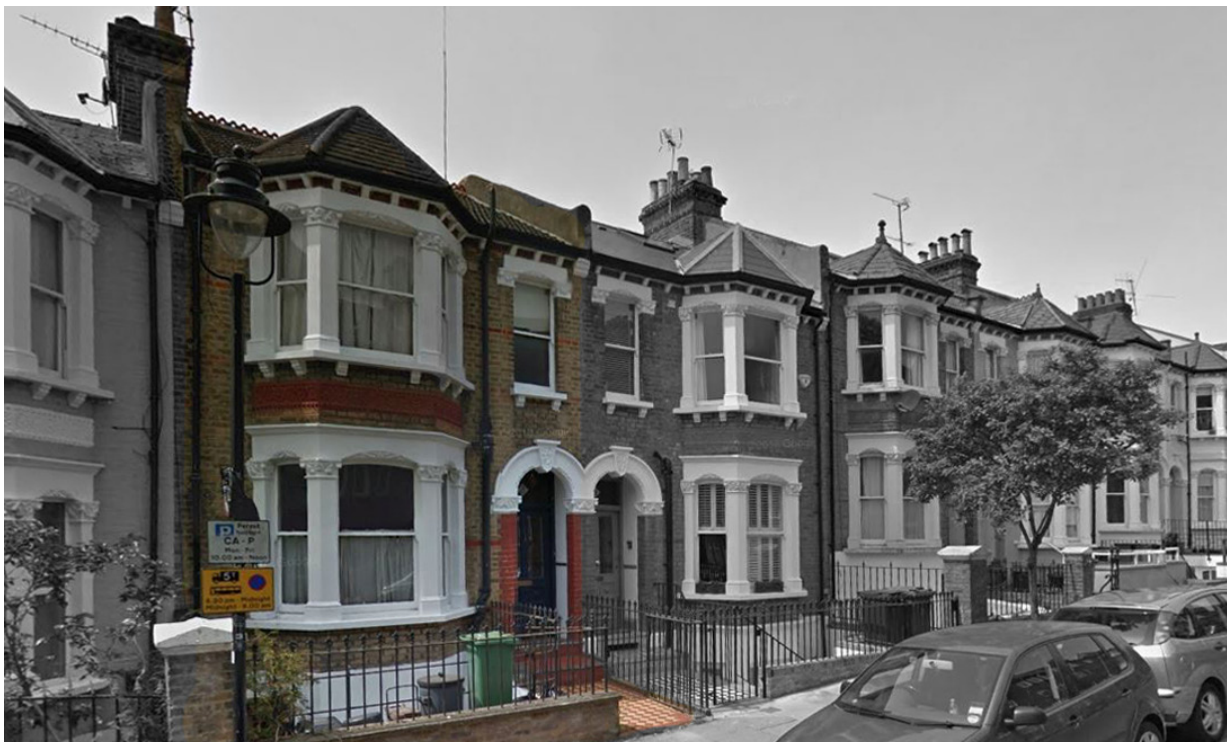


*Fig 1. Birds eye views of 8 Aldred Road*

## 1. Introduction

This design and access statement is submitted on behalf of Sanet and Mike Loenard of 8 Aldred Road. The proposal is for refurbishment, extension and alteration to a terraced house property.

This statement sets out the proposal in the context of the relevant national and local planning policy. The statement will explain and consider issues relating to the design and impact of the proposal as well as the impact on local amenity and neighbouring properties.



*Fig 2. 8 Aldred Road street scape.*

## 2. Site Context

8 Aldred Road is not a Listed Building and does not lie within a Conservation area in the Borough of Camden. The house is for residential use (C3) and is a typical bay-fronted Victorian terraced house built from London yellow stock brick with some decorative London stock red brick quoining.



Fig 3. 1894 Map of Aldred road Road

The site lies on the South side of the road with a North-facing front elevation and a South facing rear elevation. The property has its own private garden to the rear.

The property is not within the 'Risk of Flooding from Rivers and Sea' area (Fig 4).

The existing internal arrangement of the property requires refurbishment works in order for it to function well as a modern family home. The separation of living spaces and kitchen is dysfunctional; for example, if entertaining, any food prepared in the kitchen needs to be brought upstairs to the dining room leaving whoever is cooking in the kitchen away from guests. The lower ground floor living room received very little natural daylight and is subsequently cut off from the rest of the house. There is a general lack of cohesion between how the spaces interact with each other.

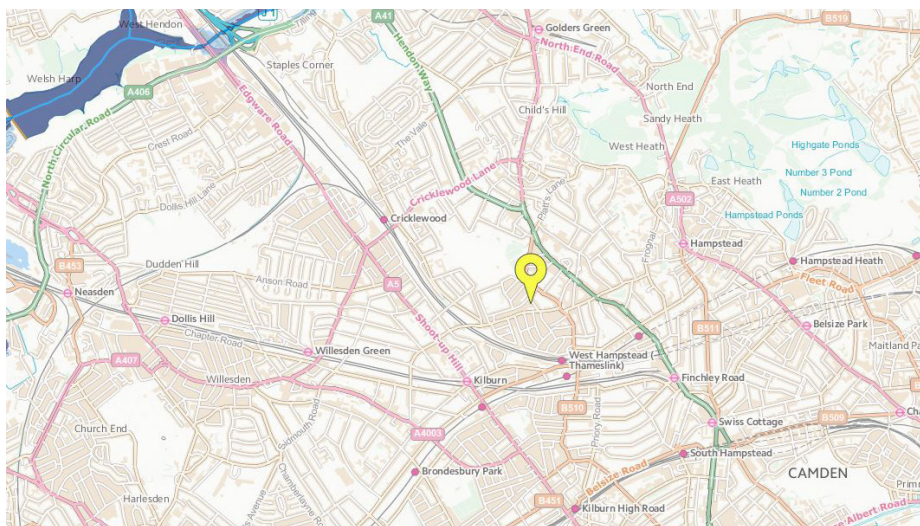


Fig 4. Environment Agency, Floor Risk Assessment Map

### 3. Planning History

There are no previous planning applications on record for no.8 Aldred Road

Below are several relevant recent applications for similar extension projects on Aldred Road:

**Address: 5 Aldred Road**

Application No. : PWX0203033      Date: 26/11/2002      Status: Approved  
Description: Dormer loft conversion to form new roof.

**Address: 12 Aldred Road**

Application No. : 2004/1365/P      Date: 31.08.2004      Status: Approved  
Description: Change of use from single dwelling house to 3 residential units. Including excavations to form front lightwell, installation of a staircase and glazing to basement bay to form a window, erection of a single storey side extension at the rear, conversion of the loft and erection of a dormer and a rooflight at the rear and 2 rooflights on the front slope of the roof and other alterations.

**Address: 2 Aldred Road**

Application No. : 2011/6061/P      Date: 31.01.2012      Status: Approved  
Description: Single storey roof extension to first floor outrigger and dormer roof extension.

**Address: 2 Aldred Road**

Application No. : 2012/0741/P      Date: 04.04.2012      Status: Approved  
Description: Erection of single storey rear and side lower ground floor extension.

**Address: 9 Aldred Road**

Application No. : 2013/5334/P      Date: 04.10.2014      Status: Approved  
Description: Erection of a extension at roof level following the replacement of existing window the installation of new door and railings for the formation of a Juliet balcony to the rear elevation, the installation of 2 x rooflights to front roof slope the installation of new window to the front elevation at basement level and the installation of new railings at front boundary of existing residential dwelling

**Address: 5 Aldred Road**

Application No. : 2014/5672/P      Date: 11.12.2014      Status: Approved  
Description: Erection of a single storey rear extension to the existing property.

**Address: 3 Aldred Road**

Application No. : 2015/3109/P      Date: 14.03.2016      Status: Approved  
Description: Single storey side and rear extension to lower ground floor and creation of habitable space within the existing void below the main building; first floor rear extension above existing roof terrace; alterations to roof and alterations to openings

**Address: 3 Aldred Road**

Application Number : 2017/2199/P      Date: 26.04.2017      Status: Approved  
Description: Single storey side and rear extension to lower ground floor and creation of habitable space within the existing void below the main building; first floor rear extension above existing roof terrace; alterations to roof and alterations to openings.

**Address: 3 Aldred Road**

Application Number : 2017/4526/P    Date: 31.07.2017    Status: Approved

Description: Alterations to rear-facing fenestration at first floor level (omit window and widen door) and addition of roof light on flat roof to rear of property, approved under planning permission 2015/3109/P, dated 14/03/2016 (as amended by 2017/2199/P, dated 26/04/2017) (for single storey side and rear extension, first floor rear extension; alterations to roof and alterations to openings)

**Address: 4 Aldred Road**

Application Number : 2017/4526/P    Date: 31.07.2017    Status: Pending

Description: External alterations including erection of single storey side and rear infill extension at lower ground floor level, erection of first floor rear extension and alterations to existing roof extension.

**4. Proposed Scheme**

The details of the proposal are as follows:-

**Ground Floor:**

- Existing rear dining room floor plate to be demolished to create a double height space between lower ground and ground floor. Proposed staircase from ground to lower ground through double height space
- Full refurbishment to formal living room to front of the property with opening to the double height space to enhance interaction between levels
- Alterations to outrigger layout to include master bedroom suit.

**Lower Ground:**

- Side infill extension to create a large kitchen and dining area.
- Canopy extension to the rear of the property.
- Library area situated around the proposed staircase, existing fireplace and chimney stack retained and exposed.
- Full refurbishment to the front snug room.

**First Floor:**

- Full refurbishment to bedrooms, and the inclusion of a new family bathroom.
- Single storey extension to the roof of the outrigger to create a new bedroom.
- Removal of remaining hip roof to be replaced with a non accessible parapet flat roof construction.

**Second Floor:**

- Creation of a new dormer roof extension to the rear section of the existing roof.
- Dormer roof extension will allow a new bedroom and en-suit to be located here.
- New staircase to the roof extension.
- Two new skylights to dormer roof extension.

## Rear Facade:

The proposed alterations to the rear facade have been designed to become more light weight in appearance the higher up on the building they are.

The Lower ground floor canopy and facade are intended to be constructed out of in-situ fair-faced cast concrete frame to give the building a solid grounding. The canopy has large punctures to ensure a good quality of light finds its way in to the lower ground floor. The roof of the side infill extension will be fully glazed to ensure good natural light levels within.

The ground floor London stock brick rear and side facade of the outrigger and main house will be retained in parts however, a double band of reclaimed soldier course London stock brick will be added to form the parapet roof. A new configuration of fixed flameless windows has been added to the rear and side façades at this level. The existing rear sash window of the main house will be replaced with a fixed frame window.

The first floor single storey extension will be constructed from a dark profiled sheet material. The profiled nature of the material will help to break down the form of the extension. The proposed full height glazed cornered will add to the breakdown and lightness of the form of the extension. The existing rear sash window at first floor level of the main house will be replaced like for like with a double glazed timber sash window.

The second floor dormer roof extension will also be constructed from a dark profiled sheet material this however, will feature added perforations to further increase the visual lightness of the proposed extension. A large fixed window is proposed to the left of the elevation, this window will be located behind the perforated profiled sheet material and a second fixed window to the right of the elevation.

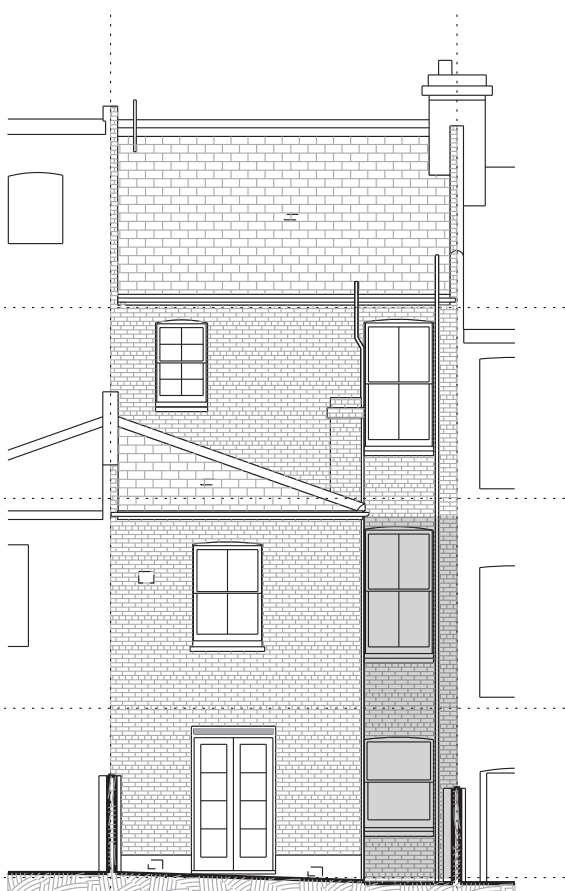


Fig 5. Existing Rear Elevation

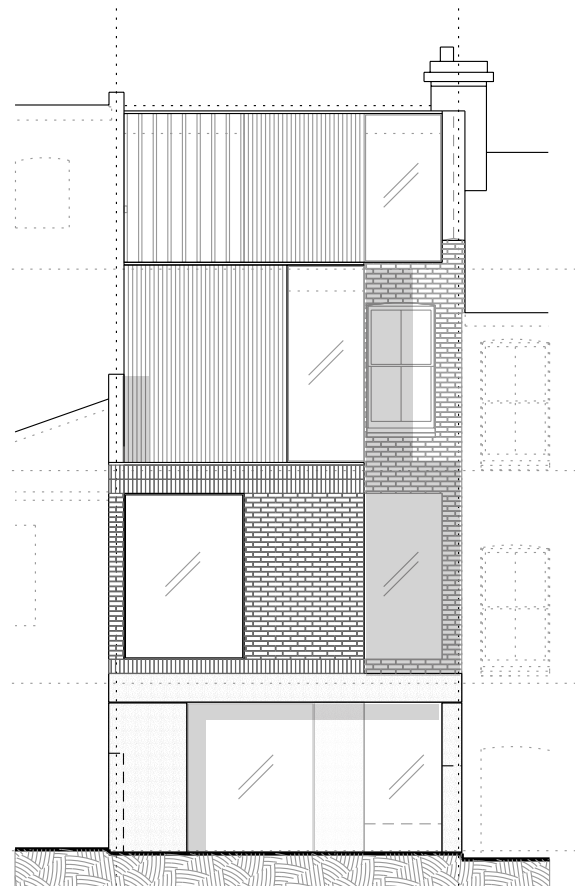


Fig 6. Proposed Rear Elevation indicating side infill, rear canopy extension, first floor extension and dormer roof extension.

## 5. Planning Policy Assessment

Section 4 of the Camden SPD 'Extensions, Alterations and Conservatories'

### 4.10 General Principles

Rear extensions should be designed to:

- Be secondary to the building being extended, in terms of location, form, scale, proportions, 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 the ratio 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 the retention of a reasonable sized garden; and
- Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area

### 4.12 Height of Rear Extensions

In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist. Ground floor extensions are generally considered preferable to those at higher levels. The maximum acceptable height of an extension should be determined in relation to the points outlined in paragraph 4.10 above. In cases where a higher extension is appropriate, a smaller footprint will generally be preferable to compensate for any increase in visual mass and bulk, overshadowing and overlooking that would be caused by the additional height.

### 4.14 / 4.15 Width of rear extension

The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.

In addition, the rear of some buildings may be architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape. The Council will seek to preserve these where appropriate. Some of the Borough's important rear elevations are identified in conservation area statements, appraisals and management plans.

We consider that the proposals are of a high quality both in terms of design and construction and are in full compliance with the aims and objectives of relevant Core Strategy policies and national planning guidance.

## **6. Design and Access**

For the avoidance of doubt, the following paragraphs address the requirements for design and access statements, using headings set out in national guidance on preparation of such statements.

### **Use:**

8 Aldred Road is entirely for residential use. This proposal intends to retain the residential use of the property.

### **Layout:**

The proposed layout offers a much improved, open arrangement, making the lower ground floor to second floor levels more effective for modern day living, creating more dynamic interaction between habitable rooms within the property, while also allowing greater daylight and sunlight penetration into these spaces.

### **Scale:**

The additional size of the extension is appropriate in size, responding to the scale of the original architecture and that of the surrounding properties. This type of extension has already been undertaken by neighbouring properties along the Aldred road.

### **Landscaping:**

The new rear windows & doors enable the living and utility spaces to be better connected to the garden. The ability to open up the lower ground floor to the garden will allow for a more dynamic external dining area.

### **Vehicular Links:**

The scheme has no impact on transport or traffic levels to the site.

### **Inclusive Access:**

By its nature the existing property does not allow for wheelchair access, and internal steps, similar to those that exist, are necessary for liveable ceiling heights to be attained, especially within the kitchen.

## **7. Conclusion**

In summary, the proposal seeks to alter and improve the residential use of the existing property. The alterations to the rear of the property are of an appropriate size to allow the property to sit comfortably amongst the neighbouring buildings. The proposed rear alterations and side extension, are of a contemporary design which will resonate with the existing materiality and enhance the presence of the host building. The approach of creating more visually lightweight facade interventions to the proposed elements the higher up the building they are situated will allow them to stitch in to the existing context of the surrounding area.

Alterations of this nature to the rear facade are commonplace in residential properties within Cambridge City. We consider that the proposals are of a high quality both in terms of design and construction and are in full compliance with the aims and objectives of relevant Core Strategy policies and national planning guidance. For all of the reasons set out in this report, we consider the proposals pass the Section 38 test and that planning permission should be granted accordingly.