

PLANNING, DESIGN & ACCESS STATEMENTS

Application for Extension of Existing Dwelling

14th June 2018

Project;
22 Makepeace Avenue
Holly Lodge Estate
London
N6 6EJ

HNT

ARCHITECTURE / INTERIORS

Herbert & Taylor Ltd

22a Iliffe Yard
Crampton Street
LONDON SE17 3QA
T. +44 (0)207 703 2270
www.hatarch.co.uk

Contents;

1. Introduction	Page 2
2. Site Context	Page 3
3. Proposal Details	Page 6
4. Relevant planning Guidance and Precedent	Page 11

1. Introduction

This application is for a loft, single storey rear, and side extension to a family home for Victoria and Gabriel Silver. The purpose of the proposed work is to create more living space for the family and a better connection between living space and the garden.

The house is located in the Holly Lodge Estate Conservation Area, an Arts and Crafts style garden suburb development built in the 1920's. It is a semi-detached house with an almost identical neighbouring house and sits on a site with a gradient from the front to the back of the house.



22, Makepeace Avenue, London, Camden, N6 6EJ



Location Plan

2. Site Context

The house occupies a site within the Holly Lodge Estate on a steep gradient which means the rear of the property is above the level of the garden.

Makepeace Avenue itself comprises of semi-detached pairs of houses and detached houses of differing designs, some with roof tiling extended to first floor level and expressed front gables, as on this house, and some with a 'half-timbered' look.

No 22 sits in a group of semidetached houses facing north while the long garden faces south towards the city. They are set back from the road with a large sloped green verge between road and house. There is a large separation between the neighbouring houses.

The front of the house is very definitely 'Arts and Crafts ' in style with a main rendered gable and a hipped dormer set into the extended roof over the arched entrance. There are many interesting details on the house in the roof hips and guttering as well as the window drip and sill details.

The owners have recently replaced the previous uPVC windows on the front with historically accurate timber casements to restore some of the original character of the house.

In making this application we are very concerned to ensure that the loft and rear extensions will continue this approach to respect and build on the existing character of the house and area.

Holly Lodge Estate is a conservation area in its own right and we have been mindful of the advice offered in the Councils appraisal document when making these plans.



Side View of No. 22



View of No. 24 & 22 as pair. Note change
in ridge height between pair



View of No. 24 & 22 as pair. Note change
in ridge height between pair



Rear view of No. 24 & 22 as pair. Note roof form of loft at No.24



Rear view of No. 20 & 18 as pair. Note varied rear and side extensions



Rear view of No. 24 & 26. Note new loft construction at No.26

3. Proposal

The proposal is for a new loft extension, which will follow the form of the existing loft extension at no. 24, a new small side extension for a WC, and a larger rear extension.

Appearance & Scale

The existing building is mirrored in layout and design by its neighbours at number 24, apart from the existing loft extension. The pair is an Arts and Crafts style building with a mix of tiled gables, hipped roofs, but also areas of flat roofs and parapets to the rear.

There is a change in the style between the front and rear elevations of the existing buildings, the front being more clearly Arts and Crafts while the rear is more 'modern' with expressed parapets and flat elevations.

The proposals seek to work with these differing characters of front and back and create a harmonious response.

Loft - This proposal seeks to create symmetry by replicating the roof form of No.24, and uses the new side dormer as transition between the front and rear styles described above. The tiled roof and traditional ridge tiles and details will be maintained.

While designing the proposal we have considered a number of options for the roof which are described below. We were concerned to have a solution which suits the house and continues the eclectic but ordered nature of the elevations.

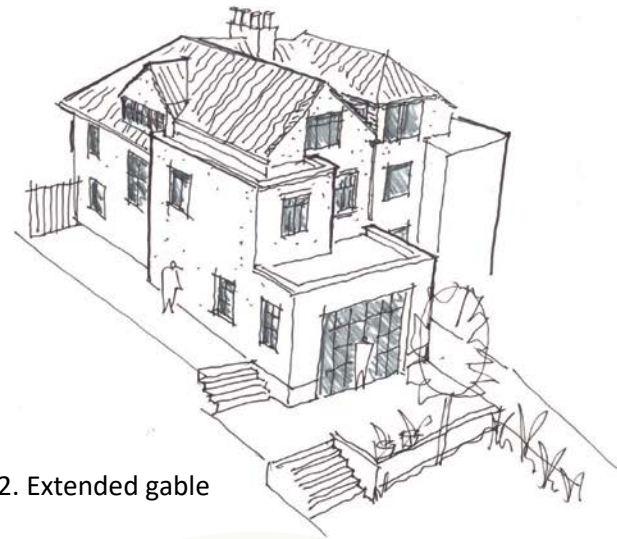
We feel that the best response is to mirror the extension on No. 24 rather than create another form, and this symmetry will go some way to restoring the integrity of the pair of houses.

New windows will match the lower part of the house while the casements will be in metal with glazing bars to match the existing.

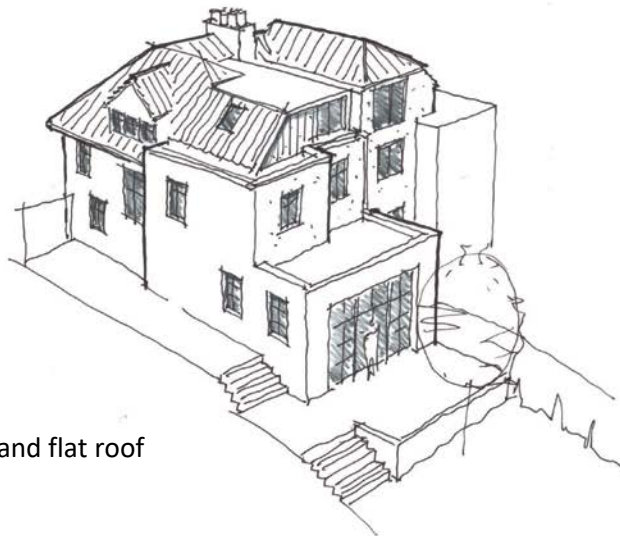
Loft Options Explored



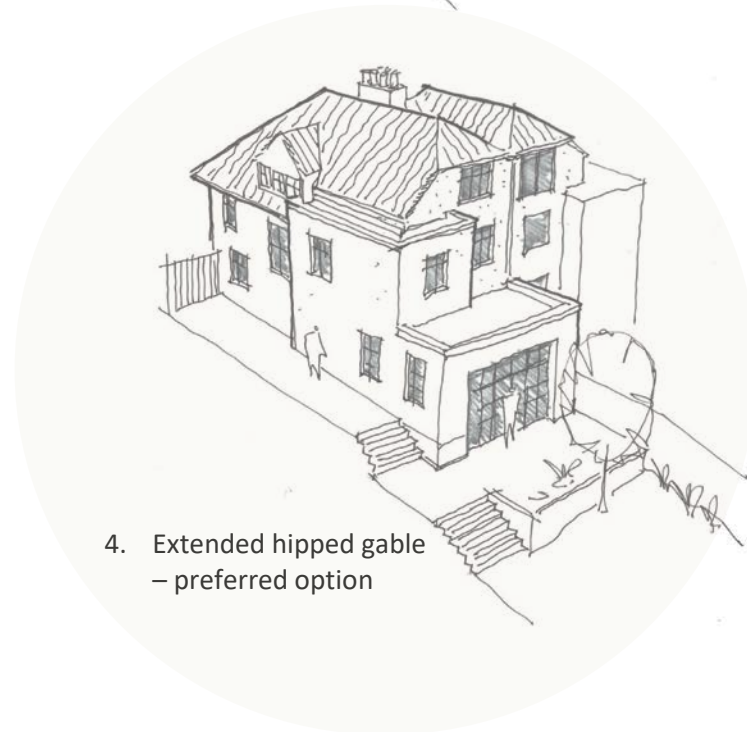
1. Expressed eaves



2. Extended gable



3. Pitched and flat roof



4. Extended hipped gable
– preferred option

Rear Extension - the rear addition is more in keeping with the style of the existing rear elevation with flat roof and expressed parapets. The rear addition also lowers the floor level to provide a better connection with the sloping garden levels. Wall finishes and windows will match the existing pattern being painted rough cast render and metal casements.

Because the floor level is lowered the perceived overlooking effect will be reduced compared to an extension at the existing floor level.

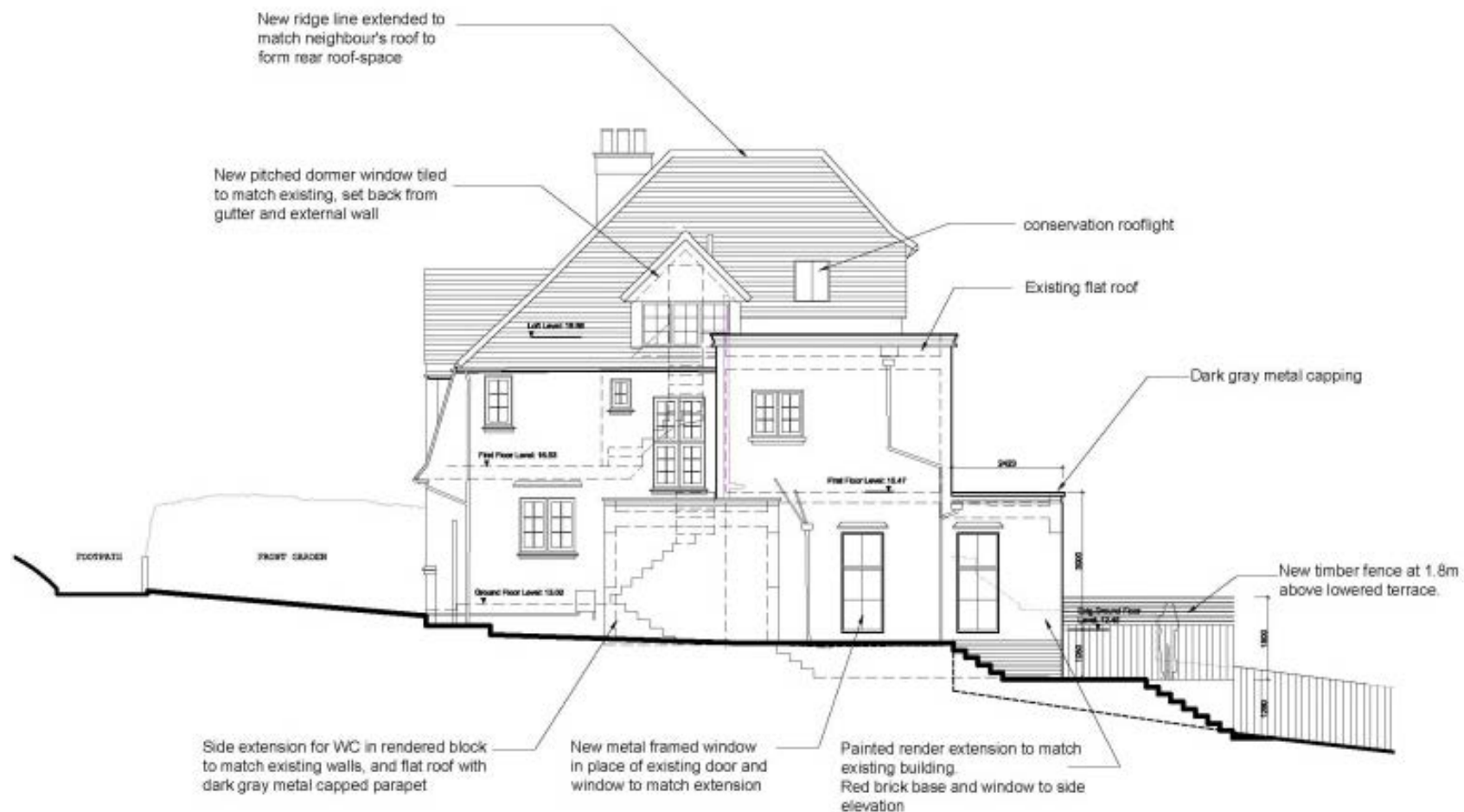
All the existing rear uPVC windows are to be replaced with metal casements to match the traditional fenestration pattern.



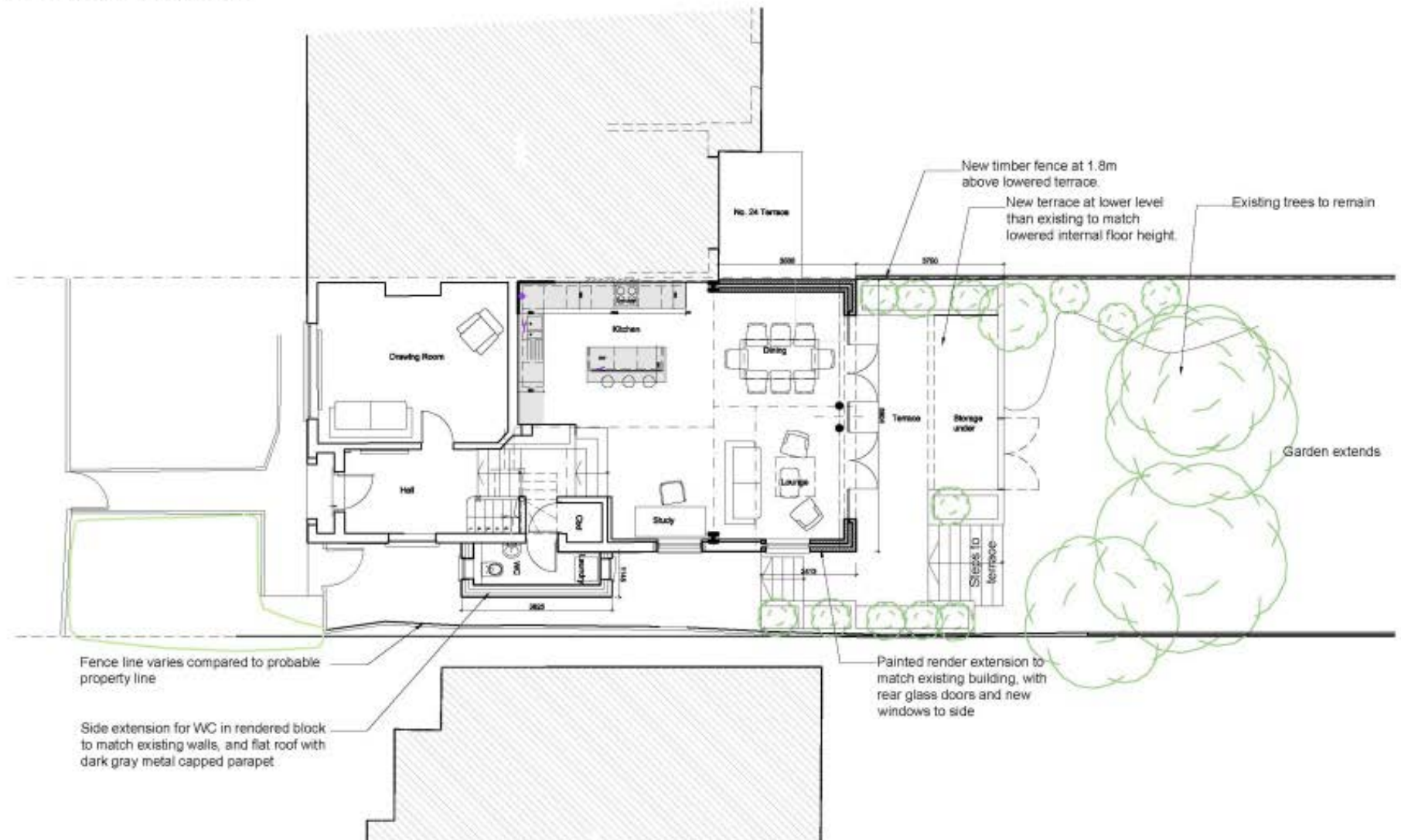
Side Extension – This is a small addition for a WC which will be just visible above the garden fence, due to the change in levels. The walls will be painted render to match the existing rough pebble-dash with timber casement windows.

A parapet roof form has been chosen to match in with the existing projecting bathroom parapet and rear extension. In this way it is possible to create the WC while not affecting the large stair window

The large trees in the existing rear garden would be retained.



PROPOSED GROUND FLOOR



4. Relevant planning Guidance and Precedent

Attention is drawn in the first instance to the recent applications with relevant similar additions;

- **26 Makepeace Ave. Ref 2017/1044/P –loft, side and rear extension- GRANTED**
- **2 Makepeace Avenue. Ref; 2015/1278/P – Loft, side and rear extension -GRANTED**
- **10 Hillway Ref; 2015/0472/P –rear extension - GRANTED**

Holly Lodge Estate Conservation Area Appraisal and Management Strategy – 6.12.12

This document identifies some key development policies to consider;

DP24 – Securing High Quality Design-

To consider the character, setting, context and the form and scale of neighbouring buildings

DP25 – Conserving Camden’s Heritage-*to maintain the character of Camden’s conservation areas,*

Section 2 describes the key Issues to consider when making additions and alterations to the existing housing stock.
We have considered these carefully;

Dormers and Roof Extensions – in proposing to mirror the loft extension at No. 24 we believe this will improve the symmetry and integrity of the pair of houses, rather than a different design which further highlight the raised ridge of No. 24.

The side dormer is stepped in from the edge of the roof and eases the transition between the front and rear elevations.

We believe the above is in the spirit of the guidance

Side Extensions – This is a small additional and will not create a closing effect between neighbouring buildings. Materials will match the existing ‘rough cast’ render walls.

Rear Extension – Due to the topography the rear extension extends higher than a normal single storey extension. However as the proposal is to lower the floor internally and the new terrace will follow that level the overlooking issue is minimised. The new terrace is lower than the existing terrace at No. 24 and the difference in height of the garden at that level will be mitigated with a timber fence and permanent planters within the patio itself.