Design & Access Statement

To accompany a householder planning application

at

43 Ornan Road LONDON NW3 4QD

December 2020



1. INTRODUCTION

43 Ornan Road is a two storey (Ground and First Floor), semi-detached house with 4 bedrooms situated in the London Borough of Camden. The property is not Listed or located in a Conservation Area. The property forms part of a group of post-war semi-detached or short terraced houses of similar nature on the south side of Ornan Road. These properties are characterised by their shallow pitch roofs, or flat roofs behind short parapets, and a traditional material construction. However there has been much alteration to the properties over the years to the Front and Rear elevations and roof forms and there is a general lack of coherence in the overall character of the area.

This planning statement supports a householder application for full planning permission for a proposed ground floor rear extension, partial first floor rear extension and various alterations including adjusted window locations to front elevation, material alterations to front and rear elevations, internal re-arrangement, and amendment of front porch at ground floor. The extension at ground floor will provide the applicant with a living/dining/kitchen space that is better connected to the rear garden.

The proposed works include

- A part single storey, part two storey rear extension
- Alterations to the front elevation including removal of blind bay projection, relocation of windows, and alterations to front porch
- Alterations to materiality of front and rear elevations
- Alterations to materiality of front and rear roof slopes on existing side extension to a copper sheet cladding to match the original roof slopes including the removal of two roof lights to the front roof slope

This document should be read in conjunction with:

- Site location plan
- Existing & Proposed drawings



2.1 SITE AND SURROUNDINGS

43 Ornan Road is a two storey (Ground and First Floor), semi-detached house with 4 bedrooms situated in the London Borough of Camden with a garden to the rear of the property and a drive with a hard landscaped garden to the front facing Ornan Road. The property is not Listed or located in a Conservation Area. The south side of Ornan Road is not located within a Conservation Area and there are no listed buildings in the immediate vicinity of 43 Ornan Road. The general character of this part of the road is post-war semi-detached or short terraces of houses with shallow pitch roofs, or flat roofs behind short parapets, and a traditional material construction. However there has been much alteration to the properties over the years to the Front and Rear elevations and roof forms and there is a general lack of coherence in the overall character of the area.



MW\^rchitects

43 Ornan Road



Figure 2:

Aerial view of 43 Ornan Road
Source: Apple Maps November 2020

2.2 EXISTING FRONT ELEVATION

The front of 43 Ornan Road has been altered quite substantially on at least two occasions in the past resulting in a facade that lacks a clear coherence and includes a couple of unsympathetic elements. In particular a protruding 'blind' bay at first floor finished in a black render and surrounded with glazing both disrupts the overall pattern of the elevation and creates an odd, almost unusuable, space internally. The palette of materials on the existing front facade do not complement each other and are not of great quality.

The original facade featured London stock brick piers at the edges of the facade and around the porch, with timber weather-boarding and horizontal bands of fenestration between the brick 'frame' creating a general horizontal emphasis. A small panel of grey glazed tiles above the porch offered a little variation and a slightly elevated element of material detailing to signify the importance of the entrance. The roof on the original building has a copper roof as do the other houses of this type in the street.

The current facade has significantly altered this palette of materials and added further variation into the mix. The ground floor of the side extension and porch is clad with a varnished timber weatherboarding, whilst the original weatherboarding has been painted grey. As mentioned the blank protruding bay is finished in a black render and the grey glazed tiles above the porch have been overclad with a machine cut, rough cast orange wall tile. The roof to the extension is finished in a grey metal sheet material assumed to be zinc. The overall effect is confused and untidy and there is no attempt to synthesise the extension with the original fabric of the house in either proportioning or materials. The proposals seek to create a more coherent facade that references the original intent of a horizontal emphasis but whilst also making it clear that the alterations are part of a new material language. Further detail of the proposed treatment of the front elevation is provided in section 4.



43 Ornan Road

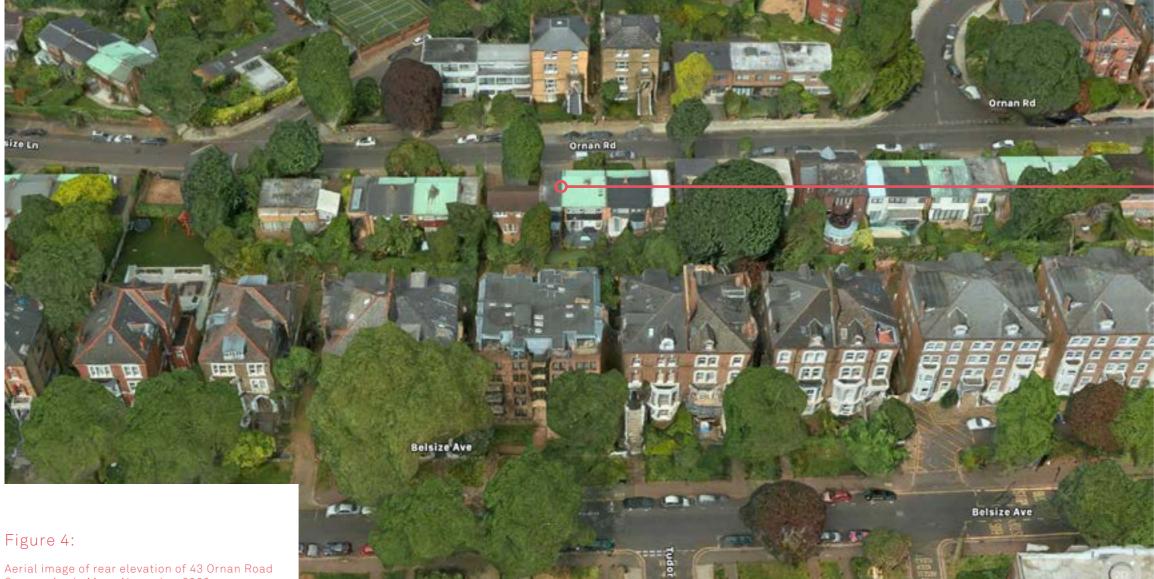
Source: Apple Maps November 2020

MW∧rchitects

2.3 EXISTING REAR ELEVATION

The rear of 43 Ornan Road has also had significant alterations in the past with similar unsympathetic additions effecting the overall composition. Another protruding 'blind' bay at first floor is included in the rear bedroom within the extension although in this setting it also includes an odd balcony that directly overlooks the neighbouring properties and the sides of the bay are glazed.

Detail of the proposed treatment of the rear elevation is provided in section 4.



43 Ornan Road

Source: Apple Maps November 2020

MW∧rchitects



Figure 5:

Existing Front Elevation



Figure 6:
Existing Rear Elevation



3. RELEVANT PLANNING HISTORY

There have been a number of previous applications on the site which are available to view on the Camden Council website:

PW9902670 - Granted 21.10.1999 - Full Planning Application Erection of a side extension at ground and first floor levels for additional residential accommodation

2010/2166/P - Granted 27.07.2010 - Householder Application External alterations to residential dwelling (C3) involving the erection of new glazed canopy to the front door

> 2016/3014/P - Withdrawn - Householder Application Erection of a rear roof extension

2016/5668/P - Withdrawn - Full Planning Application Conversion of 2 x 5 bedroom dwellings into 1 x 6 bedroom dwellinghouse



4. PROPOSAL DESCRIPTION

The design has been developed from an initial starting point of understanding the qualities of the existing building and an appreciation of some of the common features of domestic architecture in the period when the original house was built. However as the existing property has been so drastically altered following a series of accretions an opportunity is provided to reinterpret the motives of the original design using contemporary design methods. The resulting design proposal is therefore a piece of contemporary design that references both the mid century architectural intent of the original house and the broader building traditions of the area.

The established pattern of glazed openings sitting within well defined horizontal bands that is such a strong feature of the original houses is maintained and reinforced within the front elevation. The later addition of the blind protruding bay and its surrounding full height glazing is removed at first floor and replaced with a window of similar proportions to the original windows and placed within the same horizontal band whilst windows within the original part of the house are of the same height but shuffled slightly to suit the new internal layout.

The proposed material treatment of the front and rear elevations is intended to create a more coherent facade composition that uses a conventional and simplified material palette. The prevalence of brick construction in the area is drawn upon and the use of various subtle brick detailing methods is used to accentuate the predominantly horizontal emphasis of the existing materiality whilst introducing a finer grain to the facades proportioning. Towards the top of the walls the horizontal mortar joints will be allowed to stand proud of the brickwork creating a very subtle relief texture to the wall gradually becoming more pronounced further down the wall and eventually becomes alternate brick courses that project past the primary face of the wall rather than the mortar. At the base of the walls around the porch these projecting brick courses swell into three brick bands. The significance of the entrance porch is picked out be the use of a small set of 4 brick courses set on a 45 degree angle creating a 'dog tooth' cornice. The window reveals and copings are picked out in a render or precast element to be similar to the brick colour. The proposed brickwork is similar but slightly lighter in tone to the existing brick to differentiate the new elements from the 'frame' of the original brick piers.

The rear elevation becomes a slightly less constrained development of the themes found on the front. The dogtooth cornice swells to a more generous proportioning element that helps to tie the various protruding elements of the extensions together. The projecting mortar or brick courses are not so formally deployed over the whole facade but are used to pick up detail around windows and doors. The window and door placements do not need to be tied to a predominant street pattern on the rear and so are freely placed to best suit the requirements of the interiors behind them.

The use of a varying floor levels is introduced in the rear half of the house to create a more generous central volume and to provide a more modern and functional family kitchen/dining/living space that is better connected with the sunken rear garden. The implementation of this will greatly improve the physical and visual connections between the internal living spaces and the garden. The ceiling heights will be improved by the sinking of the floors and the sense of more generous volume will be enhanced by the creation of a void in the first floor level. The first floor is effectively split into two wings on either side of the void with the Master suite on one side and the family bedrooms on the other side. The provision of the void allows the bedrooms to have a visual connection with the living areas whilst also remaining distinctly removed from them. The split roof pitches which is such a characteristic trait of the houses on the south side of Ornan Road is opened up underneath to the spaces allowing the clerestory windows to become a more prominent feature within the internal layout rather than being solely for the provision of light to a corridor as in the current layout.

A small extension protruding 1m beyond the existing rear wall line is created at first floor on the boundary with No.45 Ornan Road to allow for a good sized master bedroom and dressing rooms to be provided on this side. The existing extension at first floor on the No. 41 side will be altered so that the balcony is removed to prevent overlooking of the No.41 rear garden and create a more functional rear bedroom in this area.

The existing side extension has what appears to be a zinc sheet roof that is a grey colour. As part of the proposals the roof on the side extension will be reclad in a copper sheet to match the original roof slopes and as part of this work the two existing roof lights in the front roof slope will be removed to help tidy up the appearance of the property on the front.



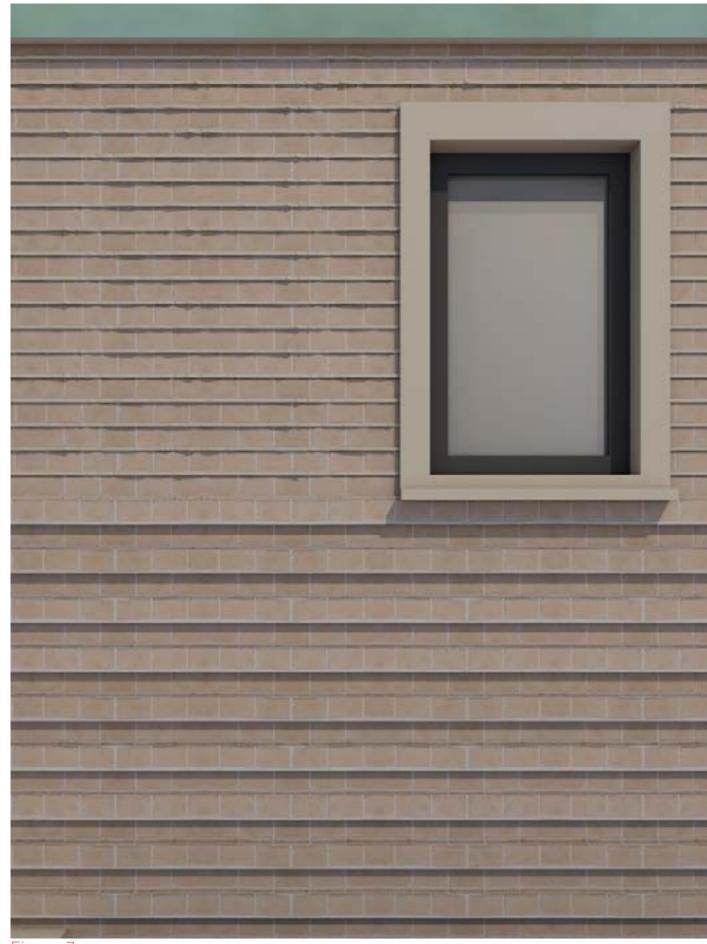


Figure 7: Proposed Brick Detailing



Figure 8: Proposed Front Elevation



Figure 9: Proposed Rear Elevation

MW∧rchitects

5. SUMMARY

USE

The existing property is a 4 bedroom 2, storey semi-detached building. The property currently falls under Class C3 of the Use Classes Order. The application does not propose any alterations to the existing use of the property.

AMOUNT

The proposed extensions will create an additional 12.5 square metres of internal floor area at ground floor level. At first floor level the useable floor area is actually reduced by 7.5 square metres because a void is introduced and the protruding blind bay to the front bedroom is removed. However if the the void is included within the floor area calculation an additional 3.5 square meters is created at first floor.

ACCESS

Access to the ground floor of the property will not be altered as a result of the proposed works. The front door will remain in the same location as existing. However the entrance porch is to be amended and an additional existing door in the front of the property is to be changed to a window.

SCALE

The single storey element of the extension extends 1.55m beyond the existing rear building line and the top of parapet is 2.9m above the existing external garden level. However due to the sunken finished floor level within the rear half of the property the extension and the creation of patio areas immediately outside the top of parapet is 3.38m above the new ground level around the doors.

The new addition at first floor extends beyond the existing rear building line by 1m and is 4.5m wide. The existing extension at first floor is not increased in depth any further beyond the rear elevation but the corner where a balcony overlooks No.41 Ornan Road is filled in.

LAYOUT

The proposal is to lower the floor by circa 450mm in the rear half of the house and provide an extension in this area to provide a more modern and functional family kitchen/dining/living space that is better connected with the sunken rear garden. The implementation of this will greatly improve the physical and visual connections between the internal living spaces and the garden. The ceiling heights will be improved by the sinking of the floors and the sense of more generous volume will be enhanced by the creation of a void in the first floor level. The first floor is effectively split into two wings on either side of the void with the Master suite on one side and the family bedrooms on the other side. The provision of the void allows the bedrooms to have a visual connection with the living areas whilst also remaining distinctly removed from them.

MATERIAI S

Proposed materials are natural and of a high quality. A limited palette of excellent materials has been chosen to match and complement the existing building and local context whilst making the interventions visual distinct.

LANDSCAPING

There are no proposed alterations to the front garden/drive within this application. The landscaping in the rear garden will not be substantially changed. An area of paving will be provided outside the doors in a similar fashion to what already exists but in a modified layout to suit the new openings.



//////////////////////////////////////

SUMMARY

In our professional opinion the proposal does not significantly compromise the architectural integrity of the building. We would encourage the local authority to act in a positive and pro-active manner in dealing with the application and would be keen for early communication regarding any amendments or alterations to the proposed scheme, including materiality, that may enable a positive outcome for this application.

END.

