

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

26th September 2018

REF: 187, Ground floor flat, 23 Grafton road London NW5 3DX

Design Process, Appearance & Access

Key points

The property is a ground floor flat located within the Inkerman Conservation Area.
This application is to replace the existing rear and side return with a more open and thermally efficient construction

We are proposing to create an open courtyard to give daylight and ventilation to the middle bedroom

Extract from the ICA

MAIN BUILDING TYPES

Mid-Victorian

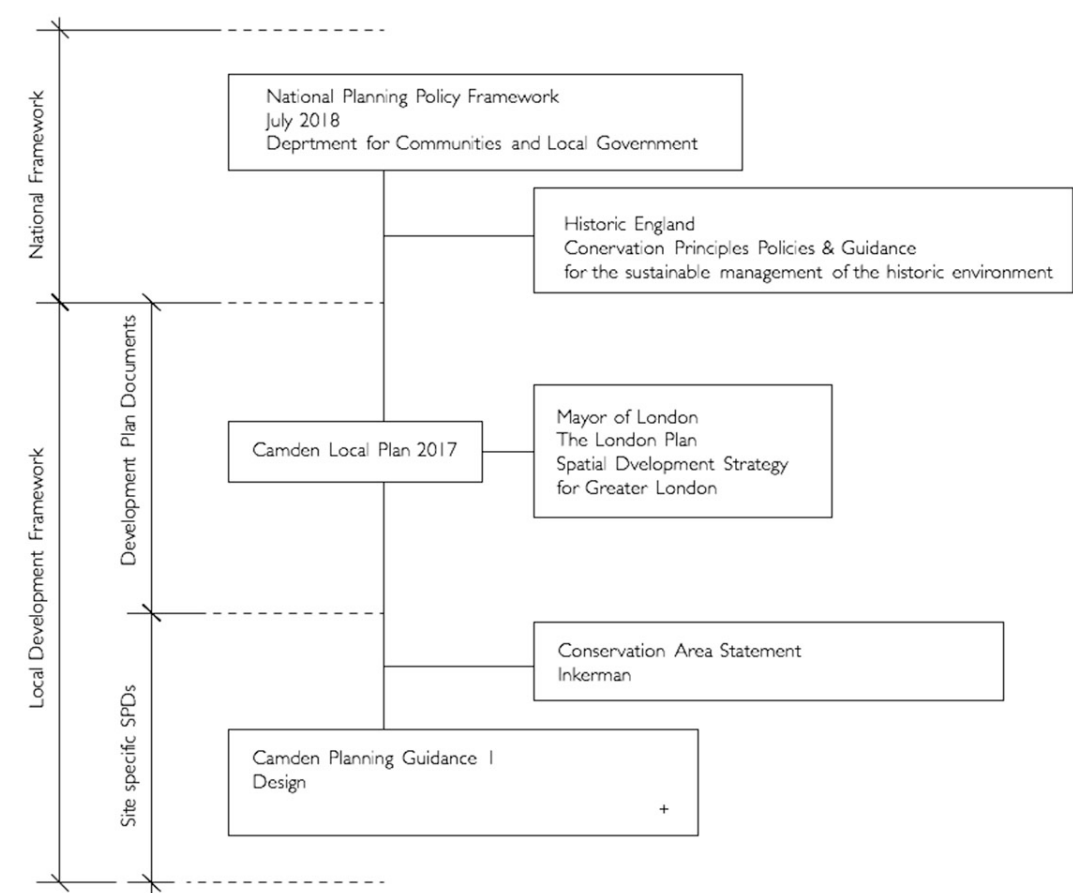


Inkerman Road, Raglan Street, Alma Street, Cathcart Street, Willes Road and Grafton Road.

The Conservation Area contains a variety of small mid-Victorian two and three storey terraced houses built mostly within a decade in the 1850s. All of the houses were built of London stock brick and most had stucco surrounds to windows and doors and other enrichments. Iron railings defined the front boundary of the small front gardens, many of which are now planted with shrubs. The slate rooflines were of the butterfly form with a central gutter running from front to back, concealed at the front behind strong linear stuccoed parapets with bold cornices. In some cases, the party walls project above the parapets, with decorative stucco scrolls masking the ends of the roof slopes. The houses were built incrementally, as the speculative builders' credit and cash flow allowed. Slight variations in architectural detail between groups of houses in the same street reflect the piecemeal process of development. The houses in Inkerman Road, Raglan Street, Alma Street and the west side of Cathcart Street are of two storeys and are small in scale and width. In Willes Road the housing is also two storeys but is larger in scale and more richly ornamented, with brackets below cornices, rusticated quoins and Corinthian pilasters framing the front doors. Other houses in Willes Road and in Grafton Road are of three storeys and are plainer, with rusticated stucco at ground floor level, stuccoed horizontal bands on parapets concealing the roof form, and stucco surrounds on windows and cornices with console supports on some upper level windows. Some of the houses on Grafton Road have shops at ground floor level, while office development is situated on the north west of the road.

Statutory Context

The following framework documents are referred to:



National Framework

Communities & Local Government
Planning Policy Statement 5
Planning for the Historic Environment

Policy HE7: Policy principles guiding the determination of applications for consent relating to all heritage assets

HE7.5 Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.

ANNEX 2: TERMINOLOGY

CONSERVATION

The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.

In our view the proposed works are respectful of the local heritage and seek to celebrate and enhance the historical character.

The development seeks to enhance the local heritage by creating a contemporary new addition that responds to current needs.

Historical England, English Heritage (EH)

CONSERVATION PRINCIPLES POLICIES AND GUIDANCE FOR THE SUSTAINABLE MANAGEMENT OF THE HISTORIC ENVIRONMENT

Assessing Heritage Significance

Understand the fabric and evolution of the place

62 To identify the cultural and natural heritage values of a place, its history, fabric and character must first be understood. This should include its origins, how and why it has changed over time (and will continue to change if undisturbed), the form and condition of its constituent elements and materials, the technology of its construction, any habitats it provides, and comparison with similar places. Its history of ownership may be relevant, not only to its heritage values, but also to its current state.

We would like to see this statement from EH as an acknowledgement that change is a natural and welcome process. Granted the historical character of the property should be preserved and enhanced where possible but changes and additions from part of the natural development of buildings.

Local Development Framework

Mayor of London
The London Plan
Spatial Development Strategy for Greater London

Policy Areas

Design principles

4B.1 Design principles for a compact city

The Mayor will, and boroughs should, seek to ensure that developments should:

- * maximise the potential of sites*
- * promote high quality inclusive design and create or enhance the public realm*
- * contribute to adaptation to, and mitigation of, the effects of climate change*
- * respect local context, history, built heritage, character and communities*
- * provide for or enhance a mix of uses*
- * be accessible, usable and permeable for all users*
- * be sustainable, durable and adaptable in terms of design, construction and use (see Chapter 4A)*
- * address security issues and provide safe, secure and sustainable environments (policy 4B.6)*
- * be practical and legible*
- * be attractive to look at and, where appropriate, inspire, excite and delight*
- * respect the natural environment and biodiversity, and enhance green networks and the Blue Ribbon Network*

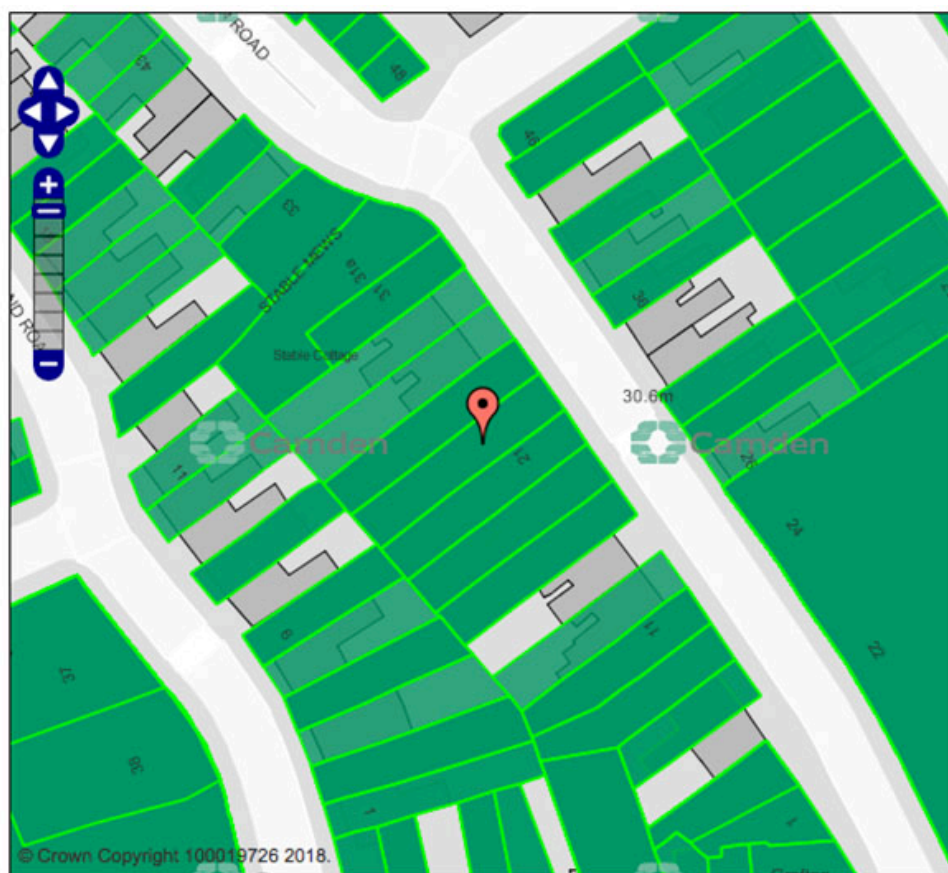
* address health inequalities (policy 3A.23).

These principles should be used in assessing planning applications and in drawing up area planning frameworks and DPD policies. Design and access statements showing how they have been incorporated should be submitted with proposals to illustrate their impacts.

We would like to offer that in the spirit of the London Plan the proposed development seeks to maximize the use of the historical property.

Council Policy

Extract from the GIS Interactive planning map:



Camden Local Plan 2017

7 Design & Heritage

Local Context & Character

7.2 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 prevailing pattern, density and scale of surrounding development;
the impact on existing rhythms, symmetries and uniformities in the townscape
the composition of elevations
the suitability of the proposed design to its intended use;
inclusive design and accessibility;
its contribution to public realm and its impact on views and vistas; and
the wider historic environment and buildings, spaces and features of local historic value*

7.3 The Council will welcome high quality contemporary design which responds to its context, however there are some places of homogenous architectural style (for example Georgian Squares) where it is important to retain it.

7.4 Good design takes account of its surroundings and preserves what is distinctive and valued about the local area. Careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development which integrates into its surroundings. Character is about people and communities as well as the physical components.

In line with HE and the London Plan there is an emphasis to preserve and enhance the historical context. It is our view that the proposal is respectful of the historical building and contributes positively to the local context and character.

The on-going development of the historical neighbourhood is as important as the preservation of the historical fabric. We believe that from the future's perspective the proposed development will be seen as a positive contribution to the evolution of the neighbourhood.

Details & Materials

7.9 Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Architectural features on existing buildings should be retained wherever possible, as their loss can harm the appearance of a building by eroding its detailing. The insensitive replacement of windows and doors can spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group.

7.10 Schemes should incorporate materials of a high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour, tone and compatibility with existing materials. Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.

We consider the proposed design carefully integrates with current period context.

The proposed materials have been specified to respect the existing building and enhance the character

Conservation areas

7.46 In order to preserve or enhance important elements of local character, we need to recognise and understand the factors that create that character. The Council has prepared a series of conservation area statements, appraisals and management plans that assess and analyse the character and appearance of each of our conservation areas and set out how we consider they can be preserved or enhanced. We will take these into account when assessing planning applications for development in conservation areas. We will seek to manage change in a way that retains the distinctive characters of our conservation areas and will expect new development to contribute positively to this. The Council will therefore only grant planning permission for development in Camden's conservation areas that preserves or enhances the special character or appearance of the area.

7.47 The character of conservation areas derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing and uses. These elements should be identified and responded to in the design of new development. Design and Access Statements should include an assessment of local context and character and set out how the development has been informed by it and responds to it.

We consider the proposed works are very minor and will have no effect on the existing character of the area

Camden Planning Guidance I, Design

2 Design Excellence

General guidance on design

2.6 Camden is committed to excellence in design. The borough contains many special and unique places, many of which are protected by conservation area status. In accordance with draft London Plan policies

7.1–7.7, Core Strategy policy CS14 requires development schemes to improve the quality of buildings, landscaping and public spaces and we will not approve design which is inappropriate to its context or fails to improve the character of an area.

2.7 We are working with our partners to promote design excellence and improve public buildings, landscaping and the street environment. We have established the Camden Design Initiative which seeks to encourage involvement, awareness and understanding of good design and this is promoted through the bi-annual Camden Design Awards which acknowledge high quality and innovative design. We are also a promoter of the national Civic Trust Awards which are awarded to buildings judged to have made a positive cultural, social or economic contribution to the local community.

2.8 In order to achieve high quality design in the borough we require applicants to consider buildings in terms of context, height, accessibility, orientation, siting, detailing and materials. These issues apply to all aspects of the development, including buildings and other structures (e.g. substations, refuse or cycle storage), outdoor spaces, landscaping and access points and should be considered at an early stage in the design of a development, as these elements are often difficult to change in later stages.

Context

2.9 Good design should:

- positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views. This is particularly important in conservation areas...

Building design

2.10 Good design should:

- ensure buildings do not significantly overshadow existing/proposed outdoor spaces (especially designated open spaces), amenity areas or existing or approved renewable energy facilities (such as solar panels). For further information, refer to CPG3 Sustainability Renewable energy (A shadowing exercise may be required for tall buildings or where they are near open spaces);
- consider the extent to which developments may overlook the windows or private garden area of another dwelling;
- consider views, both local and London wide, and particularly where the site is within a recognised strategic viewing corridor (as shown on the policy Proposals Map);
- consider the degree of openness of an area and of open spaces, including gardens including views in and out of these spaces
- contributions to the character of certain parts of the borough;
- provide visual interest for onlookers, from all aspects and distances. This will involve attention to be given to both form and detail;
- consider opportunities for overlooking of the street and, where appropriate, provide windows, doors and other 'active' features at ground floor; and
- incorporate external facilities such as renewable energy installations, access ramps, plant and machinery, waste storage facilities and shading devices into the design of the development. Careful consideration must be given to ensure that the facility does not harm the built environment.

The proposed works comply with these requirements

Materials

2.12 Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings. The durability of materials and understanding of how they will weather should be taken into consideration. The quality of a well designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials. We will encourage re-used and recycled materials, and further guidance is contained within CPG3 Sustainability (Sustainable use of materials).

In line with these requirements the proposed extension to the side return is minor in nature

Inkerman Conservation Area

Grafton Road



Grafton Road links Prince of Wales Road with Gospel Oak to the north. The street gently curves at the junction with Inkerman Road and its southern end was one of the earliest streets in the Conservation Area to be laid out (before 1849). Grafton Road has a dense urban feel with residential, industrial, commercial and retail uses all contributing to the character of the street. Virtually all of the properties in Grafton Road form part of a series of three storey terraced developments, although the date and style in which they were constructed varies. The exceptions to the terraced style of development are No.55, constructed in 1867 by the Primitive Methodists and "Ryland House", constructed in the first half of the 20th century. No.55 has been altered and its use changed several times, from a Methodist Hall to its present office use. Both buildings are on the north west side of the street and are in commercial use.



West Nos.1 &3, at the southern end of the street, form a three storey terraced development, currently in use as a guesthouse with reception area at ground floor level. The terrace has a smooth rendered finish and contains six bays



with unfortunate replacement side and top hung windows on first and second floors. The ground floor frontage is unsympathetic in design and detail to the character of the Conservation Area. Nos.5-31 is an elegant three storey terrace of London yellow stock brick, set back from the highway and enclosed by small brick walls surmounted by timber picket fencing. With two bays on upper levels, decorative iron detail on first floor windows and recessed entrances flanked by pilasters, which are surmounted by an

entablature. Nos. 33-53 continue the scale and symmetry of the mid- Victorian terrace, but with more emphasis on the ground floor through the creation of a chamfered rusticated stucco effect and larger tripartite windows. Doors and windows on ground and first floor level have been emphasised by arched heads and a decorative keystone detail. Nos. 57a-57c replaces the original terraces, which were seriously damaged during the Second World War.



East The east side of the street was fully constructed before 1855. Nos.2-24 were demolished in the 1890s to make land available for the St Pancras Public Baths (see Listed Buildings for details). The remaining terraces (Nos.26-98) remain largely intact, although the brickwork in some of the properties has been rendered (Nos.74-84) or painted in a white or pastel finish (Nos. 26, 28, 30, 38, 40, 74-84, 86, 88, 92). This side of the street is residential in character but is integrated with retail and commercial uses at ground floor level (Nos. 46, 48, 50, 52, 86, 88, 94, 96 & 98). Nos. 98 &59 Grafton Road, are three storeys high with shops at ground floor level. The buildings are of a simpler design with pairs of sash windows on front elevations defining first and second floors, in London yellow stock brick and No. 98 Grafton Road has a mansard roof, highly visible from the east, at the junction of Willes Road.

REAR EXTENSIONS/CONSERVATORIES

- Ink19** Planning permission is usually required for the erection of a rear extension or conservatory. However, modest single storey extensions to a single-family dwelling may be exempt from permission under the General Permitted Development Order 1995 depending on the proposed volume and height. It is advisable to consult the Planning Service to confirm if this is the case.
- Ink20** Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, adversely affect the architectural integrity of the building to which they are attached, such that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general affect on neighbouring properties and Conservation Area will be the basis of its suitability.

The proposal is to replace the existing rear extension and create an internal courtyard

The proposal is a single storey

The extension remains subservient to the main building and is respectful to the period nature of the context

- Ink21 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.
- Ink22 Rear extensions will not be acceptable where they would spoil a uniformed rear elevation of an unspoilt terrace or group of buildings; or would encroach significantly on the rear garden space; or harm public views of rear garden/spaces.
- Ink23 Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and should not undermine the features of the original building. Conservatories at high level will not be permitted.

The proposal materials are respectful of the existing building and do not undermine in any way the period property

Conclusion

In our opinion the proposal complies with all the requirements established in the local Development Framework and the Design Guidelines and the conservation area statement.

Use

The current use of residential is maintained.

Layout

The internal layout remains exactly the same, access from the highway remains the same. The only change to the internal layout is to create a larger open plan kitchen living room area to the rear of the property.

Yours sincerely,

Sebastian Camisuli

On behalf of:
Martins Camisuli Architects