



**ANGLERS LANE RESIDENTIAL STAIR CORE  
EXTENSION**  
DESIGN AND ACCESS STATEMENT

JANUARY 2019



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# 1.0 INTRODUCTION

PROPOSED EXTENSION AND REFURBISHMENT OF EXISTING THREE STOREY UNIT AT 7 ANGLERS LANE, LONDON, NW5 3DG.

## 1.1 Application Details

This application seeks permission for 3 proposed studio flats in existing residential building with a new residential stair core and new roof.

This document has been prepared by Child Graddon Lewis Architects.

## 1.2 Design Team

### 1.2.1 Contacts

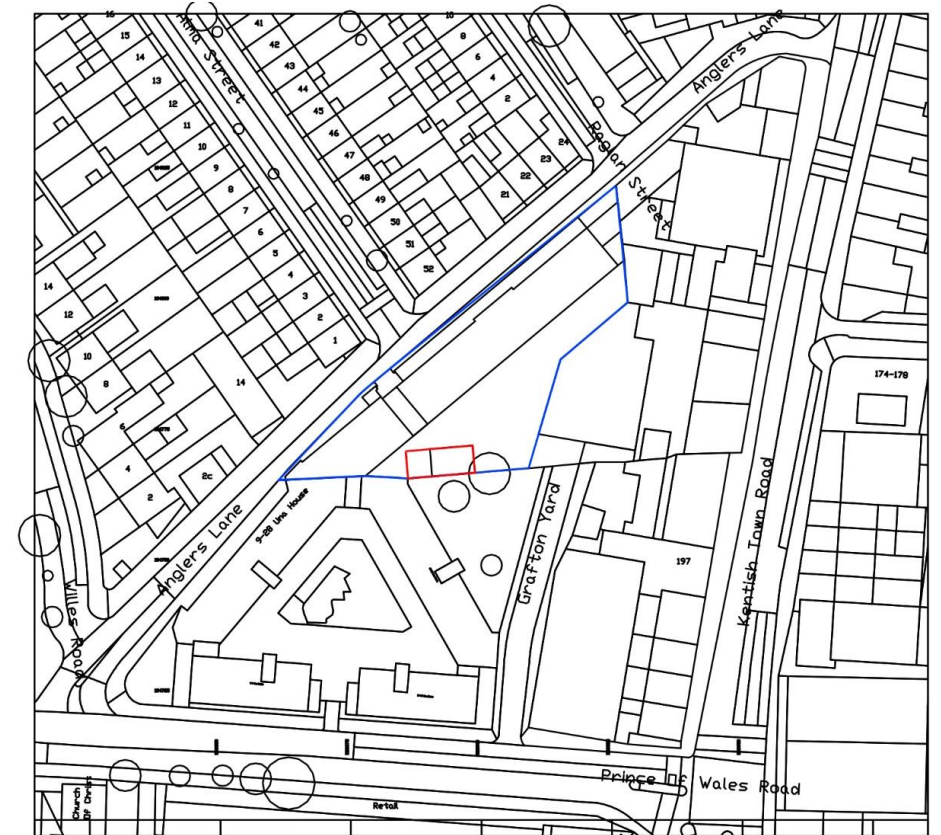
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Contact: c/o Architect

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## 1.3 Existing building and context

The existing site at 7 Anglers Lane has recently been converted to residential use as part of the implemented prior approval application ref: 2013/4538/P. The immediate urban context is predominantly a mixed area of residential and commercial uses. It is set within the Inkerman Conservation Area and is not a listed building.



NOT TO SCALE

## 2.0 PLANNING HISTORY

<a href="#">2018/2345/P</a>	5 Anglers Lane London NW5 3DG	Erection of single storey rear extension, rear bicycle store, first and second floor extensions and associated roof terrace.	FINAL DECISION	15-06-2018	Granted
2017/5908/P	5 Anglers Lane London NW5	First and second floor extensions to ground floor flat to form 1 x 3 bedroom dwellinghouse with associated roof terrace	WITHDRAWN	09-11-2017	Withdrawn Decision
2017/0474/P	5-8 Anglers Lane London NW5	Alterations to boundary wall including replacement render, erection of gates to existing pedestrian and vehicular entrances, 2x new pedestrian entrances and installation of planter box.	FINAL DECISION	21-04-2017	Granted
2017/1303/P	5-8 Anglers Lane London NW5	Removal of roof enclosure between the boundary wall and main building and reinstatement of timber supports.	FINAL DECISION	21-04-2017	Granted
2016/4326/P	8 Anglers Lane London NW5	Erection of roof extension to create 2 x 1-bed units (Class C3) following demolition of existing telecommunication and ancillary structure).	FINAL DECISION	31-10-2016	Granted
2013/4538/P	5-8 Anglers Lane London NW5	Change of use of offices (Class B1a) to create 27 residential units (Class C3).	FINAL DECISION	11-09-2013	Granted
<a href="#">2003/3451/P</a>	8 Anglers Lane London NW5	Submission of details of materials and finishes to the external surfaces of the development pursuant to the appeal decision dated 29/10/03 (App Reg. No. PEX0200646)	FINAL DECISION	12-01-2004	Granted
<a href="#">2006/1411/P</a>	8 Anglers Lane London NW5	Installation of one 300mm transmission dish, on bracket of existing Vodafone antenna pole on the office building (Class B1).	FINAL DECISION	28-03-2006	Granted
<a href="#">PE9901009</a>	8 Anglers Lane London NW5	The change of use from light industrial use (Class B1(c)) to a mixed employment (Class B1) and residential (Class C3) use, incorporating Class B1 in the basement and four live/ Work units ( Class B1 and C3) on other floors, including alterations at roof level to provide a 2.2 metre high roof light structure, a mezzanine floor and roof access door. As shown on drawing numbers: LSB/AM/97028/E01E, and /E01P; LB/AM/97028/1E, /2E, /3E, /1P Revision A, /2P Revision A, /3P Revision A, /BE, / BP, /EP1, /GE, /GP Revision A, /PRP, /RPE and /SP	FINAL DECISION	20-01-2000	Refuse Planning Permission
<a href="#">PEX0200051</a>	8 Anglers Lane London NW5	Installation of 6 x pole-mounted antennas, 2x 600mm microwave dishes, equipment cabin with 2 x air-conditioning units, associated cabling & ancillary equipment, as shown by drawing numbers 33490E-S001 (Rev.A), 33490E-S002 (Rev.A), 33490E-S003 (Rev.B), 33490E-S004 (Rev.B), Dimension drawing, Site Justification, ICNIRP Compliance Certificate, Planning Commentary, 4x sheets -Photomontage (existing and proposed), Photographs .	FINAL DECISION	21-01-2002	Refuse Planning Permission
<a href="#">PEX0200646</a>	8 Anglers Lane London NW5	Alterations to the staircase /plant room and extend with GRP shroud and internal installation of 4 antennas plus equipment cabinet including two microwave dishes to the roof of building. As shown on drawing numbers: 33490E/S002/C, S003/E, S004/D S018/A, and photomontage/S017.	APPEAL DECIDED	12-08-2002	Refuse Planning Permission
<a href="#">9100612</a>	5-8 Anglers Lane London NW5	Erection of roof extension to provide fourth storey for B1 Use (as defined in Town and Country planning (Use Classes) Order 1987) together with alterations to the ground floor frontage as shown on drawing numbers 1814.1 and 1814.2A.	FINAL DECISION	05-06-1991	Refuse Full or Outline Permission
<a href="#">P9600948</a>	5-8 Anglers Lane London NW5	The erection of a mansard roof extension at third floor level to provide additional B1 accommodation, as shown on drawing numbers 96025/1 and /2.	FINAL DECISION	29-03-1996	Refuse Planning Permission
<a href="#">P9602782</a>	5-8 Anglers Lane London NW5	Provision of rear elevation mansard dormer windows and roof space conversion for B1 accommodation. (Plans submitted).	FINAL DECISION	16-09-1996	Withdrawn Application-revision received
<a href="#">P9602782R1</a>	5-8 Anglers Lane London NW5	Provision of mansard dormer windows to rear. As shown on drawing nos. 96025/1A, 2A, 3.	FINAL DECISION	03-12-1996	Grant Full Planning Permission (conds)

### 3.0 PROPOSAL

#### Existing

The proposals form part of the existing property located at 5-8 Anglers Lane; this building is currently underutilized and constrained by its existing envelope. The application seeks to maximize its potential for residential use, with the site having already being in residential use as part of the refurbishment of 5-8 Anglers Lane. The current building does not contribute to creating a positive relationship with the existing neighbouring buildings. By extending the existing property to create a stair core the will create high quality modern accommodation as 3 studio flats.

The property forms part of the recently refurbished 5-8 Anglers Lane which has seen a Victorian warehouse sensitively restored and converted to residential flats. The existing traditional house requires much needed design consideration and development to create a better home, one that is attractive and distinctive in character which positively contributes to the context of the recently restored Victorian warehouse building offering 5-8 Anglers Lane.



EXISTING FRONT ELEVATION (5 Anglers Lane) – The existing house is visible from the neighbouring properties and does not provide an attractive view through.



EXISTING FRONT AND SIDE ELEVATION (7 Anglers Lane) – From the rear of 5-8 Anglers Lane the existing house is not visually appealing

## 3.0 PROPOSAL

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### Design

The proposal creates 3 studio apartments, one on each existing storey. The proposed stair core is modern in form and detailing, nested in-between an instantly recognisable Victorian character building and traditional house design. The design has been carefully considered to compliment the prominent Victorian factory building of 5-8 Anglers Lane by creating a contemporary stair core which maintains the privacy surrounding the rear of the existing flats. The design intent for the proposed stair core is to create a contemporary extension which does not imitate the existing elements but enhances them.

### Materiality & Façade Design

The simplicity of form and the selective material palette help the proposals to create a subtle but meaningful presence while connecting the proposal to the building at the far end of the site. The contemporary extension creates a delicate juxtaposition which feels appropriated for the site.

The front elevation of the stair core will be a perforated brick design, allowing light into the core by creating a screen rather than a traditional window which might overlook the existing flats in 5-8 Anglers Lane. The exposed brickwork in the circulation block will create a change in materiality that separates the brickwork of the existing buildings, defining the new extension from the painted brick of the existing building. The west elevation which directly faces the rear of 5-8 Anglers Lane will remain as a solid brick wall with a Flemish bond, avoiding any chance to over look the rear of 5-8 Anglers Lane.

### Façade Study

The existing façade of 7 Anglers Lane will be repainted, creating an emphasis on the details around the window openings, with a contrasting paint colour. This contrasting colour will relate to the dark brick used in the stair core. The dark brick choice in the stair core will link the project to the house in the far corner of the site.

The proposal maintains the distinguished edges of where each property begins while maintaining the distinctive character of the site.

The existing factory building has a Flemish brick bond that reflects the construction method at the time of a solid brick wall, when the building was first envisioned. This Flemish brick bond will also be used in the proposed extension, allowing some bricks to be missed as part of the proposed perforated brick pattern to the north elevation.



## 3.0 PROPOSAL

### Window Design

The existing buildings windows will be replaced with higher spec dark window frames which will compliment the dark painted finish on brick detailing. The dark tone of the proposed stair core façade is to identify the extension as a modern addition and reference the aged brickwork of the Victorian building and its industrial heritage.

### Brick Choice

Dark brick has been proposed as the cladding for the extension due to its aesthetic quality and appropriateness to the existing site context, ease, as a material that is prominent throughout the area. The dark contemporary extension will compliment the new corner house at the far end of the plot.

### New Roof

The proposed new roof will be raised approx. 250mm to allow for a larger floor to ceiling height on the second floor and to allow for a higher performing roof to be installed. Currently the roof performance is not high enough for a residential unit. The new roof will remain traditional in form and will following existing roof design. The pitch will remain the same at the existing pitch. The new roof will still remain below the gable end height, allowing the existing buildings silhouette to remain as existing.

### Scale & Massing

The proposals have been meticulously composed to embrace the existing character of the site and create a building that makes efficient and functional use of space.

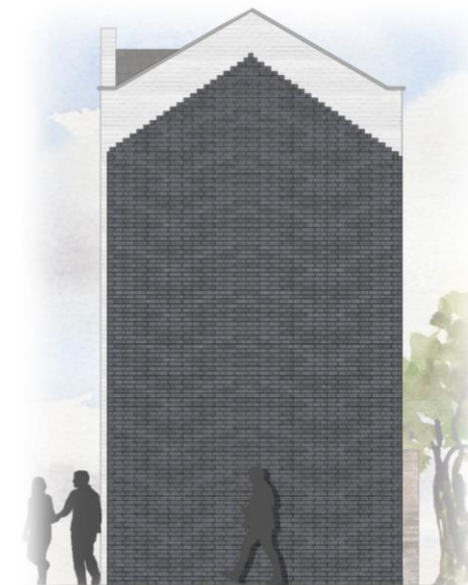
The proposed scale of the building has been carefully considered in the context of the neighboring buildings to remain subordinate to both. The proposed extension form compliments the existing traditional residential building, while also being perceived to be unique in its own right with a contemporary aesthetic.

The proposed extension is 3 storeys in height but it's facade is lower than the adjoining buildings gable end at 7 and the rest of the site of 5-8 Anglers Lane. The extension is also set back to soften the building profile along the elevation. The extension has a pitched roof which maintains the angle of the existing gable end.

### Proposed Layout

To create a well-designed home the scheme proposes one studio per level. The existing rectangular plan allows for a simple and functional studio space, with the bedroom area maintaining a good level of privacy.

The proposed stair core within the extension allows the existing buildings plans to remain free from any punctures and creates usable floor plate. The stair core provides access to all the studios.



PROPOSED NORTH AND WEST ELEVATIONS (7 Anglers Lane)

## 4.0 PRECEDENTS

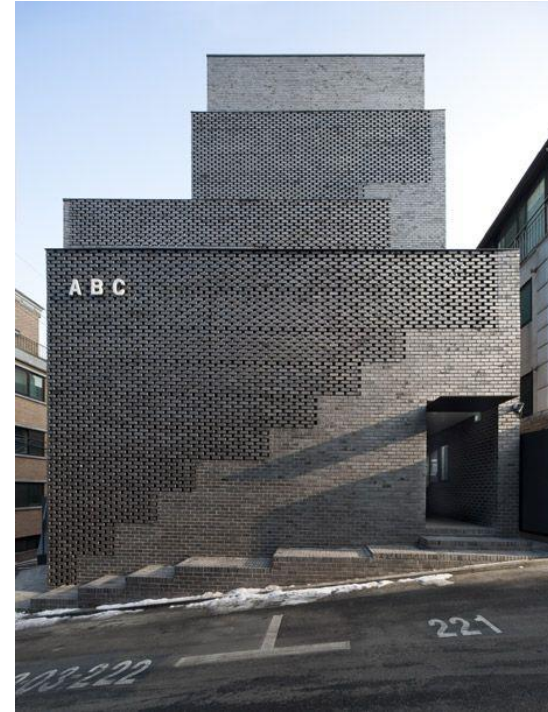
1. SUBORDINATE EXTENSION – The extension with a reduced scale of the existing buildings profile is appropriate for the proposal.
2. PERFORATED BRICK DETAIL – The perforated brick detail will allow daylight in to the circulation core while creating an attractive light box at night
3. RECESSED SINGLE BRICK WALL FOR OUTDOOR CIRCULATION – The single brick wall allows the space to feel enclosed will still remaining an exterior space
4. PITCHED BRICK ROOF WITH PERFORATED BRICK CIRCULATION CORE – The pitched brick roof allows the building to read as one object, with one material unifying the walls and roof



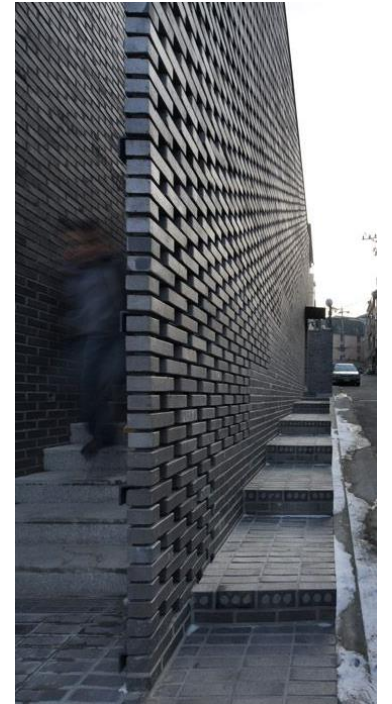
1. SUBORDINATE EXTENSION



2. PERFORATED BRICK DETAIL



3. PERFORATED SINGLE BRICK WALL FOR OUTDOOR CIRCULATION



4. PITCHED BRICK ROOF WITH PERFORATED BRICK CIRCULATION CORE





## 5.0 MATERIALS

### Existing

The existing structure has cream painted bricks, the rear of 5-7 Anglers Lane also contains the cream painted bricks. The existing grey slate pitched roof on 7 Anglers Lane has aged. 5-8 Anglers Lane has dark window frames with the brick details surrounding the openings painted. The guttering of 5-8 Anglers Lane at the rear are dark in colour. The existing guttering is painted to match the brickwork. The existing windows are painted to match the existing brickwork.

### Proposed

The material palette for the proposal will be simple and will complement the existing building.

#### Dark Brick

Externally the proposal will be clad in dark bricks, with a Flemish bond. The Flemish bond relates back to the existing buildings brick work. The dark brick will harmonize the aged brick of the neighbouring Victorian warehouse building as well as compliment the dark brick used in 5 Anglers Lane House extension. The dark bricks will vary in colours to create a softer façade, opposed to a monolithic one toned extension. A dark mortar will allow the bricks to blend together.

#### Window

The existing buildings windows will be replaced like for like in style but will be dark in colour, this enhances the clean lines of the window aperture while also allowing the dark tone to harmonize with the brick selection in the proposed extension. In order to highlight the brick details surrounding the existing windows the bricks will be painted in a dark to match the dark brick of the extension.

#### Roof

The proposed roof will still use grey slate.

#### Guttering

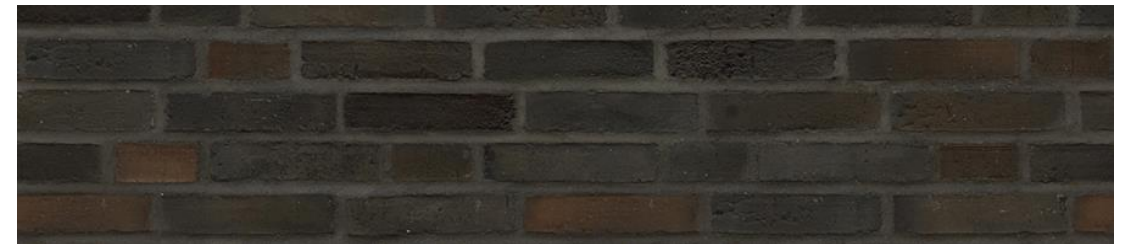
The proposed guttering will be dark in colour, similar to 5-8 Anglers Lane.



EXISTING AGED BRICKWORK (7 Anglers Lane)



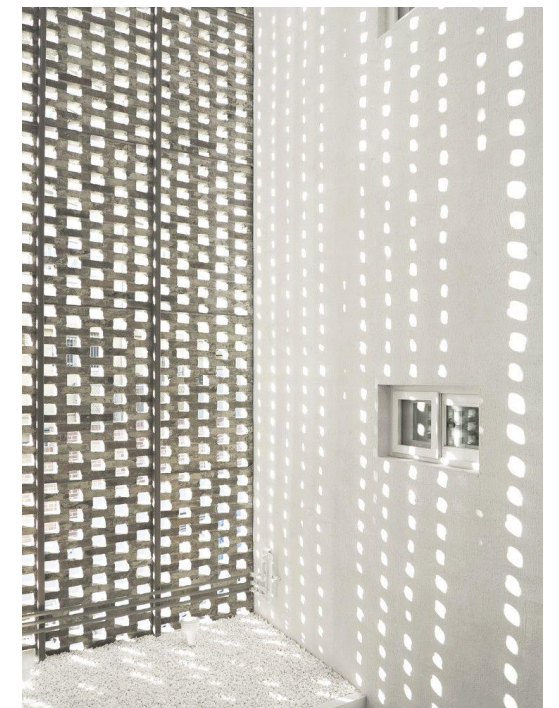
PROPOSED PAINTED BRICKWORK (7 Anglers Lane)



PROPOSED EXTENSION DARK BRICKWORK



PROPOSED DARK GUTTER WITH DARK WINDOW FRAME & PAINTED OFF-WHITE WALLS



PROPOSED EXPOSED BRICK IN STAIR CORE

## 6.0 CONTEXT AND NEIGHBOURING PROPERTIES

The site sits on the edge of the Inkerman Conservation Area, behind 5-8 Anglers Lane.

Across the road from the proposed building is The Raglan House Daycare Centre. The building uses a mixture of red, grey and black brick, this ties in the proposed brick choice with the surrounding neighbourhood.

The properties which neighbor the proposal all vary in brick type and window detailing, indicating that there is not one specific style to the street scape. The variety of colour, brick and paint, gives the street a varied and eclectic colour scheme, where the proposed material palette is designed to complement.



APPROVED 5 ANGLERS LANE, NEIGHBOURING PROPERTY



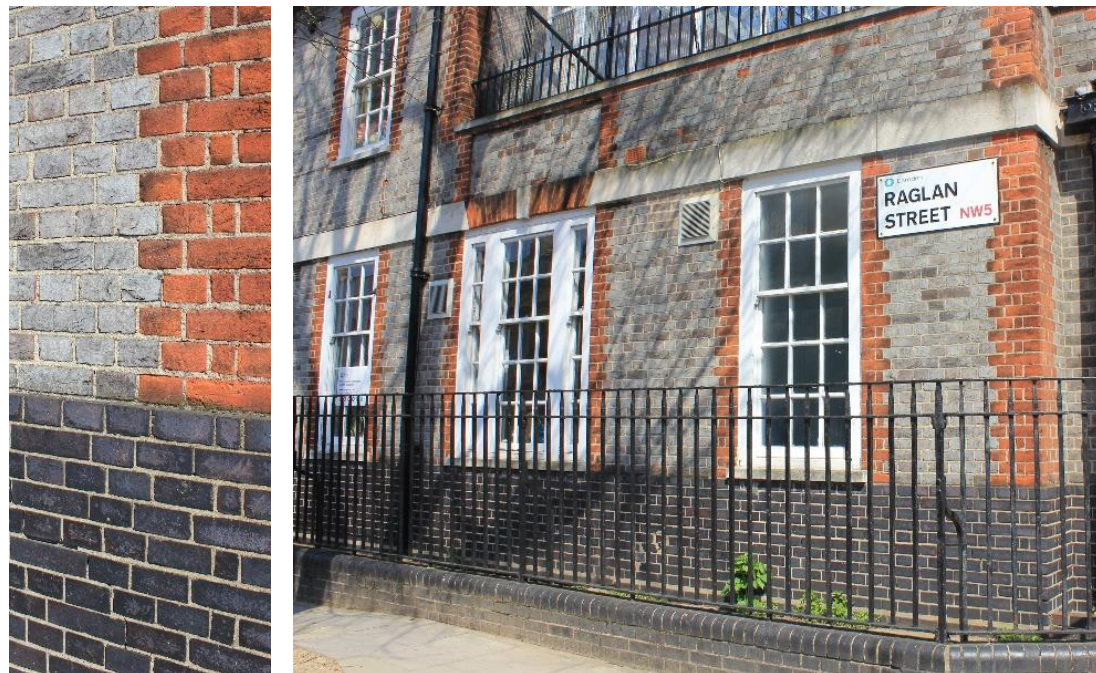
7 ANGLERS LANE FRONT ELEVATION, 5-8 ANGLERS LANE REAR ELEVATION

## 6.0 CONTEXT AND NEIGHBOURING PROPERTIES

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REAR 5-8 ANGLERS LANE, NEIGHBOURING PROPERTY, BRICK PAINTED OFF-WHITE



CLOSE UP OF  
BRICKWORK

THE RAGLAN HOUSE DAYCARE CENTRE NEAR THE SITE

## 7.0 RELEVANT PLANNING POLICIES & CONSERVATION AREA STATEMENT

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The proposal has been carefully considered in order to comply with the relevant local planning policy frameworks, maintain the existing levels of amenity to the neighbouring properties and to contribute to the character of Kentish Town. In support of this application the Camden Core Strategy, LDF Policies as well as the Inkerman Conservation Area statement have been considered during the development of the proposed designs. The proposal respects the special historic character of the borough and helps to promote it.

The relevant current Camden Core Strategy & LDF Policies are as follows:

CS1. Distribution of Growth  
CS3. Other Highly Accessible Areas  
CS6. Providing Quality Homes  
CS14. Promoting high quality places and conserving our heritage

DP24. Securing high quality design  
DP25. Conserving Camden's heritage  
DP26. Managing the impact of development on occupiers and neighbours

The relevant current Inkerman Conservation Area Statement guidance notes as follows:

INK 8. Front Gardens and boundaries  
INK 14. INK15. INK17. Materials and Maintenance  
INK 18. New Development

### **Camden Local Development Framework** **Camden Core Strategy**

#### **Location and Management of Camden's growth**

Policy CS1 – Distribution of growth

#### **Overall approach to growth and development**

*The Council will focus Camden's growth in the most suitable locations, and manage it to make sure that we deliver its opportunities and benefits and achieve sustainable development, while continuing to preserve and enhance the features that make Camden such an attractive place to live, work and visit.*

*We will promote:*

*a concentration of development in the growth areas of King's Cross, Euston, Tottenham Court Road, Holborn and West Hampstead Interchange;  
appropriate development at other highly accessible locations, in particular Central London and the town centres of Camden Town, Finchley Road / Swiss Cottage, Kentish Town, Kilburn High Road and West Hampstead; and  
more limited change elsewhere.*

*will be provided in Camden between 2010/11 and 2024/25. We will identify, and provide guidance on, the main development opportunity sites in the borough through our Camden Site Allocations Local Development Framework document.*

*Making the best use of Camden's limited land The Council will promote the most efficient use of land and buildings in Camden by:*

*seeking development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site;  
resisting development that makes inefficient use of Camden's limited land;  
expecting development that will significantly increase the demand of travel to be located in growth areas and other highly accessible parts of the borough;  
expecting high density development in Central London, town centres and other locations well served by public transport; and  
expecting the provision of a mix of uses in suitable schemes, in particular in the most accessible parts of the borough, including an element of housing where possible.*

The proposed development seeks to make a significant improvement to the existing use of the development by extending the house that is underutilized as residential use. The site is located in a prime residential zone with easy access to local amenities and transport and therefore ideal for a family dwelling. As described within this document, the proposal's design has been carefully considered in relation to its design and impact on its surroundings.

#### **Location and Management of Camden's growth**

Policy CS3 – Other highly accessible areas

*The Council will promote appropriate development in the highly accessible areas of: Central London (outside the growth areas of King's Cross, Euston, Tottenham Court Road and Holborn), and the town centres of Camden Town, Finchley Road / Swiss Cottage, Kentish Town, Kilburn High Road and West Hampstead, including appropriate edge of centre locations.*

*These areas are considered to be suitable locations for the provision of homes, shops, food, drink and entertainment uses, offices, community facilities and are particularly suitable for uses that are likely to significantly increase the demand for travel.*

*The Council will ensure that development in these locations is of suitable scale and character for the area in which it is situated, contributes to other Council aspirations including providing appropriate community and environmental benefits, and takes into account amenity and community safety.*

The proposal is of a residential nature, providing 3 studio flats within a short distance of Kentish town centre therefore promoting Camden's growth in highly accessible areas.

## 7.0 RELEVANT PLANNING POLICIES & CONSERVATION AREA STATEMENT

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### **Meeting Camden's needs – Providing homes, jobs and facilities**

Policy CS6 – Providing quality Homes

*The Council will aim to make full use of Camden's capacity for housing by:*

- maximizing the supply of additional housing to meet or exceed Camden's target of 5950 homes from 2007-2017, including 4,370 additional self-contained homes;*
- maximizing the supply of additional housing over the entire plan period to meet or exceed a target of 8,925 homes from 2010 – 2015, including 6550 additional self-contained homes;*
- supporting the supply of additional student housing, bedsits and other housing with shared facilities providing this does not prejudice the Council's ability to meet the target for the supply of additional self-contained homes, the balance of uses in the area;*
- and the quality of residential amenity or the character of the surrounding area;*
- minimizing the net loss of existing homes;*
- regarding housing as the priority land-use of Camden's Local Development Framework.*

*The Council will monitor the delivery of additional housing against the target for housing supply, and will seek to maintain supply at the rate necessary to meet or exceed the target. In seeking to maintain the housing supply, the Council will adjust the type and mix of housing sought, having regard to the financial viability of development, the sales or capital value of different house types and tenures, the needs of different groups.*

The development will add to the provision of more homes and make full use of Camden's capacity for housing by supplying the extra units within this proposed development. Housing is regarded as a top priority land-use of the Local Development Framework, and is well considered when proposals are put forward for the development of unused and underused land and buildings such as the proposed site.

### **Appearance**

Policy CS14

*Promoting high quality places and conserving our heritage The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:*

- requiring development of the highest standard of design that respects local context and character;*
- preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- promoting high quality landscaping and works to streets and public spaces;*
- seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

Policy CS14 of the core strategy mentions that although Camden is not specific to any one type of 'built character' it is made up of areas that have their 'own identity'. 'As Camden is a densely built up borough where most development involves the replacement, extension or conversion of existing buildings', the proposal has been carefully considered with aims to respect the existing context, character and appearance of the existing buildings. The design addresses issues relating to scale, form, materiality and visual impact.

The shell of the building envelope and internal plan arrangement has been developed to maximize the tight site area to create high quality living environments. The proposed materials are sympathetic to the character of the existing building and the context in which it is located and have been chosen for its aesthetic qualities and sustainable properties to extend the life of the building.

Brick is the material proposed for the building envelope. In its simplest form it is very appealing and can create an attractive balance to traditional brickwork in existing buildings on the site. The colour and finish of the brick cladding has been selected to create a harmonious link with the buildings around it and reference the industrial heritage of the site.

## 7.0 RELEVANT PLANNING POLICIES & CONSERVATION AREA STATEMENT

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### Camden Development Policies 2010-2025

#### Local Development Framework

##### **Securing high quality design**

###### Policy DP24

*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 quality of materials to be used;*  
*the provision of visually interesting frontages at street level;*  
*the appropriate location for building services equipment;*  
*existing natural features, such as topography and trees;*  
*the provision of appropriate hard and soft landscaping including boundary treatments;*  
*the provision of appropriate amenity space; and*  
*accessibility.*

In the council's Local Development Framework, Policy DP24 makes it clear that it expects 'developments to consider the pattern and size of blocks and the urban grain'. The scale and proportion of the extension has been determined through the careful contextual study of surrounding buildings. The proposed building will be more noticeable as you move closer to it via the existing archway. The resulting massing is modest, appropriate for its site and will have no detrimental impact on its surroundings.

The proposal ensures quality of design and workmanship that is appropriate to the setting and context of the site. The quality of materials will be carefully selected as well as sustainably sourced and through the redevelopment of this underused site bring greater benefit to the wider conservation area.

##### **Conserving Camden's heritage**

###### Policy DP25

###### *Conservation Areas*

*In order to maintain the character of Camden's conservation areas, the Council will:*

*take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*  
*only permit development within conservation areas that preserves and enhances the*

*character and appearance of the area;*

*prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*

*not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*

*preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

###### *Listed buildings*

*To preserve or enhance the borough's listed buildings, the Council will:*

*prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*

*only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*  
*not permit development that it considers would cause harm to the setting of a listed building.*

###### *Archaeology*

*The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.*

###### *Other heritage assets*

*The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.*

The proposals are considered to comply with this policy. The proposed development is firmly rooted within its context in terms of setting, scale, materiality, detailing and form with a modern industrial style twist. The proposed extension will positively impact the appearance of the existing main building by creating subtle links to the existing buildings refurbishment. The existing building and site are not listed and therefore the proposal seeks to improve on the current dilapidated building.

## 7.0 RELEVANT PLANNING POLICIES & CONSERVATION AREA STATEMENT

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### Conserving Camden's heritage

Policy DP26 – Managing the impact of development on occupiers and neighbours

*The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:*

*visual privacy and overlooking;  
overshadowing and outlook;  
sunlight, daylight and artificial light levels;  
noise and vibration levels;  
odour, fumes and dust;  
microclimate;  
the inclusion of appropriate attenuation measures.*

*We will also require developments to provide:*

*an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;  
facilities for the storage, recycling and disposal of waste;  
facilities for bicycle storage; and  
outdoor space for private or communal amenity space, wherever practical.*

Policy DP26 of Camdens Local Development Framework states that 'Development should avoid harmful effects on the amenity of existing and future occupier and to nearby properties'. The proposal allows for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and neighbours. Views from the circulation space within the proposed extension are reduced with the perforated brick, avoiding a direct view which may overlook. The perforated brick prevent direct overlooking and encroachment as the development is sufficiently away from neighbouring's. Similarly there is no overlooking into the proposed building from nearby existing buildings. The proposed extension enhances the existing character of the amenity space, bring use and purpose to an unused corner. Due to its orientation it does not overshadow neighboring buildings. The proposed development provides facilities for bicycle storage located to the west of the building. Regarding amenity space, the proposal allows the idle courtyard to become a more usable space for all the residents. Although there will now be shared landscaping, there are also a sufficient number of parks and green spaces in the local area, and due to the central location of the site the shared landscaping wont have large enough green spaces for the whole development.

### Inkerman Conservation Areas Statement

#### Materials and Maintenance

*Ink 14*

*In all cases, existing/original architectural features and detailing characteristic of the*

*Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the*

*restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, casement windows, doors, tiled footpaths, roof tiles, decorative brickwork, bargeboards, stained glass, boundary walls and piers, where retained add to the visual interest of properties. Where details have been removed in the past, replacement with suitable copies will be encouraged.*

Considering the existing building and its unattractive state, the proposal aims to enhance and renew life into the building by use of good quality materials and design that will complement the industrial nature of 5-8 Angler's Lane. The proposal will restore the building and its surrounding area to its former glory.

*Ink 15*

*The choice of materials in new work will be most important and will be the subject of control by the Council. Original, traditional materials should be retained wherever possible and repaired if necessary. Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage.*

*Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.*

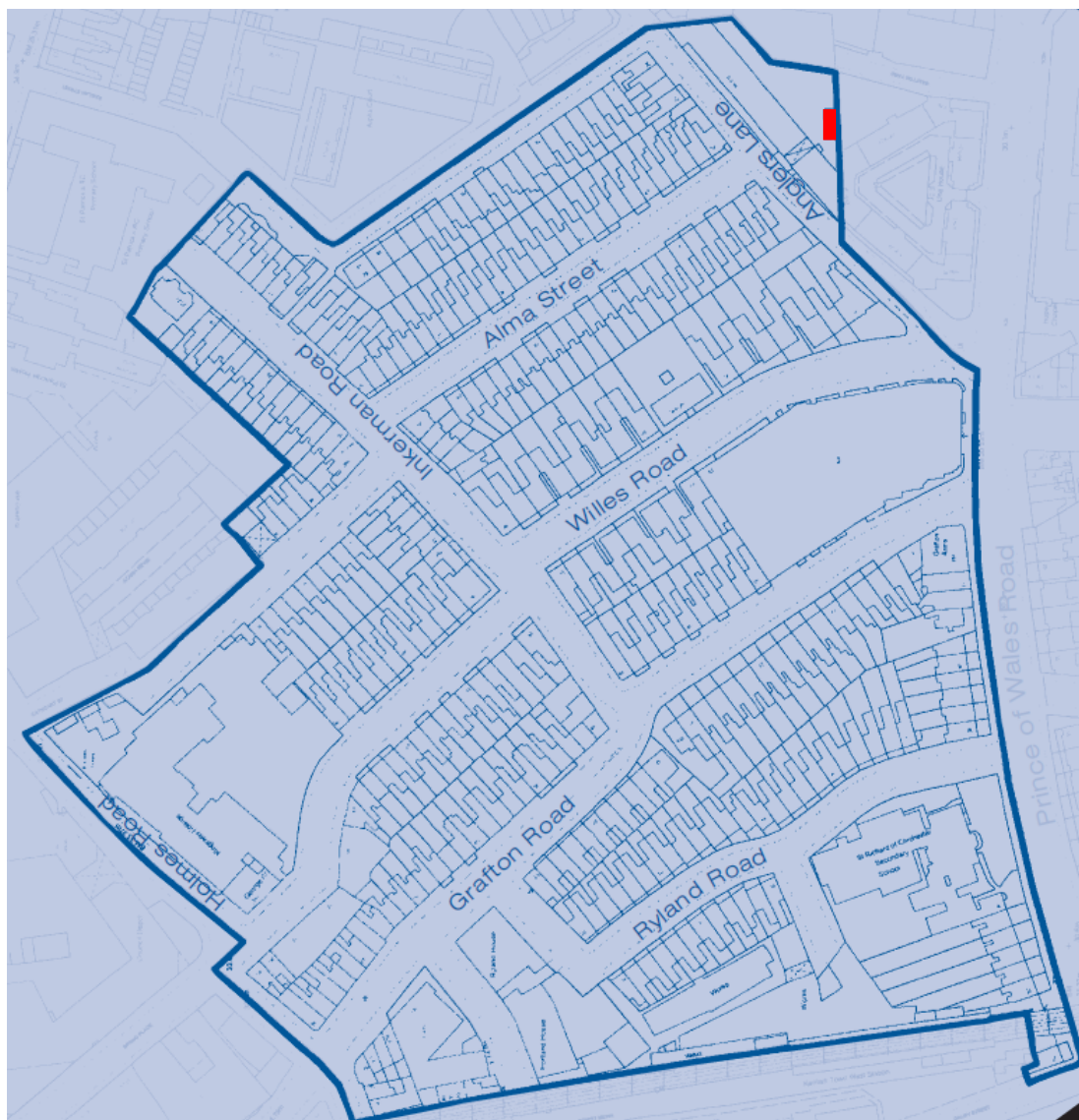
The downpipes will be realigned so they compliment the traditional house rather than ruin the aesthetic with a messy layout. The new gutters downpipes will be dark, to compliment the windows, window detailing and proposed extension. The existing building will be repainted off-white, giving it a fresh facelift. The roof on the existing building will be replaced with slate tiles.

*Ink 17*

*Where replacement materials are to be used it is advisable to consult with the Council's Conservation & Urban Design team, to ensure appropriate choice and use.*

The existing windows will be replaced with a similar style with a higher thermal performance suitable for today's housing standards. The frames will be dark, to match the frames in the 5-8 Anglers Lane renovations.

## 7.0 RELEVANT PLANNING POLICIES & CONSERVATION AREA STATEMENT



PROPOSED SITE IN RELATION TO THE INKERMAN CONSERVATION AREA

### Kentish Town Neighbourhood Plan

#### POLICY D3: DESIGN PRINCIPLES

*Applications for the development of new and the redevelopment of existing buildings (which may include demolition, alteration, extension or refurbishment) will be supported where they meet the following criteria:*

- a) Proposals must be based on a comprehensive understanding of the site and its context*
- b) Proposals must be well integrated into their surroundings and reinforce and enhance local character, in line with paragraph 64 of the NPPF The Kentish Town Neighbourhood Development Plan 2015 – 2030 Edge Planning & Development LLP 38 Northchurch Road London N1 4EJ 020 7684 0821 20*

*c) Proposals must identify and draw upon key aspects of character, or design cues from the surrounding area. Appropriate design cues include grain, building form (shape), scale, height and massing, alignment, modulation, architectural detailing, materials, public realm and boundary treatments*

*d) Design innovation will be encouraged and supported where appropriate*

*e) Design proposals must be of the highest quality and sustainable, using materials that complement the existing palette of materials in the surrounding buildings*

*f) Proposals must enhance accessibility in buildings by taking into account barriers experienced by different user groups.*

As shown within this document the proposal shows a deep understanding of the site and context, refer back to the immediate context for design inspiration. The proposal is also inline with Paragraph 64 of the NPPF as it improves the character and quality of the area and the way it functions, especially improving the view down Raglan Street. The proposal take cues from 5-8 Anglers Lane and the surrounding properties, notably the dark brick which is used in 5 Anglers Lane. The material palette has been influenced by 5-8 Anglers Lane and created a successful contemporary contrast to the restored Victorian warehouse. The design proposal is appropriately innovative.

#### POLICY SSP7: SMALL SITES AND INFILL DEVELOPMENT

*KTNF would look favourably on infill proposals for making use of small urban sites such as gaps, unused marginal land and other remnants where innovative ideas for sustainable development will bring the land back into use. A high quality approach to design is required (see Policy D3) to ensure adequate amenity for new residents, protection of the amenity of existing residents, and the preservation of the character and appearance of the street scene.*

*Outdoor space may be difficult to obtain due to the size of the sites. In these cases alternative approaches should be considered, such as balconies and roof gardens. This policy will be subject to assessment of viability on proposals coming forward.*

The proposal makes maximum use of a currently unused, infill residential plot, bringing the building back to use. The innovative ideas, such as proposed stair core, make the most of the site while maintaining composure from the street elevation and in the courtyard through its scale.

The existing building is in a conservation area, with the front façade being balanced and contributing to the conservation area, we do not want to add balcony's or Juliette windows as this will disturb the balance. Adding them to the gable end would mean they are only in the bedroom areas, not the living areas.



## 8.0 ACCESS

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### **Part M Compliance**

The units retain the existing levels and will be accessed from street level via the existing gated archway. The proposed building will meet the relevant aspects of Approved Document M where required.

The planning application proposal is therefore considered to deliver significant planning benefits and accord with the provisions of the Development Plan.

### **Fire Brigade Access**

Fire Engines may access the site via Anglers Lane.

## 9.0 CONCLUSION

### **Conclusion**

The proposal will have a positive affect on the overall aesthetic of the existing building, as well as the rear of 5-8 Anglers Lane. The careful consideration of the proposed design references the existing buildings form, yet is modern in detailing.

By lifting the ridge height at roof level, there is more useable floorspace making the building more liveable. However the ridge level increase is still below the existing gable ends, retaining the existing buildings form.

By creating 3 studio flats in place of an under utilised house the proposal optimises the plot to its full potential , helping meet Camden's need for more homes.

The materiality of the extension will be of quality, creating a modest extension which improves upon the current accessibility via existing internal timber stairs, utilising the existing floor space.