

DESIGN, ACCESS & HERITAGE STATEMENT

**Site Address:** 23 Anglers Lane  
Kentish Town NW5 3DD

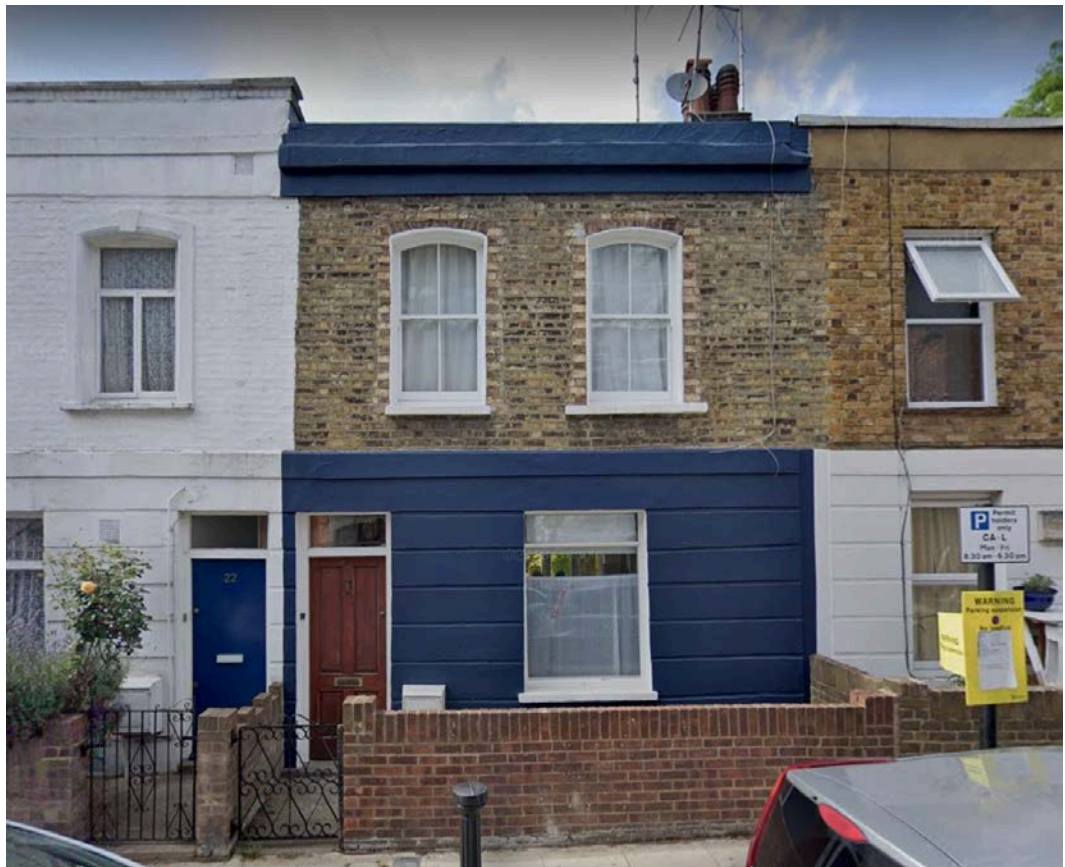
Kentish Town Ward

**Client:** Mrs A Jones

**Agent:** Llowarch Llowarch Architects

**Date:** 18.09.20

**status:** PLANNING

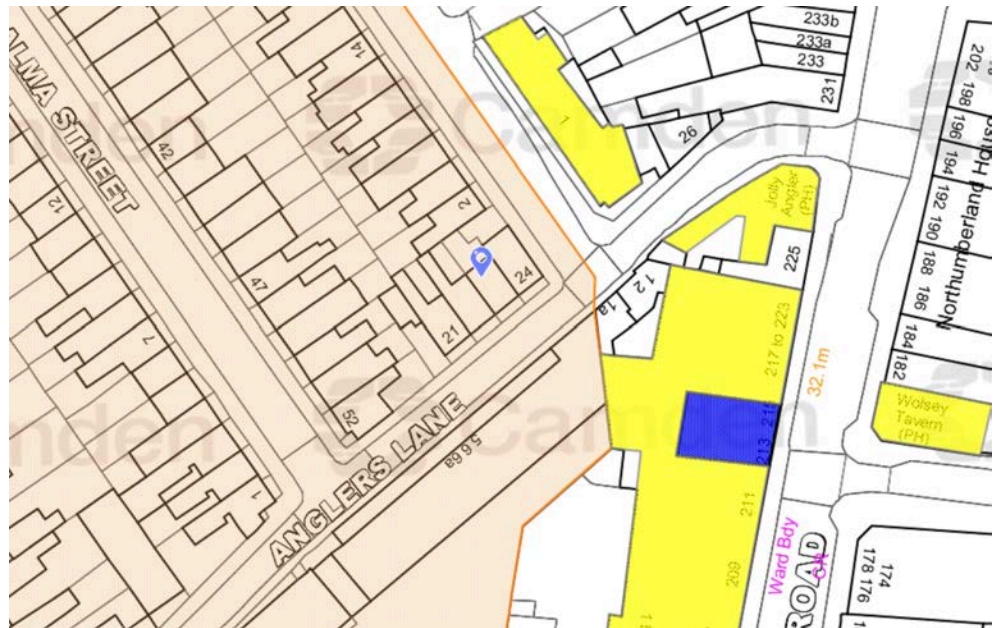


*Application site, No. 23 Anglers Lane.*

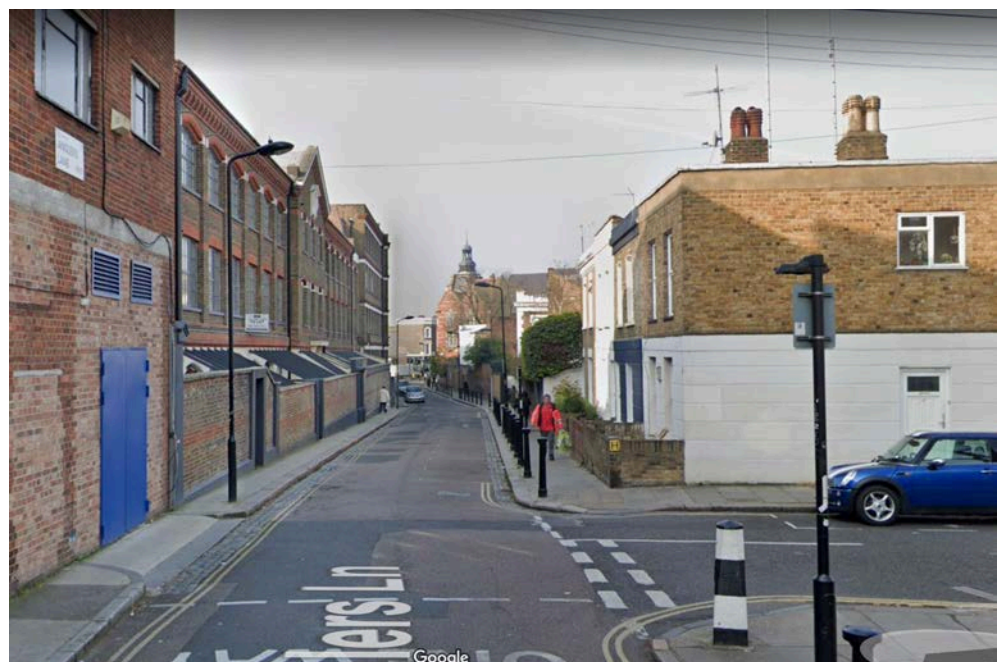
## 1. Introduction

- 1.1 This Planning statement has been prepared by Llowarch Llowarch Architects on behalf of Mrs A Jones in support of a planning application for proposed works to the property at 23 Anglers Lane, NW5 3DD for the replacement of the existing roof with a flat roof.
- 1.2 The owner wishes to alter the existing roof which is leaking and requires urgent attention. The replacement of the roof will require the slight raising of the parapet to the principal facade, and other minor alterations none of which are visible from the street - raising of the party wall to No. 22, and (part) party wall to No. 24, altering of the top of the rear elevation, and the introduction of a new roof hatch to give access for maintenance.

## 2. Site and Context



*Inkerman Conservation Area map (part)*



*Anglers Lane, view looking South West*

- 2.1 The application site is located on the northern side of Anglers Lane, close to the retail high street of Kentish Town Road.
- 2.2 The applicant's property is part of a group of four two-storey mid-Victorian residential properties (No.s 21 – 24).
- 2.3 The property is not listed. The site is on the perimeter of the Inkerman Conservation Area.
- 2.4 The Inkerman Conservation Area is predominantly comprised of two-storey mid-Victorian terraces residential in use and character. Anglers Lane, however, is a mix of properties of various ages and scales, the south side largely dominated by a former Victorian factory building (for the manufacture of false-teeth), now converted to residential. Ranging from 3 to 4.5 storeys, the scale of the former factory building dominates the terraced buildings opposite.
- 2.5 Both properties on either side of the application site (No.s 22 & 24), have been altered to flat roofs. Alterations have been made to the parapets to No.s 22 to 24, all of which are inconsistent in height and have lost original features. See photographs at the end of this document.
- 2.6 The area of the roof is approximately 37sqm.

### **3. The Proposal**

- 3.1 The applicant wishes to renew the roof to the property which has been leaking and causing damage to the interior. See photograph of interior at end of this document.
- 3.2 The existing roof is comprised of a tiled 'butterfly' roof + single monopitch. Repairs have been carried out to the roof over time but requires a significant overhaul. The existing gulleys do not fall adequately and are of insufficient depth causing water to frequently penetrate into the interior.
- 3.3 In renewing the roof the applicant wishes to replace it with a 'flat' roof of a liquid waterproofing system or similar.

#### **Proposed Changes**

- 3.4 In altering the existing roof to a flat roof construction, the following alterations are required:
  - 3.4.1 Raising of the front parapet. This is proposed to be raised by approximately 450mm to align with the raised parapet to No. 22. The parapet facing onto Anglers Lane is to be rendered to match the adjacent properties.
  - 3.4.2 Alterations to the top of the rear façade to suit the new flat roof. These alterations will match the appearance of the top of the elevations to No. 22, and No. 24. Minor raising of the party walls to No. 22 (by approximately 290mm) and No. 24 (local infill between rear of raised front parapet and rising party wall abutting first chimney).
- 3.5 An access hatch is to be introduced into the roof to align with the existing ceiling access hatch in the first floor bathroom. This access hatch is for access to the roof for maintenance purposes only.
- 3.6 No other alterations are proposed.

### **4. Planning History**

- 4.1 A planning submission was made in 1987 for a mansard extension which was refused permission and a subsequent appeal also refused.
- 4.2 In 1970 a planning application for an extension to the rear of the property was also refused.

**5. Heritage Statement:**

**Heritage Value:**

- 5.1 The group of four properties No.s 21 to 24 Anglers Lane are within the Inkerman Conservation Area. They are noted for having undergone much alteration work including the loss of original detail such as windows, front boundary walls etc.

**Impact of Proposed Development:**

- 5.2 It is acknowledged that the alteration to flat roofs to the adjacent properties (No 22 and No. 24) may have occurred prior to the designation of the conservation area. The four properties which comprise the group have inconsistent parapet heights, and have lost original details. This however forms part of the character of the conservation area, and as such must be taken into consideration when considering alterations.
- 5.3 The Inkerman Conservation Area Statement includes guidelines regarding roof extensions (Ink 24 & Ink 25). The proposals are modest in relation to the building and terrace as a whole and minor in relation to the appearance of the principal facade.

**6. Conclusion:**

- 6.1 The extent of the alterations are minor in nature. Only the raising of the parapet to the front elevation is visible from the street.
- 6.2 The overall setting of the group of four properties is maintained, and arguably improved by raising the parapet (No. 23 currently being the lowest of the 4).  
The proposals are sympathetic to the conservation area and are not harmful to the character or appearance.
- 6.3 The works are necessary and urgent and will help preserve and prolong the life of the property.



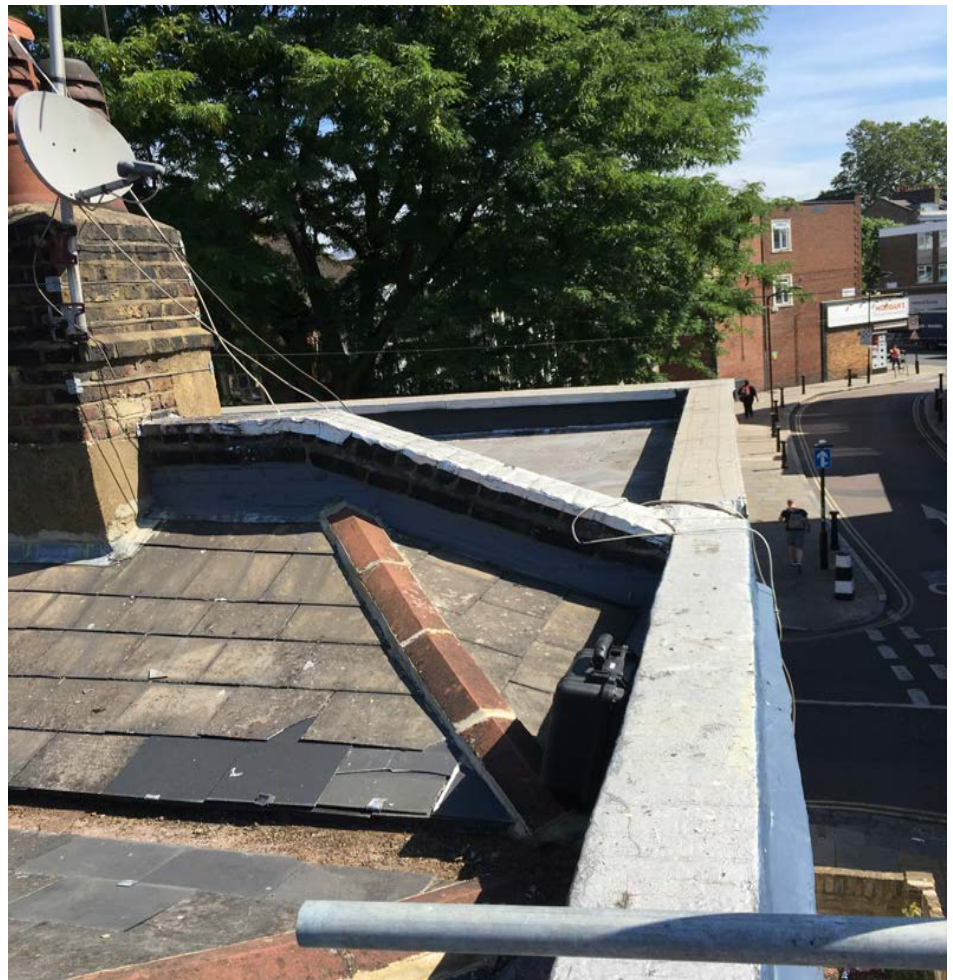
*No.s 21 & 22 Anglers Lane*



*No.s 23 & 24 Anglers Lane*



*Flat roof to No. 22 Anglers Lane*



*Flat roof to No. 24 Anglers Lane*



*Internal damage due to water ingress*