

Supporting Planning Statement

Full Planning Application for the Refurbishment and Extension of an Existing Dwelling

At

17 Oakford Road Kentish Town London NW5 1AJ

For

Joseph Muscat

Prepared by

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1.0 Process

1.1 Introduction

This Supporting Planning Statement and the associated drawings form the submission documentation for a Full Planning Application for the proposed refurbishment and extension of an existing terraced dwelling which is currently vacant. This statement is to be read in association with the completed planning application forms, existing and proposed drawings and accompanying site photographs.

BLOCK 3 Architects have been appointed by the recent new owner of 17 Oakford Road, Kentish Town, Mr Joseph Muscat, to develop proposals for the refurbishment and extension of the existing dwelling. The property has been vacant for some time and has suffered from both structural subsidence and general poor maintenance in recent years. The proposed scheme and submission documentation have been prepared by BLOCK 3 Architects and developed in accordance with the guidance provided by Camden Council to ensure the appropriateness of the proposals submitted.

1.2 Site Location and Description

17 Oakford Road is a typical London 3 storey Victorian terraced dwelling on a comparatively quiet residential street. It is near to the Tufnell Park Underground Train Station and runs parallel with the much busier A400 Fortress Road which is an arterial route through Kentish Town and into Camden. The area is characterised by the uniformity of the 3-storey brick terraced dwellings that occupy each side of the road and benefits from a generous number of trees providing a 'leafy' feel to the neighbourhood.

The existing house has remained largely unaltered to the front (Oakford Road elevation) with the original brick façade under a pitched slate roof and painted timber sash windows still present. A low-level brick wall along the pavement edge defines a modest frontage to the building which, amongst other things, accommodates the bins.

To the rear of the property there is access to a small and somewhat overgrown private garden space. There are also two rear extensions, one off the stairs that is two storey and looks original and a later single storey kitchen extension. The latter appears to be the only additional works undertaken since the house was originally constructed. The property is not listed and is not within a Conservation Area. The site does however sit within the Kentish Town Neighbourhood Plan area.

Whilst the house appears in sound enough condition when viewed externally it has suffered from an extensive period with very limited maintenance and has succumbed to varying levels of subsidence which is being addressed imminently. As remedial works are inevitable it is an appropriate time to consider a more holistic approach to the house refurbishment to create an appropriately proportioned and modern family dwelling that may provide accommodation for many years to come. The proposals outlined in this planning application are the result of this brief.

2.0 Use

2.1 Accommodation

The existing house currently provides accommodation for a separate kitchen, dining and living room at ground floor level with four bedrooms in total at first and second floor levels. There is also a modestly sized room within the roof space on the third floor which may have served as a fifth bedroom. A single small bathroom off the first-floor half landing currently serves the whole house.

The proposals seek to enhance the sense and quality of space on the ground floor by creating a more successful visual and physical connection between the rooms and the rear garden. It is proposed that the kitchen and first floor bathroom be modestly extended to provide more appropriately proportioned provisions along with the enlargement of the third-floor roof space through the introduction of a new larger dormer window. An en-suite has also been added to this room to create a more practical bedroom space. On the first floor the existing two bedrooms are proposed to be merged to create one master bedroom and adjoining en-suite bathroom.

3.0 Amount and Design

3.1 Layout

The proposals are based on maintaining the integrity of the original house in terms of the internal room arrangement, circulation and legibility of the external proportions. The existing kitchen extension is of low architectural and spatial value and is proposed for removal to facilitate the construction of a larger more practical kitchen / family room that will better address, and make better use of, the adjacent rear garden space.

The new extension is proposed to be full width at ground floor level to take full advantage of the external amenity. A long skylight has also been incorporated in the flat roof above to admit natural light deep into both the new kitchen and reception room the latter of which being within the footprint of the original house. A small first floor extension proposes an extrusion of the existing bathroom to create a more appropriately sized family bathroom along with additional storage space off the landing.

3.2 Scale and Massing

The scale and massing of the existing dwelling is proposed to modestly increase to the rear of the building but no alterations / additions are proposed to the front (Oakford Road) elevation. An existing single storey pitched roof rear extension, currently a kitchen, and a small two storey 'outrigger' are proposed to be demolished and replaced with an enlarged ground floor extension with the addition of a smaller single room extension to provide a bathroom on the first floor above.

On the third floor a new flat roof dormer window is also proposed within the rear roof pitch to replace an existing smaller dormer window. This window is an enlarged and more contemporary addition to the rear elevation than the window it replaces but is consistent with the contemporary nature of the new extension proposed beneath.

Through introducing a larger window, the third floor roof space can become a 'proper' room that will benefit from lots of natural light and is appropriately proportioned for a bedroom. The dormer window has been carefully sized and positioned so that it does not dominate the existing tiled roof plain and so as the eaves and ridge are still clearly articulated.

The principle of these new additions has been discussed with Camden Council at the pre-planning advice stage and the proposals, in terms of scale and massing, are in accordance with the advice provided by the Local Authority.

3.3 Appearance and Materiality

A significant part of the house renovation involves the retention and refurbishment of the original building fabric. The Oakford Road street elevation in particular has been left unaltered with the exception of two very modestly sized and discrete flush fitting conservation style rooflights being introduced in the existing slate tile roof.

The new rear extension has been conceived to not compete with the character or massing of the existing rear elevation but instead sit comfortably with it and have a strong resonance in terms of scale and materiality. The architectural response is reflective of the function of the internal spatial arrangement and is designed to provide an enhanced connection to the rear garden and bring greater levels of natural light into the main living spaces. Whilst therefore proposed 'in time of mind' and with a more robust and contemporary detail the proportions and materiality proposed are aimed to complement to the existing house.

The external elevations are proposed to be finished in a buff / yellow stock brick to assist in the clear but sympathetic distinction between 'new' and 'old'. The extension façades are crafted with a mixture of brickwork coursing to articulate wall plain and structure. This is accompanied by a glazed patterned tile detail with a colour / tone to match the adjacent brickwork. The windows and sliding door in the new extension are all to be double glazed with the bathroom glazing being obscured as necessary.

3.4 Landscaping

Little alteration is proposed or required to external landscaping other than to provide a permeable decked surface directly outside of the new extension with a flush door threshold into the new living space.

4.0 Accessibility

4.1 Pedestrian Access

Pedestrian access will remain as existing utilising the existing gate off the public pavement that leads to the existing front door. This doorway will be retained as the main entrance to the property.

5.0 Summary

This Supporting Planning Statement and the associated drawings outline the proposals for a sympathetic renovation and extension of an existing terraced residential dwelling which has suffered in recent years from a lack of regular maintenance and the effects of subsidence. The submitted proposals will allow the building to undergo a thorough refurbishment and ensure it is not only fit for purpose in future years but also making a positive contribution to the Oakford Road street scene long term.

Careful attention has been given to the modest external rear alterations proposed to the property with the materiality and architectural detail / features of the existing dwelling being preserved and retained. The proposed new extension significantly improves the quality of the accommodation the house has to offer with generously proportioned spaces that maximise on natural daylight and make a much stronger connection with the existing amenity space.

Architecturally the new additions have been carefully considered in terms of scale, materiality and detail to provide a positive contemporary contribution that compliments rather than competes with the existing house and will provide a significant enhancement to the property as a whole.

6.0 Drawings

The following drawings are included, in support of this application, to be read in conjunction with the Supporting Planning Statement.

BLOCK 3 Architects Drawings

L-(90)-000	Site Location and Block Plans – Existing
L-(10)-001	Ground Floor & Basement Plans – Existing
L-(10)-002	First & Second Floor Plans – Existing
L-(10)-003	Third Floor & Roof Plans – Existing
L-(10)-004	Elevations – Existing
L-(10)-005	Section AA – Existing
L-(SP)-001	Site Photographs - Existing
L(--)-001_RevB	Ground Floor & Basement Plans – Proposed
L(--)-002_RevA	First & Second Floor Plans – Proposed
L(--)-003_RevB	Third Floor & Roof Plans – Proposed
L(--)-004	Elevations – Proposed
L(--)-005	Section AA – Proposed
L(--)-006	Sectional (North) Elevation BB – Proposed
L-(PS)-001_RevA	Precedent Studies / Aspirational Images