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173 DOC 02 Pre-Application Enquiry

November 2019

Contents

Introduction

Executive Summary

This design and access statement has been prepared to explain the design approach as part of the pre-application enquiry to carry out the following works at 9 Inkerman Road:

- Partial roof extension (to rear half of roof).
- Installation of window to rear elevation.
- Associated internal modifications.

This document provides an overview of the existing building, the surrounding context, the proposed scheme and relevant planning policy.

Brief

9 Inkerman Road is home to a family of two parents and two children who have lived in the house since 2004. The family is aiming to make the existing building more sustainable in terms of minimising energy usage and also ensuring the property remains suitable for future family life.

In terms of adjusting the house to suit modern living, the existing dwelling has 3 bedrooms, however, the smallest bedroom is less than 7m^2 and can only accommodate a single bed. As the children have grown older, this space has started to feel especially cramped, with limited space for storage and study. Furthermore, the restrictive size of this bedroom is likely to become especially problematic in the future as increasing costs in accommodation and higher education result in children being unable to leave home until later in life.

In addition, one of the children in the family is ASD and it is not certain whether they will be able to live fully independently. For this reason, the family would like to ensure that the house is adapted to accommodate at least one child remaining and living with the parents into the foreseeable future.

The family have explored adding an additional bedroom at ground level. However, this would compromise the spaces that are currently used by the child with ASD for “stimming”, which in this case consists of running backwards and forwards repetitively. The necessity of preserving these spaces for stimming means that it is not possible to significantly adapt the existing plan at ground floor level.

It is understood that within the neighbourhood there is growing pressure for greater space. This is made evident by the submission of the ‘Inkerman Area Roof Extensions’ discussion document (appended) submitted to the local authority.

Existing Dwelling

Form

9 Inkerman Road forms the end terrace of a row of Victorian houses, built between 1868-1873.

The front elevations of the row are similar: a tripartite sash window is located at ground floor level, adjacent to the front door. Two sash windows are located at first floor level, offset slightly from the ground floor openings.

Typical for houses like these, the row have V-shaped butterfly roofs with parapet walls to the front elevation and between dwellings. The profile of the butterfly roof is expressed on the rear elevation.

As with many of the neighbouring dwellings, 9 Inkerman Road has been extended to the rear. A flat roofed extension has been built at ground floor level with a pitched roof 'closet wing' type extension at first floor level.

Materials

The house is constructed in London stock brick with stucco detailing to the front door portico and front window surrounds.

The roof over the existing house and closet wing extension are tiled with man-made slates. A solar thermal panel has been installed to the South facing half of the butterfly roof. The roof over the ground floor rear extension is a black single-ply membrane.

Windows

All windows to the original house are white painted timber sashes, with first floor windows in a 2/2 configuration.

The rear extension has casement windows at ground and first floor levels with modern bi-fold doors to the kitchen.

Front Elevation

Rear Elevation

Planning History

As aforementioned, the original house has been extended to the rear, with additions at ground and first floor. In 2006, planning approval was granted for the construction of a replacement first floor rear extension. This was completed in 2009 alongside alterations to the rear of the house to accommodate a new kitchen/dining area with additional storage.

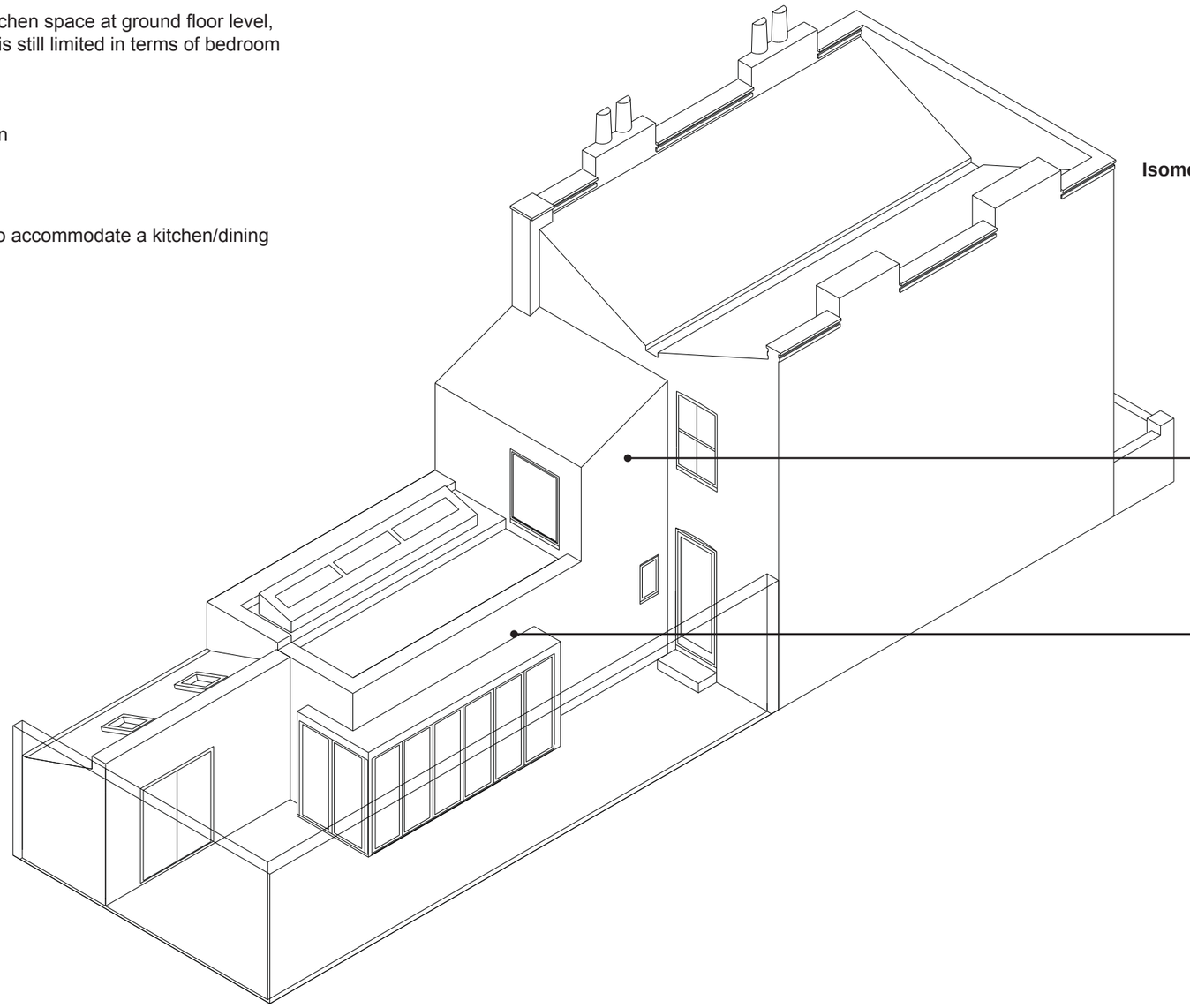
Whilst these works have offered additional dining and kitchen space at ground floor level, and allowed for a bathroom at first floor level, the house is still limited in terms of bedroom space.

2006 - The erection of a first floor rear extension

2006/4183/P

2008 - Erection of ground floor rear extension to accommodate a kitchen/dining area with additional storage area

Permitted development



Isometric of Existing House

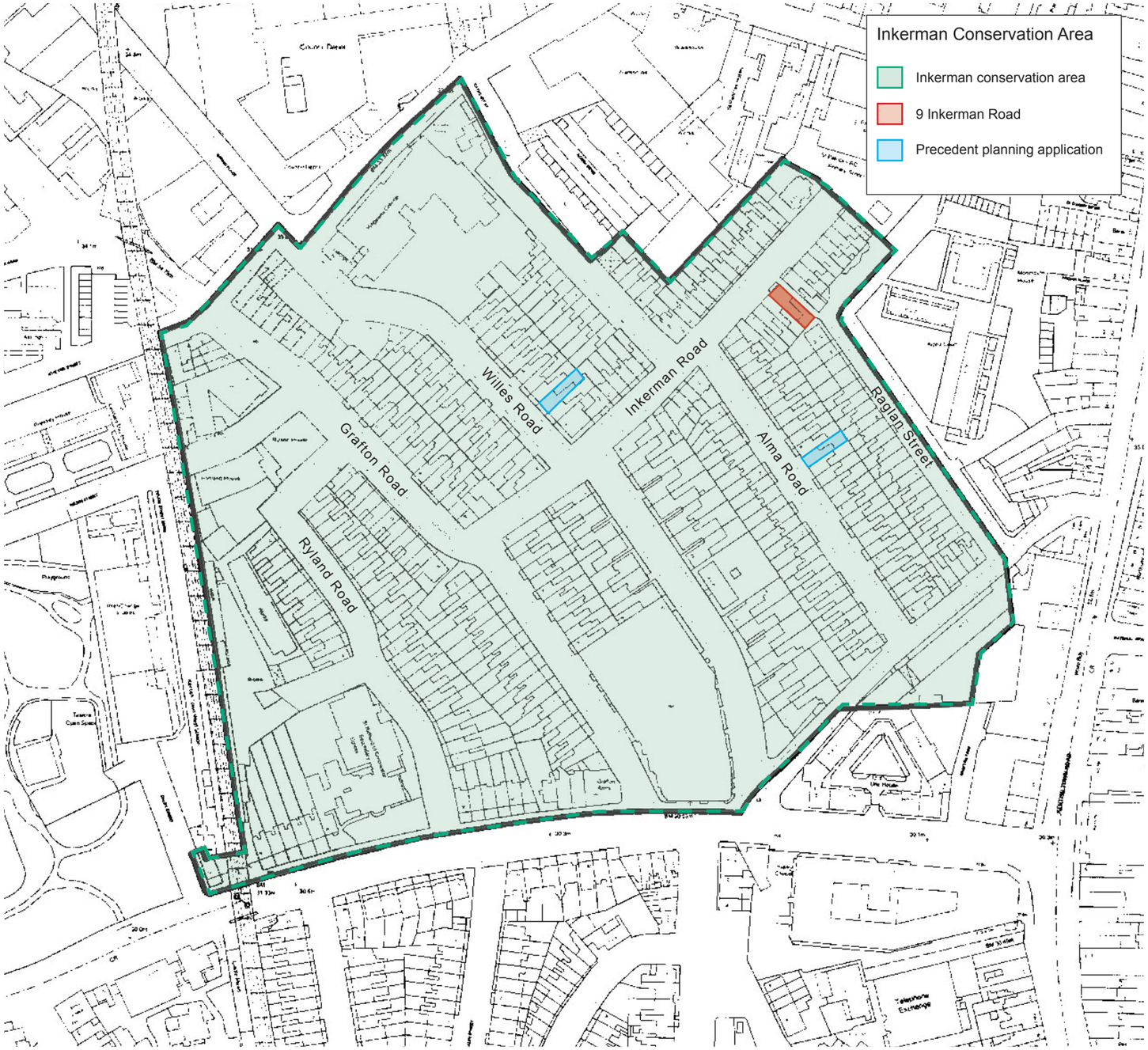
Context

Conservation Area

9 Inkerman Road is situated within the Inkerman Conservation Area, which was designated by the London Borough of Camden in 2001. The Inkerman Conservation Area is predominantly made up of ‘a variety of small mid-Victorian two and three storey houses built mostly within a decade in the 1850s’. 9 Inkerman Road has several features identified as contributing to the conservation area character by the conservation area appraisal:

- London stock brick construction
- Stuccoed front parapet and window and door surrounds
- A slate clad butterfly roof with a central gutter running from front to back

The proposed works have been carefully designed with respect to the features listed above, as described on the following pages.

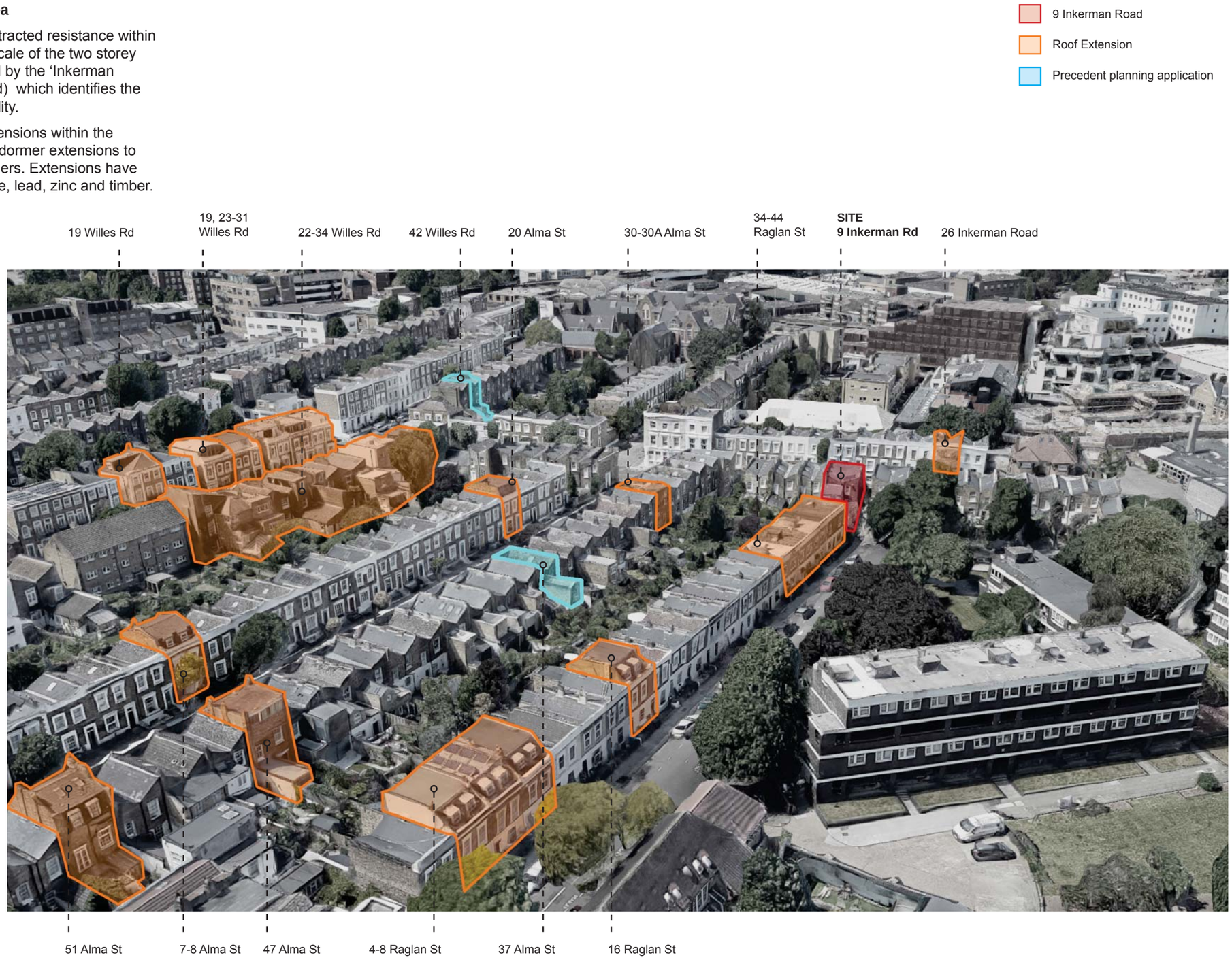


Aerial view showing no. 9 Inkerman Road

Roof Extensions within Inkerman Conservation Area

It is understood that roof extensions have previously attracted resistance within the Inkerman Conservation Area. However, the small scale of the two storey terraces does not suit modern family life, as highlighted by the 'Inkerman Area Roof Extensions' discussion document (appended) which identifies the broader requirement for roof extensions within the locality.

The image below highlights the wide variety of roof extensions within the conservation area. These extensions range from large dormer extensions to mansard type roof extensions to smaller 'pop-out' dormers. Extensions have been constructed in a range of materials, including slate, lead, zinc and timber.



Aerial View of the Inkerman Conservation Area facing North-West

Pop-up Roof Extensions

The conservation area appraisal states the following:

'Mansard additions and other forms of roof extension, which fundamentally change the roof form, are uncharacteristic of the Conservation Area. The introduction of roof addition of this nature is unlikely to be acceptable due to the adverse affect on the skyline and surrounding streetscene.

Further dormers or 'velux' type windows at the rear will normally be allowed if sensitively designed in relation to the building...'

On this basis, given the butterfly roof profile present on 9 Inkerman Road and neighbouring dwellings, a modestly sized dormer type roof extension would reflect conservation area guidance whilst allowing for much needed additional accommodation.

Two small 'pop-out' dormer type roof extensions of this type have been approved at 37 Alma Street and 42 Willes Road.

37 Alma Street

2016/6267/P
External alterations and extensions to include enlargement of closet wing and side/rear infill extension at ground floor level and installation of dormer window to rear of main roof slope.

Existing Rear Elevation

Visual showing Proposed Roof Extension

42 Willes Road

2011/2107/P
Erection of a ground floor rear extension with glazed pitched roof, a roof extension with side window within the rear valley roofslope and the installation of rooflight at first floor level

Existing Rear Elevation Proposed Rear Elevation

Aerial view of Butterfly Roof Dormer Infill on 42 Willes Road

Proposed

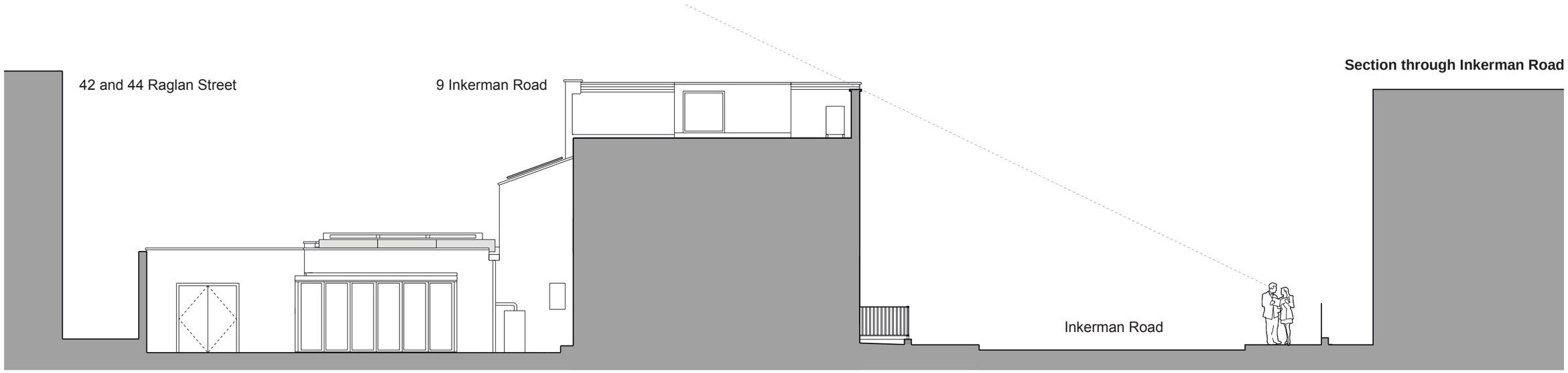
Roof extension

As discussed on page 3, the existing house suffers from a lack of bedroom space, especially with respect to the smallest bedroom. The proposed roof extension would serve to future-proof the house by providing a sleeping deck to increase the size of this bedroom, creating much-needed additional storage and study space beneath.

The extension is formed by a pop-out dormer, similar to those approved at 37 Alma Street and 42 Willes Road. The dormer does not exceed the height of the existing parapet, it would therefore not be visible from Inkerman Road and would have negligible impact on the access to views or light of neighbouring buildings. It has also been set back from the rear elevation so as to preserve the butterfly roof profile.

The window to the sleeping deck faces into the roof slope and consequently would not increase overlooking.

The dormer would be clad in slates to match the adjacent roofscape. The roof over the extension will be a grey single ply membrane.



Section through Inkerman Road

Existing View from Raglan Street

Proposed View from Raglan Street

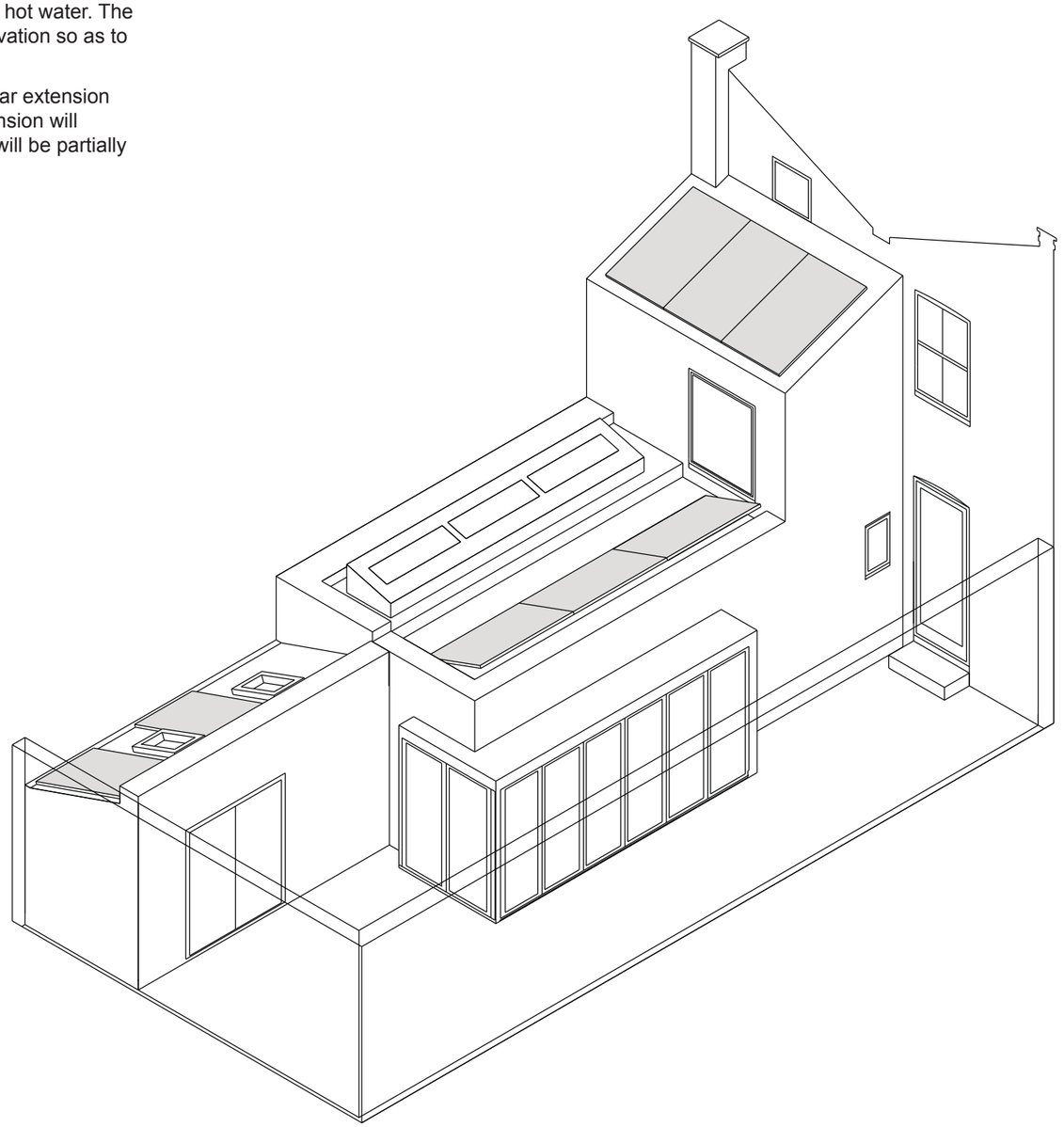
Energy

The proposed works include the installation of insulation, an air source heat pump (ASHP) and photovoltaic panels.

The existing dwelling is constructed of solid brick walls that predicate a high level of heat loss. The works therefore involve the installation of insulation to the internal face of the external walls and to the roof. As the installation of insulation will not affect the external appearance of the existing building, this will not require planning consent.

The proposed ASHP will be approximately 3 times more energy efficient than a traditional boiler and will therefore minimise the energy requirement for heating and hot water. The ASHP has been located behind the front parapet, away from the rear elevation so as to minimise visual impact.

Photovoltaic panels are proposed on the closet wing roof and over the rear extension at ground floor level. The panels installed over the ground floor rear extension will have negligible impact to the character of the conservation area as they will be partially concealed behind the existing parapet walls.



Isometric with Photovoltaic Panels Highlighted

Planning Policy

Camden Local Plan

D1 Design

Local Context and Character

(7.2) *The Council will require all developments...to consider the character and proportions of the existing building, where alterations and extensions are proposed* The proposed roof extension is subservient to the host building and does not exceed the existing parapet height.

(7.2) *The Council will require all developments...to consider the prevailing pattern, density and scale of surrounding development*

The distinctive butterfly roof form which is typical to houses within this area, is respected and preserved by setting back the proposed dormer from the rear elevation, thereby minimising the visual impact at street level.

Details and Materials

(7.9) *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 above.

(7.10) *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 proposed roof extension is clad in man-made slate to match the existing roof materials.

Views

(7.28) *The Council will also consider the impact of a scheme, in terms of the townscape, landscape and skyline...developments should not detract from the panorama as a whole and should fit in with the prevailing pattern of buildings and spaces.*

The modest scale of the proposal ensures that the views along and across the roofscape of Inkerman Road to the front will be unaffected. To the rear, the dormer sits within the existing roof profile, causing no disruption to the existing views or skyline.

D2 Heritage

Conservation Areas

(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.*

The character and scale of the proposed extension reflects that of similar dormer roof extensions within the surrounding conservation area.

Details

(7.54) *The character and appearance of a conservation area can be eroded through the loss of traditional architectural details...where alterations are proposed they should be undertaken in a material of a similar appearance to the original.*

The proposed roof extension is clad in man-made slate to match the existing roof materials.

CC1 Climate Change Mitigation

(d.) *The council will require all development to minimise the effects of climate change...and encourage sensitive energy efficiency improvements to existing buildings*

The proposed works include the following measures to increase the energy efficiency of the property:
- Photovoltaic panels will be added to the existing roof surfaces where appropriate
- Additional insulation will be installed where possible to minimise heat loss
- An air source heat pump will be fitted within the valley of the butterfly roof, located behind the front parapet

CPG: Altering and Extending your Home

4. Roofs, Terraces and Balconies

(4.1) *Roof alterations are likely to be acceptable where:*
- alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form
- there are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm

Dormer infill roof extensions similar to the proposed have already been sensitively undertaken within the conservation area, setting a precedent for growing families to be able to modestly adapt their houses to suit their needs.

(4.4) *Roof dormers should be designed sensitively so they do not dominate the roof plane ...they should sit within the roof slope so that the overall structure of the existing roof form is maintained.*
(4.4b Dormer Windows) *Dormers should be appropriately designed and subordinate in size to the main roof and host building.*

The proposed roof extension is subservient to the main roof/host building and does not exceed the existing parapet height.

Valley or Butterfly Roofs

(4.9) *On properties with a 'valley' or 'butterfly' roof where a mansard extension is considered acceptable in principle...then the rear v-shaped parapet should be retained. The new roof addition should start from behind the parapet at existing hopper-head level.*

The rear 'butterfly' roof profile and v-shaped parapet are to be retained in accordance with planning guidance. The proposed dormer extension is set back from the existing parapet, beginning at the level of the existing hopper-head within the v-shaped rear parapet.

Conclusion

The proposed dormer provides much-needed additional family accommodation. It has been carefully designed so that it is in keeping with similar roof extensions constructed within the area and has minimal impact on the appearance of the existing butterfly roof. The extension will match the existing roof in terms of materiality.

In the context of the climate emergency, retrofit of existing buildings is fundamental in terms of minimising our carbon footprint. The installation of insulation, an air source heat pump and photovoltaic panels will serve to minimise the operational energy demand of the existing house. This project will demonstrate how a typical London domestic building type can be retrofitted to achieve highly desirable levels of energy efficiency and environmental comfort, and would form a precedent for future retrofit projects.

Inkerman Area Roof Extensions

The purpose of this document is to promote discussion, gather views and from there find a way forward together.

Draft 2
18th June 2017
For discussion purposes only

The argument in favour of roof extensions

There are a number of households within the Inkerman Area who wish to build roof extensions. Under the current guidelines it is likely that these applications would not be approved if no extensions currently exist in the immediate area.

However, we feel that there is a strong argument to be made in favour of roof extensions in these situations, and this document explores how this might be achieved sensitively and with consistency.

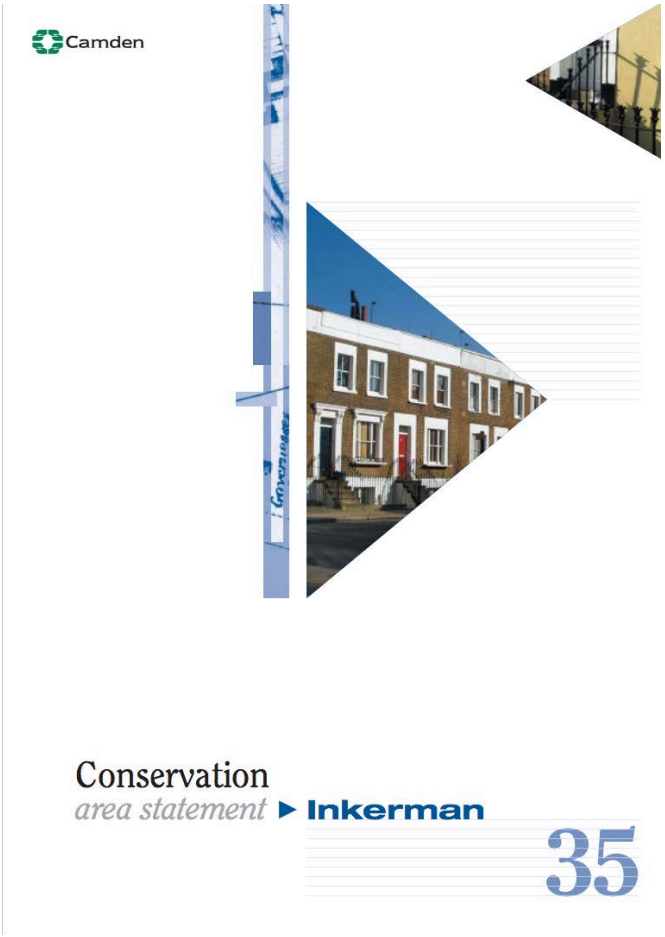
Permitting roof extensions in the Inkerman Area would:

- Maintain the existing community by allowing families to stay in houses as family grows – preserves community links, keeps kids in local school etc.
- Preserve the neighbourhood as a genuine long term evolving community rather than a higher turnover of tenants in rental properties.
- Roof development is far more advantageous to all than any basement development might be.
- Provide an alternative to rear extensions that can feel more of an encroachment on garden spaces to the rear of the houses.

We feel that roof extensions are not detrimental to the area as long as they are set back from the street-facing facades, and are sensitively done, using good quality materials, in a way that establishes a new guideline.

This is not intended to suggest a prescriptive approach to all potential development, just to enable individuals to consider roof extensions as an option.

Current conservation area guidelines …



The Inkerman Area Conservation statement
https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/inkerman/

The relevant section is here:

ROOF EXTENSIONS
Ink24
Planning permission is required for alterations to the roof, at the front, rear and side within the Conservation Area. Some alterations at roof level including the side and rear have had a harmful impact on the Conservation Area. Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an individual basis with regard to the design of the building, the adjoining properties and the streetscape. Where the principal of an extension is acceptable they should respect the integrity of the existing roof form and existing original details should be precisely matched. roof extensions are unlikely to be acceptable where:

- *It would be detrimental to the form and character of the existing building*
- *The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired*
- *The property forms part of a symmetrical composition, the balance of which would be upset*
- *The roof is prominent, particularly in long views*
- *The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent.*

Mansard additions and other forms of roof extension, which fundamentally change the roof form, are uncharacteristic of the Conservation Area. The introduction of roof addition of this nature is unlikely to be acceptable due to the adverse affect on the skyline and surrounding streetscene.

Further dormers or 'velux' type windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. Dormers at the front and the side will not be allowed where a cluster of roofs remain largely, but not necessarily completely, unimpaired.

Generally the roofs have a shallow pitch and therefore the scale and position of the dormer in the roof slope should respect the ridge and hip lines and general proportions of the building.

The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimneystacks and pots will be encouraged.

The Inkerman Conservation Area boundary

Why the conservation guidelines might evolve …

- The current Inkerman Area Conservation Guidelines focus on the preservation of the built environment. However, more up-to-date thinking defines conservation as not just about preservation, but about how best to accommodate adaption without a loss of significance. It is not only about place, but about people and communities too.
- They were written in 2003 (14 years ago) and have not been updated since. They are therefore out of sync with some of the current planning policies and guidance.
- There is a general shift towards localism and local communities having more say in improvements to their environment (Localism Act 2011) – local examples of this are the Kentish Town Neighbourhood Forum.
- They were written in response to a perceived threat to the historic street-scape of this area of Kentish Town.
- This document has played a really important role in making the Inkerman Conservation area such a pleasant place to live, and there is no doubt that guidelines of this nature are still needed.
- Since its writing there has been a shift in demographics of the area – from a general underuse of the building stock, to an extraordinarily vibrant community that is using the building stock to full capacity – over-capacity in some cases.
- The document is restrictive in terms of roof development, and we feel that this restriction can damage the area and the community.
- Roof extensions can help families stay in their houses and maintain the community feel of this area, as long as they are carefully, sensitively and consistently designed and built using appropriate materials.
- The majority of streets in this area already have roof extensions that give an uneven skyline to the streets – filling in the gaps can be advantageous to everyone.
- Existing precedents on Willes Road and Ryland road demonstrate that roof extensions are not detrimental to the area.
- The planning application recently granted on Ryland Road demonstrates that roof extensions are going to be more relevant issue to the community in the future.
- The value of the conservation guidelines is that they encourage consistency; and without them evolving to incorporate guidance on roof extensions, there is a danger that individual applications are approved on an ad hoc basis. Other boroughs have documentation that provides some good ideas how consistency can be achieved – for instance the City of Westminster's 'ROOFS - A guide to Alterations and Extensions on Domestic Buildings'
- It is therefore proposed that the guidelines are enhanced to include a set of design guidance for roof extensions which would ensure that the original aim of maintaining consistency can continue to be upheld as the circumstances of the community change.

Roof extensions in Inkerman Conservation Area

Looking at existing roof extensions in the Inkerman Conservation Area gives a good indication of best practice that could be set out in the evolved guidelines – and also some instances of what should be avoided.

2 – 6 Ryland Road

- These extensions are less visible because the roof slope is shallower than 70 degrees
- They are set back from the parapet
- Their materials are less bright than the main body of the house.
- There is a consistency of design
- Their presence does not detract from the uniformity of the entire terrace.

20 Alma street

- roof extension without windows
- Blank face to street
- Party walls very prominent.

51 Alma street

- Large volume created
- Set back from parapet
- Chimneys on each side extended with party wall

84 Grafton road

- One roof extension on its own

Raglan Street

- Mansard type roofs
- Extensions occur intermittently along terrace
- Different parapet heights

32 – 36 Willes Road

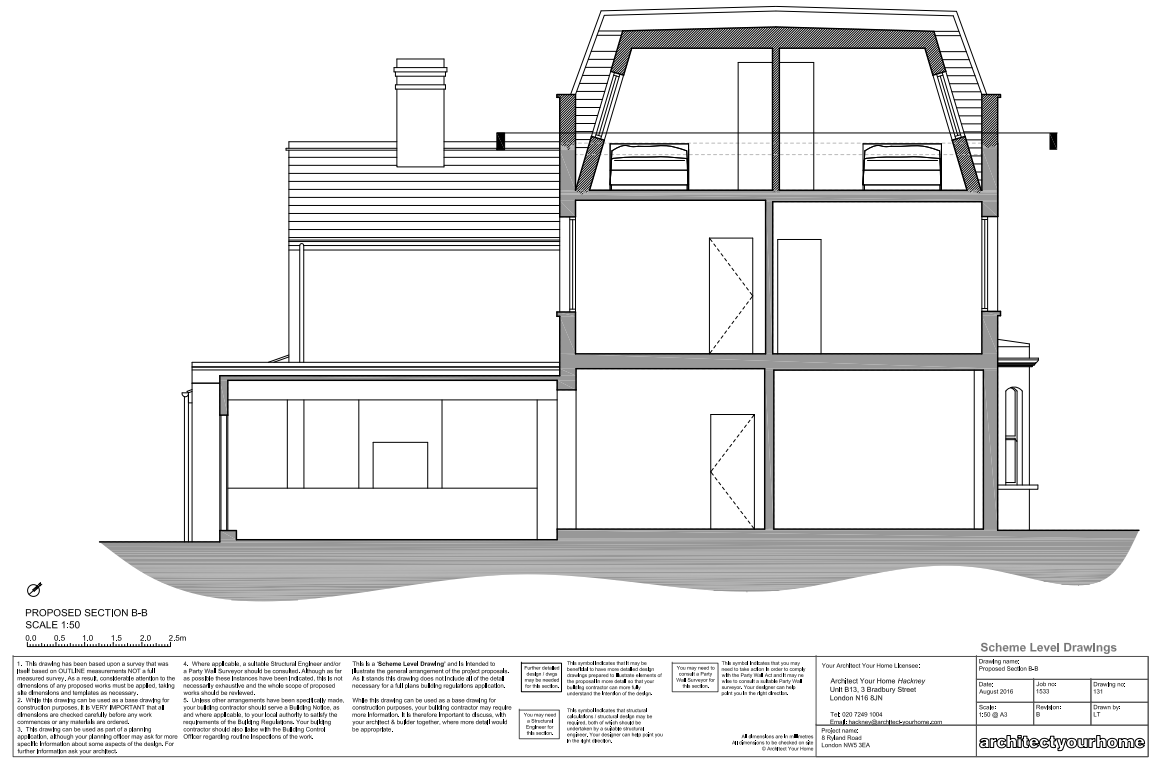
- Stepped back type roofs
- Roof terraces with visible planting

23 – 31 Willes road

- Barrel vault – does not achieve consistency, but it is secondary to the main house.
- Extension nearer Inkerman road are stepped back and more consistent.
- End of terrace side wall without mansard roof or windows

8 Ryland Road

- Recent planning application for Roof extension recently approved after appeal.
- This shows a careful and consistent approach which could be used elsewhere.



PROPOSED SECTION B-B
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Scheme Level Drawings

1. This drawing has been based upon a survey that was itself based on OUTLINE measurements NOT a full measured survey. As a result, considerable attention to the dimensions of any proposed works must be applied, taking site dimensions and templates as necessary.
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4. Where applicable, a suitable Structural Engineer and/or a Party Wall Surveyor should be consulted. Although as far as possible these instances have been indicated, this is not necessarily exhaustive and the whole scope of proposed works should be reviewed.
5. Unless other arrangements have been specifically made, your building contractor should serve a Building Notice, as and where applicable, to your local authority to satisfy the requirements of the Building Regulations. Your building contractor should also liaise with the Building Control Officer regarding routine inspections of the work.

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All dimensions are to be checked on site
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Project name:
8 Ryland Road
London NW5 3EA

Drawing name: Proposed Section B-B
Date: August 2016
Job no: 1533
Drawing no: 101
Scale: 1:50 @ A3
Revision: B
Drawn by: LT

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PROPOSED FRONT ELEVATION
SCALE 1:50

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Project name:
8 Ryland Road
London NW5 3EA

Drawing name: Proposed Front Elevation		
Date: August 2016	Job no: 1533	Drawing no: 120
Scale: 1:50 @ A3	Revision: B	Drawn by: LT

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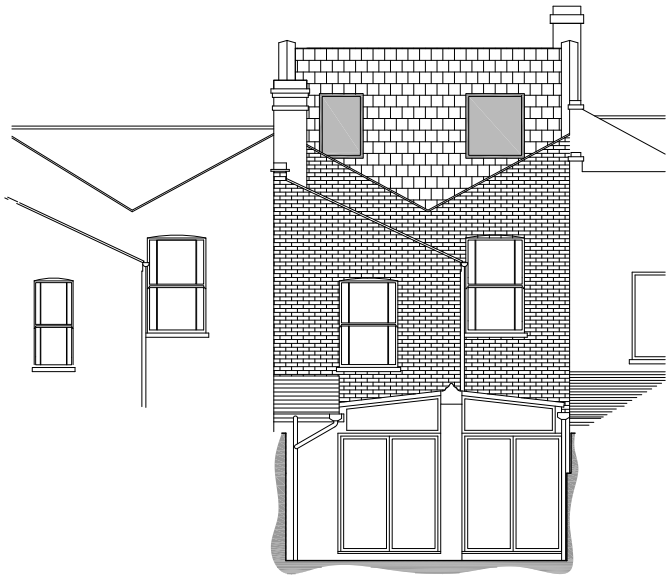

PROPOSED REAR ELEVATION
SCALE 1:50

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London NW5 3EA

Drawing name: Proposed Rear Elevation		
Date: August 2016	Job no: 1533	Drawing no: 121
Scale: 1:50 @ A3	Revision: B	Drawn by: LT

architectyourhome

Roof extension design

There existing area shows a considerable variety in roof extensions that have been built, both before and after the conservation guidelines were published.

Points to consider:

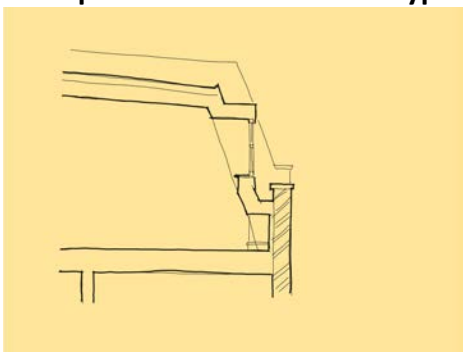
- Street profile
- Rear profile
- Side elevation
- Materials
- Structure
- Internal layout and minimum room size
- Room height
- Building regulations
- Energy efficiency and sustainability

Front design

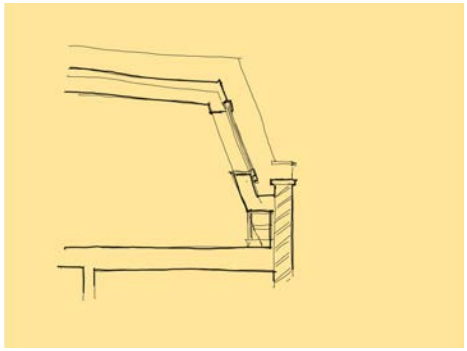
Issues to consider:

- Maintaining the existing parapet line.
- Roof extension being secondary to main building.
- Extension type: Mansard or set-back?
- Angle of mansard roof and party wall.
- Roof window type (velux rooflight type or dormer window)
- Angle of glazing and consequent reflecting of the sky
- Placement and alignment with windows/wall below.
- Materials and colour

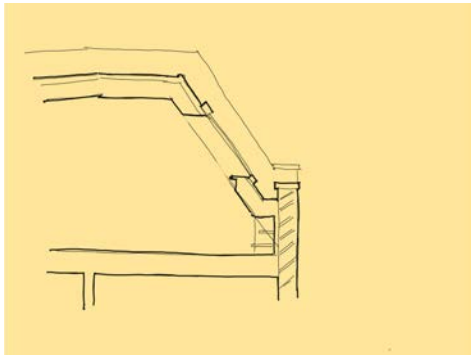
Some possible roof extension types



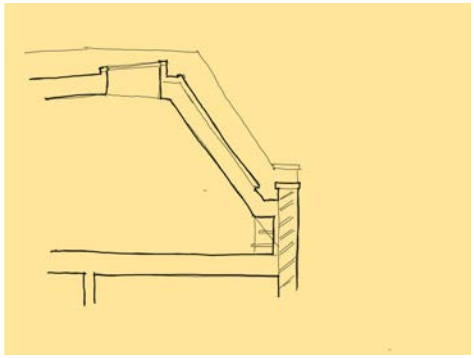
70 degree Mansard with Dormer window



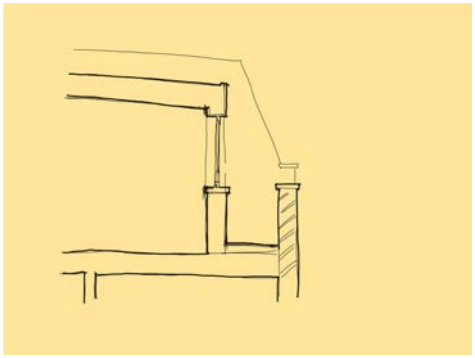
70 degrees Mansard with rooflight



55 degree mansard roof with rooflight



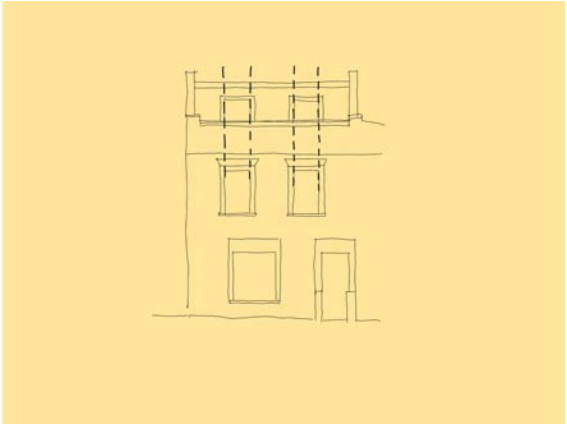
55 degree mansard roof with rooflight above



Stepped back with small terrace

Window alignment

One important feature of dormer windows being consistent with the design of the house is that they relate to the windows below in some way.



Consistent materials and colours

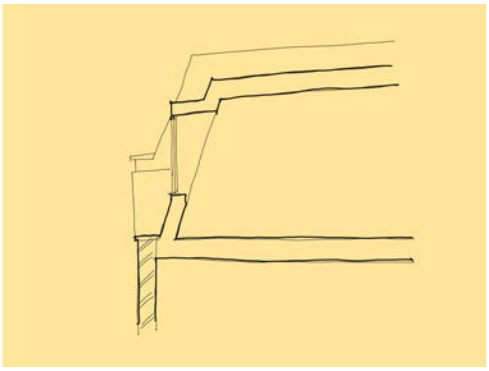
Traditional dormer colours and materials

Using more ‘background’ colours

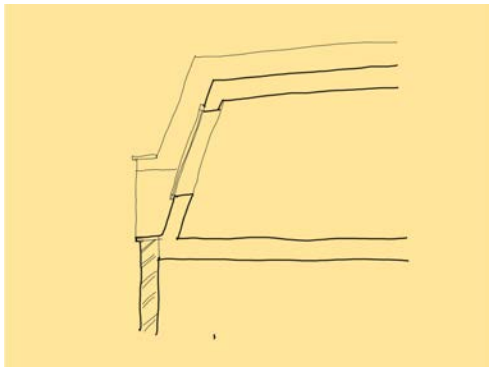
Rear design

The rear of the houses generally have butterfly parapets, in line with the butterfly roofs. In the centre, these are generally much lower than the on the street side, as this is where the rainwater drains off.

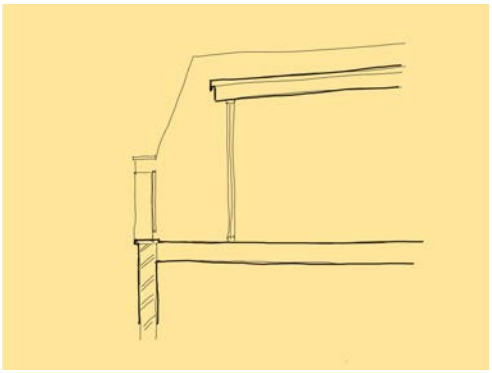
Roof terraces can be a way of introducing greenery and also ensure roof extensions are set back from the main façade. However, they create issues of overlooking back gardens and the revised guidelines may provide an opportunity to establish an area-wide standard to protect all residents.



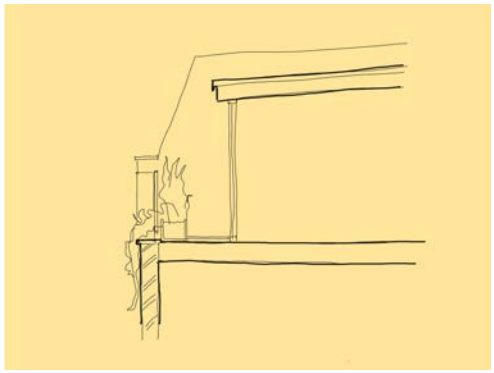
Mansard with dormer window



Mansard with Rooflight



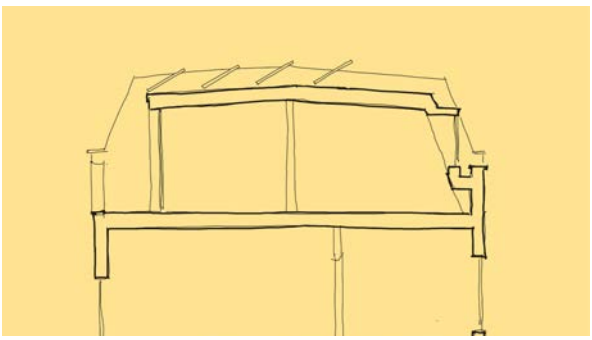
Stepped back



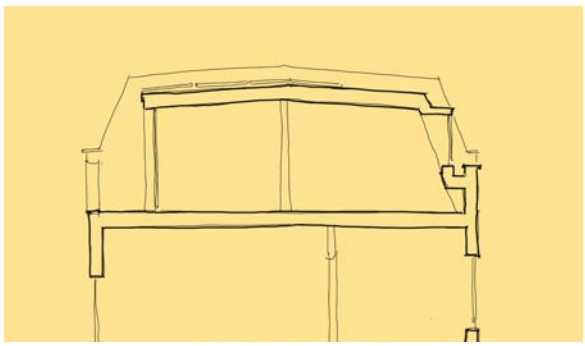
Stepped back with small terrace and planting

Roof

The council may wish to opt for guidelines that allow specifically encourage the installation of photovoltaic panels.



Section with PV raised.



Section with PV flat.

Reference guidance

The City of Westminster's 'ROOFS - A guide to Alterations and Extensions on Domestic Buildings' provides some good ideas as how to as to how consistency can be achieved across roof extensions

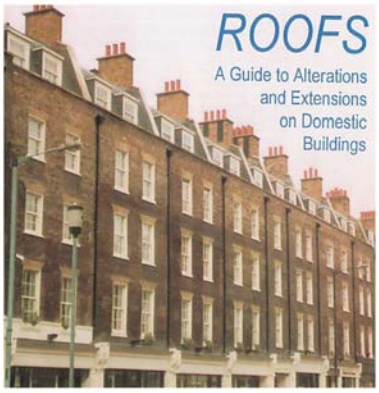
City of Westminster

PLEASE NOTE

The Unitary Development Plan (UDP) policies and planning, building control and other legislation and regulations referred to in the text of this guide were current at the time of publication. Because this guidance is an electronic version of the printed guidance as approved and adopted, these references have NOT been changed. For ease of contact; names, telephone numbers and locations have been regarded as non-material editorial changes and have been updated.

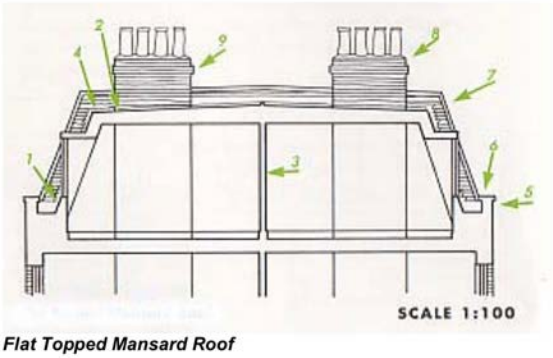
As UDP policies and government legislation may have changed over time, before carrying out any work, it is recommended that you consult the current UDP http://www.westminster.gov.uk/planningandlicensing/udp/index.cfm for policy revisions and you may wish to check with planning and/or building control officers about your proposals.

ROOFS
A Guide to Alterations and Extensions on Domestic Buildings



GENERAL RULES (see diagrams below)

1. The principle slope should be pitched no greater than 70 degrees.
2. The upper slope should not normally be greater than 30 degrees.
3. The floor-to-ceiling height should be kept to a minimum. The normal maximum will be 2.3m (in domestic buildings).
4. The intermediate ridge, between the principal and upper slopes (the knee), should be kept as low as possible.
5. The roof should be set back behind a parapet gutter at the front and the rear.
6. The party wall slope should start behind the back line of the parapet coping.
7. The party wall profile should be parallel to the roof slopes, at the minimum upstand permitted under the Building Regulations (1991) of 375 mm.
8. Where a roof is extended the chimney stacks should be raised to retain the same height relationship with the roof.
9. Chimney stacks containing active flues must be raised to at least 1000 mm above the level of the adjoining roof covering to accord with Building Regulations (1991).



Flat Topped Mansard Roof

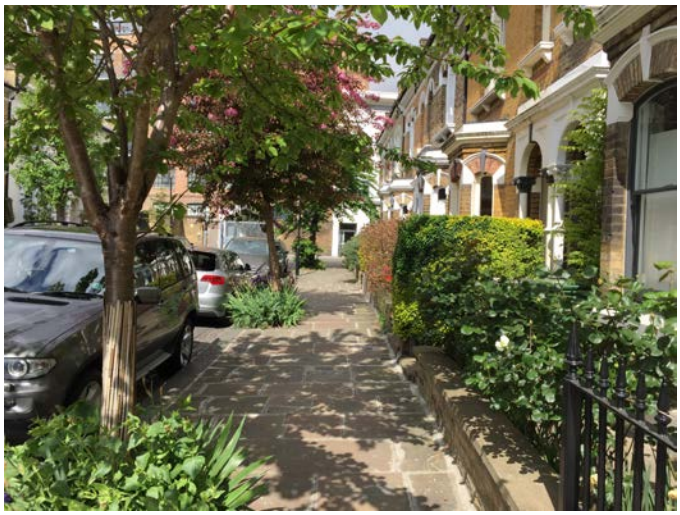
Environment

Residents in the Inkerman Area applying for permission for roof extensions could use this opportunity to include upgrades to the existing buildings and streetscape as part of their building works.
For example:

- Renewable energy generation (eg. Photovoltaic panels)
- Enhanced insulation
- Code for sustainable homes
- Electric car charging points
- Planting on buildings

Can other improvements help?
Adding original detailing around windows and doors and railings, which has subsequently been lost, can enhance the presence and uniform appearance of a terrace from the street. This could be done in conjunction with an application for a roof extension.


Original detailing around windows and doors – Alma Street


Trees and planting enhancing the streetscape – Ryland road.

Traditional railings in the front of houses – Inkerman Road

Next steps

- Discuss consultation approach
- Discuss with local residents and organisations which roof extension type would be most appropriate.
- Use the outcome of these discussions to develop to develop evolve guidelines for the area to present to Camden Council
- Input into the current Camden Planning Guidance review – deadline for initial comments is 7th July 2017
- Individuals to apply for planning permission following design guidelines that the community has approved.