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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 extension and rear extension to the residential dwelling (Use class C3) at No.28 Sherlock Road together with internal remodeling.

Introduction

This document has been prepared by Studio McLeod on behalf of our client to supplement a pre-application submission 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 Sherlock 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 Sherlock Road. The 3-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 Sherlock 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 Sherlock 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 Sherlock 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 to 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 *'The single storey rear component (i.e. behind the rear elevation of the existing rear projection) of the extensions is considered acceptable. However, the side infill extension should be amended to be setback and in line with the existing two storey element and the bike store should be removed. The single storey infill extension needs 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 separate single-storey rear and single-storey side 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.

Proposed Rear Extension Massing

Pre-application feedback found that the rear element of the proposal, was *'considered acceptable'*. As per the pre-application feedback a ground floor, single-storey rear extension is proposed extending approximately 1996mm into the rear garden along the boundary of No.26 Shirlock Road, 598mm from the existing lean-two extension. The extension has been designed to complement the character of the Mansfield Conservation area and the character of the original property, taking into consideration neighbouring properties with regard to scale and mass.

The proposed height of the rear extension is 3020mm from the ground level at No. 28 Sherlock Road. This height reduces the impact of the proposal on the boundary, and aligns with the proposed side extension height; while allowing for an internal ceiling height of 2460mm, in accordance with space standards set out in the Interim House CPG, 2017.

Proposed Side Extension massing

Pre-application feedback highlighted that the proposal should not '*result in adverse impacts on the neighbouring property*' at No. 30 Sherlock Road. In response to this the side extension has been staggered to align with the existing two storey element, in order to reduce the mass on the boundary and ensure the original part of the building remains legible. The height of the proposed side extension has also been reduced to avoid overbearing and reduce the sense of enclosure to No. 30 Sherlock Road.

Extension Roof

The rear and side extension pitched roofs abut the existing side wall of the outrigger at 3039mm. 2no. low profile skylights, which do not protrude past the cill level of the flat above, are proposed to the pitched roof of the side and rear. In response to the pre-application advice, and to mitigate light spillage, the number of skylights to the side extension has been reduced.

Boundary heights

Pre-application feedback noted that careful consideration should be paid to "*the height along the boundary*" of No.30 Sherlock 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 takes 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 Sherlock Road, is set at 2650mm from the existing ground level at No.30 Sherlock Road.

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 side and rear extensions are to be constructed in London Stock Brick to match existing, with a lower level patterned brick, below cill level.

Roofing materials are to be constructed of standing seam Zinc with a brick parapet wall and pressed aluminium capping.

Fenestration

Fenestration to the rear extension is proposed as timber framed double glazing units, with a frameless glazed unit wrapping around the return of the extension.

A timber framed pivot door is proposed at the rear of the side extension, with timber framed glazing and doors enclosing the side-rear courtyard. This glazing further increases natural light and ventilation to the proposed kitchen, dining and living area (Policy D1), whilst reducing light loss to the original house and basement area.

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 extension and ground floor single-storey 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 & ReportsArboricultural 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 of planning, 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