

11 Canteloves Road

Design and Access Statement

11 Canteloves Road
London
NW1 9XP

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Summary

INTRODUCTION

The Property

11 Cantelowes Road is a semi detached Georgian House in the London Borough of Camden and within the Camden Square Conservation Area. It is the primary residence for the occupiers who own the house.

The property features a dark, weathered stock brick to the front of the property with a stucco base, and a red brick to the rear. The windows are white painted timber, predominantly sash, with white painted window surrounds.

The property is bordered either side by No.10 (attached) and No.12 Cantelowes Road.

The Proposal

The proposed intervention is a single storey extension to the rear of the house at lower ground level, extending into the rear garden, improving the kitchen and living space of the existing house. A small, covered side corridor is proposed to the side of the house at Lower Ground level, to cover the side passage. It is also proposed to re-build the front boundary wall and return it to the original configuration, as well as replace all windows.

This document seeks to outline the process and details of the proposed intervention which has been carefully designed in relation to the existing house, surrounding context, and local planning policy.



CONTEXT APPRAISAL

Camden Square Conservation Area

The layout of the area is focused around Camden Square. The roads run in a gridded structure stemming from Camden Road. There are distinct characteristics which define the area, however the architecture is not uniform throughout.

Mature tress both in the streets and in private gardens play an important part of the streetscape, with the gaps between houses allowing views through and breaking up the housing.

Cantelowes Road falls within the fourth Character Zone. Here, the streets run in a planned grid layout set out from Camden Road, which tapers to a point at the meeting of York Way and Agar Grove. Cantelowes Road runs perpendicular from Camden Road.

The character of Cantelowes Road according to the Conservation Area Appraisal, plays on a variation of themes established in the square. Those seen in Cantelowes Road include: semi-detached houses, raised to form lower-ground floor levels, in a palette of brick, stucco and slate, timber sash windows and a mix of classical and Italianate references.

Variations seen along Cantelowes Road include: variations in plot depth, front boundary treatments, window surrounds and glazing bar arrangements.

Cantelowes Road

The house, highlighted in the map to the right, is a semi-detached house within a triangle of properties, each backing onto an enclosed garden area.

Cantelowes Road was planned with an axial quality in relation to the focal point of Camden Square and the adjacent St Paul’s Church. Subsequent spatial modifications have partially weakened its original relation to said centre. Single-level garden extensions are common to both sides of the road and their visual impact from the street is non-existent.

All of these respect the gap between the pairs of houses and because they do not encroach significantly on the garden, they do not have a detrimental effect on large trees and thus in the natural character of the area. The rear extensions do not belong to any particular period and their character - material and functional - varies with each occurrence.

The rear garden of the property faces into the centre of the triangle that the houses are arranged in. This means, like many of the properties, the garden is not visible from the street.

11 Cantelowes Road



Diagram 1
Aerial photograph

Relevant Policy

We have consulted the following policy, to ensure the proposal meets requirements at a wide national scale, down to the specific requirements of the Conservation Area:

- National Planning Policy Framework
- London Borough of Camden’s Local Plan
- Camden Planning Guidance SDP
- Camden Square Conservation Area Policy

Planning History

There have been two previous applications to prune and cut back trees to the property. However, there have been no previous permissions for proposed building work to the property.

Surrounding Planning History

There have been a number of houses in the immediate surrounding context which provide precedent for the proposed development, most notably the No.27A Cantelowes Road across the street.

83 St. Augustines Road
2020/4126/P
External alterations including erection of single storey lower ground floor rear extension with associated roof terrace.
Approved

Flat A 27 Cantelowes Road
2016/4650/P
Erection of single storey rear extension at lower ground floor level (3.5m) and re-cladding of existing side extension.
Approved

Lower Ground Floor Flat 23 Rochester Road
2013/4811/P
Erection of single storey rear extension to lower ground floor flat (Class C3).
Approved

75A Agar Grove
2017/0987/P
Erection of single storey rear extension to lower ground floor flat.
Approved

DESIGN STATEMENT

Mass and Form

Rear Extension

The proposed rear lower ground floor extension projects outwards toward the rear garden by 2m from the rear face of the bay window. The extension height is set at 3m so as not to affect the main ground floor window of the existing property.

The rear extension crucially maintains the gap between No.12.

The proposal has a flat roof, with parapet and sedum roof. It is thought that the flat roof will compliment the square forms of the Georgian property.

The design of the extension uses thin vertical elements to subdivide the rear glazing, this give the extension a simple and composed rhythm, again complimenting the subdivided windows to the main house, a key characteristic of Georgian architecture. The verticals and thin coping, concealing the door frames, ensuring a slender and light appearance.

Two small vertical windows, one fixed, have been located to the side of the rear extension for additional light gain .

Side Corridor

The lower ground floor side corridor extension is a single pitched form, 3.15m at its highest point where it meets the house and 2.5m where it is closest to the boundary. This is a common form among side extensions in the area. Most notably this is seen to No.27A Canteloves Road, to which permission was granted in 2016.

The pitched form ensures subservience to the main house, whilst maintaining the view between the houses from the street.

The lowest point of the side corridor is lower than the previous existing front gate, which can be seen in the attached architectural drawings.

The extent in plan looks to position the corridor between the existing service runs down the side of the house, and pulls the entrance back to accommodate this and lessen the impact on the street.

The side corridor looks only to provide cover to the side passageway. The passageway has been retained, as has the side door to the house. This can be seen in the attached architectural floor plans.

Front Boundary

The front boundary wall is to be rebuilt with brickwork to match the existing house. The wall is to be lowered to match the neighbouring property and timber fencing is to be re-introduced as an original feature to the house and conservation area. Please refer to the drawings for the extent.

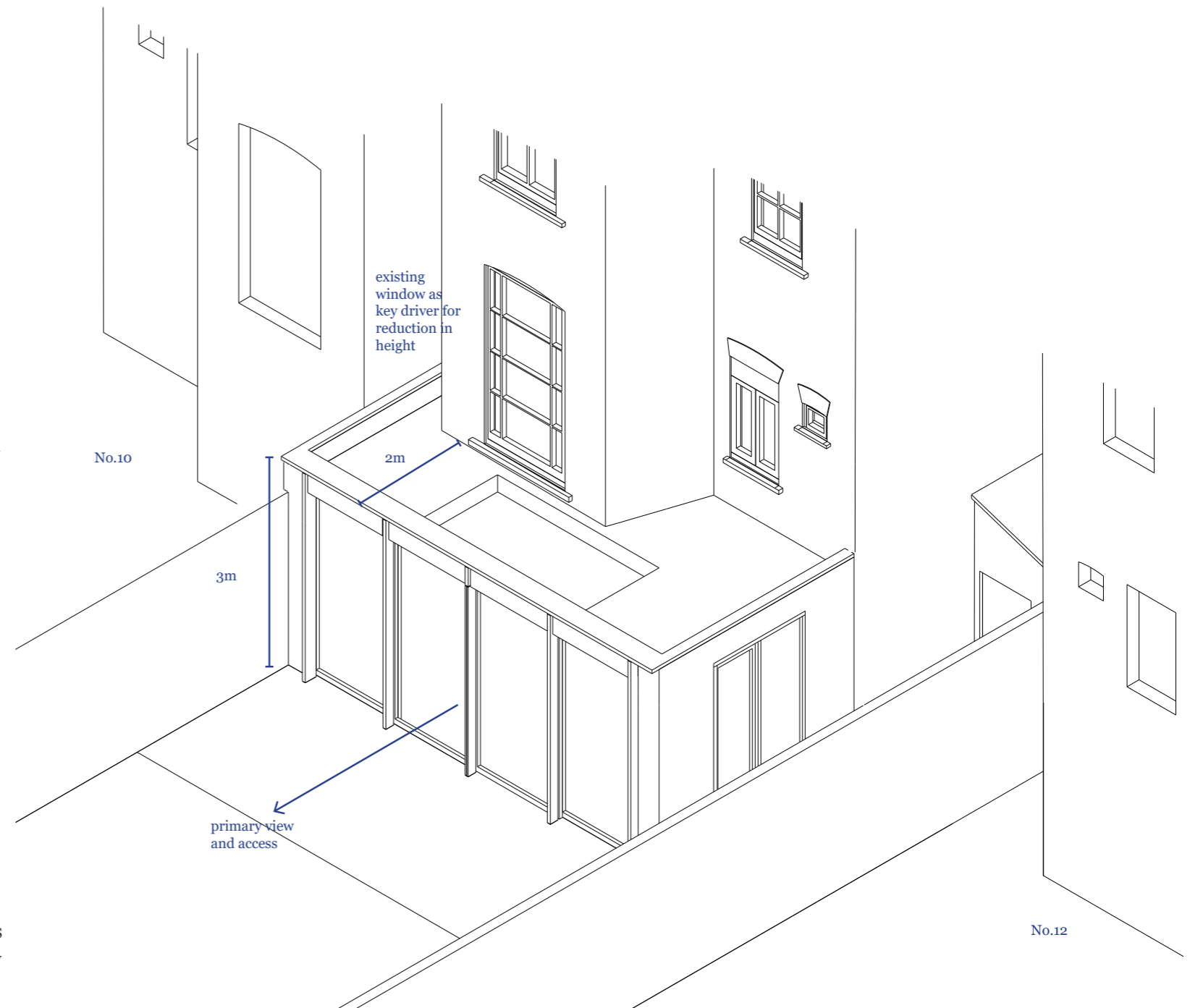


Diagram 2
Axonometric
Please refer to submitted drawings for scale
N.T.S

Impact on neighbouring properties

A number of measures have been taken to ensure there is no adverse impact on neighbouring properties, through loss of daylight or visual impact.

Rear Extension

The rear extension extends by a maximum of 2m from the rear bay window. The plan to the right demonstrates the 45 degree line from both lower ground floor windows to each neighbouring property. The extension is within these angles and it is therefore thought there will be no adverse daylight impact beyond what is reasonable under policy.

The extension does not affect the privacy of either neighbours or the occupier of No.11; the two small vertical windows are for ambient light gain and are set behind the tall boundary wall to No.12.

Side Extension

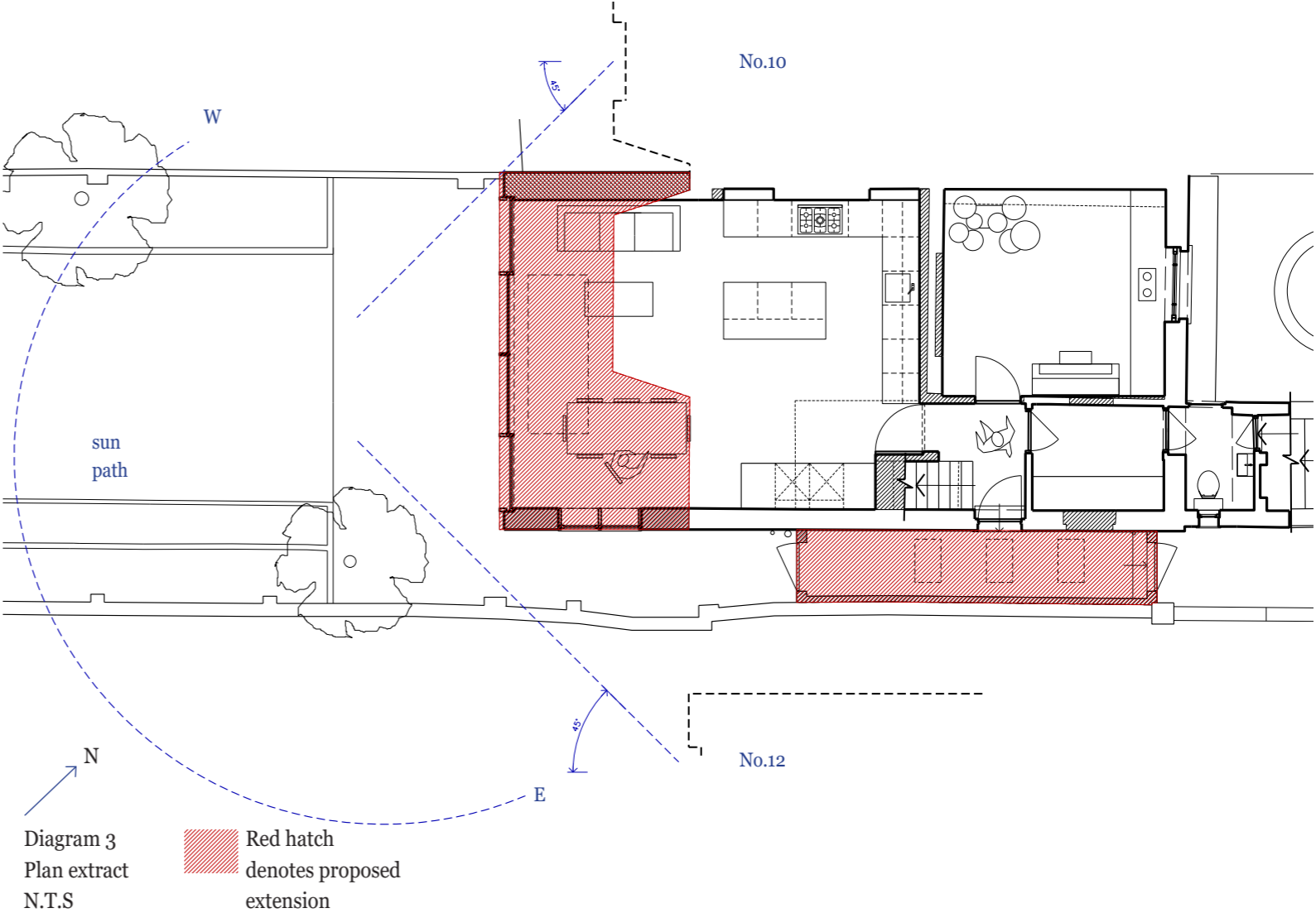
The proposed side extension is a common intervention throughout Cantelowes Road to cover the side passage as seen at No.27a, and the immediate neighbours at No.13 and 14.

As the proposal is pitched, sloping down towards No.12, this keeps the massing low, and therefore does not adversely affect views or daylight.

The extension will preserve access through the side of the house from front to rear.

Front Boundary

The front boundary is to be re-built to match the original proportions. It is assumed this will therefore have no adverse impact to the neighbouring properties but have a positive impact on the street scene.



Materials

We have carefully considered the material palette, so as not to detract from the original house, but compliment it, and in doing so, have a positive impact on the conservation area.

Walls

The proposed material palette consists of pale stone to the copings and vertical fins, with lime render to walls. The materials and their use will be to a high quality, recognising the high standards of the conservation area and referencing the existing material palette of the brickwork and windows. This ensures subservience to the main house, whilst providing architectural interest in the soft mottled patina of the lime render and solid, lasting composition of the stone.

The side extension walls will be clad in vertical timber cladding, referencing the existing timber windows to the house.

Roofs

The visual appearance of the roof is hidden from lower ground floor level with the parapet, made visually smaller by the thin coping stone. It is also attenuated from ground floor with a sedum roof, significantly improving the view via greenery. This also improves the view from the neighbouring properties.

The roof to the side corridor extension will be clad in aluminium or zinc cladding, to provide a visually pleasing roof covering to tie in with the colour of the slate roof to the existing houses.

Windows

The extension doors and side windows will be aluminium sliding doors/windows, coloured to match the pale tones of the extension. The aluminium to the rear and side will be largely concealed from view by the stone vertical fins.

The rooflights to the rear extension and side corridor are to be dark aluminium framed.

All windows to the existing house are to be replaced with new timber framed, double glazed, sash and casement windows. Each window has been carefully researched to return the glazing configuration to the original, understanding the importance of restoring these features for the benefit of the house and conservation area. Please refer to the architectural drawings for the proposed glazing bar configurations.

Front Boundary

The front wall is to be rebuilt in brick to match the existing front of the house. The fencing will be white painted timber to match the original configuration.



Diagram 4
Indicative visual of the proposed material palette, showing the top right corner of the rear elevation



1 Limewash



2 Pale stone

Use

The proposal will remain as a C3 residential dwelling.

Amount

The massing is as described in the Design Statement above. The dwelling will conform to residential design standards both in area and ceiling height where possible and where works are happening to relevant areas.

Access

The proposal improves access to the rear garden from inside the house at lower ground floor level. The front boundary treatments keep to the existing gate entry. The side passageway does not obstruct access, but improves on the passageway through to the rear garden and its security. No public access routes are affected by the proposal.

Sustainability

Sustainability is integral to our office culture and design approach. Where possible we look to produce designs which are efficient in its use of local and renewable materials, in the energy required to build them, and the energy generated while in use.

The proposal volume is compact, minimising any unnecessary heat loss. The proposed external material is stone, which aids in the storage and release of solar gain and heat loss.

Natural ventilation through the property is optimised through openable doors to the rear.

The glazing and additional rooflight limit the use of artificial lighting as well as increasing the user's well-being through visual apertures to natural light and green amenity spaces.

All carbon emissions will be reduced through a combination of passive design and energy efficiency. Efficient services will be implemented throughout, which will be as efficient as the minimum standards required by current Building Regulations.

Insulation will be specified to surpass Building Regulations, noting the type to promote an affordable and healthy environment.

Recycled materials and sustainably sourced materials will be used where possible, with low embodied energy. Non-toxic paints and natural materials with minimal finishing involved will be used where possible.

Summary

Great care has been taken in researching current policy, as well as analysing the original house, site and context, and reviewing past planning applications, to reach the submitted proposals.

As a result, the developed proposal recognises and responds to the site and the surrounding context; featuring appropriate massing and scale, to the neighbouring buildings. The consideration of material choice in particular ensures that the proposed construction retains the character of the typology whilst offering a contemporary aesthetic without pastiche.

We look forward to receiving your comments, and please do contact us should you wish to discuss.