



**5 ANGLERS LANE RESIDENTIAL EXTENSION**  
DESIGN AND ACCESS STATEMENT

MAY 2018



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# 1.0 INTRODUCTION

PROPOSED EXTENSION AND REFURBISHMENT OF EXISTING SINGLE STOREY UNIT AT 5 ANGLERS LANE, LONDON, NW5 3DG.

## 1.1 Application Details

This application seeks permission for proposed partial demolition and refurbishment of the existing end unit of 5 Anglers Lane, to create a 3 bedroom family home.

This document has been prepared by Child Graddon Lewis Architects.

## 1.2 Design Team

### 1.2.1 Contacts

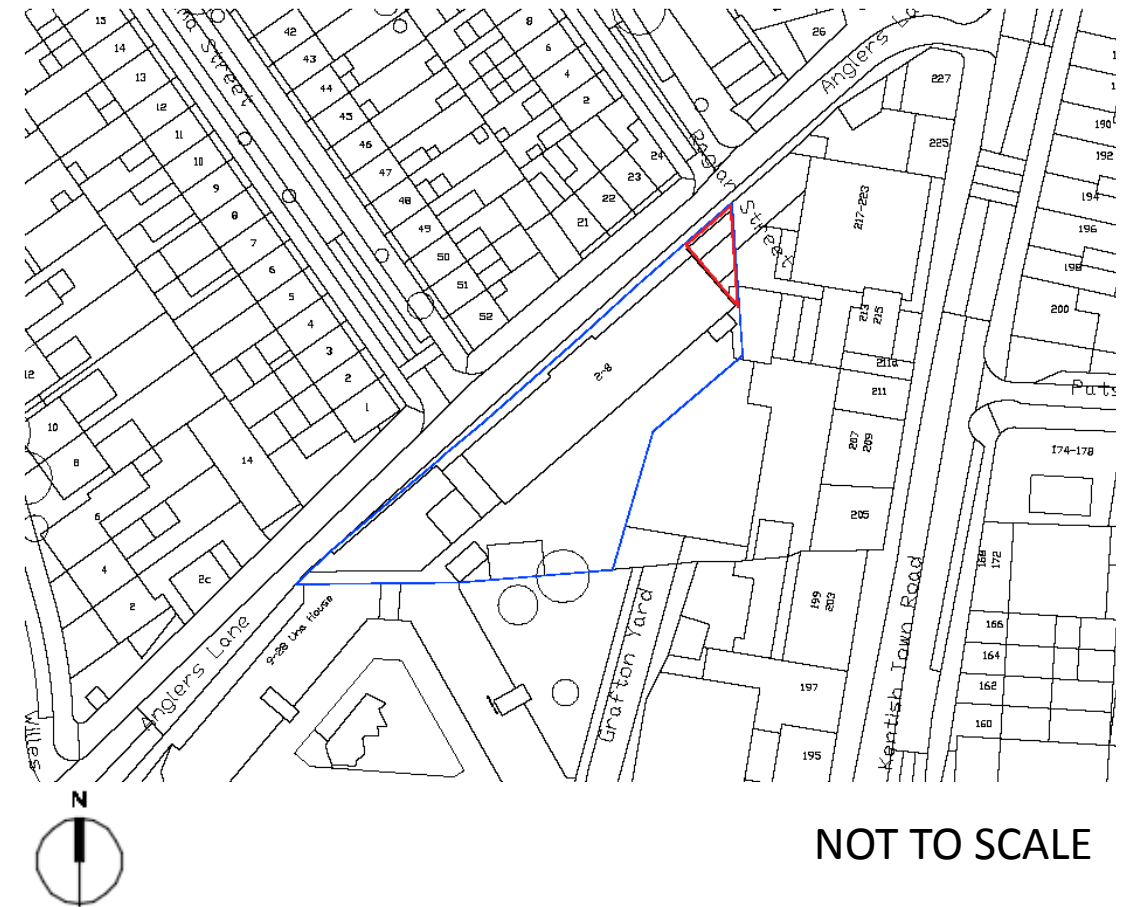
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## 1.3 Existing building and context

The existing building at 5 Anglers Lane has recently been converted to residential use as part of the implemented prior approval application ref: 2013/4538/P. The immediate urban context is predominantly a mixed area of residential and commercial uses. It is set within the Inkerman Conservation Area and is not a listed building.



## 2.0 PLANNING HISTORY

2017/5908/P	5 Anglers Lane London NW5	First and second floor extensions to ground floor flat to form 1 x 3 bedroom dwellinghouse with associated roof terrace	WITHDRAWN	09-11-2017	Withdrawn Decision
2017/0474/P	5-8 Anglers Lane London NW5	Alterations to boundary wall including replacement render, erection of gates to existing pedestrian and vehicular entrances, 2x new pedestrian entrances and installation of planter box.	FINAL DECISION	21-04-2017	Granted
2017/1303/P	5-8 Anglers Lane London NW5	Removal of roof enclosure between the boundary wall and main building and reinstatement of timber supports.	FINAL DECISION	21-04-2017	Granted
2016/4326/P	8 Anglers Lane London NW5	Erection of roof extension to create 2 x 1-bed units (Class C3) following demolition of existing telecommunication and ancillary structure).	FINAL DECISION	31-10-2016	Granted
2013/4538/P	5-8 Anglers Lane London NW5	Change of use of offices (Class B1a) to create 27 residential units (Class C3).	FINAL DECISION	11-09-2013	Granted
<a href="#">2003/3451/P</a>	8 Anglers Lane London NW5	Submission of details of materials and finishes to the external surfaces of the development pursuant to the appeal decision dated 29/10/03 (App Reg. No. PEX0200646)	FINAL DECISION	12-01-2004	Granted
<a href="#">2006/1411/P</a>	8 Anglers Lane London NW5	Installation of one 300mm transmission dish, on bracket of existing vodafone antenna pole on the office building (Class B1).	FINAL DECISION	28-03-2006	Granted
<a href="#">PE9901009</a>	8 Anglers Lane London NW5	The change of use from light industrial use (Class B1(c)) to a mixed employment (Class B1) and residential (Class C3) use, incorporating Class B1 in the basement and four live/ Work units ( Class B1 and C3) on other floors, including alterations at roof level to provide a 2.2 metre high roof light structure, a mezzanine floor and roof access door. As shown on drawing numbers: LSB/AM/97028/E01E, and /E01P; LB/AM/97028/1E, /2E, /3E, /1P Revision A, /2P Revision A, /3P Revision A, /BE, / BP, /EP1, /GE, /GP Revision A, /PRP, /RPE and /SP	FINAL DECISION	20-01-2000	Refuse Planning Permission
<a href="#">PEX0200051</a>	8 Anglers Lane London NW5	Installation of 6 x pole-mounted antennas, 2x 600mm microwave dishes, equipment cabin with 2 x air-conditioning units, associated cabling & ancillary equipment, as shown by drawing numbers 33490E-S001 (Rev.A), 33490E-S002 (Rev.A), 33490E-S003 (Rev.B), 33490E-S004 (Rev.B), Dimension drawing, Site Justification, ICNIRP Compliance Certificate, Planning Commentary, 4x sheets -Photomontage (existing and proposed), Photographs .	FINAL DECISION	21-01-2002	Refuse Planning Permission
<a href="#">PEX0200646</a>	8 Anglers Lane London NW5	Alterations to the staircase /plant room and extend with GRP shroud and internal installation of 4 antennas plus equipment cabinet including two microwave dishes to the roof of building. As shown on drawing numbers: 33490E/S002/C, S003/E, S004/D S018/A, and photomontage/S017.	APPEAL DECIDED	12-08-2002	Refuse Planning Permission
<a href="#">9100612</a>	5-8 Anglers Lane London NW5	Erection of roof extension to provide fourth storey for B1 Use (as defined in Town and Country planning (Use Classes) Order 1987) together with alterations to the ground floor frontage as shown on drawing numbers 1814.1 and 1814.2A.	FINAL DECISION	05-06-1991	Refuse Full or Outline Permission
<a href="#">P9600948</a>	5-8 Anglers Lane London NW5	The erection of a mansard roof extension at third floor level to provide additional B1 accommodation, as shown on drawing numbers 96025/1 and /2.	FINAL DECISION	29-03-1996	Refuse Planning Permission
<a href="#">P9602782</a>	5-8 Anglers Lane London NW5	Provision of rear elevation mansard dormer windows and roof space conversion for B1 accommodation. (Plans submitted).	FINAL DECISION	16-09-1996	Withdrawn Application-revision received
<a href="#">P9602782R1</a>	5-8 Anglers Lane London NW5	Provision of mansard dormer windows to rear. As shown on drawing nos. 96025/1A, 2A, 3.	FINAL DECISION	03-12-1996	Grant Full Planning Permission (conds)



### 3.0 PROPOSAL

#### Existing

The proposed site forms part of the existing property located at 5-8 Anglers Lane; this part of the property is currently unoccupied and constrained by its existing building envelope. The application seeks to maximize its potential for residential use, having already received permission for conversion for change of use as part of the refurbishment of 5-8 Anglers Lane. The current building does not contribute to creating a positive relationship with the existing neighbouring buildings and creates a leftover void between them due to its reduced scale. The break in the façade allows pedestrians walking past to see deep into the back of the neighboring properties which are unsightly. The view down Raglan Street ends with an unattractive plot which exposes the rear of the neighbouring properties which are out with the Conservation Area. By extending the existing property up, Anglers Lane would have a more continuous and aesthetically pleasing elevation, as well as Raglan Street having a more attractive vista point.

The property forms part of the recently refurbished 5-8 Anglers Lane which has seen a Victorian warehouse sensitively restored and converted to residential flats (Photos of existing property and refurbishment on Page 9). The existing oblique angled site requires much needed design consideration and development to create a better home, one that is attractive, appropriate in scale and distinctive in character which positively contributes in defining the streetscape and the surrounding built environment.



EXISTING REAR ELEVATION (5 Anglers Lane) – The rear of the property appears to have little design consideration and does not allow any direct sunlight to penetrate the interior



EXISTING FRONT ELEVATION (5 Anglers Lane) – The rear of 1-2 Anglers Lane can be seen at street level due to the low composition of the current building, spoiling the views within the Inkerman Conservation Area



EXISTING VIEW DOWN RAGLAN STREET WITH 5 ANGLERS LANE AT THE END – From further up Raglan Street you can see far into the unattractive rear of the properties out with the Inkerman Conservation Area due to the low composition of the current building



### 3.0 PROPOSAL

#### Design

The proposal creates a 3 bedroom house over 3 storeys with split levels front to back, reflecting the differing scales of building between 5-8 Anglers Lane and it's neighboring properties on the main street and in the courtyard at the rear. The proposed building references its historic industrial context, yet is modern in form and detailing, nested in-between an instantly recognizable Victorian character building and line of post war red brick vernacular. The design has been carefully considered to compliment the prominent Victorian factory building of 5-8 Anglers Lane and the surrounding built environment that evokes the industrial history of the site. Photos of the existing property and its current refurbished state shown on page 9 illustrate the care and consideration taken to restore the condition and character of the existing building. The design intent for the proposed family home draws on this rich history in order to unify the existing and proposed buildings, enhancing the wider street scene frontage.

#### Materiality & Façade Design

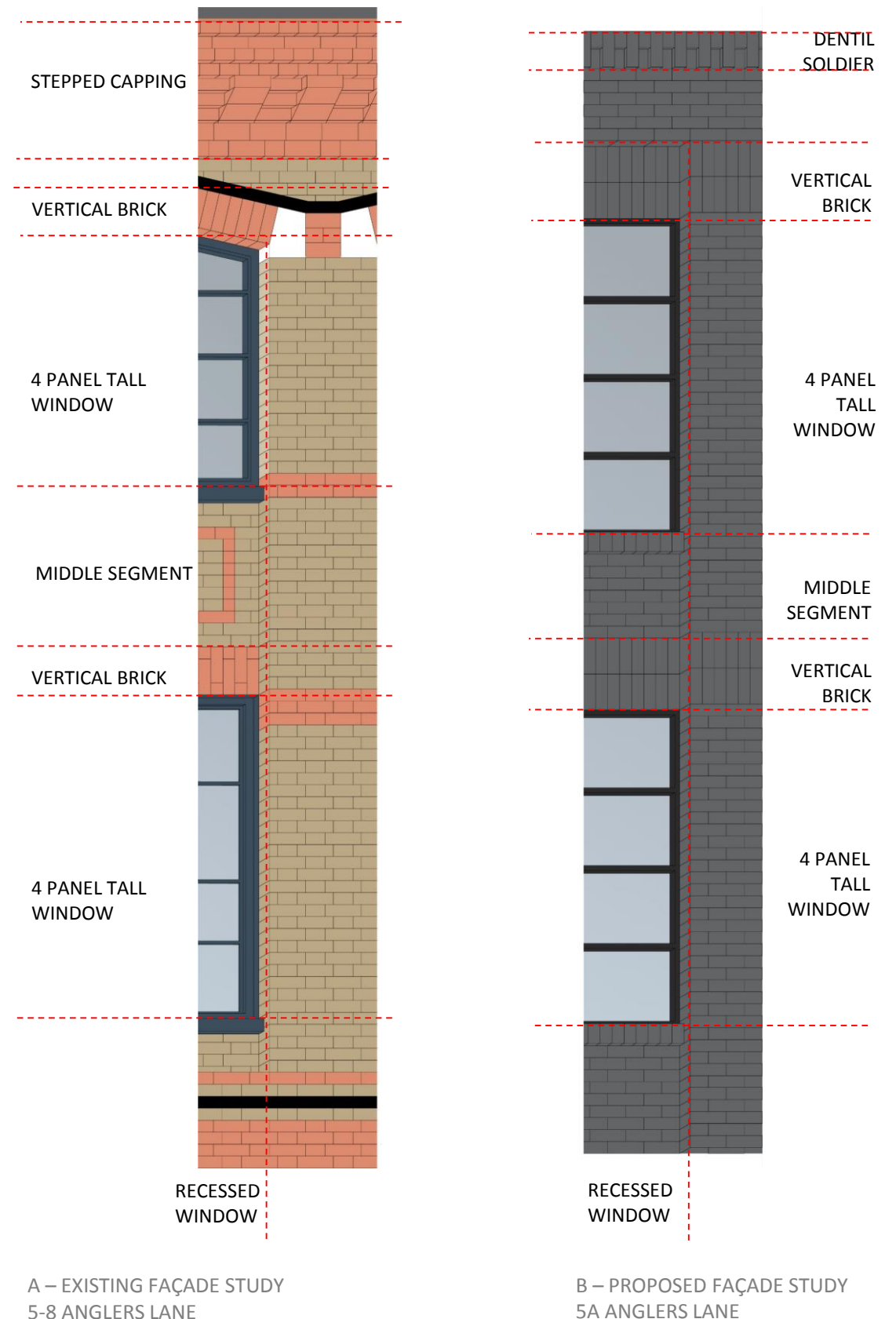
The simplicity of form and the selective material palette help the proposals to create a subtle but meaningful presence on the street while positively reinforcing the existing character of the neighboring buildings. The carefully chosen materials and façade design is industrial in nature and sensitively touches the existing Victorian factory building façade and compliments the neighboring post war buildings along the street. The front elevation steps back and is a storey lower where it meets with the elevation of the existing Victorian building to respect and preserve the impact of the brickwork details in the end gable as viewed from the street. The staircase circulation is located here and is defined by a change in materiality that separates the brickwork of the existing and proposed buildings, creating a sense of detachment from the Victorian building. Precedents of similar approaches can be seen on page 10. The façade draws upon the details of the Victorian building with a contemporary interpretation, the recessed windows and brickwork follow the bandings horizontal pattern within the existing facade, this has been explored through the façade study on the right. The dentil soldier detail at the top of the proposed facade has been inspired by the previous use of the Victorian Factory, a false teeth manufacturer (Claudius Ash & Co 1840-1965), this is a small nod to the history of the site in the details of the building.

#### Façade Study

The existing façade of 5-8 Anglers Lane is clearly defined by segments which can be seen in the façade study on the right. This has influenced the design on the proposed façade at 5A Anglers Lane., which has also been split into segments.

The proposal maintains the distinguished edges of where each property begins while maintaining the distinctive character of the site.

The existing factory building has a Flemish brick bond that reflects the construction method at the time of a solid brick wall, when the building was first envisioned. The proposed bond for the new building proposes a stretcher bond that reflects the



## 3.0 PROPOSAL

contemporary cavity construction method used in the external walls and seeks to compliment the original façade through detailing, proportion and composition. This gives a clear distinction between the old and the new, but ties them together through common details.

In both facades the first floor and second windows are generous to let in good amounts of daylight and are both set in a plane of brickwork that is recessed from the principle face of the main façade. As previously mentioned horizontal bands of brickwork details are a key feature and this has been incorporated in a more low key manner so as to not compete with the prominent and rich decorative detail in the original building. Details have been introduced using the same brick throughout the façade to create a subtle series of details comprising the window sills, window heads and wall parapet capping. The sills are a traditional brick detail, the heads are a modern double soldier course and the upper dentil soldier course a nod to the historic use in the vein of the original factory buildings ornate gable end and eaves details.

### Window Design

The modern frontage is dark brick with generous north facing windows to maximize natural daylight into the property. The scale of the windows and materiality in the façade complements and references the industrial scale and architecture of the former Victorian factory building. The proposed window detail is inspired by the crittall design of the existing Victorian building windows, following a similar pattern with a contemporary aesthetic.

The dark window frames with recessed reveals enhance the proposed windows openings, complimenting the dark brick finish. The dark tone of the main façade is proposed to identify the extension as a modern addition and reference the aged brickwork of the Victorian building and its industrial heritage.

The recessed glazed circulation core with steel cladding embodies the industrial warehouse character and also incorporates the existing Victorian building crittall windows with a contemporary aesthetic.

### Brick Choice

Dark brick has been proposed as the cladding for the front and rear elevation due to its aesthetic quality and appropriateness to the existing site context, ease, as a material that is prominent throughout the area. Please refer to section 5 for additional information of material selections for the project.



PROPOSED ELEVATION STUDY STUDY  
5A-5 ANGLERS LANE

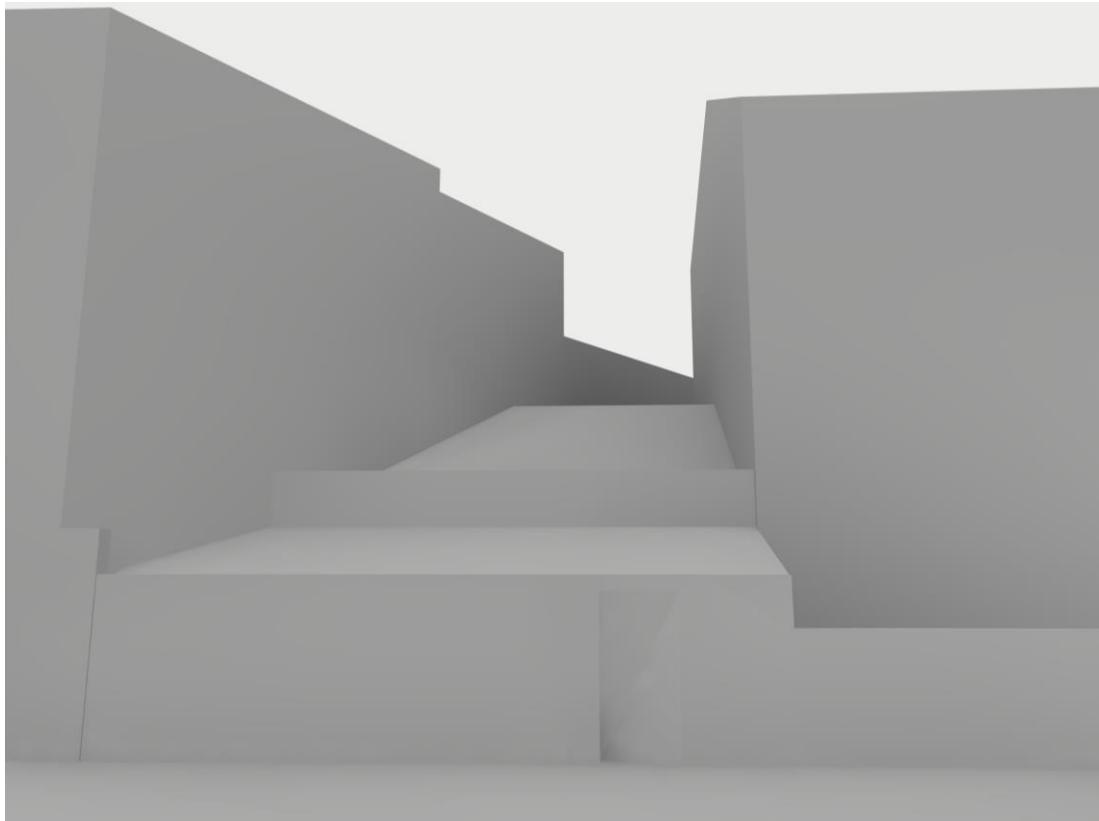
## 3.0 PROPOSAL

### Scale & Massing

The proposals have been meticulously composed to embrace the existing character of the site and create a building that makes efficient and functional use of space.

The proposed scale of the building has been carefully considered in the context of the neighboring buildings to tie together the mass of the buildings along Anglers Lane. The proposed building form compliments the street elevation to comfortably sit within the street scene, while also being perceived to be unique in its own right.

The proposed building is 3 storeys in height but it's facade is lower than the neighboring buildings at 1-2 and the rest of the site of 5-8 Anglers Lane. This has been achieved through the internal split level arrangement and also retaining the lower ground floor level. The building is also set back to soften the building profile along the elevation. The glazed staircore circulation steps back further to expose the decorated gable end of 5-8 Anglers lane. The circulation core is 2 storeys, which maintains the physical break with the existing Victorian gable end, allowing its detail to still be viewed in full as one moves along the street. The roof terrace amenity is then accessed externally.



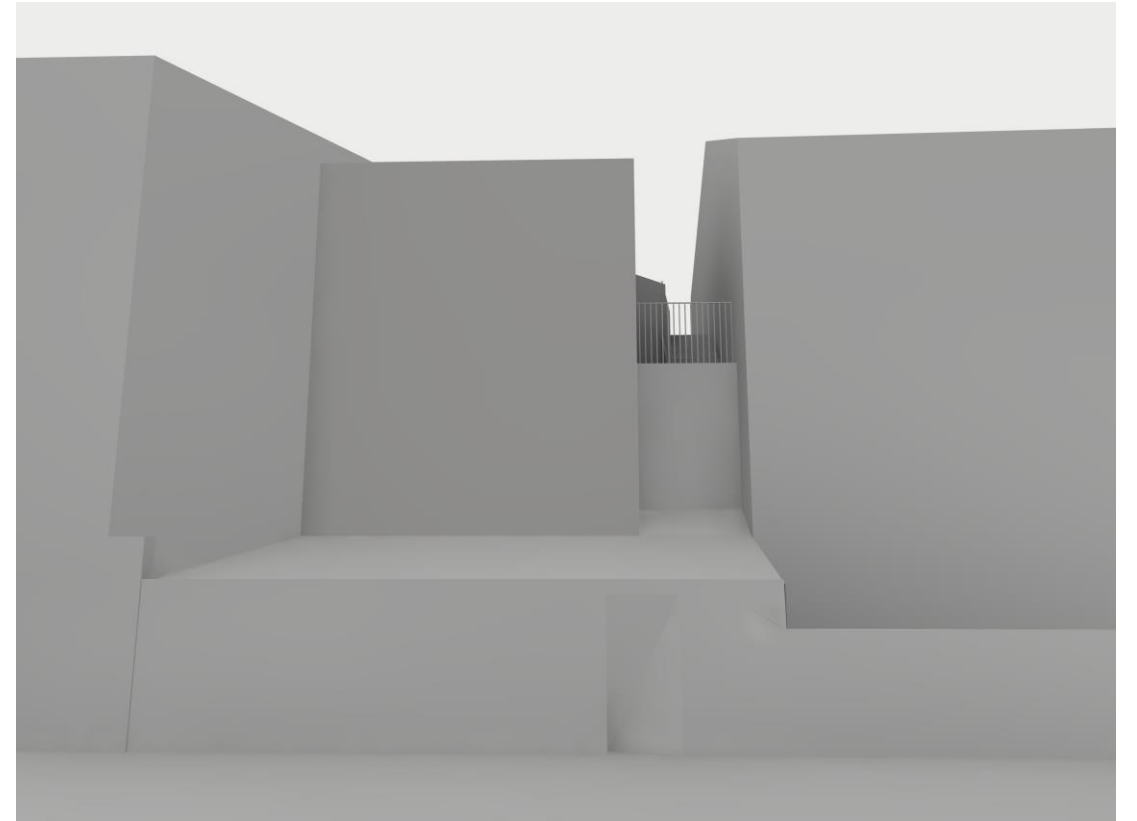
EXISTING MASSING – POOR EXISTING STREET SCENE - The existing building allows the rear of the neighbouring buildings outside the Inkerman Conservation Area to be viewed from street level. This unattractive view can be viewed on Anglers Lane and from Raglan Street due to the existing 1 storey building

### Proposed Layout

To create a well-designed home the scheme proposes a split level internal arrangement with higher front level and lower rear level. This allows for the creation of valuable amenity space in the form of a south facing, private roof terrace below the proposed roof level, tucked behind the front façade, for the occupants to enjoy.

At the front of the building a small semi enclosed courtyard serves as a convenient private front winter garden and helps to set the main entrance to the house back from the street. This intermediary space also provides valuable room for cycle storage.

Internally ground floor level provides an open plan layout with kitchen and living spaces lit by natural daylight entering via a glazed roof at the front end of the plan and the new roof light over at the rear. The first and second floor comprise a total of 3 bedrooms designed to London Plan standards with en-suite and bathroom provision all accessed off a staircore that wraps up through the building and leads to a private terrace at roof level.



PROPOSED MASSING – IMPROVED STREET SCENE & MAINTAINED BREAK BETWEEN BUILDINGS - By increasing the building height the unattractive view has been hidden from street level. However the break is still maintained due to the lowered circulation core, allowing the gable end of 5-8 Anglers Lane to be unobstructed and visible. The maintained gap allows sunlight through however the buildings to the rear are no longer visible, creating a more attractive view



### 3.0 PROPOSAL



EXISTING 5 ANGLERS LANE – Sitting on the edge of Inkerman Conversation Area the site creates a leftover void on the street elevation allowing passers-by to seem the unattractive rears of the neighbouring properties



PROPOSED 5 ANGLERS LANE – The proposal completes the street elevation while maintaining a break which allows the gable end to still be visible. The colour scheme harmonises with the aged brick and grey accents in the refurbished Victorian building



EXISTING 5 ANGLERS LANE – The void is less prominent from this angle but passers-by are still exposed to the unattractive rear of properties which are not in the Inkerman Conservation Area. This ends/starts the Conservation Area with an unsightly view



PROPOSED 5 ANGLERS LANE – The street elevation is completed with the proposal ending/starting the Conservation Area with an attractive addition to the existing Victorian building



### 3.0 PROPOSAL

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EXISTING (5-8 Anglers Lane)



REFURBISHMENT (5-8 Anglers Lane)



## 4.0 PRECEDENTS

1. BRICK AND STEEL CONNECTION – The dark steel with brick with crittall windows are typical material choices for an industrial building



2. BRICK DETAIL – The vertical brick banding with horizontal stretcher bonds is a contemporary detail which could harmonise with the traditional brick details of the Victorian building



3. RECESSED GLAZED STEEL BOXED WITH BRICK FACADES – The recessed glazed boxes with railings allow more of the brickwork to be exposed



4. BRICK DETAIL – The vertical bricks on the horizontal banding split up the façade while maintaining a simplistic aesthetic

1. BRICK AND STEEL CONNECTION

2. BRICK DETAIL

3. RECESSED GLAZED STEEL BOXES WITH BRICK FACADES

5. BRICK AND STEEL – The steel accents with the brick work well in this contemporary design inspired by an industrial heritage



6. CONTEMPORARY EXTENSION WITH GLAZED CONNECTION – The stepped, glazed circulation allows the gable end of the stone building to be visible and allows a transition zone to the contemporary extension. The recessed circulation also allows the building height to appear shorter, playing with perspective

4. BRICK DETAIL

5. BRICK AND STEEL

6. CONTEMPORARY EXTENSION WITH GLAZED CONNECTION



## 5.0 MATERIALS

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### Existing

The existing structure has a variety of brick colours that can be visible from Anglers Lane street level, these include dark red and black bricks, a lot of the bricks have been here for a significant period of time therefore appear to be very dark. Below these bricks the bricks are painted cream. The grey slate pitched roof has also aged.

### Proposed

The material palette for the proposal will be simple and will complement the existing building.

#### Dark Brick

Externally the proposal will be clad in dark bricks, with a stretcher bond. The stretcher bond will allow the vertical bricks to line up with the end of each horizontal brick for a clean cut. The dark brick will harmonize the aged brick of the neighbouring Victorian warehouse building as well as compliment the dark brick used in the Raglan House Daycare Centre. The dark bricks will vary in colours to create a softer façade, opposed to a monolithic one toned extension. A dark mortar will allow the bricks to blend together.

#### Window Frames

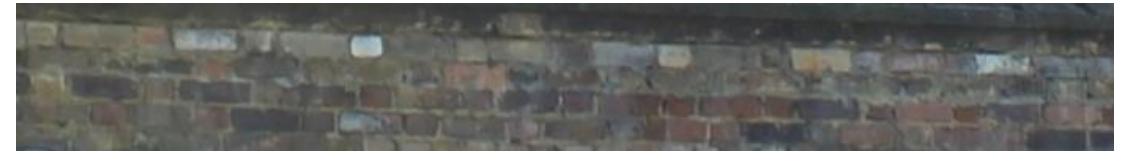
Dark crittall window frames are proposed for the window openings, this enhances the clean lines of the window aperture while also allowing the dark tone to harmonize with the brick selection. The style follows a similar nature of the existing Victorian building.

#### Staircore

The dark crittall windows will also be used in the staircore, however they will be used to create the idea of a glazed box, with horizontal bands of steel above and below the glazed façade. This creates a physical break with the existing Victorian gable end. The association of steel with Victorian factory buildings allows the dark horizontal panels to create a sympathetic connection from the new dark brick extension to the existing aged brick of the Victorian building.



EXISTING AGED BRICKWORK (5-8 Anglers Lane)



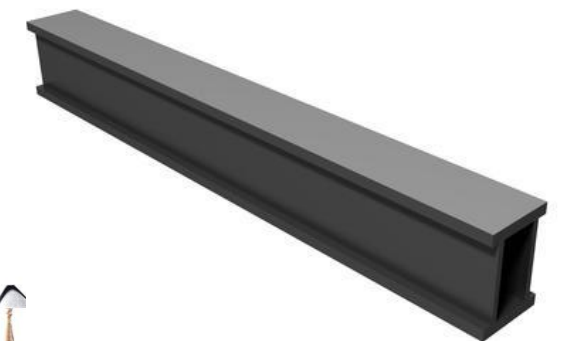
EXISTING AGED BRICKWORK (5 Anglers Lane)



PROPOSED BRICKWORK



PROPOSED CRITTALL WINDOWS



PROPOSED DARK STEEL



## 6.0 CONTEXT AND NEIGHBOURING PROPERTIES

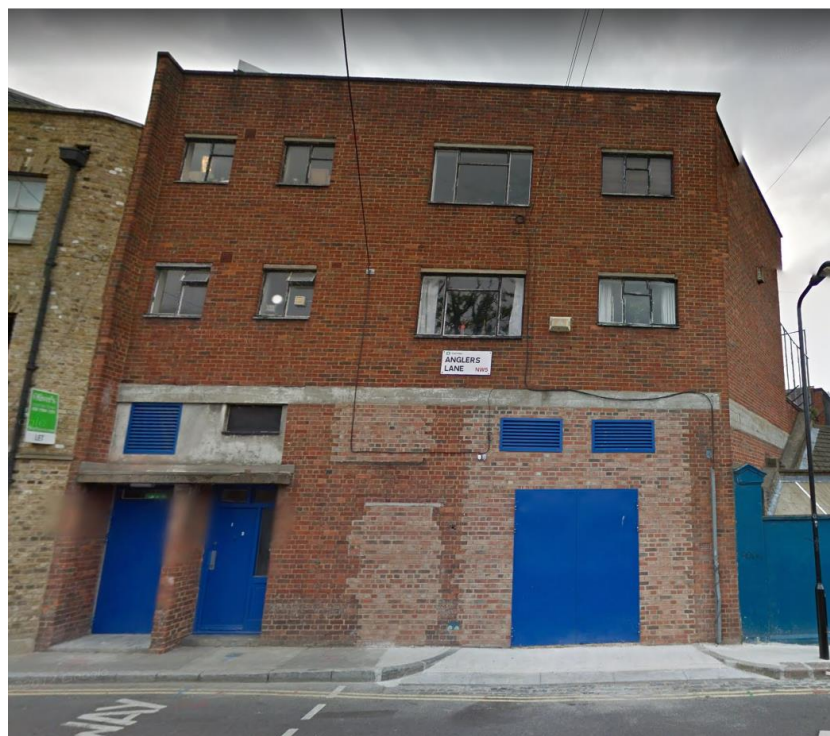
The site sits on the edge of the Inkerman Conservation Area.

Across the road from the proposed building is The Raglan House Daycare Centre. The building uses a mixture of red, grey and black brick, this ties in the proposed brick choice with the surrounding neighbourhood.

The properties directly across from the proposal all vary in brick type and window detailing, indicating that there is not one specific style to the street scape. The variety of colour, brick and paint, gives the street a varied and eclectic colour scheme, where the proposed material palette is designed to complement.



VIEW DOWN ANGLERS LANE



1 & 2 ANGLERS LANE, ADJACENT PROPERTIES



CLOSE UP OF BRICKWORK



THE RAGLAN HOUSE DAYCARE CENTRE ACROSS FROM SITE



## 6.0 CONTEXT AND NEIGHBOURING PROPERTIES

### 1A ANGLERS LANE

1a Anglers lane was previously a single storey dwelling and received full planning permission in 2000 (Ref PEX0000219) to extend to a three storey dwellinghouse. This further throws the street elevation off at 5 Anglers Lane as the plot is surrounded by buildings 3 storeys tall. The current building at 1a Anglers Lane sits slightly lower than the 3 storey building next to it (1-2 Anglers Lane), as does the proposal for 5 Anglers Lane which is proposed to sit lower than 1-2 Anglers Lane and 5-8 Anglers Lane.



1a ANGLERS LANE BEFORE EXTENSION

1a ANGLERS LANE AFTER EXTENSION



1a

1-2 ANGLERS LANE

5 ANGLERS LANE

### VIEWS OF PLOT

From Raglan Street you can see far into the unattractive rear of the properties out with the Inkerman Conservation Area due to the low composition of the current building. With the addition of the proposed 2 storeys the end of the street becomes more complete creating a more aesthetically pleasing vista point. From further up the street 1-2 Anglers Lane blocks the view of the gable end. The gable end is obstructed when looking down Raglan Street due to 24 Anglers Lane therefore the terracotta detailing is barely visible unless you were stood directly in front of the building.



EXISTING VIEW DOWN RAGLAN STREET – GABLE END IS OBSTRUCTED



VIEW DOWN ANGLERS LANE TOWARDS 5 ANGLERS LANE – GABLE END IS NOT VISIBLE



## 7.0 RELEVANT PLANNING POLICIES & CONSERVATION AREA STATEMENT

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The proposal has been carefully considered in order to comply with the relevant local planning policy frameworks, have limited detrimental impact on amenity to the neighbouring properties and to contribute to the character of Kentish Town. In support of this application the Camden Core Strategy, LDF Policies as well as the Inkerman Conservation Area statement have been considered during the development of the proposed designs. The proposal respects the special historic character of the borough and helps to promote it.

The relevant current Camden Core Strategy & LDF Policies are as follows:

CS1. Distribution of Growth  
CS3. Other Highly Accessible Areas  
CS6. Providing Quality Homes  
CS14. Promoting high quality places and conserving our heritage

DP24. Securing high quality design  
DP25. Conserving Camden's heritage

The relevant current Inkerman Conservation Area Statement guidance notes as follows:

INK 8. Front Gardens and boundaries  
INK14. INK15. INK17. Materials and Maintenance  
INK18. New Development

### **Camden Local Development Framework** **Camden Core Strategy**

#### **Location and Management of Camden's growth**

Policy CS1 – Distribution of growth

#### **Overall approach to growth and development**

*The Council will focus Camden's growth in the most suitable locations, and manage it to make sure that we deliver its opportunities and benefits and achieve sustainable development, while continuing to preserve and enhance the features that make Camden such an attractive place to live, work and visit.*

*We will promote:*

*a concentration of development in the growth areas of King's Cross, Euston, Tottenham Court Road, Holborn and West Hampstead Interchange;  
appropriate development at other highly accessible locations, in particular Central London and the town centres of Camden Town, Finchley Road / Swiss Cottage, Kentish Town, Kilburn High Road and West Hampstead; and  
more limited change elsewhere.*

*Following this approach, the Council expects that in the order of 12,250 additional homes will be provided in Camden between 2010/11 and 2024/25. We will identify, and provide*

*guidance on, the main development opportunity sites in the borough through our Camden Site Allocations Local Development Framework document.*

*Making the best use of Camden's limited land The Council will promote the most efficient use of land and buildings in Camden by:*

*seeking development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site;  
resisting development that makes inefficient use of Camden's limited land;  
expecting development that will significantly increase the demand of travel to be located in growth areas and other highly accessible parts of the borough;  
expecting high density development in Central London, town centres and other locations well served by public transport; and  
expecting the provision of a mix of uses in suitable schemes, in particular in the most accessible parts of the borough, including an element of housing where possible.*

The proposed development seeks to make a significant improvement to the existing use of the development by extending the end unit that is underutilized as residential use. The site is located in a prime residential zone with easy access to local amenities and transport and therefore ideal for a family dwelling. As described within this document, the proposal's design has been carefully considered in relation to its design and impact on its surroundings.

#### **Location and Management of Camden's growth**

Policy CS3 – Other highly accessible areas

*The Council will promote appropriate development in the highly accessible areas of: Central London (outside the growth areas of King's Cross, Euston, Tottenham Court Road and Holborn), and  
the town centres of Camden Town, Finchley Road / Swiss Cottage, Kentish Town, Kilburn High Road and West Hampstead, including appropriate edge of centre locations.*

*These areas are considered to be suitable locations for the provision of homes, shops, food, drink and entertainment uses, offices, community facilities and are particularly suitable for uses that are likely to significantly increase the demand for travel.*

*The Council will ensure that development in these locations is of suitable scale and character for the area in which it is situated, contributes to other Council aspirations including providing appropriate community and environmental benefits, and takes into account amenity and community safety.*

The proposal is of a residential nature, providing a new family home within a short distance of Kentish town centre therefore promoting Camden's growth in highly accessible areas.

## 7.0 RELEVANT PLANNING POLICIES & CONSERVATION AREA STATEMENT

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### Meeting Camden's needs – Providing homes, jobs and facilities

#### Policy CS6 – Providing quality Homes

*The Council will aim to make full use of Camden's capacity for housing by:*

- maximizing the supply of additional housing to meet or exceed Camden's target of 5950 homes from 2007-2017, including 4,370 additional self-contained homes;*
- maximizing the supply of additional housing over the entire plan period to meet or exceed a target of 8,925 homes from 2010 – 2015, including 6550 additional self-contained homes;*
- supporting the supply of additional student housing, bedsits and other housing with shared facilities providing this does not prejudice the Council's ability to meet the target for the supply of additional self-contained homes, the balance of uses in the area;*
- and the quality of residential amenity or the character of the surrounding area;*
- minimizing the net loss of existing homes;*
- regarding housing as the priority land-use of Camden's Local Development Framework.*

*The Council will aim to secure high quality affordable housing available for Camden households that are unable to access market housing by:*

- seeking to ensure that 50% of the borough-wide target for additional self-contained homes is provided as affordable housing;*
- seeking to negotiate a contribution from specific proposals on the basis of: the maximum reasonable amount of affordable housing under the specific circumstances of the site, including the financial viability of the development, an affordable housing target of 50% of the total addition to housing floorspace, and guidelines of 60% social rented housing an 40% intermediate affordable housing;*
- minimizing the net loss of affordable housing;*
- regenerating Camden's housing estates and seeking to bring Council stock up to the Decent Homes standard by 2012.*

*The Council will aim to minimize social polarization and create mixed and inclusive communities across Camden by:*

- seeking a diverse range of housing products in the market and affordable sectors to provide a range of homes accessible across the spectrum of household incomes;*
- seeking a range of self-contained homes of different sizes to meet the Council's identified dwelling-size priorities;*
- seeking a variety of housing types suitable for different groups, including families, people with mobility difficulties, older people, homeless people and vulnerable people and giving priority to development that provides affordable housing and housing for vulnerable people.*

*The Council will monitor the delivery of additional housing against the target for housing supply, and will seek to maintain supply at the rate necessary to meet or exceed the target. In seeking to maintain the housing supply, the Council will adjust the type and mix of*

*housing sought, having regard to the financial viability of development, the sales or capital value of different house types and tenures, the needs of different groups.*

The development will add to the provision of more homes and make full use of Camden's capacity for housing by supplying the extra units within this proposed development. Housing is regarded as a top priority land-use of the Local Development Framework, and is well considered when proposals are put forward for the development of unused and underused land and buildings such as the proposed site.

#### Appearance

##### Policy CS14

*Promoting high quality places and conserving our heritage The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by: requiring development of the highest standard of design that respects local context and character; preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens; promoting high quality landscaping and works to streets and public spaces; seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible; protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

Policy CS14 of the core strategy mentions that although Camden is not specific to any one type of 'built character' it is made up of areas that have their 'own identity'. 'As Camden is a densely built up borough where most development involves the replacement, extension or conversion of existing buildings', the proposal has been carefully considered with aims to respect the existing context, character and appearance of the existing buildings. The design addresses issues relating to scale, form, materiality and visual impact.

The boundary wall behind which the proposed building stands (as per the approved planning application Ref: 2017/0474/P) has been retained and preserved. The shell of the building envelope and internal plan arrangement has been developed to maximize the tight site area to create a high quality living environment. The proposed materials are sympathetic to the character of the existing building and the context in which it is located and have been chosen for its aesthetic qualities and sustainable properties to extend the life of the building.

Brick cladding is the material proposed for the building envelope. In its simplest form it is very appealing and can create an attractive balance to traditional brickwork in existing buildings that bookend the site. The colour and finish of the brick cladding has been selected to create a harmonious link with the buildings around it and reference the industrial heritage of the site.

## 7.0 RELEVANT PLANNING POLICIES & CONSERVATION AREA STATEMENT

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### Camden Development Policies 2010-2025

#### Local Development Framework

##### **Securing high quality design**

###### Policy DP24

*The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*

*character, setting, context and the form and scale of neighbouring buildings;*  
*the character and proportions of the existing building, where alterations and extensions are proposed;*  
*the quality of materials to be used;*  
*the provision of visually interesting frontages at street level;*  
*the appropriate location for building services equipment;*  
*existing natural features, such as topography and trees;*  
*the provision of appropriate hard and soft landscaping including boundary treatments;*  
*the provision of appropriate amenity space; and*  
*accessibility.*

In the council's Local Development Framework, Policy DP24 makes it clear that it expects 'developments to consider the pattern and size of blocks and the urban grain'. The scale and proportion of the building has been determined through the careful contextual study of surrounding buildings. This includes considering buildings beyond the site plan at the front and rear to help infer its form. The proposed building will be set back from the street and original building which will help to reduce the mass as seen from street level. The proposed building will be more noticeable as you move closer to it from either end of the street. The resulting massing is appropriate for its site and will have no detrimental impact on its surroundings.

The proposal ensures quality of design and workmanship that is appropriate to the setting and context of the site. The quality of materials will be carefully selected as well as sustainably sourced and through the redevelopment of this underused site bring greater benefit to the wider conservation area.

##### **Conserving Camden's heritage**

###### Policy DP25

###### *Conservation Areas*

*In order to maintain the character of Camden's conservation areas, the Council will:*

*take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*  
*only permit development within conservation areas that preserves and enhances the character and appearance of the area;*  
*prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*  
*not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*  
*preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

###### *Listed buildings*

*To preserve or enhance the borough's listed buildings, the Council will:*

*prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*  
*only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*  
*not permit development that it considers would cause harm to the setting of a listed building.*

###### *Archaeology*

*The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.*

###### *Other heritage assets*

*The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.*

The proposals are considered to comply with this policy. The proposed development is firmly rooted within its context in terms of setting, scale, materiality, detailing and form with a modern industrial style twist. The proposed extension will positively impact the appearance of the existing main building by completing the street elevation. The existing building and site are not listed and therefore the proposal seeks to improve on the current dilapidated building.



## 7.0 RELEVANT PLANNING POLICIES & CONSERVATION AREA STATEMENT

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### Conserving Camden's heritage

Policy DP26 – Managing the impact of development on occupiers and neighbours

*The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:*

*visual privacy and overlooking;  
overshadowing and outlook;  
sunlight, daylight and artificial light levels;  
noise and vibration levels;  
odour, fumes and dust;  
microclimate;  
the inclusion of appropriate attenuation measures.*

*We will also require developments to provide:*

*an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;  
facilities for the storage, recycling and disposal of waste;  
facilities for bicycle storage; and  
outdoor space for private or communal amenity space, wherever practical.*

Policy DP26 of Camdens Local Development Framework states that 'Development should avoid harmful effects on the amenity of existing and future occupier and to nearby properties'. The proposal allows for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and neighbours. Views from the proposed development prevent direct overlooking and encroachment as the development is sufficiently away from neighbouring's. Similarly there is no overlooking into the proposed building from nearby existing buildings. The proposed extension enhances the existing character of the street and due to its orientation does not overshadow neighboring buildings. The proposed development provides facilities for bicycle storage located at the rear and the front of the building within the external intermediary space. Regarding amenity space, the form of a south facing private roof terrace tucked behind the front façade allows occupants to enjoy outdoor space in privacy whilst not overlooking neighbouring properties.

### Inkerman Conservation Areas Statement

#### Front Gardens and Boundaries

*Ink 8*

*Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area. Boundaries in the Conservation Area are predominantly formed by traditional iron railings, in some cases mounted on low*

*walls, although the original features of the boundary vary. Proposals should respect the original style of boundary and these should generally be retained and reinstated where lost. (see Alma Street and Inkerman Road for examples) Particular care should be taken to preserve the green character of the Conservation Area. The walls and railings alongside the road and within properties add to the attractive appearance of the front gardens and architectural settings of the 19<sup>th</sup> century buildings. The loss of front boundary railings where it has occurred detracts from the appearance of the front garden by reducing the area for vegetation in this urban residential area. Furthermore, the removal of railings and the paving of front gardens to provide parking space for cars adversely affect the setting of the building and the general street/scene. The Council will resist any further loss of front boundary walls and railings, and conversion of front gardens into hardstanding parking areas.*

The boundary wall and external rafter to 5 Anglers Lane are to be retained as per the approved planning application obtained (See Planning Application Ref: 2017/0474/P & 2017/1303/P).

A portion of the front boundary is proposed to be used as a semi enclosed external courtyard that provides important amenity and defines the entrance area to the main building. The remainder area of the front boundary will form the internal ground floor plan with lean to glazing supported by exposed existing timber rafters. The front boundary wall will increase in height by 150mm to allow for guttering to run behind it, the slope in the front boundary wall is to be raised to the height of the rest of the wall to balance the façade.

The proposal is in keeping with the architectural language and recent refurbishment efforts along Anglers Lane.

#### Materials and Maintenance

*Ink 14*

*In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, casement windows, doors, tiled footpaths, roof tiles, decorative brickwork, bargeboards, stained glass, boundary walls and piers, where retained add to the visual interest of properties. Where details have been removed in the past, replacement with suitable copies will be encouraged.*

Considering the existing building and its unattractive state, the proposal aims to enhance and renew life into the building by use of good quality materials and design that will complement the industrial nature of 5-8 Angler's Lane. The proposal to remove the unattractive enclosure between the existing boundary wall and the building seeks to restore the building and its surrounding area to its former glory.

## 7.0 RELEVANT PLANNING POLICIES & CONSERVATION AREA STATEMENT

### Ink 15

*The choice of materials in new work will be most important and will be the subject of control by the Council. Original, traditional materials should be retained wherever possible and repaired if necessary. Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage.*

*Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.*

### Ink 17

*Where replacement materials are to be used it is advisable to consult with the Council's Conservation & Urban Design team, to ensure appropriate choice and use.*

The external rafters along the boundary wall that support the glazing will be finished in a style that is in keeping with the current appearance of the proposal and adjoining 5-8 Angler's Lane building while also complementing the contemporary extension.

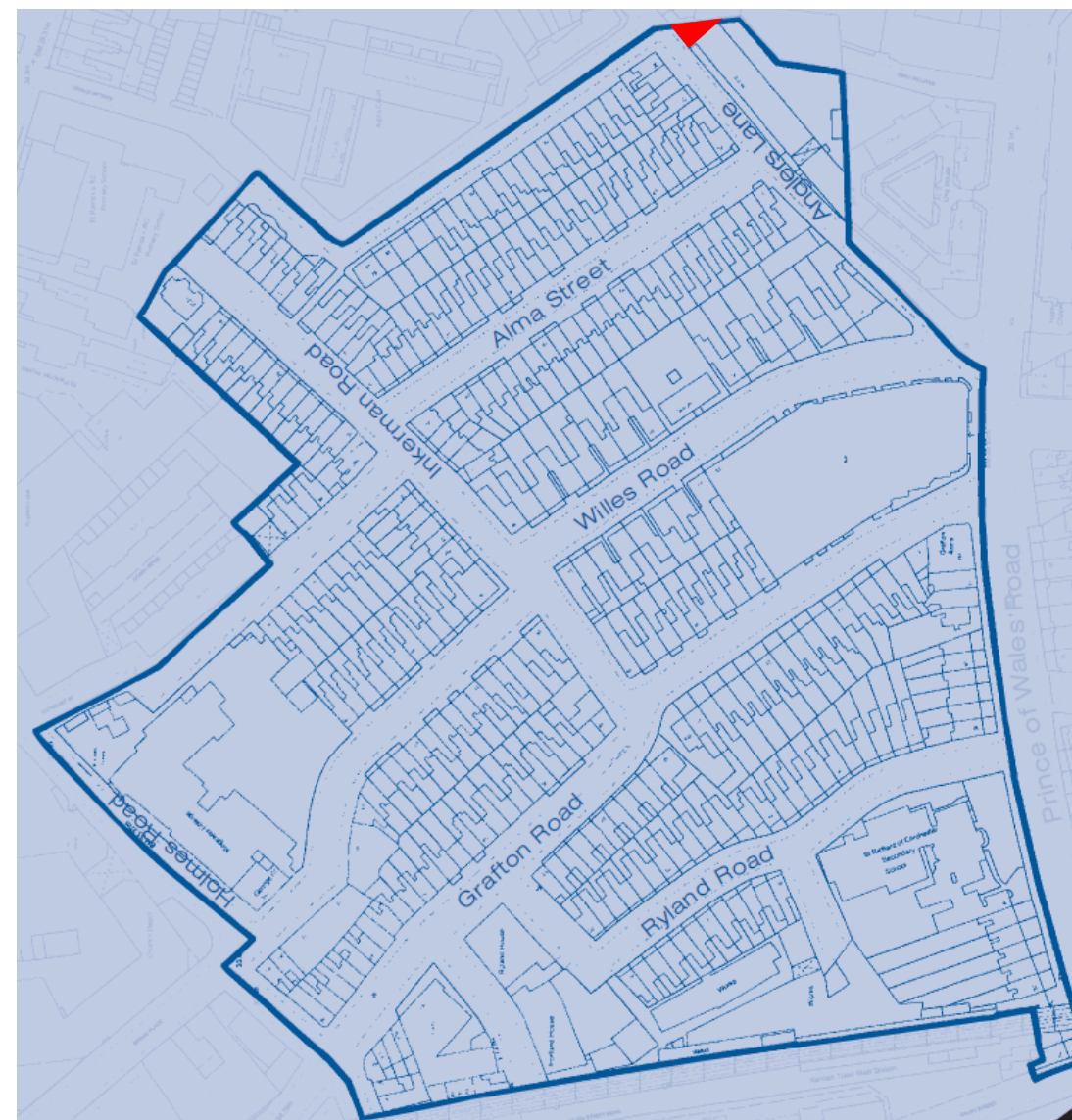
### Kentish Town Neighbourhood Plan

#### POLICY D3: DESIGN PRINCIPLES

*Applications for the development of new and the redevelopment of existing buildings (which may include demolition, alteration, extension or refurbishment) will be supported where they meet the following criteria:*

- a) Proposals must be based on a comprehensive understanding of the site and its context*
- b) Proposals must be well integrated into their surroundings and reinforce and enhance local character, in line with paragraph 64 of the NPPF The Kentish Town Neighbourhood Development Plan 2015 – 2030 Edge Planning & Development LLP 38 Northchurch Road London N1 4EJ 020 7684 0821 20*
- c) Proposals must identify and draw upon key aspects of character, or design cues from the surrounding area. Appropriate design cues include grain, building form (shape), scale, height and massing, alignment, modulation, architectural detailing, materials, public realm and boundary treatments*
- d) Design innovation will be encouraged and supported where appropriate*
- e) Design proposals must be of the highest quality and sustainable, using materials that complement the existing palette of materials in the surrounding buildings*
- f) Proposals must enhance accessibility in buildings by taking into account barriers experienced by different user groups.*

As shown within this document the proposal shows a deep understanding of the site and context, refer back to the immediate context for design inspiration. The proposal is also inline with Paragraph 64 of the NPPF as it improves the character and quality of the area and the way it functions, especially improving the view down Raglan Street. The proposal take cues from 5-8 Anglers Lane and the surrounding properties, notably the brick and window details. The material palette has been influenced by 5-8 Anglers Lane and draws upon the industrial influences of the restored Victorian warehouse. The design proposal is appropriately innovative.



PROPOSED SITE IN RELATION TO THE INKERMAN CONSERVATION AREA



## 7.0 RELEVANT PLANNING POLICIES & CONSERVATION AREA STATEMENT

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### POLICY SSP7: SMALL SITES AND INFILL DEVELOPMENT

*KTNF would look favourably on infill proposals for making use of small urban sites such as gaps, unused marginal land and other remnants where innovative ideas for sustainable development will bring the land back into use. A high quality approach to design is required (see Policy D3) to ensure adequate amenity for new residents, protection of the amenity of existing residents, and the preservation of the character and appearance of the street scene.*

*Outdoor space may be difficult to obtain due to the size of the sites. In these cases alternative approaches should be considered, such as balconies and roof gardens. This policy will be subject to assessment of viability on proposals coming forward.*

The proposal makes maximum use of a currently unused, infill residential plot, bringing the land back to use. The innovative ideas, such as the split level arrangement, making the most of the site while maintaining composure in the street elevation through its scale. The proposal also maximizes the opportunity to create outdoor space with the south facing roof garden.

## 8.0 ACCESS

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### Part M Compliance

Access to the new proposal will be access from the new entrance door made under application ref: 2017/0474/P. The single house retains the existing levels and will be accessed from street level via a series of steps to allow for the level change. The proposed building will meet the relevant aspects of Approved Document M where required.

The planning application proposal is therefore considered to deliver significant planning benefits and accord with the provisions of the Development Plan.

### Fire Brigade Access

Fire Engines may access the site via Anglers Lane.

## 9.0 CONCLUSION

### Conclusion

The proposal will have a positive affect on the overall aesthetic of the street. The careful consideration of the proposed building design references its historic industrial context, yet is modern in form and detailing, nested in-between an instantly recognizable Victorian character building and line of post war red brick vernacular. The design intent for the proposed family home draws on this rich history in order to unify the existing and proposed buildings, enhancing the wider street scene frontage.

By increasing the building height the unattractive view of the neighbouring buildings outside the Inkerman Conservation Area, has been hidden from street level. However the break is still maintained due to the lowered circulation core, allowing the gable end of 5-8 Anglers Lane to be unobstructed and visible. The maintained gap allows sunlight through however the buildings to the rear are no longer visible, creating a more attractive view.

By creating a 3 bedroom house in place of a 1 bedroom flat the proposal optimises the plot to its full potential , helping meet Camden's need for more homes.

