

OPEN london

NOVEMBER 2018

DESIGN & ACCESS STATEMENT P2

PROPOSED REPLACEMENT OF EXISTING SINGLE GLAZED FENESTRATION WITH DOUBLE GLAZED UNITS IN A STYLE TO MATCH THE EXISTING; THE CONVERSION OF TWO EXISTING WINDOWS TO DOORWAYS WITH JULIET BALCONIES AND THE CREATION OF AN EXTERNAL TERRACE SPACE.

9 ROBIN GROVE
LONDON, N6



1.0 SITE ANALYSIS

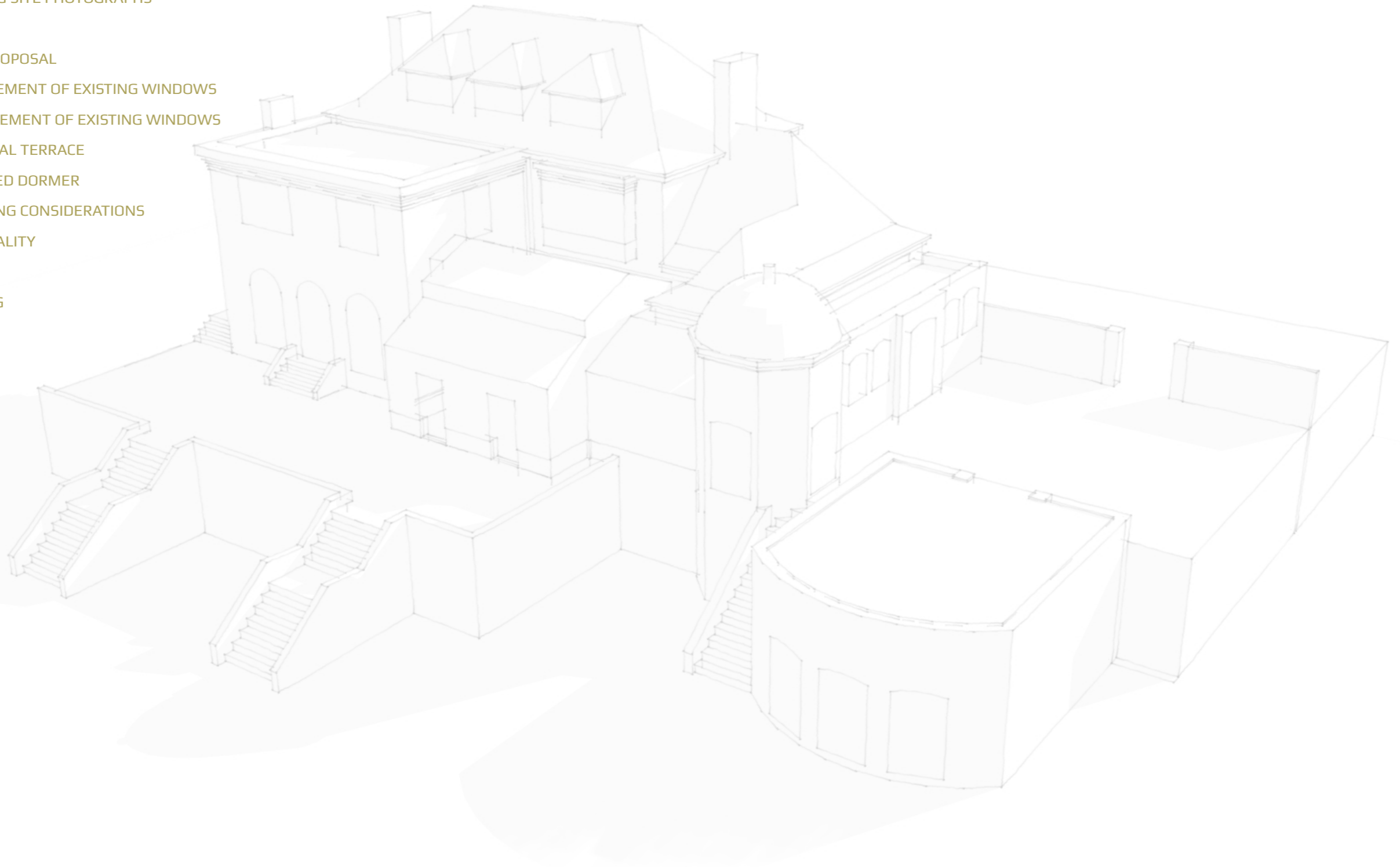
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3.0 SUMMARY

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1.0 INTRODUCTION

This document has been produced for proposals at 9 Robin Grove. The proposals are to involve:

- The replacement of all existing single glazed windows with double glazed windows to match the style and materiality of the existing*.
- The enlargement of three existing windows to be replaced with doorways and associated Juliet balconies in the style and materiality of the existing.
- The addition of an inverted dormer at second floor level to provide access to a proposed external terrace on an existing flat roof.

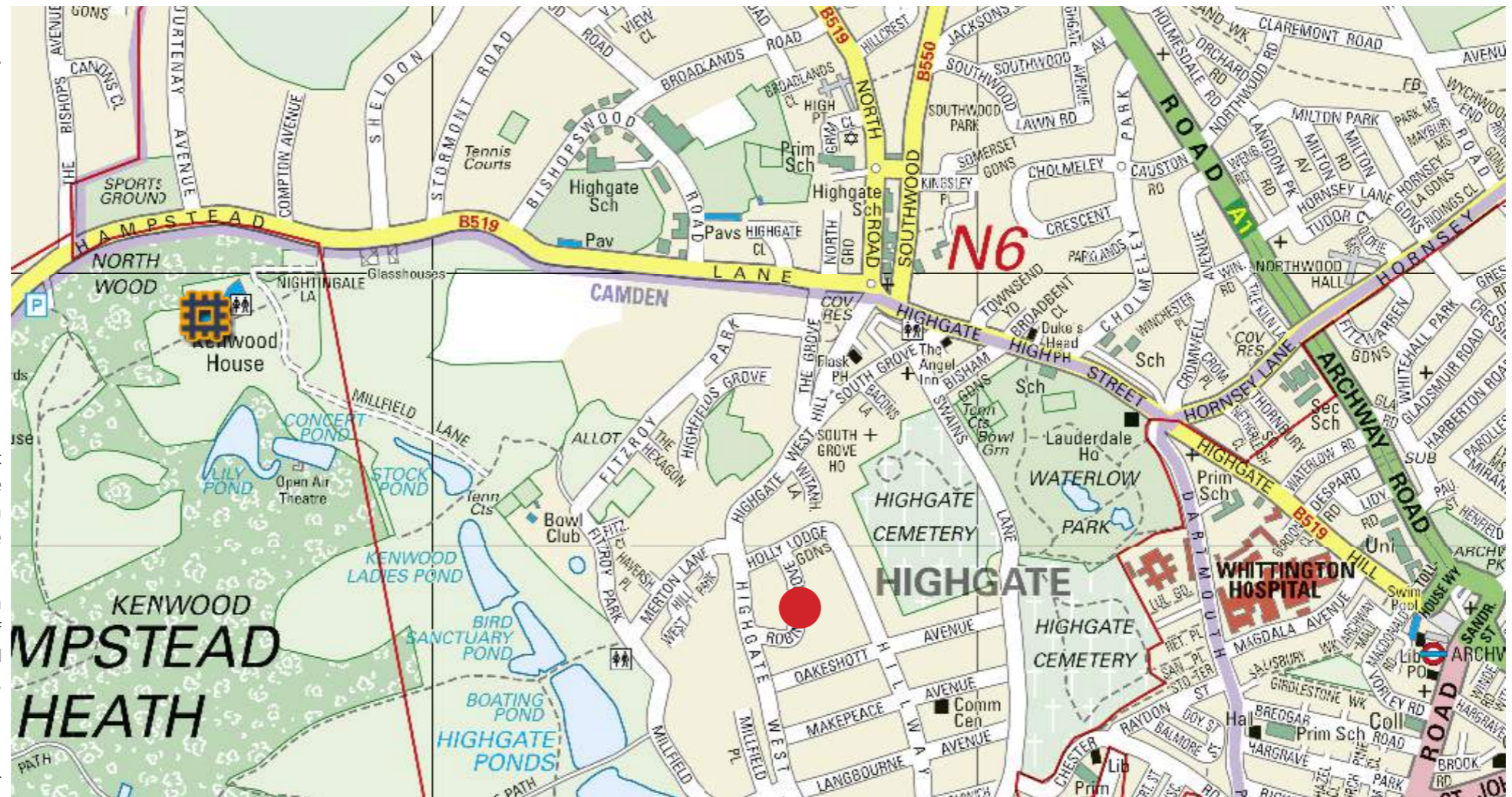
1.1 SITE LOCATION

The existing property is a generously detached house on the west side of the Robin Grove. It is located within the Holly Lodge Estate conservation area, which was developed over the late Victorian and Edwardian period. The house was built in the later era in the early 20th century.

The property is sited away from Highgate West Hill, accessed via a narrow road and later a pedestrian footpath. The main body of the house is built in multi stock brick with a steep hipped clay tiled roof, reflecting the traditional character of the conservation area.

1.2 AREA APPRAISAL

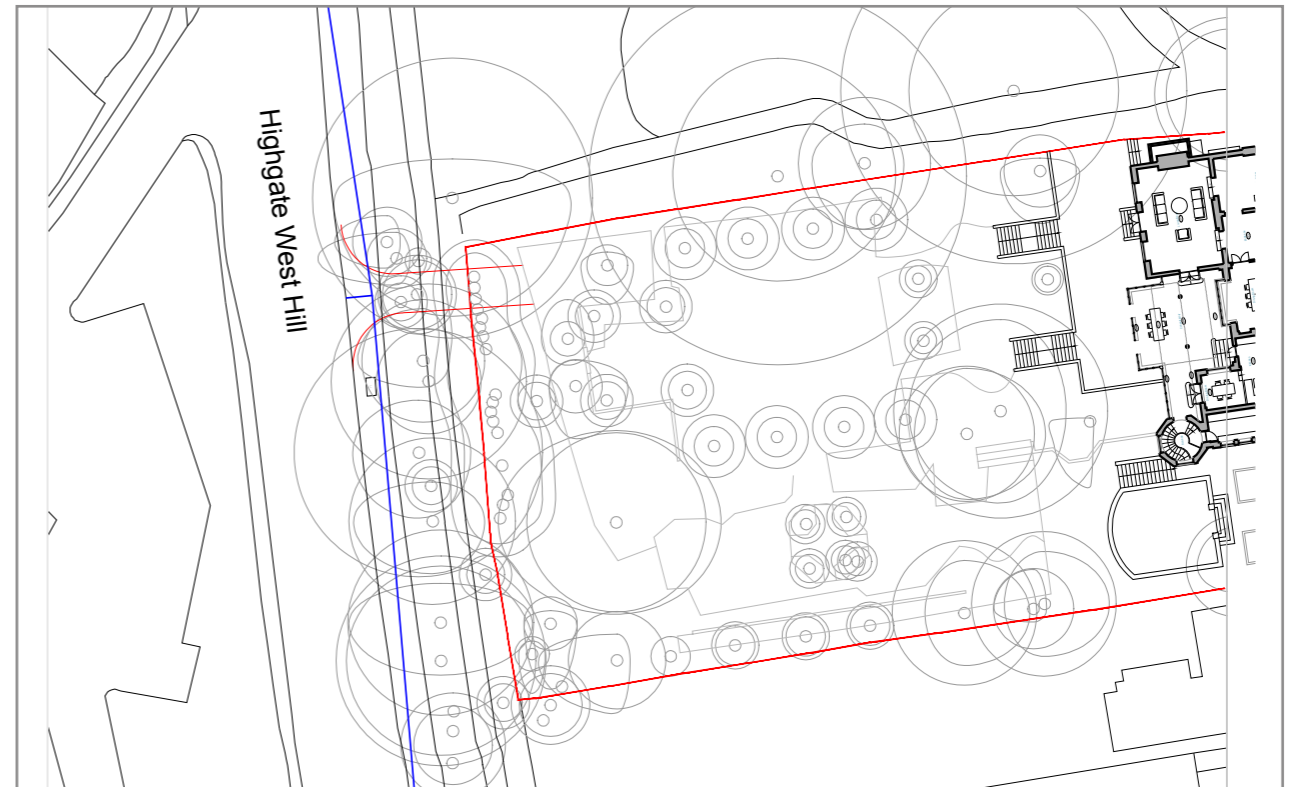
The site benefits from moderate public transport links with a PTAL rating of 1B, a short walk away from Archway underground station and direct services to Central London. It also, like much of London, benefits from a good bus network.



SITE LOCATION PLAN



BIRDS EYE VIEW



BLOCK PLAN

1.3 HOLLY LODGE CONSERVATION AREA

The Holly Lodge Estate is a distinctive planned development in the Garden Suburb tradition, dating to the interwar period (1920's) and located on the south facing slopes below Highgate Village. The buildings are designed in an English vernacular style influenced by the Arts and Crafts tradition.

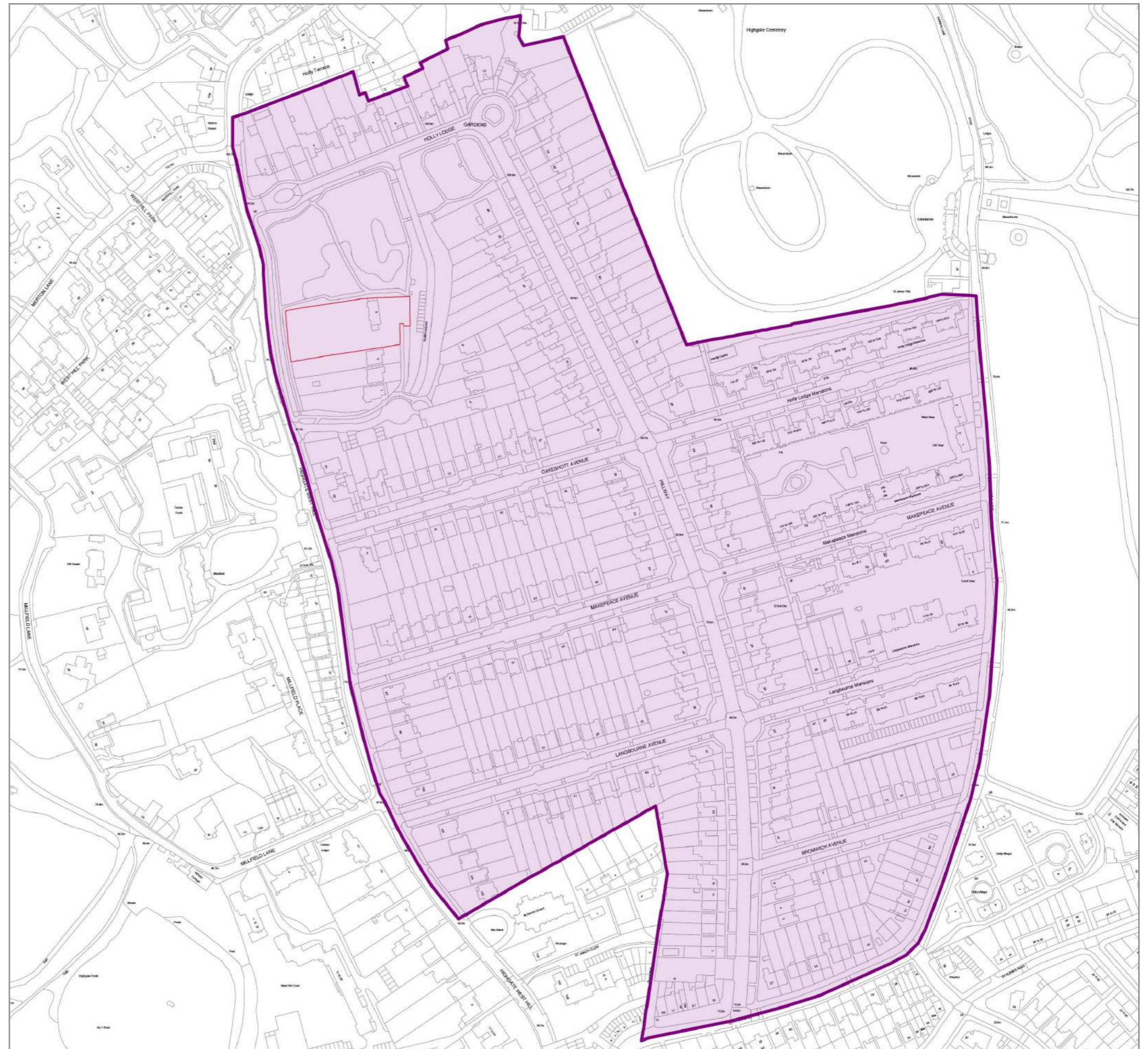
In the Conservation Area Appraisal it draws special attention to the architectural approach which is in an English vernacular tradition with steep pitched roofs and gables, traditional materials, brick tile and render, and the harmony of the overall appearance of the houses on the west and central parts of the estate;

The drama of the mansion blocks on the east side of the estate with the 'tudorbethan' fronts and plain rendered rear elevations;

The setting of the dwellings: the houses which are set behind low walls, hedges, gates and front gardens which reinforce the idea of the cottage garden, and the clipped hedges and lawns to the front of the flats.

It notes that Robin Grove is sited on the footprint of a former carriageway running through the dense woodland still present on the site.

There is particular merit to the homes on Robin Grove, benefiting from the extensive foliage, adding to the level of seclusion as well as the large frontages to the dwellings.



1.4 EXISTING SITE PHOTOGRAPHS



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- 1 View of the front elevation, looking west.
- 2 View of the front elevation looking south-west.
- 3 View of the south elevation.
- 4 View of the existing side wing, side garden and garden steps from the lower garden level to the east.
- 5 View of the existing walled garden and side elevation.
- 6 View from the existing rear terrace towards 5 Robin Grove.

1.3 EXISTING SITE PHOTOGRAPHS



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- 7 View of the existing garden room on the rear elevation from the lower garden.
- 8 View from the existing rear terrace towards the rear elevation.
- 9 View of the rear elevation, including upper floor windows to be enlarged.
- 10 View of the existing second floor rear window to be replaced with an inverted dormer & doorway.
- 11 View to the south from the proposed second floor terrace.
- 12 View to the north from the proposed second floor terrace.



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2.0 PROPOSAL

2.1 REPLACEMENT OF EXISTING WINDOWS

The existing dwelling was constructed in the early twentieth century and as such, the thermal performance of the dwelling's envelope is somewhat lackluster.

Being ecologically minded, the owners of the property have already sought to install additional insulation at floor and roof level to reduce heat lost through the envelope. However, the original single glazed windows are a significant contributor to the thermal under performance of the dwelling.

It is the intention of our client to replace the existing timber windows with double glazed units of the same style and materiality. As windows form a large percentage of heat loss from buildings, this will have a significant improvement on the ecological nature of the house with no detrimental effect to the dwelling's external appearance.

2.2 ENLARGEMENT OF EXISTING WINDOWS

The existing windows to bedrooms one & two are west facing, benefitting from good natural lighting in the evenings, though in the mornings, these rooms can be somewhat dingy.

As natural light can be beneficial in the mornings, our client is seeking to enlarge the two existing windows through concerting them to doorways to match the style of the existing glazed doorways on the floor below.

Occupants would be protected from falling through the installation of two Juliet balconies, finished with traditional railings to reflect the aesthetic of the conservation area.

As well as opening up the room, these balconies would allow the occupants to benefit from the picturesque garden to the rear.

The nature of the limited projection of these balconies as well as the extensive sylvan nature of the site ensures that there would be little to no impact on the amenity of neighbouring properties.

Examples of similar existing balconies can be seen to the rear elevation of No.5 Robin Grove.

2.3 SECOND FLOOR TERRACE

The existing dwelling benefits from a large area of flat roof to the rear of the property, overlooked from an existing dormer window. We are proposing to utilise this space through converting the existing flat roof into a large terrace space, benefitting from the dramatic views to the south towards Central London.

Due to the generous spacing of the streetscape of Robin Grove, the proposal would have minimal impact on the amenity of the neighbouring dwellings. Both Numbers 9 and 5 Robin Grove have existing terraces to the rear of the properties and the amenity of each will therefore not be affected. In addition to this, the extensive sylvan nature of the site provides substantial privacy between gardens.

As well as improving the quality of the dwelling, the proposed terrace will facilitate improved access to the existing flat roof and pitched roof, should this be required for future maintenance of the property.

2.4 INVERTED DORMER

To create access to the proposed rear terrace we are proposing to enlarge the existing window at second floor level by converting it into a doorway. This doorway is designed to match the existing glazed doors at ground floor level as well as the proposed doorways at first floor.

To facilitate this access we are proposing to create an inverted dormer within the body of the main roof. The cheeks of this inverted dormer are to be clad in lead, using a material that is familiar to the existing dwelling while at the same time ensuring the proposal asserts a distinction between old and new.

In addition to creating access to the proposed terrace, this will allow more natural light to penetrate the existing bedroom. The proposal is subtle and will not be visible from the ground floor.

Detailed analysis of the proposed impact of the proposal is explored in the following section of this Design & Access Statement.



PROPOSED 3D VISUAL



PROPOSED REAR ELEVATION

2.4 PLANNING CONSIDERATIONS

In design of the proposal we have taken into consideration guidelines and policies of the London Borough of Camden, including those set out in Altering and Extending Your Home SPG, Camden Local Plan & The Holly Lodge conservation area appraisal. Key elements of which, and how we have addressed them are set out below:

Camden Local Plan P184

6.3 Protecting amenity is a key part of successfully managing Camden's growth and ensuring its benefits are properly harnessed. The Council will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts.

The spacing of the detached dwellings along Robin Grove is fairly generous and therefore the impact of the proposed terrace on the amenity of neighbouring properties will therefore be minimised. In addition to this the sylvan nature of the site provides extensive shelter to the amenity of the neighbouring sites.

Camden Local Plan P184

6.5 Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011).

As much of the proposal is to the existing building fabric, the impact of the proposal to the neighbours in relation to overshadowing will be negligible. The proposed railing to the second floor terrace is to be traditional metal railing, the impact of which is negligible.

Camden Local Plan P225

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;

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.

The character, setting, context and form of the proposal in relation to the neighbouring dwellings has been considered throughout the design process. The proposed balconies and terrace respond to the existing balconies to the rear of 5 Robin Grove while protecting their amenity. Similarly, the materials proposed to the existing dwelling are familiar to the existing and will not adversely affect the building's appearance.

The scale of the surrounding buildings are varied and do not follow a specific pattern. We would consider the proposal to be subservient to the existing dwelling and will therefore not affect the pattern of the surrounding streetscape.

Consideration has been given to the alterations to the existing elevations, mirroring details already present, which will not adversely affect the composition of the elevations.

The proposal will have a negligible impact on the existing views and vistas of the site due to the subservience of the proposal. The proposed alterations will improve the outlook for the occupants of the dwelling, benefitting from the dramatic views of Central London to the south.

Local historic value has been considered through our research of the Holly Lodge conservation area appraisal, namely the traditional English vernacular throughout the area. The proposal reflects the use of traditional materials, familiar to the existing dwelling, ensuring the improved dwelling adheres to this aesthetic

Camden Local Plan P226

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.

The proposed alterations to the existing dwelling are minimal and components are proposed to be replaced matching the style of the existing wherever possible. New components are proposed to reflect the traditional English vernacular of the surrounding area to ensure the proposal integrates into its setting.

Camden Local Plan P227

7.7 The Council expects development to be sustainable in design and construction. Development should be consistent with the policies set out in section 8 of this plan on sustainability and also consistent with Camden Planning Guidance on sustainability.

Replacing the existing timber windows with double glazed units of the same style and materiality will have a significant improvement on the ecological nature of the house with no detrimental effect to the dwelling's external appearance.

Residential Extensions, Basements & Conversions SPD P15

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.

The existing timber windows to the dwelling are to be replaced with high quality double glazed units in the style and materiality of the existing. The high quality of these units will ensure their longevity and improved appearance. The choice of material for the proposed railing to the Juliet balconies and roof terrace reference the existing traditional metal railings to the rear of 5 Robin Grove.

Altering & Extending Your Home SPG P11

2.19 Original windows or those in the style of the original should be replaced or repaired with 'like for like' wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening.

The proposed windows are to match the style and materiality of the existing, while converted to double glazed units. The existing metal rear windows at second floor level are proposed to be replaced with timber windows to reflect the remainder of the fenestration. The windows proposed to be replaced with doorways will reflect the style and materiality of the existing doorway at ground floor level and will therefore reflect the aesthetic of the existing elevations.

cont. Conservation Areas

Original single-glazed windows often contribute to the character and appearance of the area, and should be retained and upgraded. There may however be some instances where double-glazing can be installed in a design that matches the original, for instance sash windows or casements with large individual pane sizes, or in secondary glazing. In such cases, the window frame and glazing bars of the replacement windows should closely match the existing. Please check the Article 4 Directions for your conservation area.

The proposed windows will be manufactured bespoke, designed to match the proportions and detailing of the existing. A detailed study of the existing windows is proposed to record the proportions to be replicated.

Altering & Extending Your Home SPG P12

2.20 The design of replacement doors should match the dimensions, proportions, joinery details, panelling and glazing of the original. Where timber replacement doors are proposed the timber should be sustainably sourced.

The proposed doorways will be manufactured bespoke, designed to mirror the proportions and detailing of the existing doorways at ground floor. It will be ensured that the timber used in the window and door replacements is sustainably sourced.

Altering & Extending Your Home SPG P12

4.1 Rooflights, additional storeys, dormers, mansards, terraces, balconies and other roof alterations are likely to be acceptable where: There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;

2.4 PLANNING CONSIDERATIONS continued.

There is a precedent within the existing dwelling for both the rear terrace as well as the alterations to the roof structure. Given the presence of five existing dormer windows breaking up the roofscape, we would consider that the impact of the proposed inverted dormer is minimal and would not be detrimental to the existing dwelling.

The proposed terrace at second floor level mirrors the approach of the existing roof terrace to the west of the site. Due to the generous spacing of the houses along Robin Grove, the impact of these terraces on the amenity of the neighbouring properties is negligible. This impact is also reduced due to the extensive sylvan nature of the site.

Altering & Extending Your Home SPG P21

4.12 Balconies and terraces should complement the elevation upon which they are to be located. Consideration should therefore be given to the following:

Detailed design to reduce the impact on the existing elevation;

Careful choice of materials and colour to match the existing elevation;

When considering the design of the proposed balconies, the original proposal of a projecting balcony was scaled down to a Juliet balcony to minimise the impact to the existing rear elevation. The proposed traditional metal railings to both the second floor terrace and first floor Juliet balconies adhere to the traditional English vernacular of the Holly Lodge Conservation Area. Similarly, the railings are designed to reference the existing traditional metal railings to the rear balcony of 5 Robin Grove.

Altering & Extending Your Home SPG P21

4.13 A terrace area provided at roof level should be set back behind the slope of a pitched roof in accordance with Figure 6, or behind a parapet on a flat roof. A roof terrace should normally comply with the following criteria:

The dimensions of the roof should be sufficient to accommodate a terrace without adversely affecting the appearance of the roof or the elevation of the property.

A terrace will only normally be acceptable on the rear of properties.

It is normally inappropriate to set back a mansard roof to provide a terrace.

It should not result in the parapet height being altered, or, in the case of valley/butterfly roofs, the infilling of the rear valley parapet by brickwork or railings.

Any handrails required should be well set back behind the line of the roof slope, and be invisible from the ground. Glazed balustrades around balconies or roof terraces are unlikely to be acceptable on traditional buildings because they can appear unduly prominent

It should not result in overlooking of habitable rooms of adjacent properties.

The proposed handrail to the roof terrace is proposed to sit behind the line of the existing parapet on the flat roof. The style of this railing has been carefully considered to ensure it adheres to the aesthetic of the conservation area as well as the existing streetscape.

The terrace is located to the rear of the property and is suitably sheltered from neighbouring properties due to the extensive sylvan nature of the site.

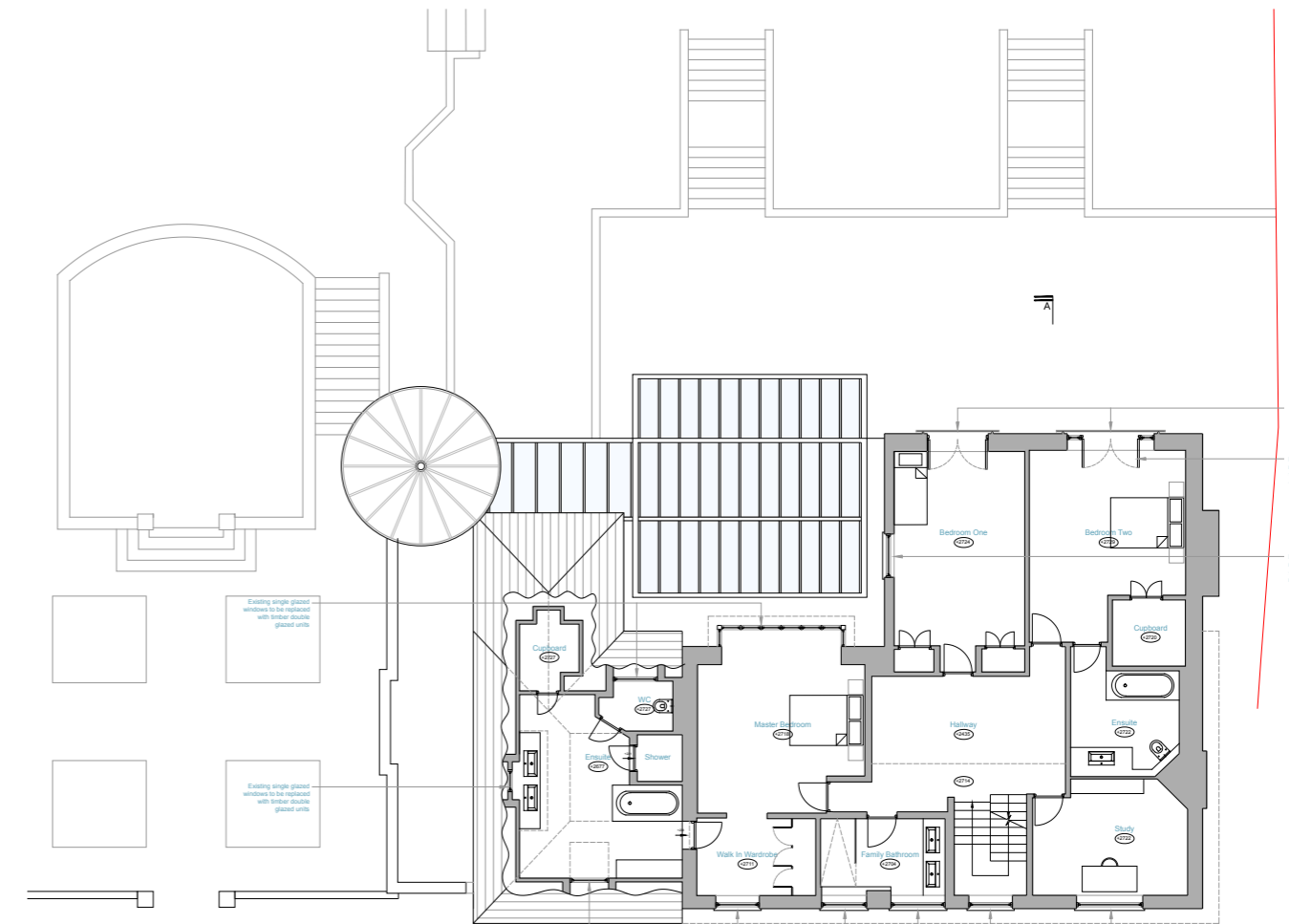
The existing parapet will not be affected or altered due to the inclusion of the proposed railing.

It was considered that a contemporary glazed balustrade would not be appropriate for the traditional nature of the existing building.

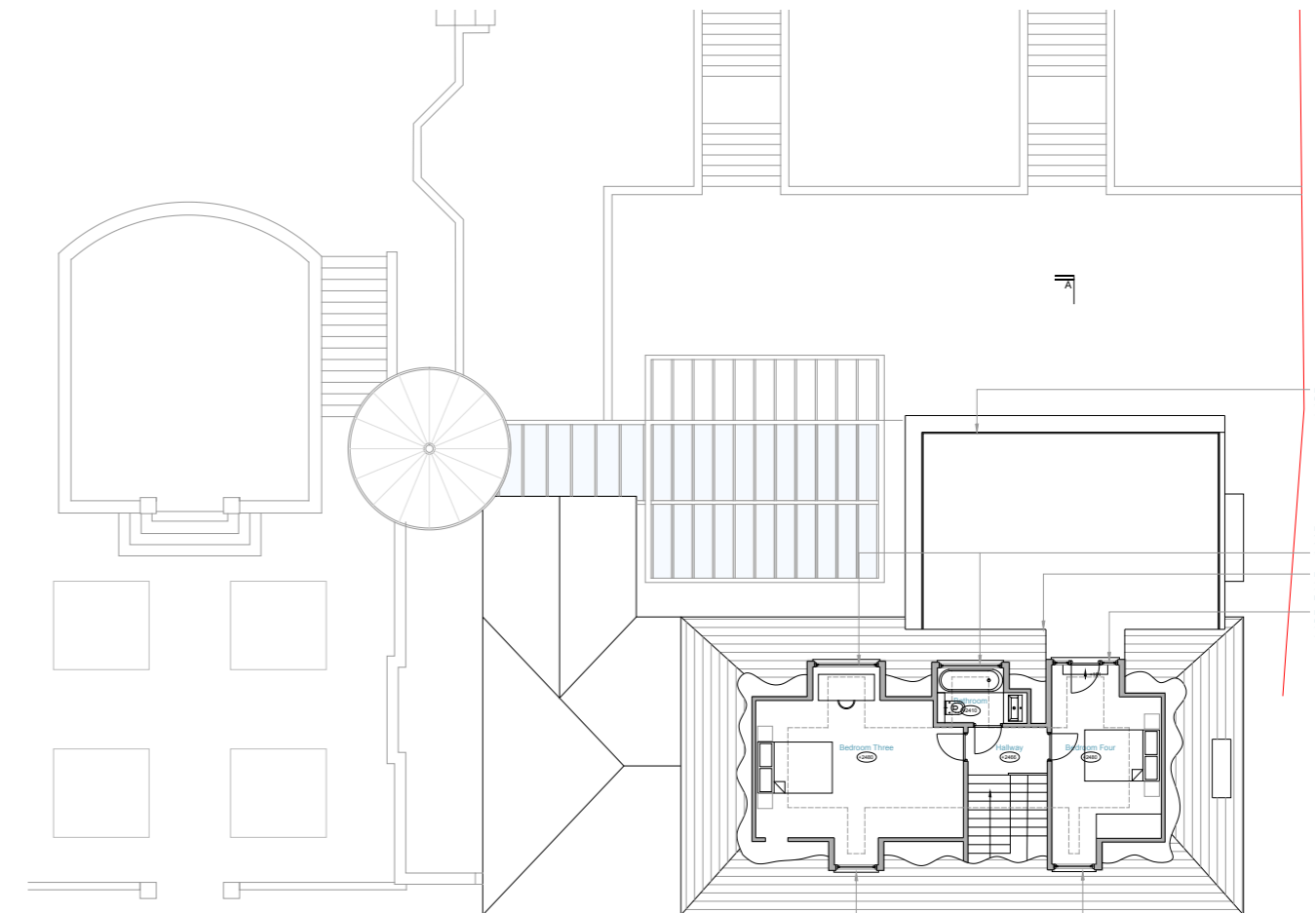
Altering & Extending Your Home SPG P21

4.14 When an inset roof terrace is provided within the slope of a pitch as in Figure 6, the adjacent tiles or slates should be kept unbroken above the eaves. The width of the terrace should be no wider than a dormer opening. A terrace may be acceptable behind an existing parapet. Where the height of the parapet is less than 1.1m, a railing will be required to fulfil the height requirement set by Building Regulations.

The terrace is proposed behind the line of an existing parapet. Where the proposed inverted dormer is included in the existing roof, the main body of the tiles will be unbroken.



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

2.5 MATERIALITY

The use of materials has been carefully considered in the design process and final proposals.

Windows

As per guidance outlined in The London Borough of Camden's Planning Policy, the windows are to be painted timber manufactured bespoke to match the style and proportion of the existing. The existing single framed windows are to be replaced with double glazed units to improve the environmental performance of the dwelling.

The existing metal windows to the rear at second floor level are proposed to be replaced with timber windows to achieve a unified aesthetic across the dwelling.

Doorways

Two windows at first floor level and one at second floor level are proposed to be replaced with doorways to allow more natural light to penetrate the space. The design of these doorways is proposed to match the existing precedent of the glazed timber doorways at ground floor level.

Railings & Juliet Balconies

The proposed terrace at second floor level is to be protected with an 1100mm traditional black metal railing in accordance with Part M of the Building Regulations. The traditional nature of this railing is in accordance with the traditional English vernacular of the conservation area and draws precedence from the existing metal railings to the rear of 5 Robin Grove.

Where the two existing windows are proposed to be replaced with a glazed doorway at first floor level, two Juliet balconies are proposed to protect the occupants from falling. This railing will match the railings at second floor level to create a harmonious aesthetic across the elevation.

Terrace and Decking

We are proposing to finish the rear decking and surface of the terrace in timber decking. This will not be visible from ground floor level.

2.6 ACCESS

The existing access to the main entrance of the dwelling will remain unchanged.

2.7 PARKING

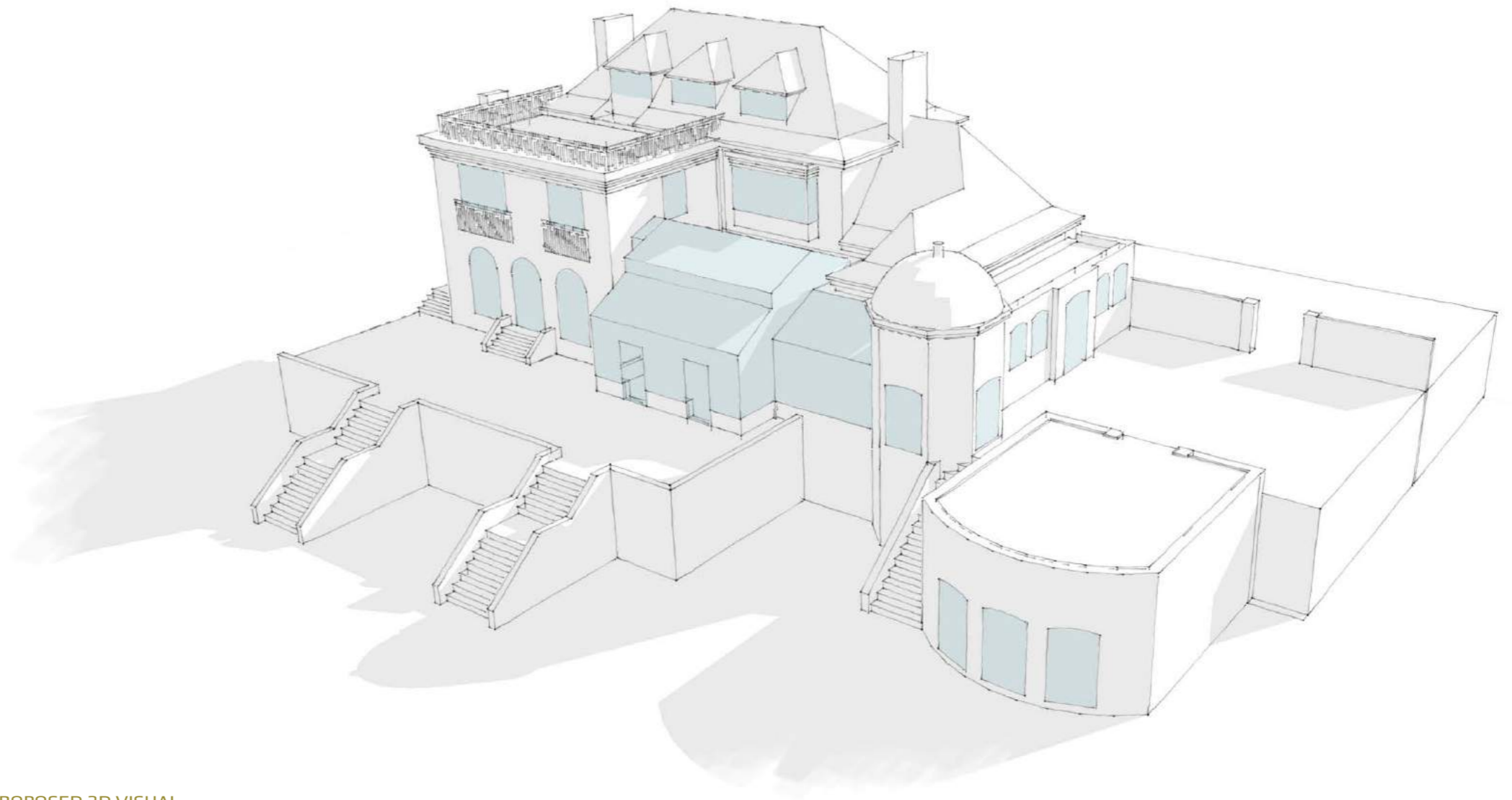
The existing parking provision for the dwelling will not be affected.

3.0 SUMMARY

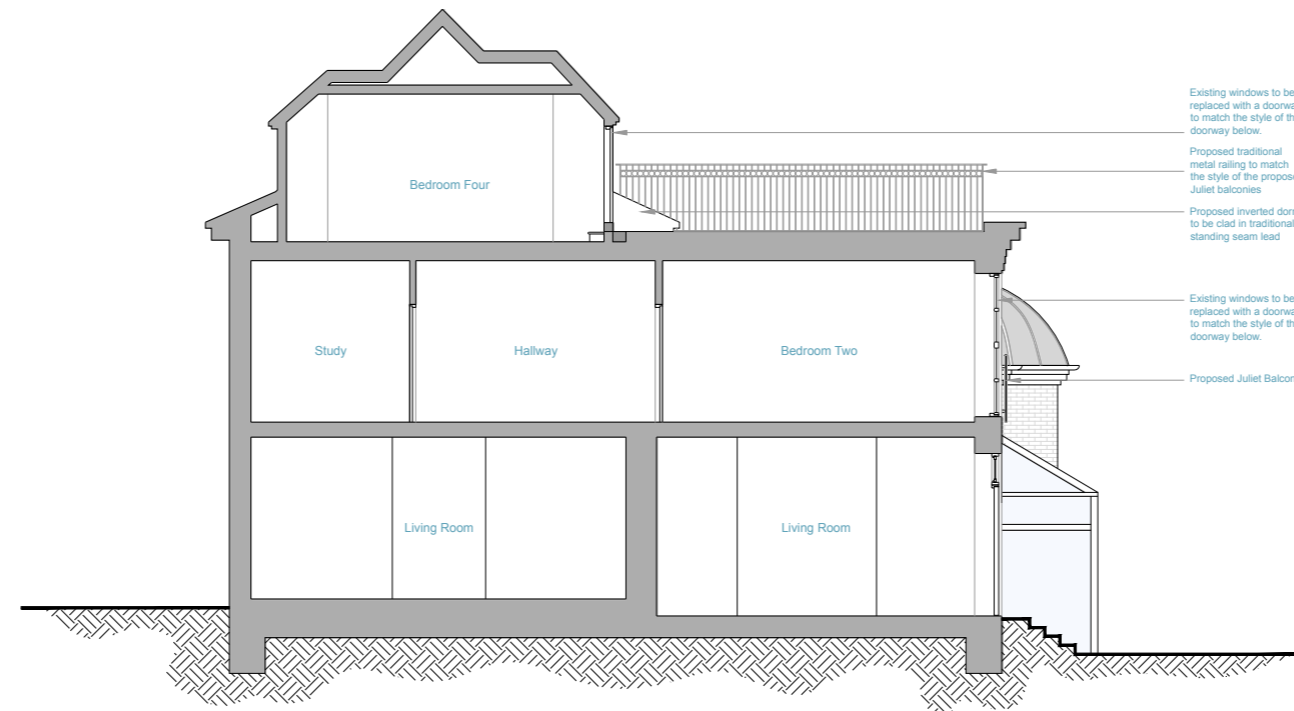
We feel the proposal is not detrimental to the existing dwelling or the wider conservation area. The rear terrace will not have an adverse impact on the neighbouring properties due to the generously spaced footprint of the street as well as the extensive sylvan nature of the site.

The materiality of the proposal references the host dwelling and wider conservation area while complimenting and enhancing the existing aesthetic of the dwelling.

We trust that the above will allow the Local Authority to conclude that the scheme is acceptable in terms of planning, design and conservation, and will be minded to grant planning consent under its delegated powers.



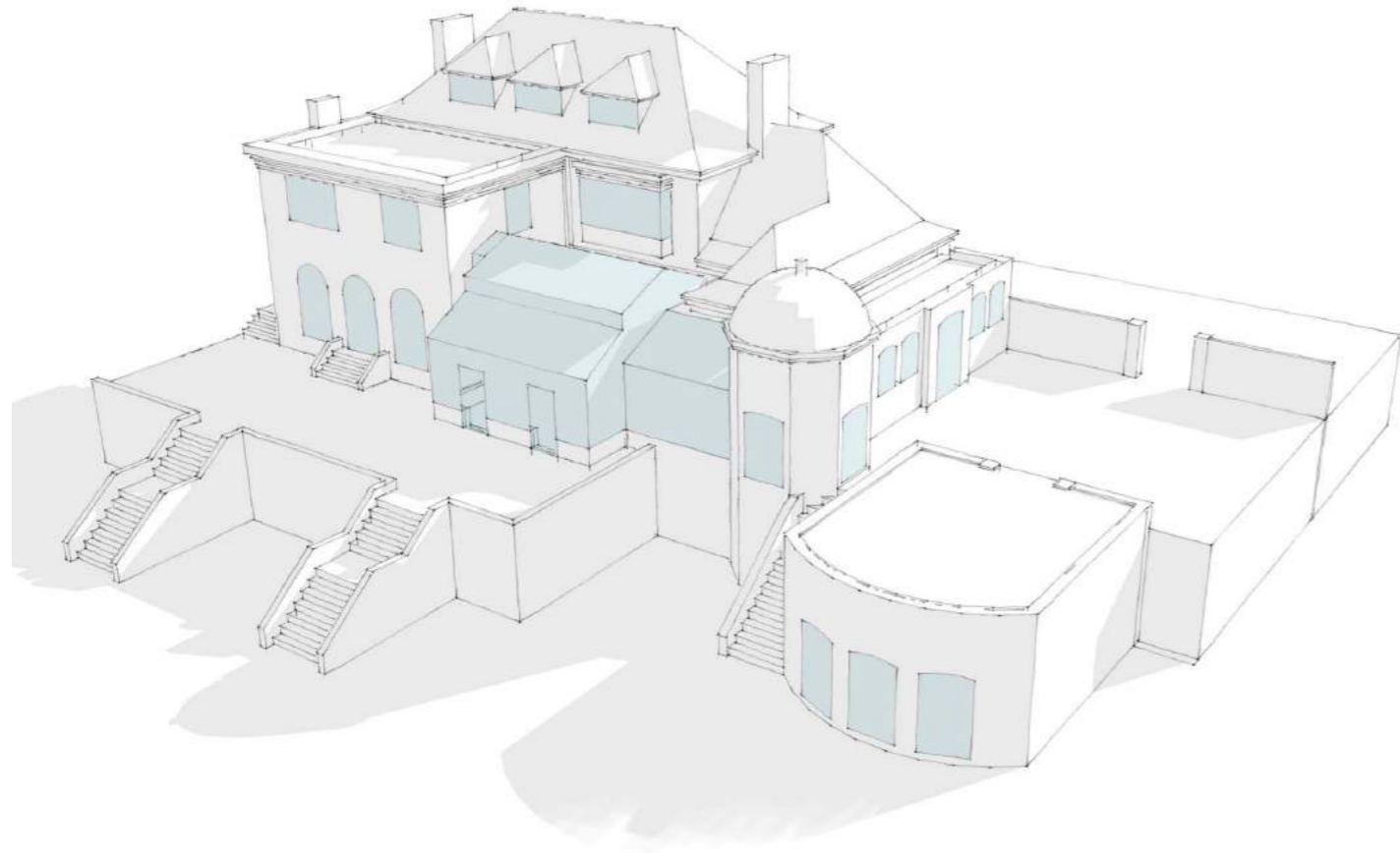
PROPOSED 3D VISUAL



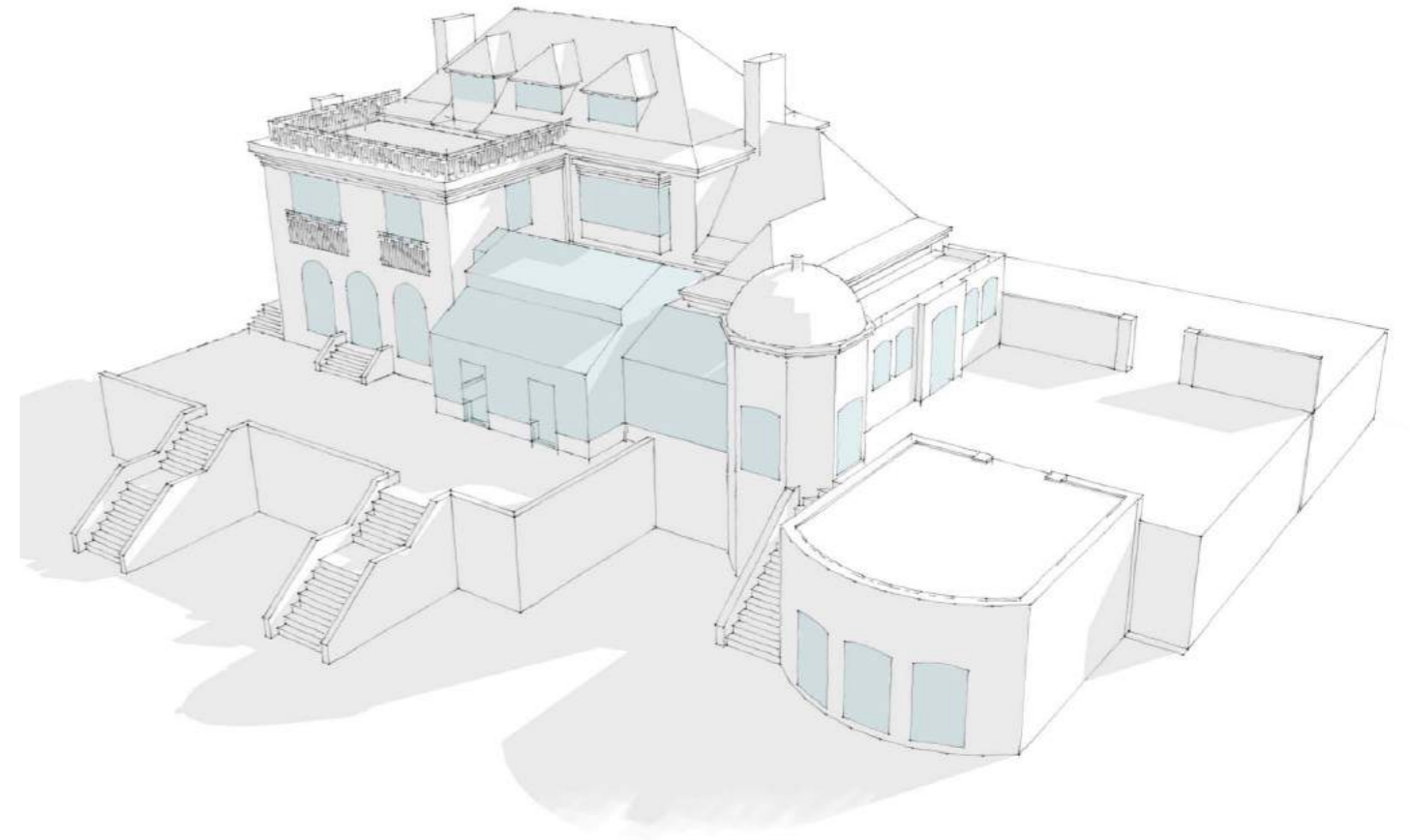
PROPOSED SECTION AA



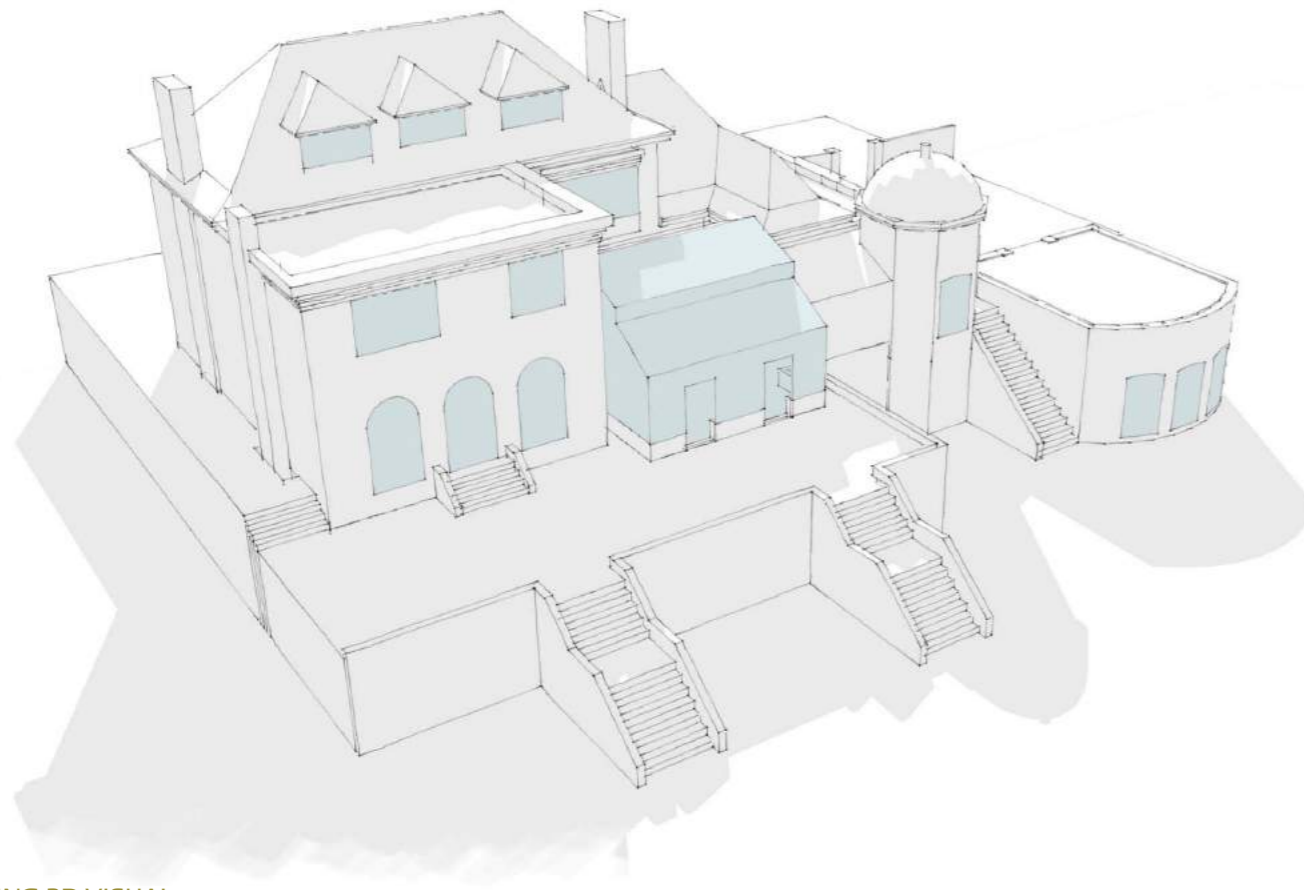
EXISTING REAR TERRACE TO 5 ROBIN GROVE



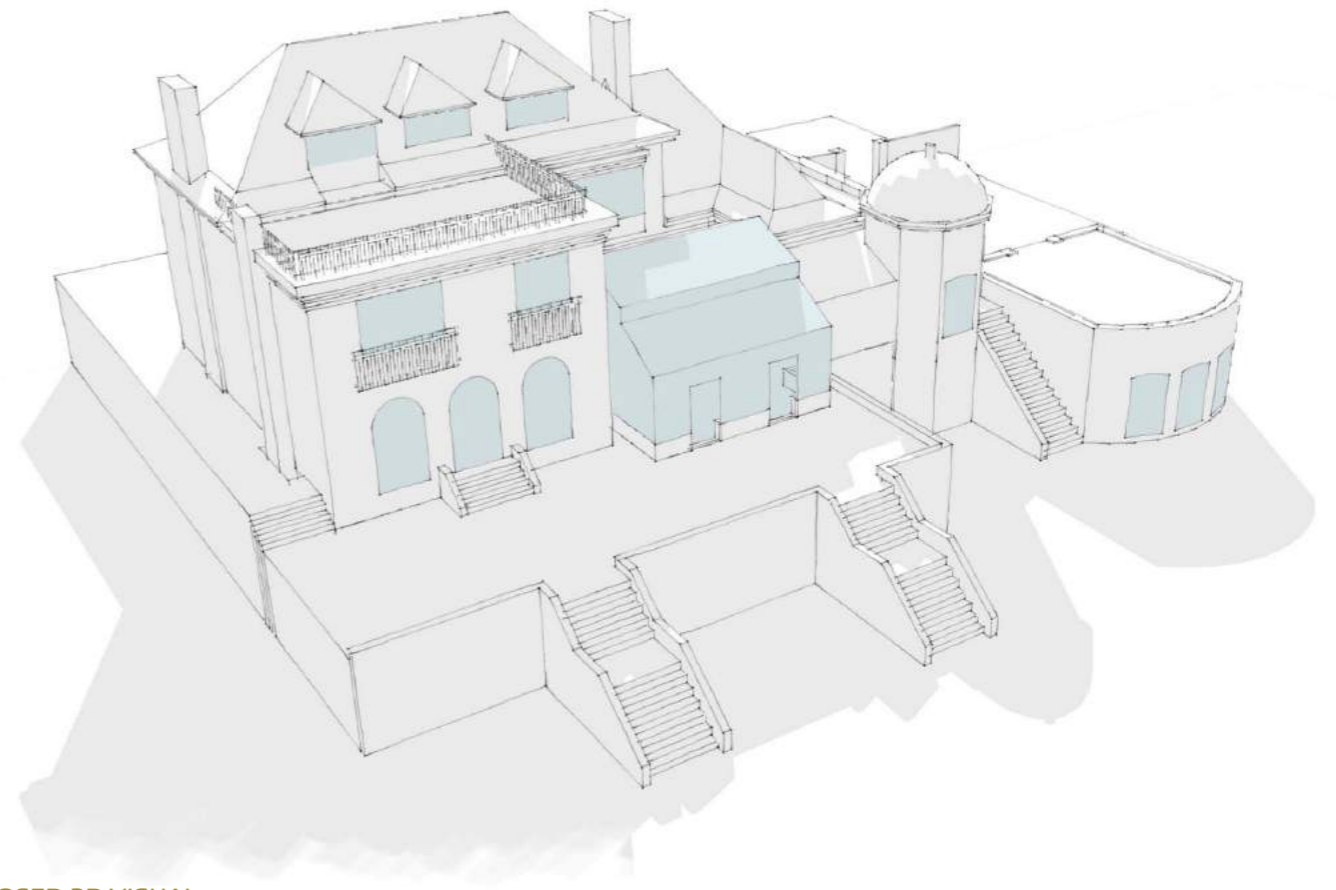
EXISTING 3D VISUAL



PROPOSED 3D VISUAL



EXISTING 3D VISUAL



PROPOSED 3D VISUAL

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