

2003_D&A Statement

Design & Access Statement 4 Julia Street London NW5

Issued for Planning: 27.02.2020

1.0 Introduction

This Design & Access statement describes the application site and proposals. It should be read in conjunction with the following drawings:

- | | |
|-------------|----------------------------|
| • 2003_E00 | Location plan |
| • 2003_E01 | Site plan |
| • 2003_E02 | Existing plans & elevation |
| • 2003_PH01 | Existing photos |
| • 2004_P01 | Proposed plans & elevation |

2.0 Site

No 4 Julia Street sits on the corner Julia Street at its junction with Elaine Grove to the north, in the centre of a pocket of Kentish Town known as Oak Village. No 4 Julia Street is a single family dwelling that was converted some years ago to incorporate the adjacent property of no 3 Julia Street. No 2 is under the same ownership, and a garden connects the two properties.

The group of buildings which 4 Julia Street forms a part are locally listed. They were built in the 1850's, and comprise modest two-storey cottages set behind shallow front gardens. The houses generally have large timber framed sliding sash windows facing the street, stucco to ground floor with stock brick above, (although no 2 & 3 are stuccoed on both floors). The local listing notes: *"The degree of intactness, uniformity and high level of preservation creates a striking and attractive townscape. York stone paving, historic lamp posts and an Elizabeth II pillar box contribute to the integrity of this group's historic character."*

The rear of the houses comprises a fairly typical mix of offshoot rear extensions in stock brick, some of which have been rebuilt or enclosed between with glazed infills. No 4 has a small glazed extension between the flank wall of its brick offshoot extension and the neighbouring building/ party wall at no 24 Elaine Grove.

3.0 Description of Proposals

This application seeks planning permission to replace and slightly extend an existing glazed infill extension to the side/rear of the property. The proposed infill extension will have a flat roof with a generous rooflight, and project approx. 2m further along the slot between the existing rear offshoot and party wall. The existing glazed infill currently occupies a short length of this slot, and even with a small increased length the garden face of the replacement infill would be set back by a generous 1.5m from the rear wall of the offshoot.

Being built between the two flank walls, the existing infill extension has, and its replacement will also have, a very narrow external elevation (1.85m wide). The replacement garden elevation will be in material to match existing, with white painted timber doors and windows. The proposed roof will have a slate grey single ply membrane and a generous rooflight of approx. 3.4m x 1.4m.

The existing glazed roof profile follows a gentle pitch down from rear wall of the house towards the garden: the replacement flat roof will be slightly lower than existing where it meets the at the rear wall of the house, and will run well below the height of the adjacent party wall.

4.0 Planning Considerations

4.1 SPD: Altering & Extending your home. March 2019 para 3.1

The proposed extension is in accordance with requirements of paragraph 3.1 in that it:

1. Is secondary to the building being extended, in relation to its location, form, scale, proportions, dimensions and detailing;
2. is built from materials that are sympathetic to the existing building
3. respects and preserves the original design and proportions of the building, including its architectural period and style;
4. respects and preserve existing architectural features;
5. respects and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
6. will not cause a loss of amenity to adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy.
7. allows for the retention of a good sized garden;
8. retains the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.
9. allows for the retention of wildlife corridors.

4.2 SPD: Altering & Extending your home. March 2019 para 3.6

The extension is in accordance with para 3.6 Conservatories in that it:

- respects and preserve existing architectural features, e.g. brick arches, windows etc;
- is on ground floor level only;
- Will be of a high quality in both materials and design.
- Will not overlook neighbouring properties or create excessive light spillage to neighbouring sites.
- Will not cause light pollution or excessive light spillage that would affect wildlife

As an infill extension both existing and new extensions are / will be subordinate in scale to the existing building, set back both in length and height from the existing enclosing walls.

4.3 SPD: Amenity. March 2018

The replacement rear extension is in line with requirements of Amenity SPD. It will not have any impact on the amenity of the neighbouring property. Although now with a flat roof and slightly longer (2m) than the infill it replaces, it still sits well below the boundary wall to no. 24 Elaine Grove. The neighbours have been consulted on the proposal and support the application in principle.

4.4 SPD Access. March 2019

No amendments are proposed to the existing access, but the small additional space will allow provision of a new ground floor WC which will improve amenity.

4.5 SPD Trees. March 2019

There are no trees on the property or near the proposed area, therefore the proposed extension is not considered to affect any trees.

4.6 SPD Energy Efficiency Reduction

The proposal will improve the energy performance of the space. The replacement flat roof will incorporate insulation where none previously existed, and an environmentally efficient double glazed rooflight.

5.0 Conclusion

The provision of an extension is consistent with current policies: SD6 (amenity for occupiers and neighbours), B1 (general design principles), N8 (trees), and improves energy use and accessibility. There are a number of precedents for the proposals in various forms.

The proposals are for a modest increase in floor area and replacement of a glazed infill extension that is coming to the end of its life, with a more energy efficient roof and rooflight. It will be carefully detailed and built to a high standard. It is recommended that planning permission be granted for the proposals.