

## Design &amp; 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

Photographs of front &amp; rear elevation



## 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.



Figure 1:

Aerial image of front elevation of 43 Ornan Road  
Source: Bing 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 unusable, 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.



Figure 3:

Aerial image of front elevation of 43 Ornan Road  
Source: Apple Maps November 2020



## 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.



Figure 4:

Aerial image of rear elevation of 43 Ornan Road  
Source: Apple Maps November 2020





### 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















