

## 10 Raglan Street



Application for Householder planning & Demolition in a conservation area for external alterations to No.10 Raglan Street, London, NW5 3DA

Prepared by Whittaker Parsons Ltd for the London Borough of Camden

First submitted on the 7th February 2020.

# Whittaker Parsons

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# 1.0 Introduction

This Design & Access Statement has been prepared by Whittaker Parsons Ltd, on behalf of the owner of No.10 Raglan Street, London, NW5 3DA.

This document outlines the application for Householder planning & Demolition within a Conservation Area Consent for minor external alterations to the front of the existing two storey dwelling and for a single storey side and infill extension.

This report should be read in conjunction with the accompanying drawings showing the existing and proposed, as listed in the drawing issue sheet in Appendix I.

## 1.1 About Whittaker Parsons

Whittaker Parsons is an emerging architectural studio based in East London. The practice was founded by Matthew Whittaker and Camilla Parsons in 2015, both having previously practised at award-winning London design studios, Jamie Fobert Architects and Burd Haward Architects.

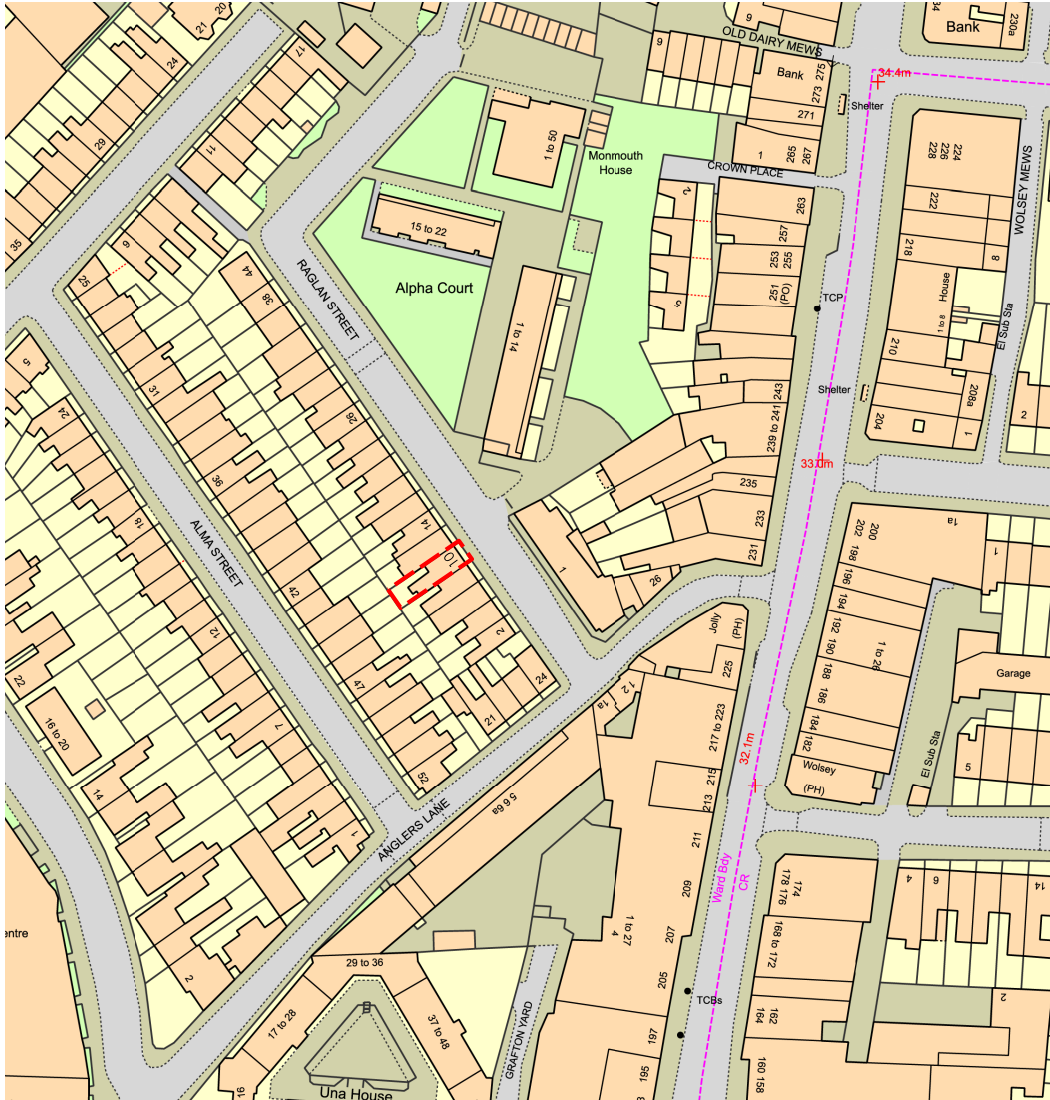
The studio's projects are hugely varied from small scale domestic extensions, one-off houses to high-end retail and art installations. These projects are all connected through a consistent methodology. This involves looking rigorously at the context and finding ways to respond, creating projects that are bespoke and unique to their place.

Our dedicated team bring an open attitude, design rigour and skill to each project. As a result, our builds are sensitively constructed, designed to enhance the lives of their occupants and surroundings.

## 2.0 Site Context

### 2.1 Site Location

No.10 Raglan Street is located south of Kentish Town station, west of Kentish Town Road and sits within the Inkerman Conservation Area. The property is not listed locally or nationally. Its orientation is north east - south west.



Location Plan

## 2.2 Surrounding Area

The prevailing character of the area is residential with a combination of two and three storeys terraced houses with small front gardens.

The majority of the buildings were built in the 1850's and 1860's. The later 1960's development on the east side of Raglan Street gives the area a lively diversity.

All the houses were built of London yellow stock brick and had stucco surrounds to windows and doors. The front elevations are flat with two sash windows defining the upper floor level. The slate rooflines are concealed at the front behind linear stuccoed parapets.





### 2.3 Application Site

The property is a two storey three bedroom terrace house. The house reflects the character of the Conservation Area in the use of rusticated stucco, ground floor level with incised lines intended to imitate stone blocks and stuccoed parapets.

A small front garden sits behind a modern low bricks wall which has replaced the original 1860's railings.

The Inkerman Conservation Area Statement refers the property as a building which detracts from the character of the area because of the poor paint finish of the the front facade upper level brickwork that interrupts the continuity of the terrace.

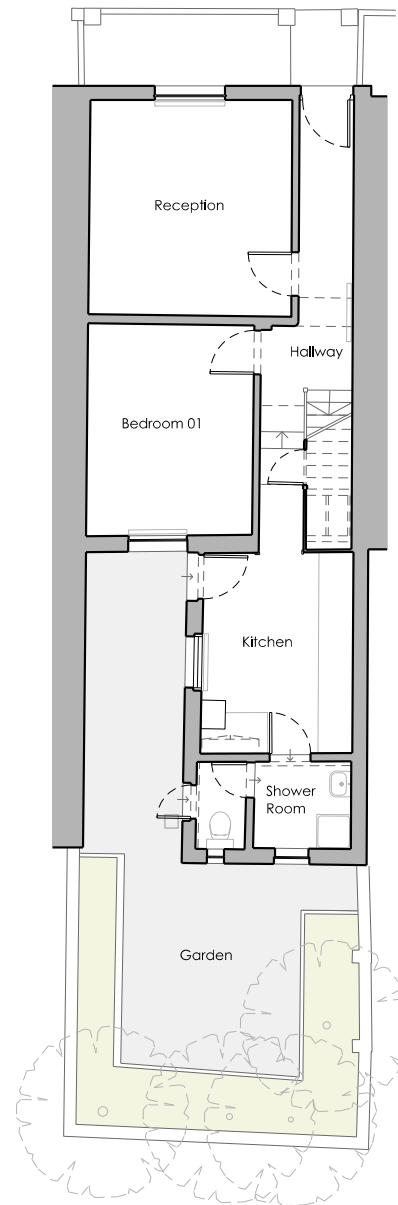
In addition to this, the existing metal windows and the brick wall of the front garden are not in keeping with the character of the Conservation Area.



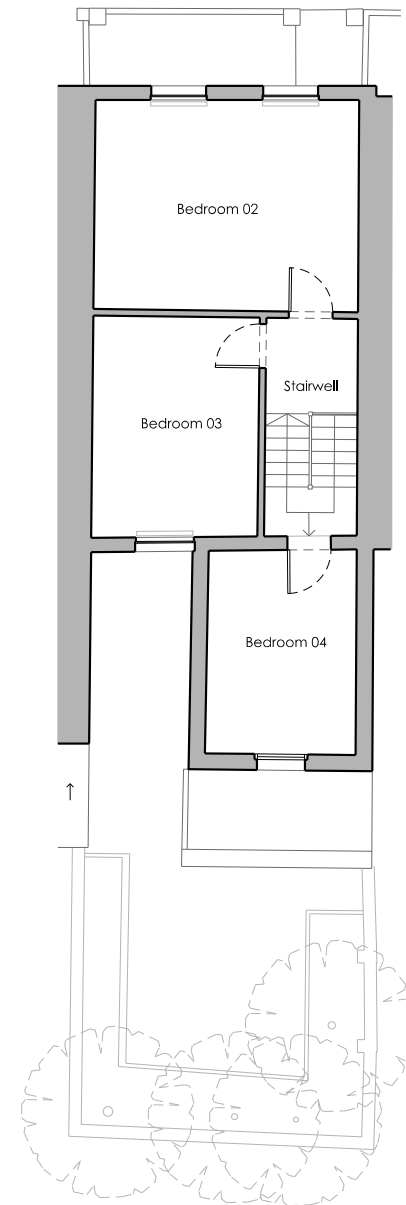
The existing ground floor plan presents a typical arrangement with two reception rooms at the front, a kitchen and a small shower room with WC at the rear.

The existing bathroom is located in a poor quality single storey extension which blocks the access to the garden and detracts the quality of the property.

The existing kitchen is small, lacks natural light and has a poor connection to the garden.



Existing Ground Floor Plan



Existing First Floor Plan





1



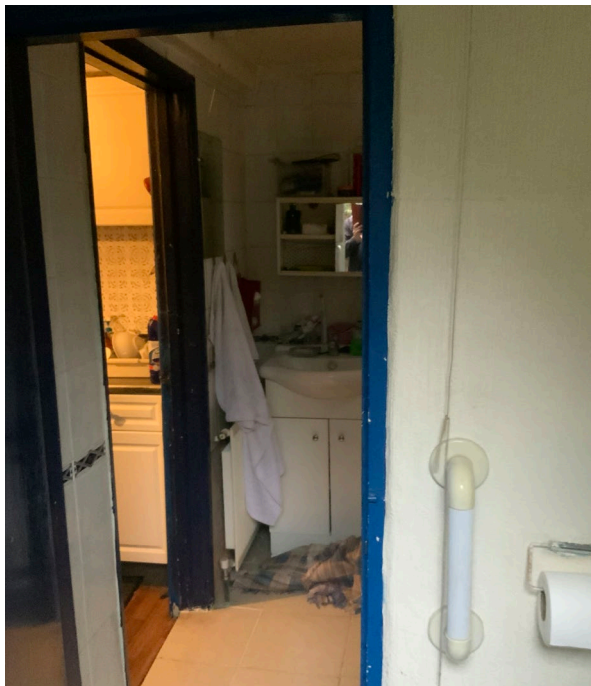
2



3



4



5

1. Rear elevation
2. Poor quality rear extension
3. Small and dark kitchen
4. Kitchen looking towards hallway
5. Poor quality shower room and WC

### 3.0 Proposed Development

#### 3.1 Layout

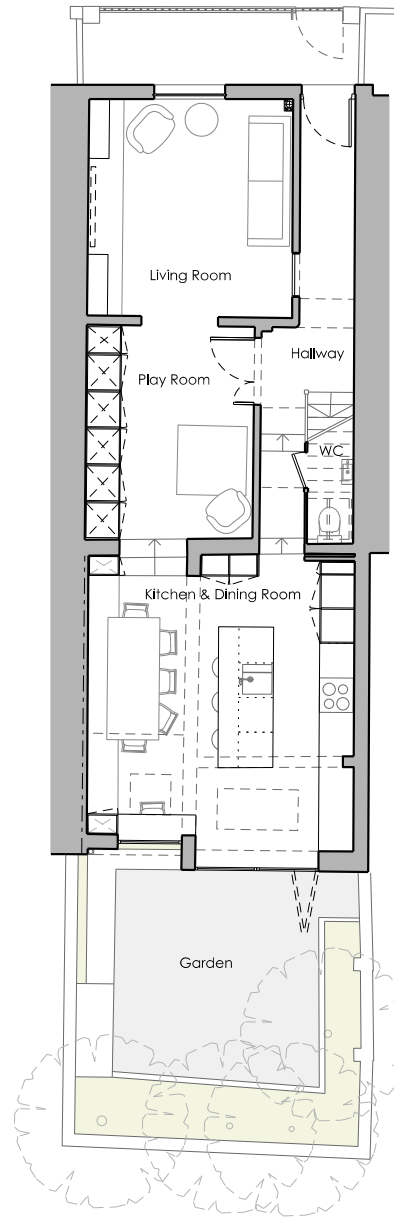
The proposals aim to remodel the rear of the property relocating the bathroom upstairs to provide a larger kitchen and dining room on the ground floor with direct access into the garden. The creation of a side infill extension with rooflights provides a generous kitchen, dining and desk area.

The proposals is to lower the kitchen floor and patio, to improve the floor to ceiling height, natural light and reduce overlooking issues.

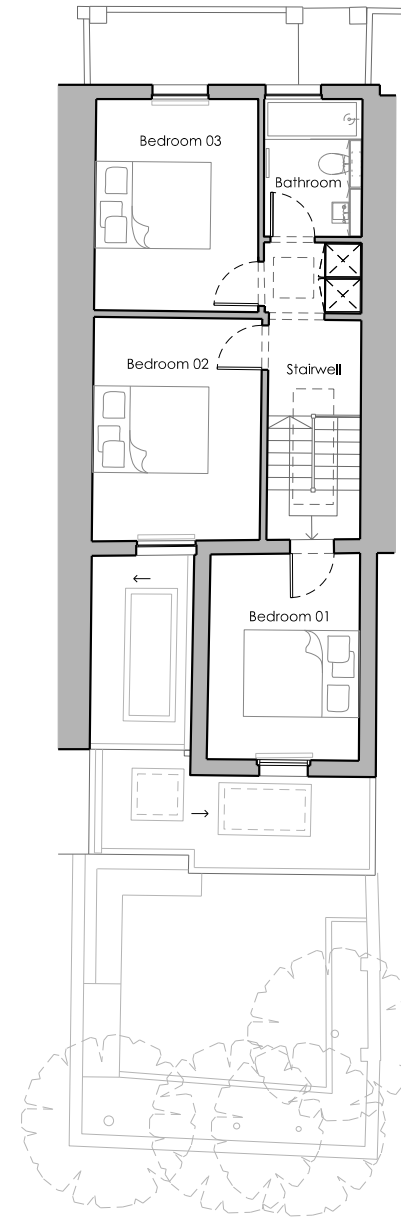
#### 3.2 Access

Access arrangements remain as existing, however, it is hoped that the rear courtyard will be more welcoming and accessible to the residents for daily use.

The scheme aims to improve the internal circulation with a new opening between the living and play room and by enlarging the opening between the hallway and the play room.



Proposed Ground Floor Plan



Proposed First Floor Plan



### 3.3 Height

The proposal creates a new contemporary rear elevation which references the existing context and improves the overall quality of the property. The height and massing of the proposal have been carefully considered to ensure the new build sits in harmony with the context and maintain the existing boundaries conditions to the neighbours.

The height of the new rear extension aligns with No.12 single storey extension. The pitched roof of the side infill matches the pitch of the existing roof.

### 3.4 Orientation

The new kitchen and dining room will be south-west facing with bi-folding doors leading into the garden.

### 3.5 Privacy & Security

The proposals do not effect the privacy and security of the development or neighbouring properties.



Existing Rear Elevation

Proposed Rear Elevation

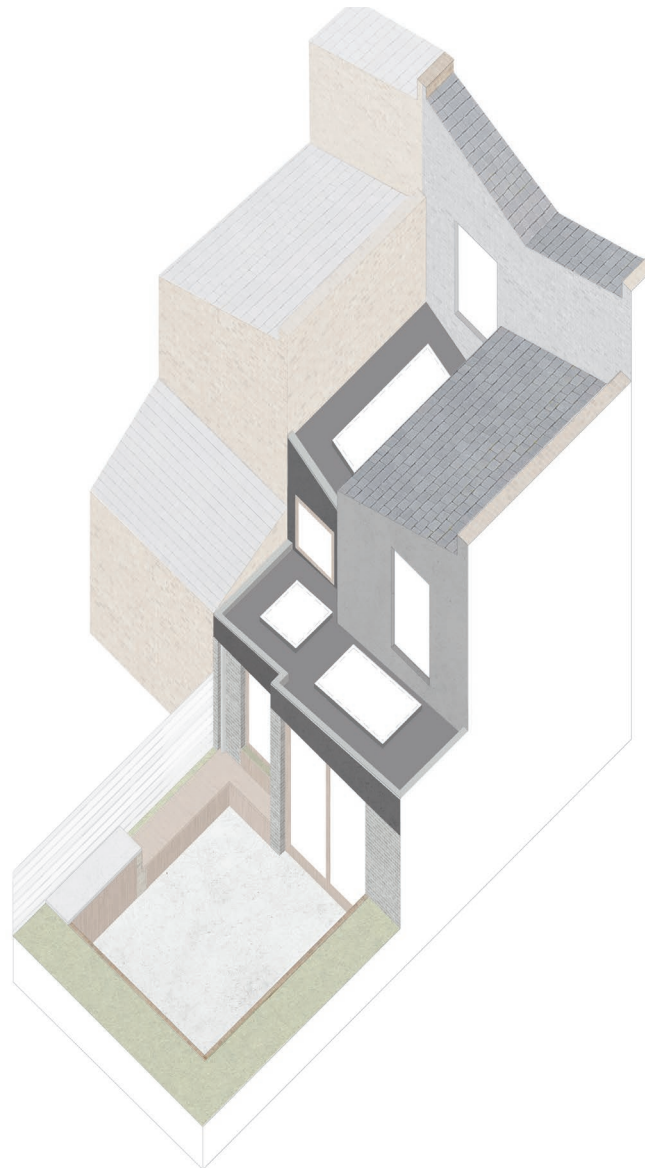
## 3.6 Appearance

The proposal aims to improve the front elevation by removing the existing poor paint finish, installing new timber sash and case windows and replacing the low brick wall with black metal railings.

The improved principal elevation will make a positive contribution to the character and appearance of the street.

Care has been taken to ensure that all new material to the rear elevation read appropriate and coherent additions:

- The existing rear brickwork will be painted grey.
- The existing rear extension will be rendered in grey.
- The new rear extension will be brickwork.
- The upstand that spans from the new brick walls will be rendered in dark grey.
- The new windows and bi-folding glazed door will have a timber frame which match the built-in bench to the garden.



Proposed Axo drawing



New rear extension  
brickwork

Leighton Road Extension  
Architects:  
Whittaker Parsons Ltd



Bespoke galvanised hopper

Monega Road Extension  
Architects:  
Whittaker Parsons Ltd



Timber windows

Cowan Court  
Architects: 6a architects



Dark grey render

Black Stone Building  
Architects: 6a architects

## 4.0 Planning History

There is no planning application history relating to the application site however a number of rear, infill and roof extensions have been approved in Raglan Street over the last 12 years.

The most relevant recent applications are:

- 12 Raglan Street  
In 2008 a planning application was approved and constructed for a ground floor conservatory to the rear to replace the existing conservatory.  
Application no.: 2008/2795/P
- 14 Raglan Street  
In 2016 a planning application was approved and constructed for a single storey rear extension and side infill conservatory.  
Application no.: 2016/4538/P

In 2008 a planning application was approved and constructed for a first floor rear extension above the existing single storey rear addition

of dwelling house.

Application no.: 2007/4487/P

- 8 Raglan Street  
In 2009 a planning application was approved and constructed for a mansard roof extension with two front dormer windows to provide additional accommodation to the 1st floor flat and replacement of existing front garden wall with wrought iron railings.  
Application no.: 2009/4047/P

## 5.0 Summary

The proposals intend to enhance the character of the property and improve its contribution to the Coservation Area.

Having reviewed the accompanying drawings, we trust this application can be recommended for approval.

## Appendix 01

Document Issue Sheet

1949 - 10 Raglan Street, London

## Whittaker Parsons

Document Issue Sheet

249, Globe Road, E2 0JD

	Dwg no	Title	Size	Scale	Date of issue			
	E001	Existing location plan	A3	1/1250	07.02.2020			
	E002	Existing block plan	A3	1/500	07.02.2020			
	E010	Existing plans	A3	1/100	07.02.2020			
	E025	Existing sections	A3	1/100	07.02.2020			
	E050	Existing elevations	A3	1/100	07.02.2020			
	P100	Proposed plans	A3	1/100	07.02.2020			
	P125	Proposed sections	A3	1/100	07.02.2020			
	P150	Proposed elevations	A3	1/100	07.02.2020			
	P151	Proposed elevations rendered	A3	1/100	07.02.2020			
		Design and Access Statement	A4	NA	07.02.2020			
Issued to								
Client					PDF			
Planning					PDF			
STATUS					PL			