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PLANNING STATEMENT &
DESIGN AND ACCESS STATEMENT

28 Sherlock Road, London, NW3 2HS

Summary

The proposal seeks planning permission for a single-storey ground floor side and rear extension to the residential dwelling (Use class C3) at No.28 Shirlock Road together with internal remodeling.

Introduction

This document has been prepared by Studio McLeod on behalf of our client to supplement an application made to Camden Council for changes to a flat.

This document forms both a Planning Statement and Design and Access Statement for the proposal; which seeks to create a high quality, functional and aesthetically pleasing family home, which responds to the local context and character of the property. The document gives a summary of pertinent planning policy and material considerations relevant to the design as well as addressing design and access issues at the property.

Access to the property is to remain unchanged.

Context

The property consists of the ground floor flat, with existing basement level, at No.28 Shirlock Road, grid reference TQ 27883 85587. The property is located within the Mansfield Conservation Area.

Existing Property

Existing Ground Floor Flat

The dwelling is located in the middle of a Victorian terrace on the North East side of Shirlock Road. The 4 bedroom, ground floor flat is split over two levels, including an existing basement constructed in 2008.

The terrace dates from circa 1895 with dwellings constructed of London Stock brick with traditional Victorian detailing, including front porch and bay window to the primary elevation. The ground floor flat also benefits from a front and rear garden.

Entrance to the property is via a shared communal entrance hall and door to the front of the property shared by the 3no. dwellings which divide the original property.

An existing rear, 2 storey, outrigger, constructed of London Stock Brick, extends into the rear garden along the boundary of No. 26 Shirlock Road. Fenestration to the outrigger consists of timber sash windows including a bay window to the side elevation, and timber framed double doors giving access to the rear garden.

An external lean-to extension, thought to be original, is located on the rear façade of the outrigger protruding 1400mm into the rear garden, and is currently used as an external store.

The existing basement was constructed beneath the footprint of the Ground Floor flat. The development introduced light wells abutting the front facade bay window and rear wall of the original house and boundary of No. 30 Shirlock Road.

The rear garden is bounded on 3 sides by brick walls and timber panel fencing. 3no. trees exist to the rear garden noted as TR 01 - TR 03 on application drawings. All trees are to be retained and protected throughout works.

Development & Planning History

A desktop planning history search has been undertaken by Studio McLeod using the Camden Council online planning application service which returns the following planning history for the property:

| Application No. | Address | Date Registered | Description | Decision |
|-----------------|--|-----------------|--|----------|
| 2017/6032/PRE | Ground Floor 28 Shirlock Road London NW3 2HS | 27-10-2017 | Pre-application proposal for the erection of a single storey side/infill and rear extension. | - |

| | | | | |
|----------------------|--|------------|---|---|
| 2008/1636/P | Ground Floor 28 Shirlock Road London NW3 2HS | 07-05-2008 | Enlargement of existing basement including new front and rear lightwells and rear doors. | Granted |
| 2008/0706/T | 28 Shirlock Road, London, NW3 2HS | 14-02-2008 | REAR GARDEN: 1 x Cotoneaster - Remove. | No Objection to Works to Tree(s) in CA |
| 9192111 | 28 Shirlock Road NW3 | 13-06-1991 | Works to trees. | Agree to removal & replacement of Trees |
| 8794050 | 28 Shirlock Road NW3 | 15-10-1987 | Advice on Lime tree. | Agree to Tree removal without replacement |
| CTP/E9/9/28/30675/R1 | 28 Shirlock Road, NW3 | 16-06-1980 | Use as three self-contained dwelling units, including works of conversion and the construction of new dormer windows at the front and rear. | Conditional |

Immediate Neighbouring Precedents

A desktop planning search highlights the following precedent extensions, and relevant boundary heights, in the area:

| Application No. | Address | Description of Extension | Extension heights on boundary |
|-----------------|----------------------|-------------------------------------|-----------------------------------|
| 2007/6160 | No. 24 Shirlock Road | Side and Rear Wrap-around Extension | 3100-4800mm (No. 26) |
| 2011/1261/P | No. 26 Shirlock Road | Side and Rear Extension | 3270 (No. 24) 3400 (No.28) |
| 2013/8170/P | No. 32 Shirlock Road | Side and Rear Extension | 2300mm (No.34) 3000mm (No. 30) |
| 2014/7885/P | No. 32 Shirlock Road | Side and Rear Extension | 2700mm (No. 34) 3000mm (No.30) |
| 2015/0360/P | No. 34 Shirlock Road | Side and Rear Extension | 2700mm (No. 32) 3000mm (No.36) |

Pre-application advice.

Pre-application advice was sought for a scheme which proposed a side and rear wrap-around extension, with an external bike store and canopy. Pre-application feedback found that whilst the rear extension was considered acceptable, the side, infill extension should be “fully explored” in order to “address concerns in relation to amenity of occupiers of the host flat and neighbouring occupiers.”

The proposal has been revised to reflect this feedback. Our responses and updates to the design based on this advice are incorporated below.

Proposed Scheme

Overview

The proposal seeks approval for a ground floor side and rear wrap-around extension as part of a cohesive and considered design of excellent quality and aesthetic, maximising natural light whilst preserving the character and privacy of the existing property.

Extension massing

A ground floor, single storey wrap around extension is proposed at the side and rear of the property. The extension has been designed to complement the character of the Mansfield Conservation area and the original property, taking into consideration neighbouring properties with regard to scale and mass.

Pre-application feedback found that the rear element of the proposal, which extends approximately 1996mm into the rear garden along the boundary of No.26 Shirlock Road, 598mm from the existing lean-two extension was ‘considered acceptable’.

Extension Roof

The extension's pitched roof abuts the existing side wall of the outrigger at 3039mm. 3no. low profile skylights, which do not protrude past the cill level of the first floor flat above, are proposed to the pitched roof.

Boundary height with No. 30

Pre-application feedback noted that careful consideration should be paid to *"the height along the boundary"* of No.30 Shirlock Road. Suggesting that the height at this point should be *"reduced as much as possible to ensure the proposal does not result in adverse impact"*.

Therefore the height of the proposed extension has been reduced from the pre-application design. The proposed height has been derived from consultation with immediate neighbours and, whilst taking into consideration sightlines and windows of the first floor flat above (which are not obstructed by the proposal).

The height of the extension on the boundary, between No. 28 and No. 30 Shirlock Road, is set at 2650mm from the existing ground level at No.30 Shirlock Road. The rear elevation of the property is the same height to give a uniform external appearance. This boundary height reduces the impact of the proposal on the boundary while allowing for an internal ceiling height of 2460mm, in accordance with space standards set out in the Interim House CPG, 2017.

Existing lightwell

An existing lightwell at the rear of the existing property serves the existing basement and ground floor bedroom. The length of the side extension has been reduced as a revision to the pre-application design allowing for the lightwell to be retained and an area of courtyard created at garden level. The size of this courtyard has been increased from the pre-application design to further reduce the length and mass of the extension on the boundary between No.28 and No.30 and increase the privacy in the existing rear rooms of No. 28.

Materials

Pre-application feedback found that the timber cladding proposed, at pre-application stage, was *'not considered to be in keeping with the character of the conservation area'* and suggested *'a more traditional, ideally matching, material'*. In response to this it is proposed that the rear extension is constructed of London Stock Brick to match existing, with a lower level patterned brick, below cill level.

Roofing materials are to be constructed of Lead grey GRP / single ply membrane, with a brick parapet wall and pressed aluminium capping.

Fenestration

Fenestration to the rear extension is proposed as timber framed double glazing units opening onto the rear garden.

Timber framed glazing and doors enclose the courtyard area to further increase natural light and ventilation to the proposed kitchen, dining and living area (Policy D1), and to reduce light loss to the original house and basement level.

Bike Store

The previously proposed bike store, which was *'not considered to be acceptable'* at pre-application stage has been removed from the proposal.

Front & Rear Landscaping & Trees

No works are proposed to the Front or Rear landscaping. All trees are to be retained and protected throughout works.

Original Property

Minor elevational upgrades and maintenance to the primary facade are to be carried out as required.

Conclusion

This application seeks planning permission for a single-storey, ground floor rear and side extension to the residential dwelling (Use class C3) at No.28 Shirlock Road together with internal remodeling of the property.

The design seeks to create a well-crafted family home for our client; reconfiguring internal spaces to create flexible, modern living space and a unified internal layout. Externally the design seeks to create the highest-quality architecture that is carefully considered, sustainable and relative to the context of the original property and conservation area.

The proposed amendments are not visible from public view, and do not increase the overlooking of neighboring properties nor do they overbear the original dwelling. As such it is considered that the proposals have little impact on the character of the area and indeed the existing property.

Further Considerations & Reports

Arboricultural Considerations

Existing trees and landscaping are to be retained and protected through works.

Neighbourhood Consultation

As an ongoing consultation process neighbours have been consulted prior to the submission, and feedback incorporated into the design.

Heritage Statement

Following a conversation with the duty planner, Raymond Yeung, it is understood that a heritage statement is not required.

Relevant Policies

Camden Local Plan (Adopted 2017)

Policy A1 – Managing the Impact of Development

Policy D1 – Design

Policy CC2 – Adapting to Climate Change

Camden Planning Guidance

CPG 1 Design

CPG 6 Amenity