

Mulroy

29 Inkerman Road, Kentish Town, London NW5 3BT Design, Access & Heritage Statement

17187-A30-001C

Rev C 18/06/18 - Minor amendments to confirm that the proposal to reduce the ground floor level at the rear of the property has been removed from the application.

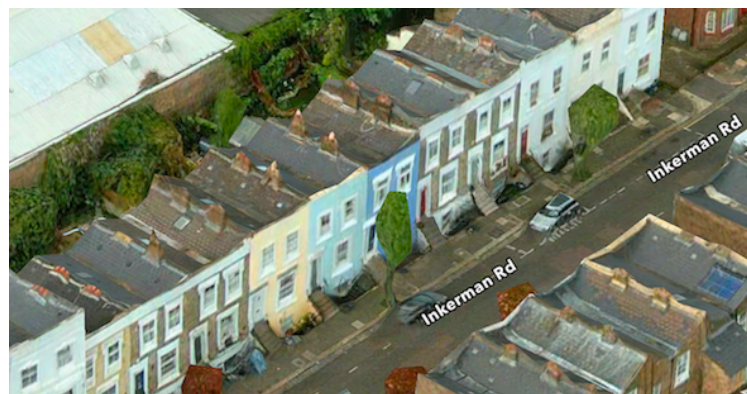
Summary

- 1.01 This application is for a part extension and part replacement rear extension to a mid-terrace Victorian single family home within the Inkerman Conservation Area. The building is not listed. The existing building has various and severe condition issues throughout that will be remedied by this application, most notably, front elevation repairs and repair and the upgrade of the existing rear projection.

The Existing Building

- 2.01 The existing flat-fronted house was built in the 1850s. It is three storeys including the basement. The house is flanked by similar Victorian houses and there is a large factory forming the rear boundary.

2.02



No. 29 Inkerman Road has a purple rendered front elevation in the centre of the picture above. The factory on the rear boundary is visible, top left.

Mulroy

2.03



29 Inkerman Road is one of three rendered properties within a terrace that has the original London stock brick and white frieze facades. The properties to the north are at a higher level. Most properties, apart from No.29, have steps within the front area down to the basement.

2.04



To the rear, No. 29 is notable in that there is a fully glazed first floor extension to the top of the rear projection rather than flat roofs and terraces.

Mulroy

2.05



The rear projection has been extended up to a parapet and a conservatory added. This is fully glazed, including the wall to the adjacent property. Note section of poorly matching masonry below conservatory.

2.06



Internally, the conservatory is unheated and single glazed. There is a window opening over the boundary to No. 30 to the south (left) in the picture above. The factory is visible to the rear.

Mulroy

2.07 The original butterfly roof is intact. However, the building has suffered from increasing condition issues and unsympathetic alterations over time. These alterations and condition issues include the following.

1. The front elevation has been rendered and the freize removed. The elevation has been painted purple as noted in the Conservation Area Appraisal.
2. All the windows have been replaced with unsympathetic modern units.
3. The brickwork to the front and rear window reveals is in very poor condition. This is possibly why the front elevation has been rendered. Window heads, reveals and parapets have been altered in non-matching masonry
4. The conservatory (granted on appeal in 1985) is of poor quality and of an unsympathetic dual pitch form that is at odds with the butterfly roof above. While it does not create overlooking issues to the neighbours on either side the structure is not fire rated and creates light pollution to the top bedroom in No.30. The gutters also discharge to the neighbours side.
5. The walls of the rear projection are solid and uninsulated. The window openings have been altered and there are signs of damp and condensation.
6. The lower section of wall to the rear projection has been painted and this will be difficult to remove without additional damage being caused to the brickwork.
7. The ground floor is uneven internally and there are signs of rising damp.
8. The butterfly roof is intact but leaks.
9. There are extraneous or redundant services on the facades that detract from their appearance.
10. There is a non-original timber stair at the rear of the property leading from the ground floor to basement garden level. This is rotten in places.

Planning Policy & History

3.01 The property is in the Inkerman Conservation area but is not listed. It is referred to specifically in the Character appraisal as having a detrimental impact on the street scene.

3.02 There have been a number of applications on the site prior to the purchase by the applicant in 2017:

1. 2007/2676/P – erection of a steel staircase in the front area – granted but not implemented.
2. 2007/2351/P – Certificate of lawfulness for a single storey rear extension – granted but not implemented.
3. 2007/2386/T – tree works – no objection
4. 8501643 (1985) – Erection of a single storey conservatory at

Mulroy

first floor level – (PL8501643) – granted on appeal and implemented.

5. CTP/G11/6/11099 – Limited time use as office and storage – granted for limited period.

Project Brief

4.01 The brief is summarised as follows:

1. Carry out a whole-house refurbishment to tackle the condition issues.
2. Extend the side return at lower ground level to create a larger sitting area.
3. Relocate the kitchen to the basement level to create a second sitting area at entrance level.
4. Provide a small (private and concealed on three sides) terrace at the entrance level on top of the new extension.
5. Reconstruct the rear projection to tackle condition and building regulations issues.

180618 (Rev B) – Drawings have been amended to remove the step down between the existing lower ground rooms and the new Lounge area to the rear. This has resulted following the request by Camden to introduce the screening stage of a Basement Impact Assessment and the Applicant has decided that rather than incur additional, unnecessary cost, the design should be amended.

4.02 The house will remain a single-family home.

Design

5.01 The design of each of the elements referred to above is dealt with as follows.

5.02 Our strategy for the building may be summarised below:

1. Restore the front elevation as far as possible with features and details that match the original building.
2. Preserve the butterfly roof form and rattle.
3. Create a coherent architecture to the rear elevation out of the various additions that have occurred over time.
4. Where possible, bring the building up to current environmental standards and building regulations.

5.02 The following repairs are planned and are reflected on the design drawings:

1. Where discovered, asbestos will be removed.
2. All windows to original window openings are to be replaced with double-glazed, white painted sash windows to match the original cruciform pattern that would have been used on

Mulroy

street when the house was built.

3. Subject to the condition of the masonry beneath, it is planned to remove the non-original masonry from the front elevation and carry out masonry repairs from bricks reclaimed from the existing building and using lime mortar to match the pointing present on the original houses.
4. The existing roof will be repaired with natural Welsh slate and the leaking lead gutters repaired in materials to match.
5. The lower ground level will be tanked to remove existing damp and a new insulated lower ground floor slab installed in lieu of the existing.

180618 (Rev B) – Drawings have been amended to remove the step down between the existing lower ground rooms and the new Lounge area to the rear.

5.03 Many Victorian properties suffer from the incremental extension to their rear. This is clearly the case at No. 29 Inkerman Road. In addition, such extensions appear as disassociated elements stacked on top of each other, creating further visual incoherence. Our proposal for the rear elevation aims to address these issues as follows:

1. We propose to remove the rear projection and conservatory with its variety of non-original materials. This will address the condition issues noted above.
2. The brickwork will be reclaimed to carry out repairs to the front elevation when the render is removed.
3. The new garden level extension will be built contiguous with the new masonry rear projection on the upper floors.
4. The replacement projection will have the same plan form as the existing.
5. As part of the replacement projection, the conservatory will be rebuilt in more durable and permanent masonry in order to address the light pollution, rainwater discharge and fire spread issues present on the boundary with No.30.
6. The roof form of the conservatory level will be orientated north to avoid light spillage and overlooking onto No.30's bedroom window. The angle of the roof will match the pitch of the butterfly roof above and will fall to the north so that rainwater may be collected wholly within the site of No. 29 Inkerman Road. The roof will be set down so that the original butterfly roof is clearly visible.
7. By reconstructing the later rear projection in its entirety, it will be clear that this is a later addition and will appear as a coherent composition of 'old' and 'new' rather than an incoherent composition of clashing elements that detract from the original home.
8. By tackling the whole of the rear projection, many of the condition issues may be remedied and the building brought

Mulroy

up to current standards.

- 5.04 The materials for the front elevation and roof will match those of the original home. The masonry repairs to the rear original elevation will be carried out using bricks reclaimed from the site. In order to reinforce a coherent architecture to the rear projection and make clear that it is a new element, the brickwork for the rear projection will be slightly lighter than the original house in order to make a clear distinction between the 'old' and 'new' elements.

Planning Policy Review

- 6.01 With reference to the Camden Council Inkerman Conservation Area Statement the following are noted:
1. This part of the terrace has been rendered and painted that is uncharacteristic of the road. (P15).
 2. 29 Inkerman Road has lost its original appeal due to the animated appearance of the exterior, which has been uncharacteristically painted. (p21).
- 6.02 Our review of the Area Statement Guidelines is as follows:
- 6.03 Ink1 – basements – the lower ground floor exists and the garden level infills an external area that exists at the same level. We believe that there is no adverse effect on the character of the building or amenity of adjoining buildings.
- 6.04 Ink2 – demolition – The original building will be retained. The non-original rear projection will be removed and rebuilt in the same plan form to aid construction and to allow the upgrade to current standards. We consider the heritage value of the existing projection to be Low.
- 6.05 Ink8 – Front garden – The railings will be retained but a new stepped access to the basement formed to match others along the street.
- 6.06 Ink9 – Listed Buildings – the building is not listed.
- 6.07 Ink14 – Materials and maintenance – Where possible original features to the front, roof and rear of the property will be reinstated using traditional materials and details.

The new rear projection, while having a sympathetic form with respect to the existing projection and butterfly roof will be constructed with masonry and materials to blend with the tone of the existing but will be modern in its detailing to illustrate that it is a 'new' element. We are happy to discuss and provide samples of the proposed brick for discussion.

- 6.08 Ink16 – Where possible the painted render will be removed from the front elevation and the brickwork repaired. This is subject to the

Mulroy

condition of the existing brickwork that we believe to be poor around the window reveals.

- 6.09 Ink20 – rear extensions – We believe the current multi-storey projection is incoherent architecturally and has a detrimental effect on the host building and rear elevation of the terrace. The neighbouring buildings have a multi-level projections of varying depths and heights and there is no uniformity of treatment.

The proposed projection will have the same number of floors as the existing but in a revised form that is more sympathetic in terms of materials, the neighbours' amenity and the roof pitch of the butterfly roof that is at a higher level.

- 6.10 Ink21 – Harmony – our aim is that by rebuilding the rear projection in its proposed form with uniform materials a coherent and harmonious architecture is created out of the diverse extensions it replaces.
- 6.11 Ink22 – Uniform terraces – The rear of Inkerman Road is not uniform and there are a variety of rear projections on neighbouring properties. This proposal is to replace the existing within the same footprint and volume but in a more harmonious manner.
- 6.12 Ink23 – Conservatories – the plan is to replace the conservatory – an old and incongruous structure with a higher quality piece of architecture.
- 6.13 Ink28 – Roofs – the existing butterfly roof will be retained and repaired. The cornice on the front elevation will be replaced.
- 6.14 Ink41 – Landscape design – a small terrace is proposed at upper ground level within the side return. This terrace exists in part as a timber structure and the plan is to make this a more robust and usable space. An solid masonry wall to 1.8m will be formed between 29 and 28 Inkerman Road at this level where currently there is a timber fence around the elevated deck area.

Access & waste

- 7.01 There are no changes to access and waste arrangements on the site other than the new stair in the area will allow easier access from the road to the living areas on the basement level and garden.

Impact of the design

- 8.01 The applicants, who have bought the property recently as their home, wish to carry out works that address the condition issues of the house. This will have a positive impact on the Conservation Area and will address a number of points identified specifically in the Conservation Area Statement.

Mulroy

- 8.02 The reconfiguring of the existing rear projection that is in poor condition will also improve the quality of the Conservation Area from the private realm.
- 8.03 The conservatory is an unsympathetic structure. It overlooks 30 Inkerman Road and the proposal is to reconfigure it to improve general amenity as follows:
1. The flank wall will be solid except for a small area of obscured high level fire rated glazing removing light spillage to the top bedroom of 30 Inkerman Road.
 2. The solid wall will also remove the risk of fire spread to No. 30 Inkerman Road in the event of a fire. The appeal decision in 1985 notes that the obscured glazed screen would have minimal impact on the amenity of the neighbour but it is our view that the largely solid wall would be an enhancement.
 3. The roof form will be reconfigured to be more sympathetic to the butterfly roof above and to discharge rainwater within the site and not onto the roof terrace of 30 Inkerman Road.
 4. The raised flank masonry wall is to the north of 30 Inkerman Road and will improve visual and light amenity when compared the aging timber and glass conservatory.
- 8.04 The proposed projection is the same form as the existing and has no impact on 28 Inkerman Road that is at a higher level than No. 29.

End