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

17187-A30-003

Rev A – 28/09/18 – Planning Submission

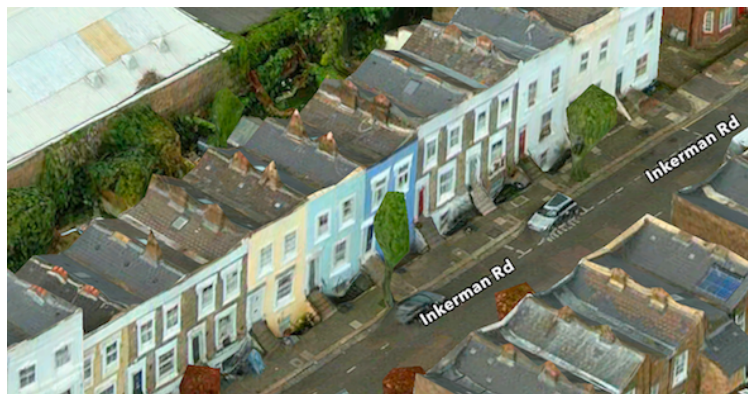
Summary

- 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.

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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.

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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.

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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 are 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. While it does not create overlooking issues to the neighbours on either side the structure is not fire rated. The gutters also discharge to the neighbour's 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 first floor level – (PL8501643) – granted on appeal and implemented.
5. CTP/G11/6/11099 – Limited time use as office and storage –

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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 lower ground 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.
- 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 retille.
 3. Create a coherent architecture to the rear elevation out of the various additions that have occurred over time.
 4. Rebuild the existing rear projection stepped back to create a larger gap between the outrigger and existing window reveal to the rear face of the house.
 5. 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 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

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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.

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 rebuild the existing outrigger.
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 a slightly smaller plan form than the existing as we proposed to step back the outrigger to allow for more space between the side wall and the existing window reveal to the rear face of the house.
5. The conservatory will be rebuilt in more durable aluminium in order address, the latest building regulations, rainwater discharge and fire spread issues present on the boundary with No30.
6. The roof form of the conservatory level will be to match the existing.
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 house.
8. By tackling the whole of the rear projection, many of the condition issues may be remedied and the building brought 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. The rebuilt rear projection will be built using the reclaimed existing London stock brick from the original rear projection. Any new bricks used will be London stock to match the existing.

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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 Ink2 – demolition – The original building will be retained. The non-original rear projection will be removed and rebuilt in a slightly smaller 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.
- 6.04 Ink8 – Front garden – The railings will be retained but a new stepped access to the basement formed to match others along the street.
- 6.05 Ink9 – Listed Buildings – the building is not listed.
- 6.06 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 the existing reclaimed London stock 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.
- 6.07 Ink16 – Where possible the painted render will be removed from the front elevation and the brickwork repaired. This is subject to the condition of the existing brickwork that we believe to be poor around the window reveals.
- 6.08 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, and the roof pitch of the butterfly roof that is at a higher level.
- 6.09 Ink21 – Harmony – our aim is that by rebuilding the rear projection in its proposed form with uniform materials a coherent and harmonious

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architecture is created out of the diverse extensions it replaces.

- 6.10 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 with a slightly smaller footprint and volume and in a more harmonious manner.
- 6.11 Ink23 – Conservatories – the plan is to replace the conservatory – an old and incongruous structure with a higher quality piece of architecture.
- 6.12 link28 – Roofs – the existing butterfly roof will be retained and repaired. The cornice on the front elevation will be replaced.
- 6.13 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. The existing solid masonry wall will be retained between 29 and 28 Inkerman Road at this level and a new timber planted screen will be installed on top of the wall.

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.
- 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

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- 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 a slightly smaller form than the existing and has no impact on 28 Inkerman Road that is at a higher level than No. 29.

Pre - Application Advice

9.01 A pre-application submission was made to Camden in July 2018 and a pre-application meeting subsequently took place at 29 Inkerman Road with Case Officer Sofie Fieldsend and the Conservation officer on 15th August 2018.

We welcome the generally positive pre-application report which excepted the scheme in principle.

The principle of the replacement rear extension, extension of terrace, alterations to the fenestration and works to the front would be acceptable in terms of their siting, detailed design and scale. However, it is advised that the side boundary fence with No.28 should be retained as a timber planted screen and a block plan showing No.28's terrace is included in a future application. (2018/3582/PRE)

Please see the below comments from the Pre-Application report:

9.02 **Rear projection** – A reduced width of the rear outrigger at ground and first floor to provide a bigger gap between the fenestration and extension. Stepping back the outrigger is welcomed as it allows more of the window reveal to be seen and gives the rear elevation a less cramped appearance. This element is acceptable.

Lower ground floor side infill - The proposal will infill the existing external staircase to create a full with extension at lower ground floor level. It will extend to match the existing rear building line of the existing outrigger with a terrace on top which will align with No.28's terrace and would have an acceptable impact on the host property in terms of its siting and scale.

Metal balustrade to ground floor terrace – The glass balustrade was revised to a metal balustrade in the Pre-Application. This would have an acceptable impact on the character and appearance of the host property with the revised metal balustrade.

Timber fence to 28 boundary - Although the replacement 2m high timber fence along the boundary with No.28 would ensure there would be no overlooking the Council would advise that the timber planted

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screen should remain as it, this would have a softer and greener appearance than the proposed replacement solid fence. This has now been revised for the planning application as requested as a timber planted screen.

Conservatory replacement - The revised design would be an acceptable replacement, as the modern aluminium windows and replacement conservatory allow it to be read as a later addition to the building that would enhance the appearance of the host property as the existing outrigger represents a poor quality design. It is acknowledged there will be no public views of the extension, its fenestration and associated terrace but it will be visible from the neighbouring properties and their gardens. However, it is considered that the revised design of the rear elevation would enhance the character and appearance of the host property and adjoining terrace.

Rear Fenestration - The development will replace 1x existing upvc window at first floor with a sliding timber slash window, this replacement is welcomed as upvc is contrary to CPG1 and not supported in the Borough.

The new windows and doors proposed on the rear elevation will be made from PPC metal. The original full height window at first floor would appear excessive in scale and out of character with the host property and the adjoining terrace, its replacement with a smaller scale window is acceptable. The size and siting of the rear rooflight is considered acceptable.

Front Fenestration - Historically the front windows have been replaced with non-traditional casement windows that appear at odds with the adjoining terrace which have mostly retained their original fenestration pattern. These replacement with traditional timber sash windows is welcomed and would enhance the host property, street scene and conservation area.

Metal staircase to front lightwell - New metal access stairs are proposed from lower ground floor up to street level with the reinstatement of a historic access gate. It is noted that the properties along this side of Inkerman Road have this secondary access, including at the neighbouring properties No.28 and 30. A similar scheme was granted under planning ref. 2007/2676/P and therefore it is acceptable in principle. No objection would be raised to the partial front infill extension under existing staircase.

Front elevation works - The Council therefore has no objection in principle of removing the render on the front elevation to reveal the brickwork underneath and reinstate the parapet band to match the adjoining property at No.28.