

Second floor  
118a London Wall  
London EC2Y 5JA  
rp@prewettbizley.com  
020 7359 2692

prewett  
bizley  
architects

9 Inkerman Road, London NW5 3BT  
173 DOC 04 Design and Access Statement

---

## Contents

Introduction	2
Existing Dwelling	3
Context	5
Proposed	6
Planning Policy	8
Conclusion	9

## Introduction

### Executive Summary

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

- Pop-out window
- Window to rear elevation
- Rooflight
- Railings to front garden
- ASHP installation

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 that the property remains suitable for future family life.

A key component of their brief is providing additional home-working space and allowing a space for reading or quiet reflection, separated from the hustle and bustle of the main house.

## 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



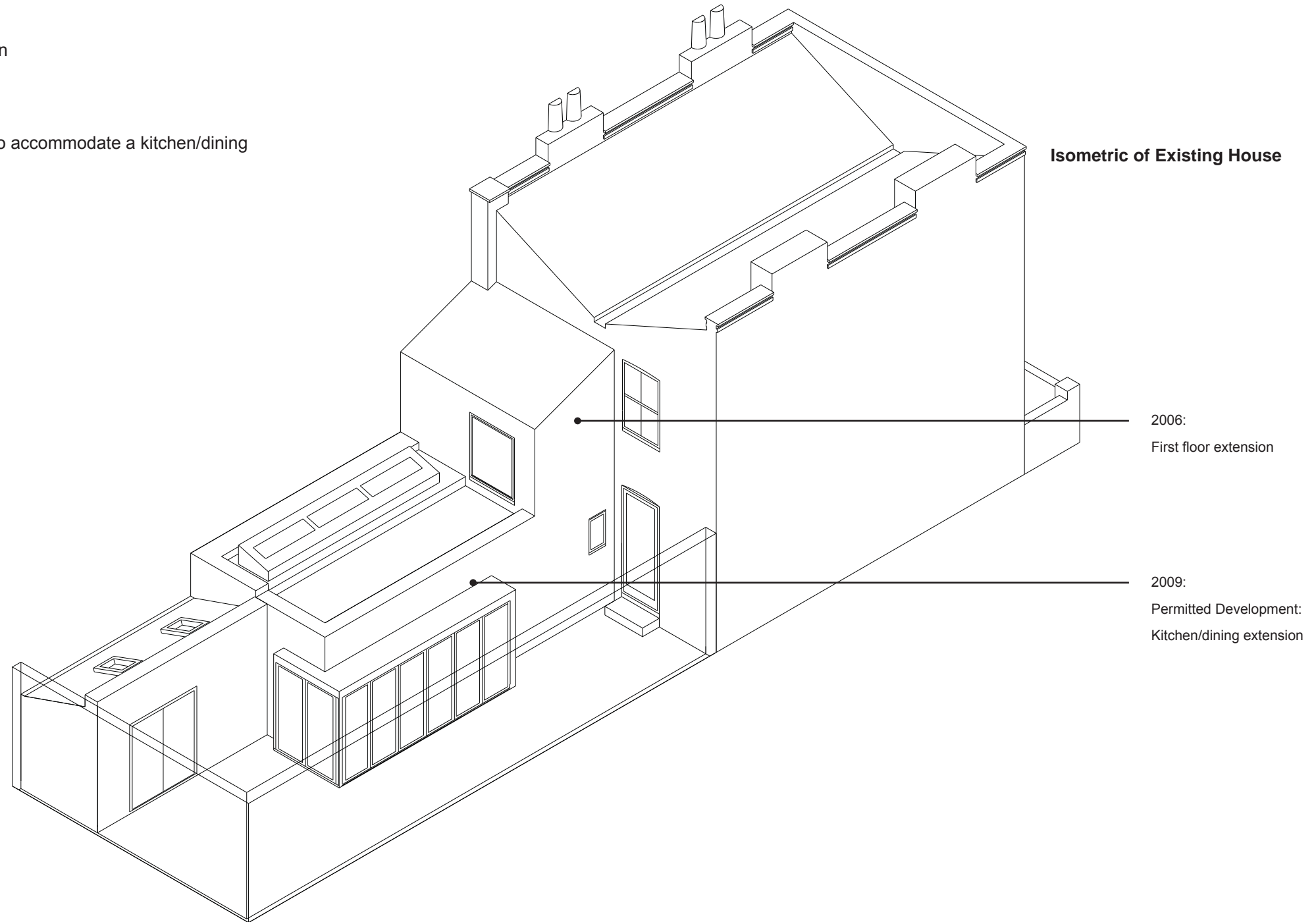
Rear Elevation

**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.

2006 - The erection of a first floor rear extension  
2006/4183/P

2009 - Erection of ground floor rear extension to accommodate a kitchen/dining area with additional storage area  
Permitted development





# Context

## Conservation Area

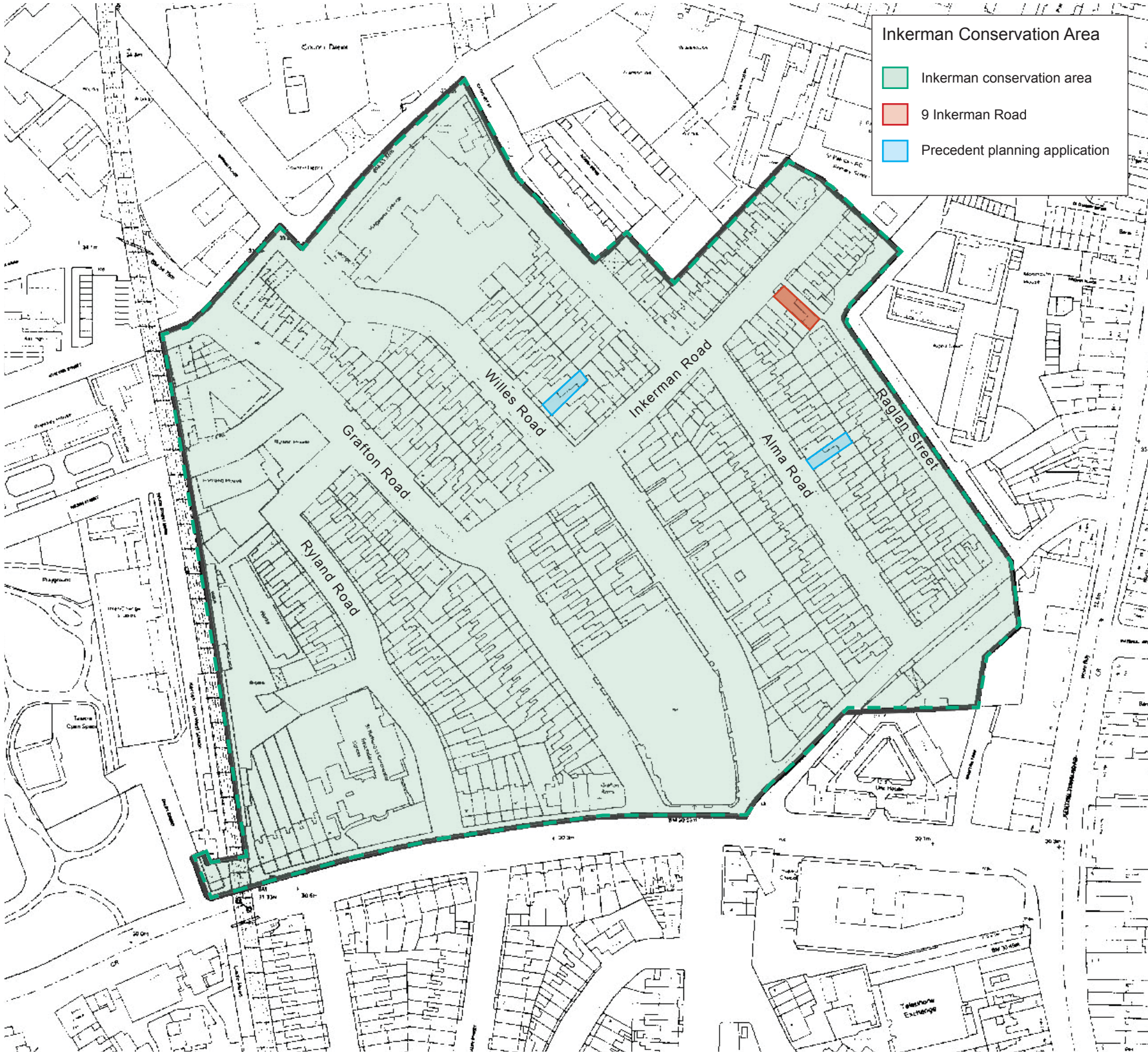
9 Inkerman Road is situated within the Inkerman Conservation Area, which was designated by the London Borough of Camden in 2001. The Inkerman Conservation Area is predominantly made up of 'a variety of small mid-Victorian two and three storey houses built mostly within a decade in the 1850s'. 9 Inkerman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

- 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





# Proposed

## Pop-out Window

The pop-out window adds functionality to the rear extension and provides a reading or quiet reflection space. The pop out window will be clad with black single-ply membrane to match the existing pop-out bi-fold doors to the dining area.

## Rear Window

The window to the rear elevation increases the light over the stair, and will allow for a mezzanine study to be formed above the first floor half-landing. This will provide much needed study space for the family and result in a far more pleasant circulation area from ground to first floor.

On the 29th November 2019 we submitted a pre-application enquiry (2019/6099/PRE) to Camden Council. We received a response on 22nd December 2019 from Planner Obote Hope, who deemed the proposed window to the rear elevation acceptable.

## Railings

The reinstatement of railings at the front of the house returns the front elevation to a closer representation of the original style, as evidenced by neighbouring properties.

## ASHP

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

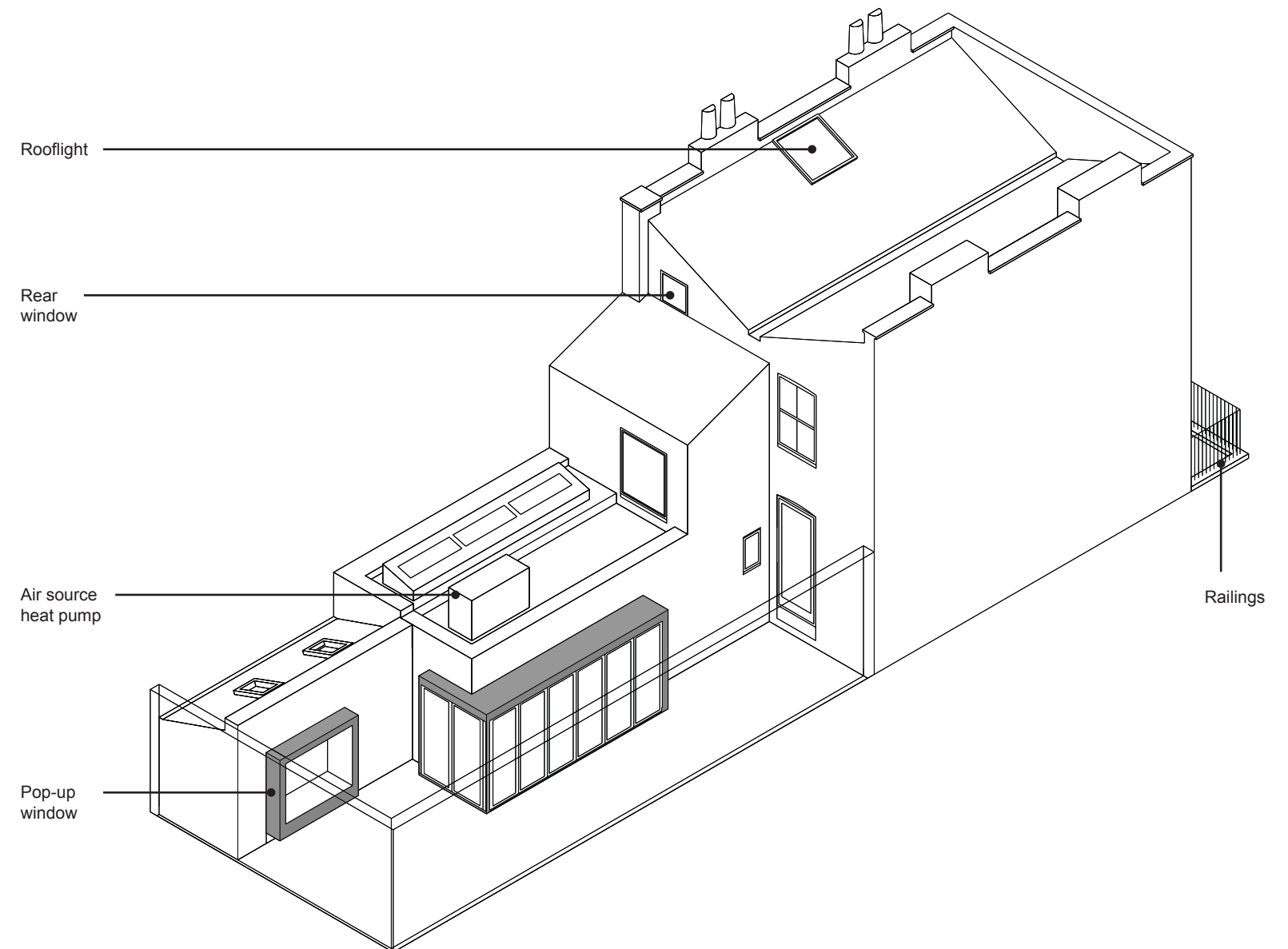
The existing dwelling is constructed of solid brick walls that predicate a high level of heat loss. The works therefore involve the installation of insulation to the internal face of the external walls and to the roof. As the installation of insulation will not affect the external appearance of the existing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

The works include other energy alterations that don't require planning permission, including the implementation of interior wall insulation and installation of new triple glazed windows where new windows have been added.



**Kitchen/dining extension clad in black single-ply membrane**     **Railings to neighbour's front elevation**





Existing View from Raglan Street



Proposed View from Raglan Street

---

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

The proposed railings to the front garden will much more closely reflect the original railings visible on neighbouring dwellings.

The ASHP is located on the rear extension flat roof, so as to have minimal impact on views to the the original house.

The proposed pop-out window will be clad in black single-ply membrane so as to match the adjacent pop-out bifold door bay.

#### 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.*

As above.

#### 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 proposals ensure that the view across the butterfly roofs to the rear of Inkerman Road will be unaffected.

### 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 proposal ensures that the elements of the conservation area are unaffected.

### 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:

- Additional insulation will be installed where possible to minimise heat loss
- An air source heat pump will be located on the flat roof of the existing rear extension



---

## Conclusion

The installation of the pop-out window provides much-needed additional family accommodation.

The reinstatement of railings at the front of the house returns the front elevation to a closer representation of the original style, as evidenced by neighbouring properties.

In the context of the climate emergency, retrofit of existing buildings is fundamental in terms of minimising our carbon footprint. The installation of insulation and an air source heat pump 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.