

15138
15 Woodsome Road
NW5 1RX

Design Access & Heritage Statement
Origin Architecture
December 2017
Revision B





15 Woodsome Road

Planning Drawings Enclosed

P-001 Location

- P-100 Plan 00 & 01 Existing
- P-101 Plan 02 & RF Existing
- P-102 Existing Elevations
- P-103 Existing Sections
- P-104 Plan 00 & 01 Proposed
- P-105 Plan 02 & RF Proposed
- P-106 Proposed Elevations
- P-107 Proposed Sections
- P-108 3D Illustration 01
- P-109 3D Illustration 02



01 Existing rear of the house showing lean too shed on the right
 02 Existing side elevation of the out-rigger showing door to kitchen
 03 Existing rear elevation of the outrigger with white render finish

General Description

Planning permission is sought for the creation of a single storey rear & side extension with roof lantern and associated landscaping alterations.

The Building & Context

The building is a large three storey Victorian semi-detached house with a large pitched roof. It has a side access passaged that links the front of the property to the rear through an existing lean-to shed on the side of the main house. The site widens from the front to the rear, giving an angled wall to the neighbouring property at Number 17.

The Brief

To create improved family living accommodation at ground floor level, including a new living area onto the garden that better connects all the downstairs living accommodation. To include a full width and fully glazed sliding door onto the garden to create an inside outside space. A study area to allow for attending to work issues whilst looking after young children.

Constraints, Land Use & Consultation

The house is located within the Dartmouth Park Conservation area, there are no Article 4 directions that relate to the house (for further information see the heritage statement further on). The C3 use class will remain the same.

Relevant Planning History

The following approved applications are similar

2015/7102/P : 14 Woodsome Road - this is a previous project of ours that has a first floor floor terrace designed with a balcony set back from the main building lines to minimise any problems that could arise from overlooking. This was granted permission in 2016

2014/2009/P : 10 Woodsome Road - Erection of full width rear extension at ground floor level, first floor in-fill extension and rooflights to front and side of dwelling (Class C3)

2013/7957/P : 2 Woodsome Road - Replacement of 2 storey rear wing and conservatory with part 1, part 2 storey rear extension including roof terrace and 2 rooflights.





Form, Design & Material

The rear extension is a modern render, glass and metal form that extends 4.1 m from the rear elevation of the main house to align with the rear of the existing 2 storey outrigger. The extension is single storey with the exception of the roof lantern and is subordinate to the host building. The roof of the extension will be covered with sedum with a variety of plant species to maintain interest and colour throughout the year. It has 2 roof lights and a feature lantern structure that creates a more dynamic internal composition. The garden extends to approximately 6.1m from the rear of the proposed extension and 41m² of rear garden area is retained. With the full width sliding doors the garden will merge with the interior to create a high quality indoor- outdoor space.

Impact on Neighbours: Daylight, Sunlight, Outlook & Privacy

The extension projects 0.6m beyond the neighbouring 2 storey building at 17 Woodsome Rd because of the angle of the site, it is aligned parallel with the rear of the two storey outrigger. The design sets back in plan at the junction with number 17. Due to the south easterly orientation of the site in relation to the sun path and the position of the ground floor windows of number 17 there will be minimal loss of light or overshadowing as a result of this relatively small projection.

To minimize the sense of enclosure to number 17 the lantern at first floor is well set back from the rear building line. A previously proposed small terrace at first floor level was removed at the request of number 17, so there is no loss of privacy.

The roof of the extension will be covered in sedum blanket to provide a pleasant view when viewed from upper storeys of the host building and any surrounding neighbours, though it will be hidden from surrounding houses.

Access

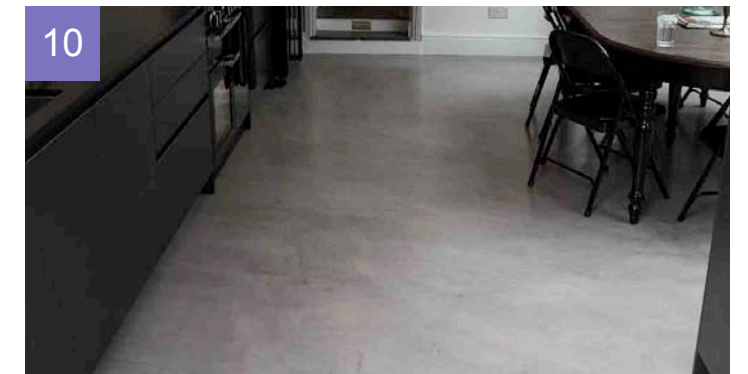
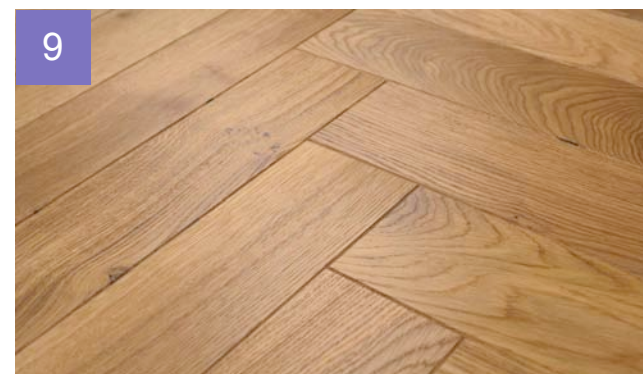
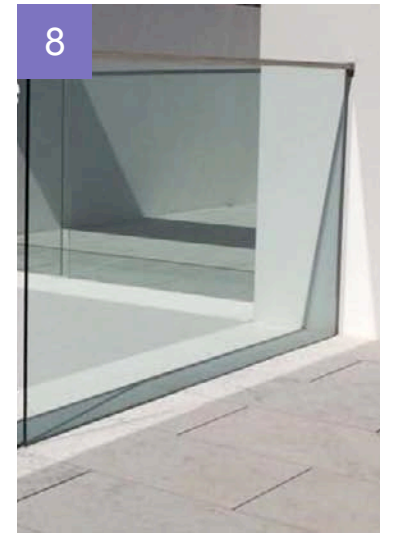
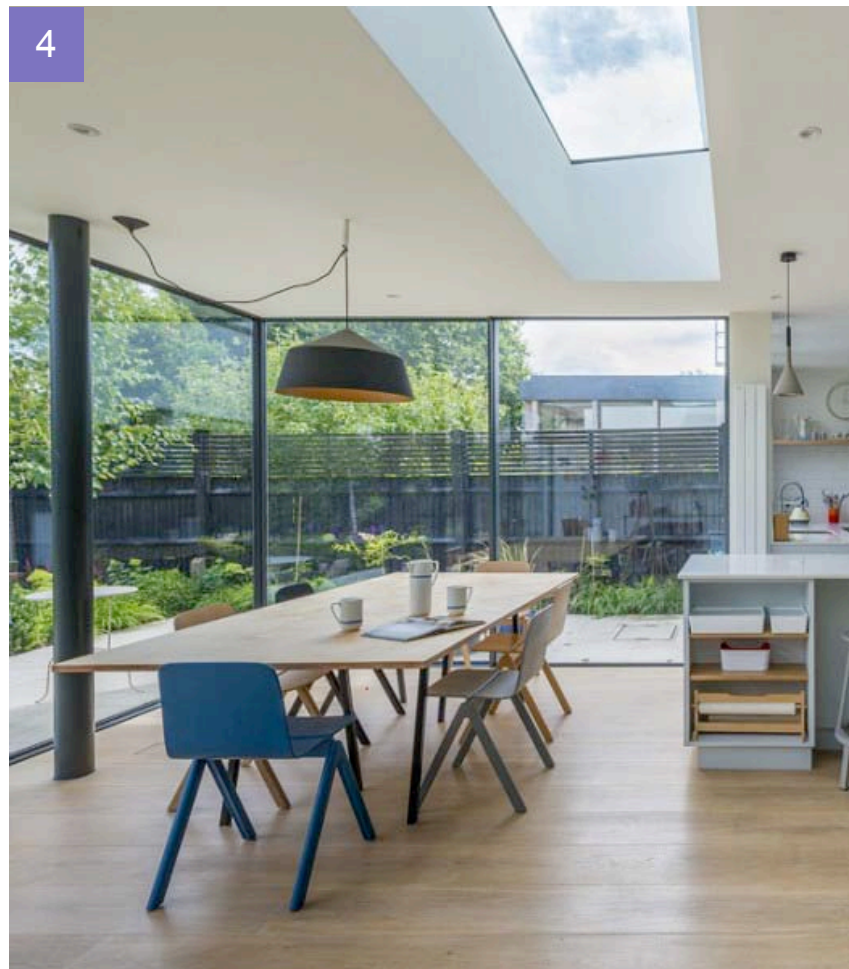
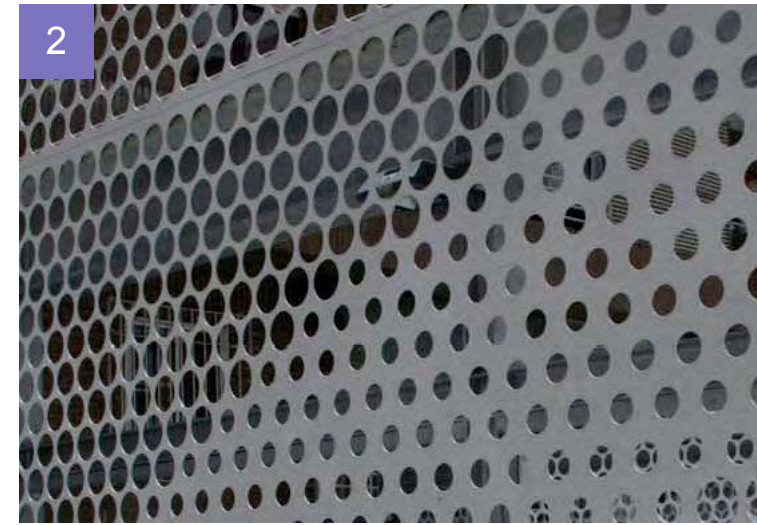
The access arrangements to and into the property remain unchanged in carrying out the work. Generally the property is to be upgraded to current building control standards internally.

Energy / Waste / Flood Risk

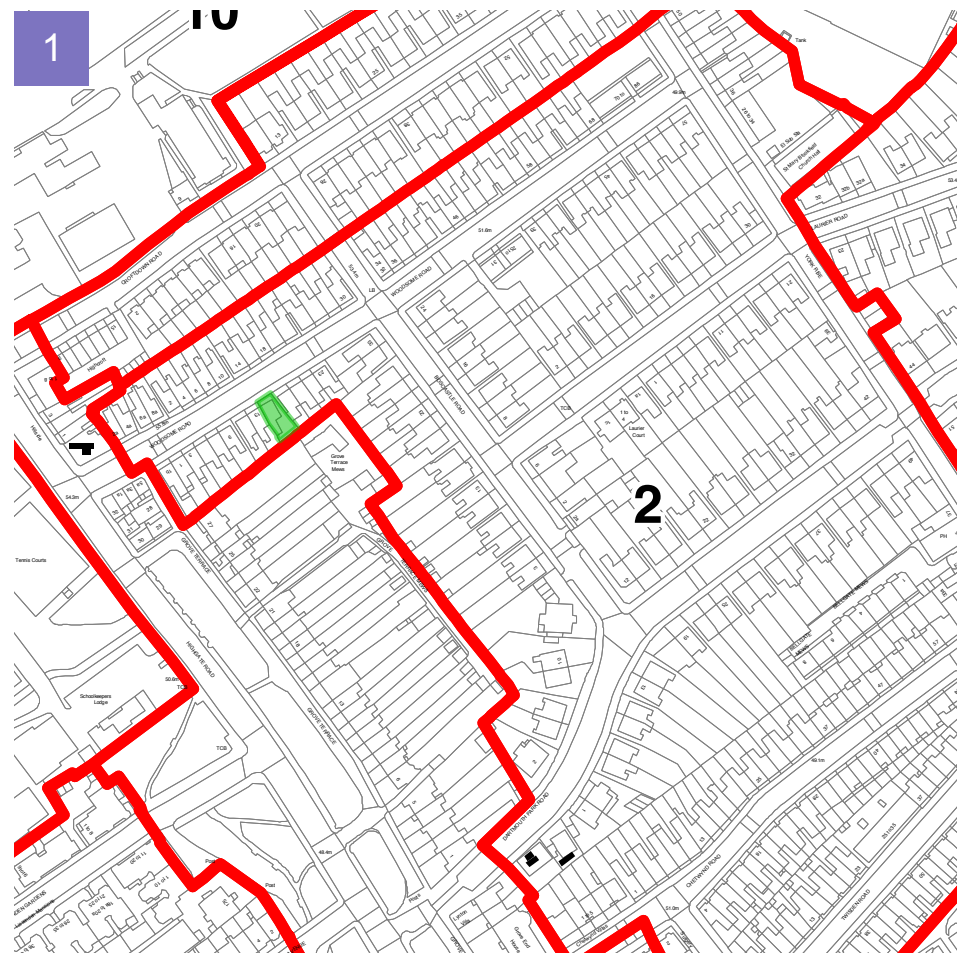
The new extension will be designed and insulated to current standards. Roof-lights have been positioned to make the maximum use of the available natural light. The new walls and windows to the extension will upgrade the thermal performance of the building without being aesthetically detrimental to the host building or conservation area.

The existing waste arrangements will be retained with the bins and recycling stored in the front garden, as existing. There will be no impact on flood risk profile for the property

- 01 Internal view showing lantern and oak screen to study area
- 02 Internal view from existing kitchen towards the rear garden
- 03 External view showing the set back of the first floor terrace between higher flank walls
- 04 Internal view showing new opening to kitchen and outdoor eating area
- 05 Balcony view from looking towards the rear garden of number 17 showing minimal loss of privacy with only the plants at the rear of the garden visible.
- 06 Aerial view showing approx 600mm projection of number 19 beyond number 17



- 01 Minimal sliding doors with white render surround
- 02 Example perforate pattern for inside of lantern feature
- 03 Minimal sliding doors
- 04 Skylight with timber floors and dining table to the garden
- 05 Example of lights and mirrors to create an interior lantern feature
- 06 Possible use of timber slats within the lantern (mid century modern)
- 07 Sedum roof that changes colour and flowers at various times of the year
- 08 Minimal glass balustrade system
- 09 Example oak herringbone floor
- 10 Example micro cement floor finish (like polished concrete)



01 Dartmouth Park Conservation Area - Sub area 2

Under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it states: once an area has been designated: "It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."

The following paragraphs are extracts from the Dartmouth Park Conservation Area Appraisal and Management Plan, that relate specifically to Woodsome Road:

7.34 Woodsome Road: The road crosses east/west across Boscastle Road, and is wider in the eastern section. To the west are three-storey stockbrick terraces nearly all of the 1870s arranged in groups. Before the junction with Highgate Road the change in character is marked by four storey properties on the south side and the Bull and Last Public House on the north side. The houses are flat fronted except for projecting front bays at ground level with pilastered front door cases, sash windows throughout and houses on the north side have stucco at ground floor level. The grouping of the houses produces hipped slate roofs with projecting eaves whose brackets are picked out in white. Small front gardens are defined by piers, low walls. Nos 1a-5a (odd) lie west of the alleyway to Grove Terrace, a block of 1881 with No. 32 Highgate Road; there is a shop at No.3A and a bow window at No.1A. Nos 2A-8A (even) are two semi-detached pairs built on the Bull and Last's gardens in 1884 and 1889. The original developer of the Road (Hayley) built a terrace, Nos 4-12 (even), in 1870; the four-house blocks on either side, Nos 17-23 (odd) and 24-30 (even), are by Tambling in 1873. Nos.13, 14, 18 have original railings.

7.35 The simultaneous development east of Boscastle Road Nos.32 – 52 (Durnford, 1871-2) and 54-68 (even, Tambling, 1873-4), continues in the same style broken by deep set back infill extensions between groups with glimpses of small doors and windows. The road ends with Nos.70-86, a 1950s St Pancras Council development of concreteframed flats where the upper storeys project over the ground floors, the flat roof replaced by a low-pitched one in the 1980s. On the south side there is a similar Council block Nos.25-31 (also on a bombed site), and then Nos. 33-57 are arranged in terraces of threes and fives with a raised ground floor above basements; Nos.33-37 (Hare, 1876)are three storey and Nos.39-57 (Tambling, 1876-7) are two storey with basements and original railings survive along this section of the street. Original coal hole covers exist between Nos 43 and 57 (odd), with the foundry mark visible at No.45. Many York stone paths to front doors survive, and Nos 1 and 64 have original black and white floor tiling.

7.36 The fronts of the houses retain their architectural integrity with original ridge heights (apart from a raising of the height at No 17) and an absence of rooflights or dormer windows. The uniform grey slate roofs with grey ridge tiles form an important feature of this road, linking Woodsome Road to neighbouring Boscastle and Laurier Roads. The houses where slates have been entirely replaced by red roof tiles cause an interruption to the consistent appearance of the roofscape.

7.37 Views of Croftdown Road are visible from the north side between Nos 4A/6A, 10/14 and 42/44, the rear of Grove Terrace between Nos 9/11 and 15/17, and Laurier Road between Nos 37/39 and 47/49

Heritage Appraisal

The materials used are in keeping with the host building which is predominantly brick and render in construction. The scale of the proposed additions are in keeping with the size of the host building and remain subordinate. The rear line of the extension conforms to the pattern within the road, being aligned with the 2 storey outrigger.

There are no elements of the proposed rear extension that are visible from the public realm, so the general appearance of the conservation area will remain unaltered.

The rear outrigger is finished in white render and brick. The proposed extension will be white in colour with a white rendered surround to the sliding doors and white polyester powder coated scalloped cladding to the lantern. This will give a crisp modern aesthetic that is not a pastiche of historical styles whilst being in keeping with the existing pallet of materials.

The lantern feature is designed to set back from all building lines and provides a more dynamic interior space. Existing York stone pavers will be used in the rear garden in keeping with 7.35

Conclusion

The host building is considered a positive part of the wider conservation area. The proposed new works broadly conform to the overriding scale, form, materials and elevation characteristics of their context. The proposed works are also carefully designed to avoid significant adverse affects the residential amenity of neighbours and do not harm the character and appearance of the conservation area and will upgrade the accommodation to function better as a family living space.