



Heritage, Design and Access Statement

at

60 Patshull Road
London
NW5 2LD

Project P-20083.A
REV. D

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The proposal is for the enlargement of the rear dormer at roof level and replacement of fake slate roof tiles with new natural slate tiles at No. 60 Patshull Road, NW5 2LD.

1. BACKGROUND AND BRIEF HISTORY

1.1 DESCRIPTION OF PROPERTY

The property is located in the middle part of Patshull Road, London NW5 2LD. No. 60 belongs to a road where buildings have a residential use and same architectural characteristics. The existing dwelling is a semi-detached three-storey early Victorian house within the Bartholomew Estate Conservation Area. It has pitched hipped roof with a lead-clad dormers to the side and rear and two front skylights. The walls are of London stock Brick with timber sash windows. The property has a side storage within the alleyway and two original outriggers with a small external space between them leading to a private garden.



Patshull Road, NW5.

The surrounding area is mainly residential with some shops and with a commercial street (Kentish Town Rd) just 5 mins walk from the property. Trees are situated in adjacent properties, but not in the rear garden of number 60, and other similar houses are located on the opposite side of the street.

The site is rectangular in shape and is situated on a road with access for pedestrians and vehicles.

The existing building is used as a single dwelling over four storeys, including: a kitchen, dining room and living room on the ground floor; a sitting room, a bedroom and a bathroom on the first floor; one-bedroom, walk-in wardrobe and bathroom on the second floor and an extra room on the third floor. The loft space is original and it has a large side dormer, a small rear dormer, 2 front rooflights and a rear window.

The main access to the dwelling is directly from the ground floor, and the side alleyway has a storage construction both in No.60 and No.58.

The building lies within a designated conservation area called Bartholomew Estate, but it is not a listed building or a locally listed structure.

1.2 BARTHOLOMEW ESTATE CONSERVATION AREA:

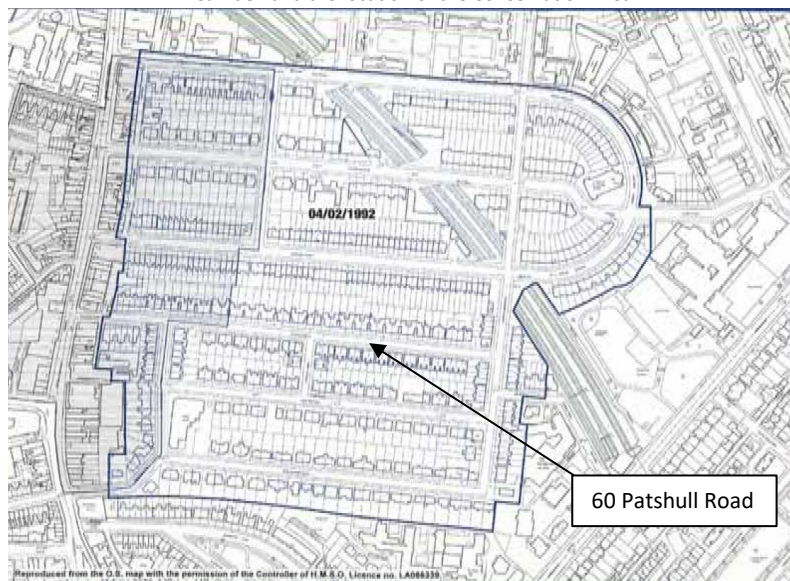
The Bartholomew Estate Conservation Area is a compact and well preserved Victorian residential development, which has changed remarkably little over the last 150 years. Built over a twenty-year period with a clearly defined boundary and homogeneous landscape, the area is clearly identified from the surrounding urban context.

The land is relatively flat in topography, gently sloping uphill in a north east direction and has a distinctive urban grain. The core of the Conservation Area is a regular grid pattern of continuous ribbon development along streets running perpendicular with Kentish Town Road and Camden Road. Less developed streets which has resulted in the formation of a superior set piece of Victorian townscape planning.

LOCATION:

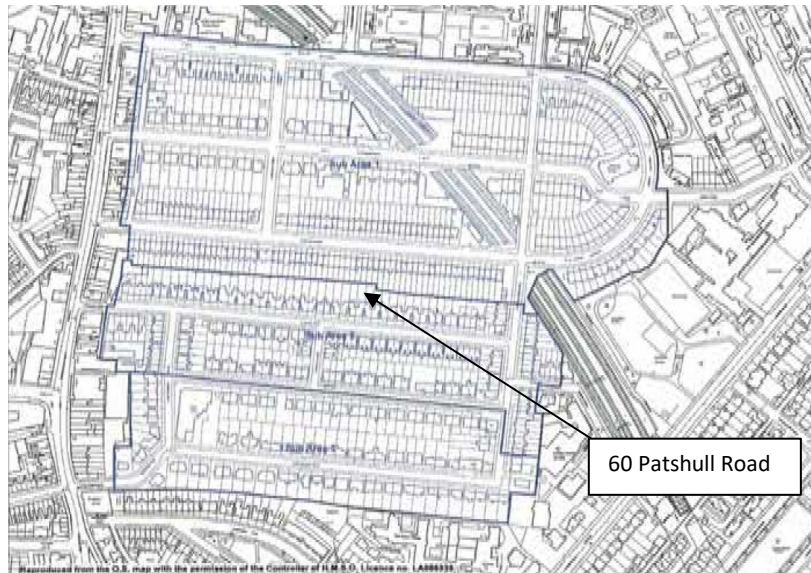


* Camden and the location of the Conservation Area



* Boundary of Conservation Area, designation date (04/02/1992) and archaeological priority area (darker blue)
The property under consideration (60 Patshull Road) does not belong to the archaeological priority area.

Despite the homogeneous nature of the area, for the purposes of the Conservation Area administration, the Bartholomew Estate is separated into three sub-areas based on these historical patterns of land ownership and the prevailing architectural styles.



* Bartholomew Estate sub-areas.

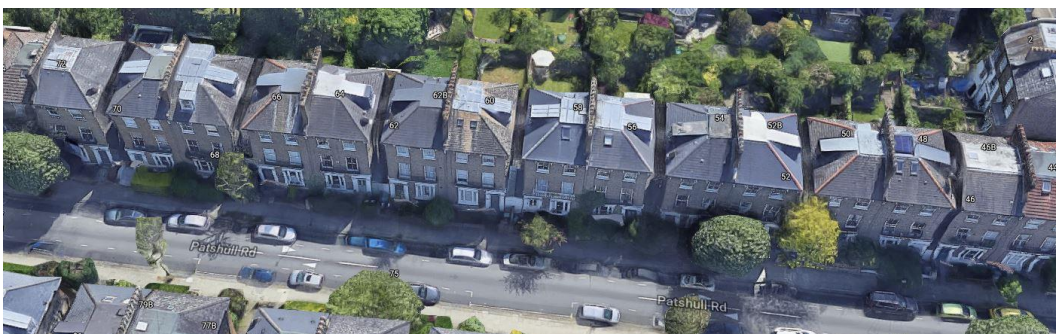
Sub-Area 1: *The Christ Church Estate*: Bartholomew Road (part), Busby Place, Caversham Road, Gaisford Street, Islip Street and Wolsey Mews.

Sub-Area 2: *Dartmouth Family Estate*: Bartholomew Road (part), Bartholomew Villas, Lawford Road (part), Patshull Place, Patshull Road and Sandall Road.

Sub-Area 3: *St Bartholomew Hospital Estate*: Bartholomew Road (part), Bartholomew Villas (part) and Lawford Road (part).

The property under consideration (60 Patshull Road) belongs to the Sub-Area 2 "Dartmouth Family Estate". Patshull Road, Patshull Place, part of Bartholomew Villas and the north side of Lawful Road are a uniform stylistic group. These streets are narrow and treelined and overall, more intimate and modest in appearance compared to the Christ Church Estate Sub-Area.

Generally, buildings in this Sub-area 2 are three storey, semi-detached villas and terraces with narrow plot widths. The buildings on Sandall Street and the east part of Bartholomew Road running north are four-storey and are set out of the core of this sub-area.



2. PLANNING CONSIDERATIONS

2.1 RELEVANT POLICIES & REGULATIONS

CPG1 Design 2014

Camden is committed to excellence in design and schemes should consider:

- The context of a development and its surrounding area.
- The design of the building itself.
- The use of the building.
- The materials used; and
- Public spaces.

4.10 Rear extensions should be designed to:

- Be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing.
- Respect and preserve the original design and proportions of the building, including its architectural period and style.
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks.
- Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space.
- Not cause a loss of amenity to adjacent properties with regards to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure.
- Allow for the retention of a reasonable sized garden; and
- Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

4.12 In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist.

4.14 The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.

Other relevant Policies and regulations:

- Camden's Local Plan: January 2016 Development Management Policies.
- London Plan March 2016 (housing Targets and space standards)

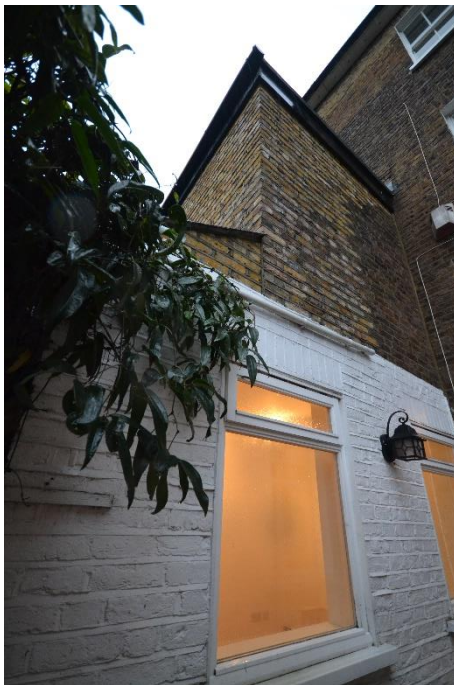
2.2 PROPERTY PLANNING HISTORY

The relevant property has a previous Planning Application submitted to Camden Council in relation to the enlargement of the first-floor rear extension.

This application (Ref: 2004/1172/P) was approved in 2004.

2004/1172/P	60 Patshull Road London NW5 2LD	A rear extension at first floor level.	FINAL DECISION	22-03- 2004	Granted
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See images and drawings below:



The difference between the cleaned brick and the darker one marks the line between the existing first floor construction and the extension approved by the council.

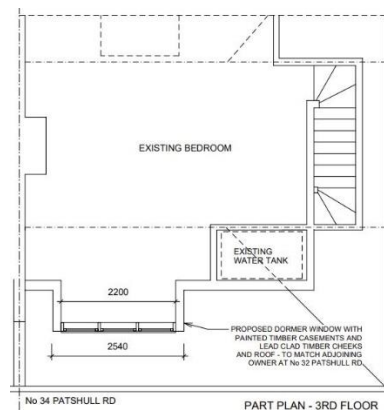
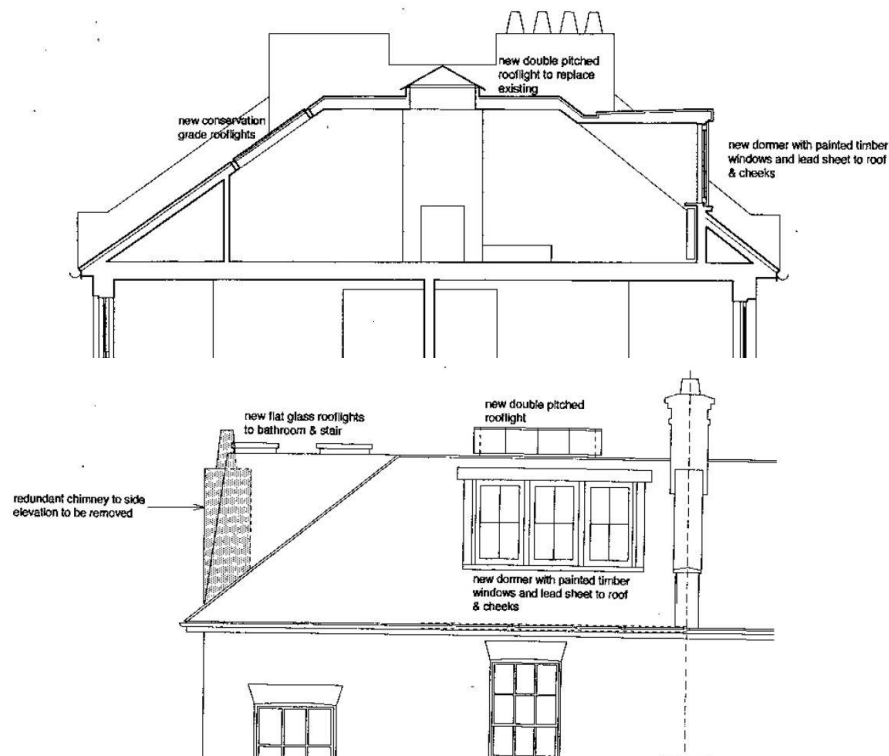
2.3 OTHER RELEVANT APPLICATIONS IN THE AREA

There are other similar planning applications in the area where a rear dormer has been built to the rear of the property.

No.32 Patshull Road:

PE9900847	32 PATSHULL ROAD	The installation of a roof dormer at the rear and a pitched rooflight, as shown on drawing numbers: 145: P/01, P/05, P/06, P/07, S/04 and S/05	FINAL DECISION	25-10-1999	Grant Full Planning Permission
	LONDON				
	NW5 2JY				

This property got permission for a rear dormer with timber painted windows and lead sheet to roof and cheeks, as it is shown in the approved plans below:



The dimensions of the approved dormer at No.32 Pathsull rod are larger than the ones proposed for No.60 in this same application.

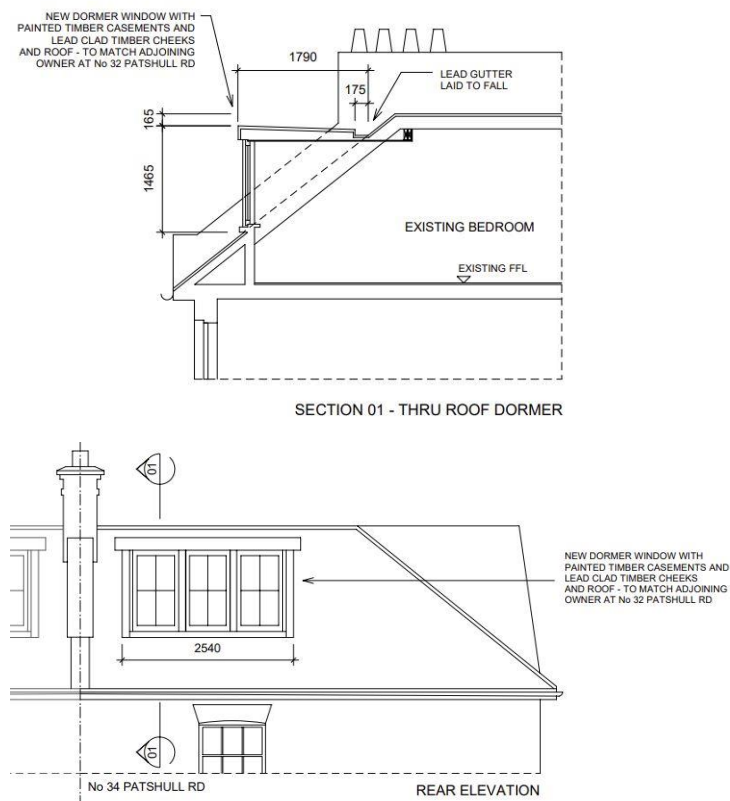
No.34 Patshull Road:

34 Patshull 2007/4045/P Road London NW5 2JY	Installation of new rear roof dormer window to replace existing to single family dwelling (C3).	FINAL DECISION 2007	17-09- 2007	Granted
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This property also got permission for a rear dormer and a proposed picture of the existing and the proposal was submitted together with the application documents, where the rear dormer at No.32 (approved by Camden Council as mentioned above) appears on the left-hand side.



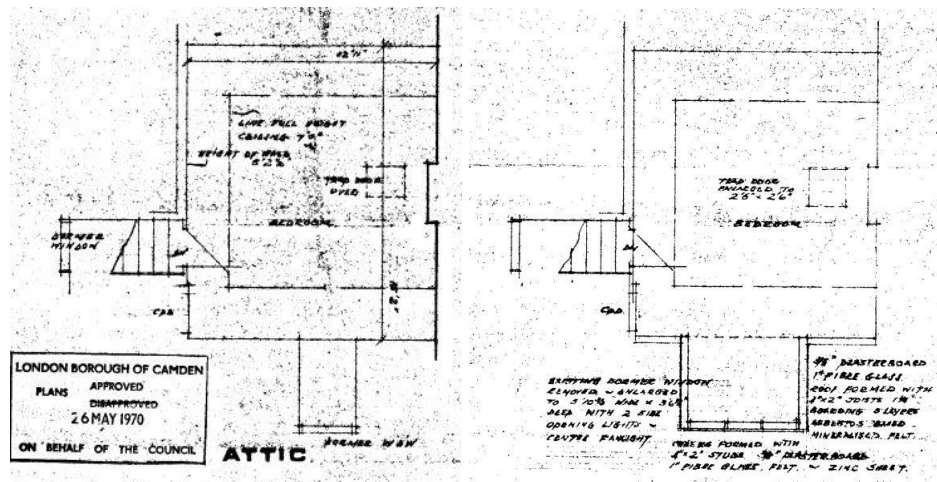
These are the approved drawings from No.34
(also bigger dimensions than the proposed ones for No.60 Patshull Road):



No.85 Patshull Road:

8856	85 Patshull Road, N.W.5.	The conversion of 85 Patshull Road, N.W.5. to provide three self-contained units.	FINAL DECISION	30-04-1970	Conditional
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This application was for a flat conversion but it included the enlargement of a rear dormer as shown in the application drawings below:



All the previously mentioned examples belong to the same street (Patshull Road), and they got permission for the proposed alterations.

It is important to highlight that there are many other properties where similar extensions have been built but there are no planning records about them.

Furthermore, there are many other relevant planning applications for similar proposed dormers in other nearby streets within the same Conservation Area.

The aerial views below show the numerous properties in Patshull Road with rear dormers (EVEN NUMBERS):



(View of Nos.30 to 40 Patshull Road from left to right)



(View of Nos.48 to 58 Patshull Road from left to right)



(View of Nos.60 to 70 Patshull Road from left to right)

ODD NUMBERS in Patshull Road below:



(View of Nos.55 to 75 Patshull Road from right to left)



(View of Nos.77 to 97 Patshull Road from right to left)

3. DESIGN STATEMENT

3.1 INTRODUCTION

The proposal is for the enlargement of the rear dormer at roof level and replacement of fake slate roof tiles with new natural slate tiles

Long lasting and traditional materials will be used to carry out the proposed alterations while making the house more suitable for modern family living.

This proposal has limited impact on the external appearance of the building. It will be respectful with the layout and original features.

Detailed drawings are submitted as part of the application and a more accurate description is included in this same document.

3.2 GENERAL LAYOUT

The building will maintain the total of 4 levels for one dwelling house with the following internal spaces, which will not change the existing layout:

GROUND FLOOR

Kitchen, dining room, utility room and a living room. No alterations to the access or layout.

FIRST FLOOR

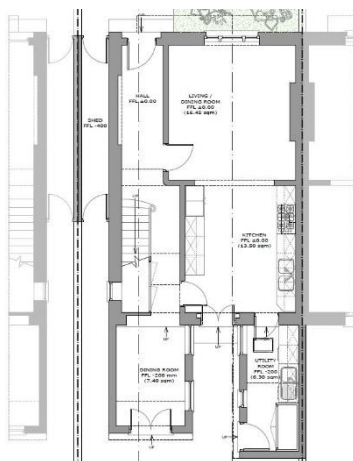
Living room, a bedroom and a landing bathroom (No alterations to the existing layout).

SECOND FLOOR

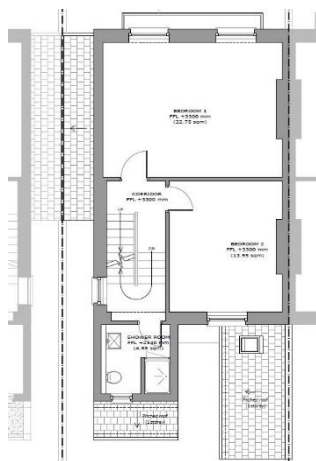
One bedroom, a bathroom and a walking wardrobe (No alterations to the existing layout).

THIRD FLOOR

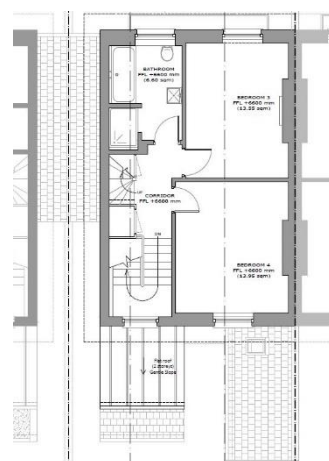
It will keep the same use as extra habitable space. No changes.



Ground floor plan



First floor plan



Second floor plan

3.3 DESIGN CONSIDERATIONS

The design of the dormer window replicates other dormer windows to the neighbouring properties in Patshull Road

The proposal enlarges the existing dormer by 1225mm to the rear (still leaving a significant recess to the eaves line, and continues with the same dormer roof height of the existing dormer.

The window itself will be timber sash window matching existing in size, design and material, whereas the dormer cheeks will be slightly wider in order to host the wall internal insulation necessary to comply with the current building regulations.

This means that the width of the dormer will be increased by only 300mm in total.

The external material will be lead cladding, matching the existing rear and side dormer, as well as the existing flat roof.

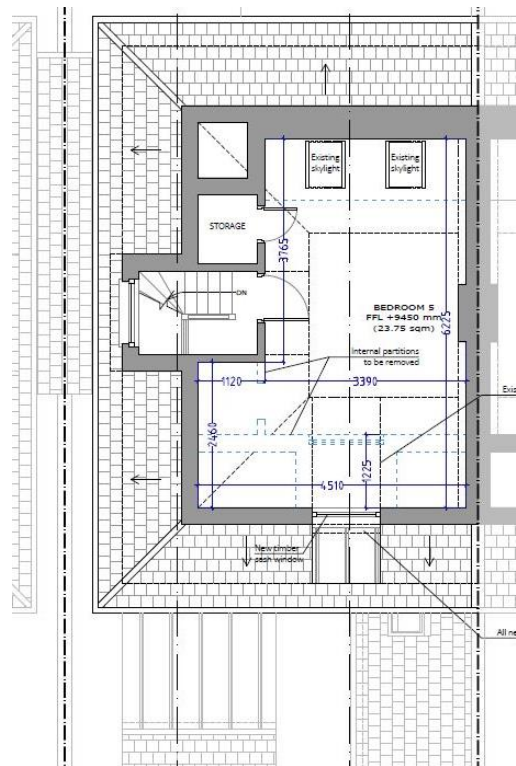
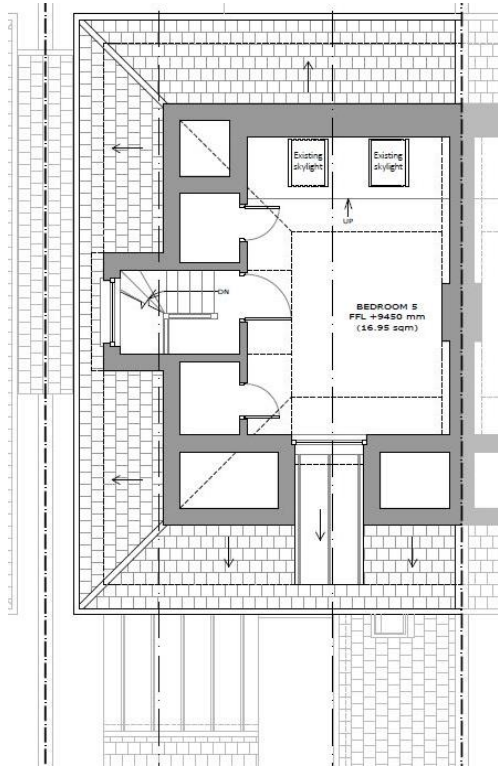
The proposed dormer will be hardly seen from the rear gardens and it will not be seen at all from the front garden and street (as it will not go higher than the ridge line).

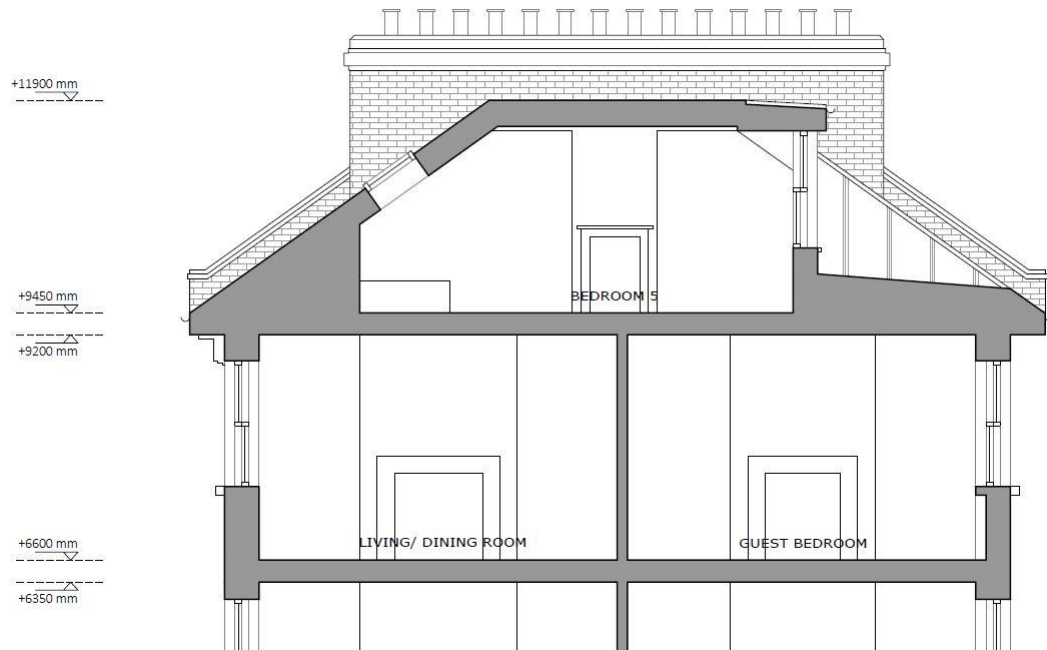


The extended dormer window would improve the character of the existing bedroom. The design is simple, with the use of traditional materials and a sensitive and traditional aesthetic within the Conservation Area.

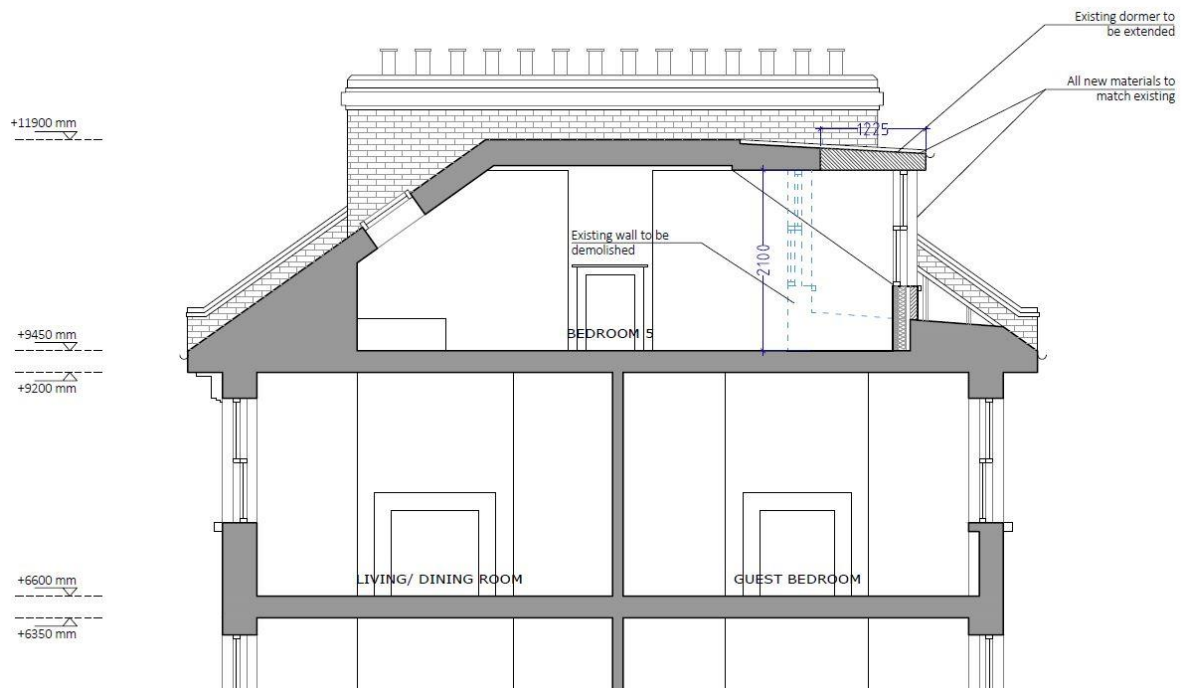


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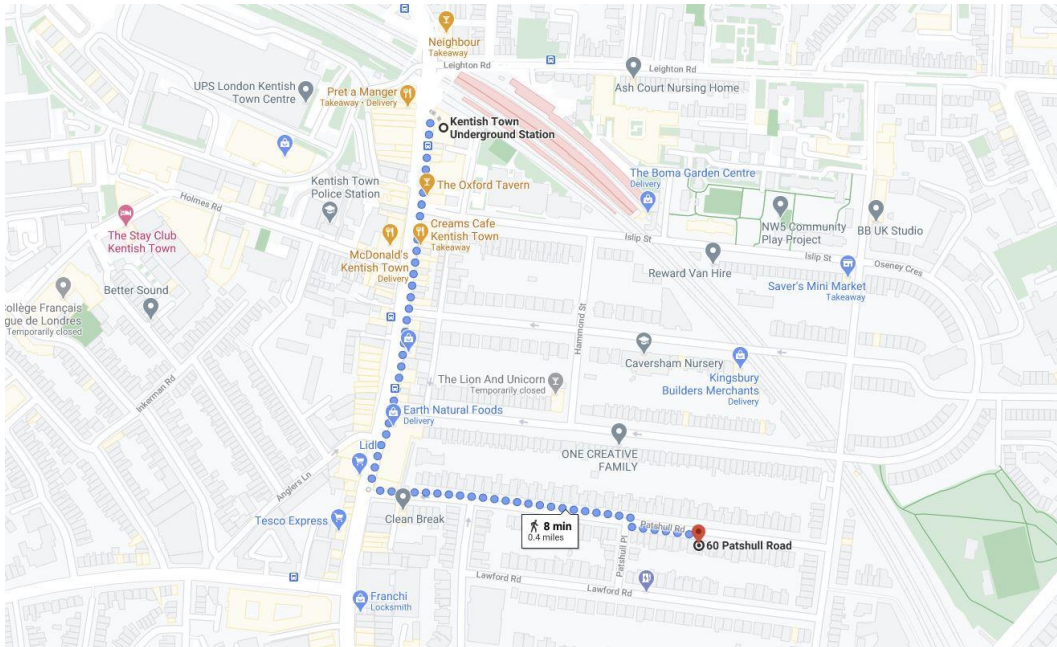


EXISTING SECTION



PROPOSED SECTION

4. ACCESS STATEMENT



The property is located within a residential area. Site will remain as existing; therefore, no public means of access will be affected. The site is served by the existing access from Patshull Road, and the main entrance will remain unaltered. The proposed alterations in the existing building will not have any effect on the current accessibility to the building. The access to the third floor is an existing staircase which will not be modified.



Front path and door.



Third Floor stairs.

5. CONCLUSION

In conclusion, the proposed alteration makes best use of the previously developed site with the roof changes. The building sits comfortably in the street scene and respects the adjacent properties in terms of design and protection of amenity, creating high quality living space for its occupiers.

The appearance of the front elevation will not change. The rear elevation will be modified due to the enlargement of the existing rear dormer. The aesthetical view and architectural value of the property will be improved due to the replacement of the roof tiles with new natural slate tiles.

These changes will be in relation to the design of same architectural characteristics of the existing building and the Conservation Area policies.

The materials which are proposed to be used externally will match the existing building materials without resulting in any harm to the amenities.

The proposal has intended to avoid the disturbance of any neighbour.

We believe the proposal will have a limited impact in the surrounding area and the concerning building and should therefore be considered as acceptable.