

**Design and Access Statement by Murray John Architects Ltd.  
Erection of a single storey side and rear infill extension following demolition of existing  
and replacement of ground floor side window  
at Flat A, 38 Allcroft Road, London NW5 4NE**

**Location**

The site is located in the West Kentish Town Conservation Area, and is part of a Victorian terrace on the west side of this principally residential street. It is shown on the Location Plan dwg. no. 791/01 and in photos accompanying the application.

**Conservation Area**

(Text below is derived from the West Kentish Town Conservation Statement)

West Kentish Town was designated as a CA on 20<sup>th</sup> September 2005 (refer to maps collated with photos). It is located between Kentish Town to the east and Belsize Park to the west, on a gentle east-facing slope. The valley of the River Fleet separates it from the centre of Kentish Town. Chalk Farm and Camden Town lie further south, and South Hampstead lies to the north. The CA stretches from Prince of Wales Road to Queen's Crescent, bounded to the west by a part of Malden Road. Talacre Road along with the Talacre Open Space forms the boundary to the east.

The houses on the west side of Allcroft Road are described as 'well detailed' mid-19<sup>th</sup> century terraces. Most were constructed between 1862 – 70. The buildings are typically three storeyed, built in yellow (now brown) London stock bricks.

Note also that the houses and flats on the east side of Allcroft Road and the modern development to the rear of the site, on the east side of Bassett Street are excluded from the CA.

Because of the gently sloping ground, the unified terrace steps down gradually in pairs towards the junction with Coity Road to the south, such that the last seven houses are reduced from three to two storeys high. The houses are set back slightly from the roadway, with small front gardens defined with low brick walls, capping stones and some shrubbery.

The frontages of the houses are all two windows wide, with tri-partite sashes to the ground floor, and four over four sashes above. They generally have intact white painted stucco surrounds to windows and front doors, and parapet cornices (although the cornice to no 38 is absent). The 'butterfly' roofs consisting of two shallow pitches in slate, which meet in a central gutter running from back to front, are mostly hidden. Above the ground and first floor window and front doors, there are simple entablatures supported on console brackets.

In the Conservation Statement, no's 2 -44 Allcroft Road are considered to make a positive contribution to the CA, although the loss of the original cornice to no 38 is noted as detracting from the area.

**The house and its history**

38 Allcroft Road is a three storey Victorian terraced house, within the Haverstock Ward, dating from the 1860s. It was subdivided into two flats in the 1970s (F10/24/6/18667), and a further ground floor extension was permitted in 1991 (9101069).

The whole house is owned by the applicants, Paul Sieveking and Val Stevenson, and has two parts: flat A (Ground Floor only), normally rented out – which is the 'application site' in question, and flat B (Upper Maisonette on 2 floors), which is presently occupied by the owners.

## **Description**

The proposed work concerns only the rear area of the ground floor flat along with some internal layout adjustments, with no external works proposed to the façade facing Allcroft Road. The property retains much of its original character and historic features. The existing L-shaped plan (with its two storey closet wing) is typical of the houses in that row. The flat roofed back room (permitted in 1991) projects beyond the closet wing at ground floor level, and abuts the rear boundary to the yard behind 32-34 Bassett Street.

The small rear garden is not visible from any public viewpoint, and is highly enclosed and screened by existing boundary treatments. Private views from adjoining properties are consequently very limited.

The garden itself is primarily formed as a hard landscaped courtyard, and has very slight amenity value compared to other larger and more open green gardens to the houses further south in that terrace. It receives very little sunlight, being surrounded by and overshadowed by the neighbouring buildings and dense creepers at its boundaries. There are several other properties that have infill extensions in the northern part of Allcroft Road, as its character becomes more commercial near the junction with Queen's Crescent, with its shops and street market. See plans and neighbouring character illustration and contextual photos.

The relationship to the neighbouring properties is shown in plan on the Block Plan dwg. no 791/09.

The property to the north, no 40, has a similar two storey closet wing, separated from no 38 by a yard. Because of the natural topography of the area, it sits approximately three or four brick courses higher than no 38, as shown in the existing cross section dwg no 791/03.

The property to the south, no 36, has a similar closet wing and a parapet wall with a high fence, abutting their ground floor back room, the roof of which is a roof terrace that runs to the end of its garden. This is drawn in the existing cross-section dwg no 791/03.

The modern development at Bassett Street behind the rear garden to the west has a series of long back yards or gardens. The concrete paved back yard to no 32-34 Bassett Street has an inner timber fence (approximately 1200 high) separated by a void approximately 300 wide to the boundary wall and trellis to the application site. This relationship is shown in the existing long section dwg no 791/04.

Along the north side of 32-34 Bassett Street there is a brick wall with a gate (possibly leading to a shed or rubbish enclosure) that virtually abuts the west boundary wall of the application site.

## **Design**

The design proposes a new wrap around single storey side infill extension to occupy much of the existing courtyard garden and replacing the unremarkable flat roofed single story back room originally permitted in 1991. The work shall also entail internal demolitions to open up some of the existing rooms and reform the bathroom and kitchen of the ground floor flat to achieve a more optimal spatial arrangement. The extent of the combined rear extensions is approximately 25 sq. m. The whole of the yard is at least 350mm below the level of surrounding gardens.

The raking glazed extension is set away from the rear wall of the main house, forming a small courtyard garden, providing a lightwell for the bedroom to the east, and allowing for drainage runs and rainwater management.

The proposed lean-to extension itself has a monopitch, glazed roof including 2no centrally pivoting opening lights with electronic controls and weather sensors. It will be formed in slender steel sections, supported on the northerly boundary wall, built up approximately 460 from its existing height and a new internal insulated stud wall adjacent. A box gutter will run for the length of the extension, set over the inner leaf of the party boundary wall.

The north wall of the first floor of the closet wing supports the high end of the pitch, plus a new, approximately 400 high brick parapet wall terminated with a plain tile-creased brick coping, to be formed on the north side of the new back room's roof.

To the west, at its boundary with 32-34 Bassett Street, there will be formed a triangular section of brickwork topped with a similar and adjoining coping to close off that end. The east end of the infill structure shall have a similar triangular shape, but shall be formed in proprietary steel framed glazed sections, and incorporate a pair of double doors.

The junction between the triangular lights and the pitched roof shall be terminated as shown in dwg. no 791/07. Refer to sections for information about heights and extent of the proposed elements.

It is further proposed to rebuild the poor quality existing back room to form a new flat roofed study/library, open planned to the adjacent kitchen/dining/sitting areas. This space shall have a green roof and will be accessible only for maintenance, and shall not be used as a roof terrace. Note that the adjacent space at no 36 is a roof terrace. Trellis to no 36 shall be renewed, as will the wooden fence over the flat roofed area to 32-4 Bassett Street, as shown on dwg 791/07. The existing brick parapet boundary wall to no 36 will be unchanged.

There is to be a new d.h. sash window on the north wall of the closet wing facing onto the courtyard garden. This will be a two by two Victorian double glazed 'slimlite' type, detailed to match existing windows at the rear. Refer to detail drawing.

## **Materials**

New brickwork shall be fair-faced reclaimed yellow London stocks.

Finish on Bassett Street triangular brick boundary face TBA with owners. It is assumed to be fair faced as elsewhere.

Pointing shall be a lime and sand mix.

Copings will be red tile creasing below the upper brick on edge course.

Coping to the boundary wall with no 40 shall be Code 4 lead.

Dressings as required will be Code 4 lead.

Glazed lean-to roof and triangular section including doors at east end shall be proprietary powder coated steel, mid-grey colour (make TBA).

Glazing shall be clear double-glazed sealed units, typically 6.4 low e laminated inner pane:16 argon filled cavity: 6.4 toughened (optional self-cleaning).

New d.h. sash window facing courtyard lightwell shall be a double glazed sealed, 'slimlite' Victorian style replacement side window, with a white painted timber frame (to match windows elsewhere), glazing to these typically would be 4mm low e inner pane; (min) 6mm Krypton gas filled cavity; 6.4mm clear toughened outer pane (U-value 1.2).

Downpipes and box guttering shall be aluminium sections, powder coated in colour to match lean to roof glazing bars.

Fencing to Bassett Road boundary at flat roof to be close boarded stained WBP pine.

Trellising shall be renewed to both the boundary with no's 40 and 36, to a height and extent TBA with adjoining owners, and planting likewise to be reinstated wherever feasible.

Green roof shall be 'Zinco Extensive Green Roof'.

Paving to lightwell courtyard shall be honed Yorkstone.

Channel drain cover to be stainless steel.

## **Access**

The owners envisage this flat as their eventual lifetime home, and this is a main driver for the interior layout adjustments and general design of the scheme. Flat A presently does not allow wheelchair access, despite its ground floor location. The intention is to enable level access throughout, by altering thresholds, subtly raking floor levels, widening the flat entrance door and corridor and forming a new accessible bathroom.

## **Justification**

A pre-planning application has been made, and received a broadly positive response. Ref 2019/0660/PRE. Refer to the sun and shadow diagrams included in the illustrations.

### **Front elevation:**

There are no alterations proposed to the street frontage or main roofs of this property. Any alterations are either at the rear or internal.

### **Impact on No 40:**

The level of the rear garden of the adjacent property no 40 is some 355mm higher than the garden of no 38, because of the natural topography of the site. The boundary wall at no 40 opposite one of the windows in its closet wing, measures 1330 high, whereas at the same position at no 38, it measures 1685 high from the ground. In addition there is an existing trellis and clematis plant, which makes the party boundary feel even higher.

In order to limit any possible impact to no 40's ground floor closet wing windows, the overall height of the new extension at the boundary shall not exceed 1800 high on no 40's side, including coping. Therefore the party wall to no 40 shall be built up by no more than 461mm. This will result in a revised boundary wall to no 40 of 1800 high, a dimension that is below the standard 2m maximum height normally allowed. The boundary height at the lightwell courtyard shall remain as existing.

Section drawing no 791/06 illustrates the shadows that shall be cast by the new extension, and demonstrates no adverse effects on the ground floor windows of no 40.

### **Amenity value of the garden:**

The potential loss of amenity by infilling most of the rear garden can be discounted. As stated earlier in the description, the surrounding buildings and fencing serve to limit its usefulness compared to other gardens further down in Allcroft Road. It is presently a dark, dank, deep set and unwelcoming space mostly covered in concrete, and there is no way to improve its aspect.

To offset the loss of much of the rear garden, a green roof is proposed on the flat roof of the new back room. This is intended to enhance biodiversity in this very urban built-up neighbourhood.

### **Effect on no 36's roof terrace:**

It is not anticipated that there will be any adverse impact on no 36's roof terrace, as the high point of the lean-to structure is located well away from the boundary line. All trellising, walling and planting affected will be renewed. There is no issue of overlooking as the new green roof will not be used as a terrace. As the proposed extension lies to the north, neither is there any impact on sunlight.

### **32-34 Bassett Street boundary:**

The triangular brick wall boundary treatment proposed to 32-34 Bassett Street likewise is discreet and will have minimal impact. The boundary line is situated at the far end of their garden, and is offset behind a timber fence, as explained in the 'Description' paragraph above.

There are no trees protected by TPOs either on or adjacent to the site. An existing extensive and uncontrolled Clematis shrub is to be taken out.

The applicants are very concerned to limit the carbon footprint of this development (they already have installed solar water heating, roof insulation, rainwater collection and double glazing on their upstairs flat). It is intended that wherever possible, the greatest insulation and energy saving techniques shall be applied here as well.

### **Photographs**

See attached document.

### **References**

Charles Booth poverty map 1889

Google maps and street views

Camden Core Strategy 2010-2025, Local Development Framework – Section 3, pgs. 115-116, 119, 127

Camden Planning Guidance/Design/ Extensions,

CPG 1 (July 2015, updated March 2018)  
Alterations and conservatories pgs. 27 & 30

CPG 6: Amenity (Sept 2011, updated March 2018)

Kentish Town Planning Framework, Feb 2018

West Kentish Town Conservation Area Statement (2005) CB21 -26