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DESIGN AND ACCESS STATEMENT

Proposal for demolition of existing rear extension and erection of a single storey wraparound extension

11.05.2021

1 INTRODUCTION

This planning application seeks to improve the accommodation, amenity, and general standard of living of No 14 Mackeson Road, a Victorian terraced house within the Mansfield Conservation Area. The house is not a listed building, has been empty and neglected for over two years and requires modernisation.

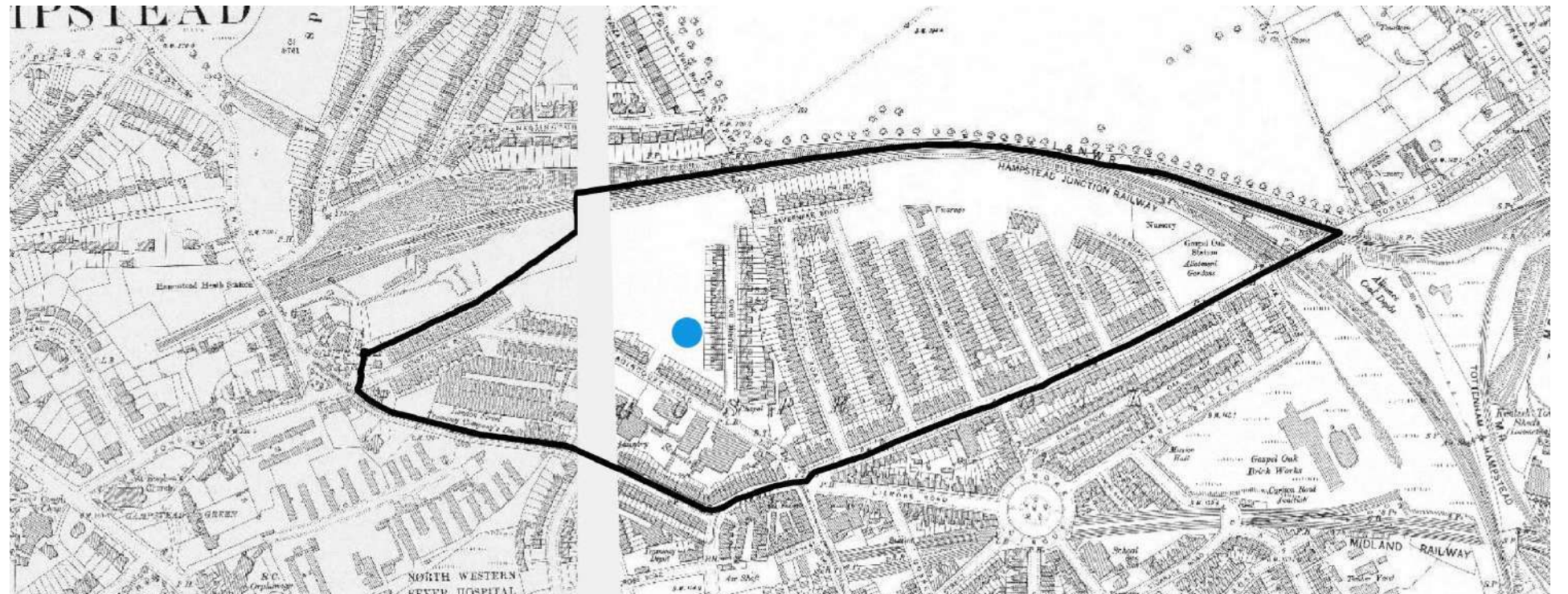
ECA Studio has been appointed for the renovation, remodelling, and extension of No 14 Mackeson Road to create a high-quality family home in line with current modern standards.

This document has been prepared to support the Planning Application submitted to The London Borough of Camden for the wraparound extension at the back of the property and should be read in conjunction with the submitted drawings and supporting documents.

2 LOCATION AND CONTEXT

No 14 Mackeson Road is three storey split-level dwelling consisting of ground, first and second floors in a street of nearly identical properties.

It was built between 1894 and 1914 using red bricks with a two storey bay window, white stucco moulding around the front windows and door. The rear garden currently extends around the rear outrigger, which is rendered painted white.



Ordnance Survey extract, publication date 1894



Ordnance Survey extract, publication date 1914

- Applicant Site
- Mansfield Conservation Area

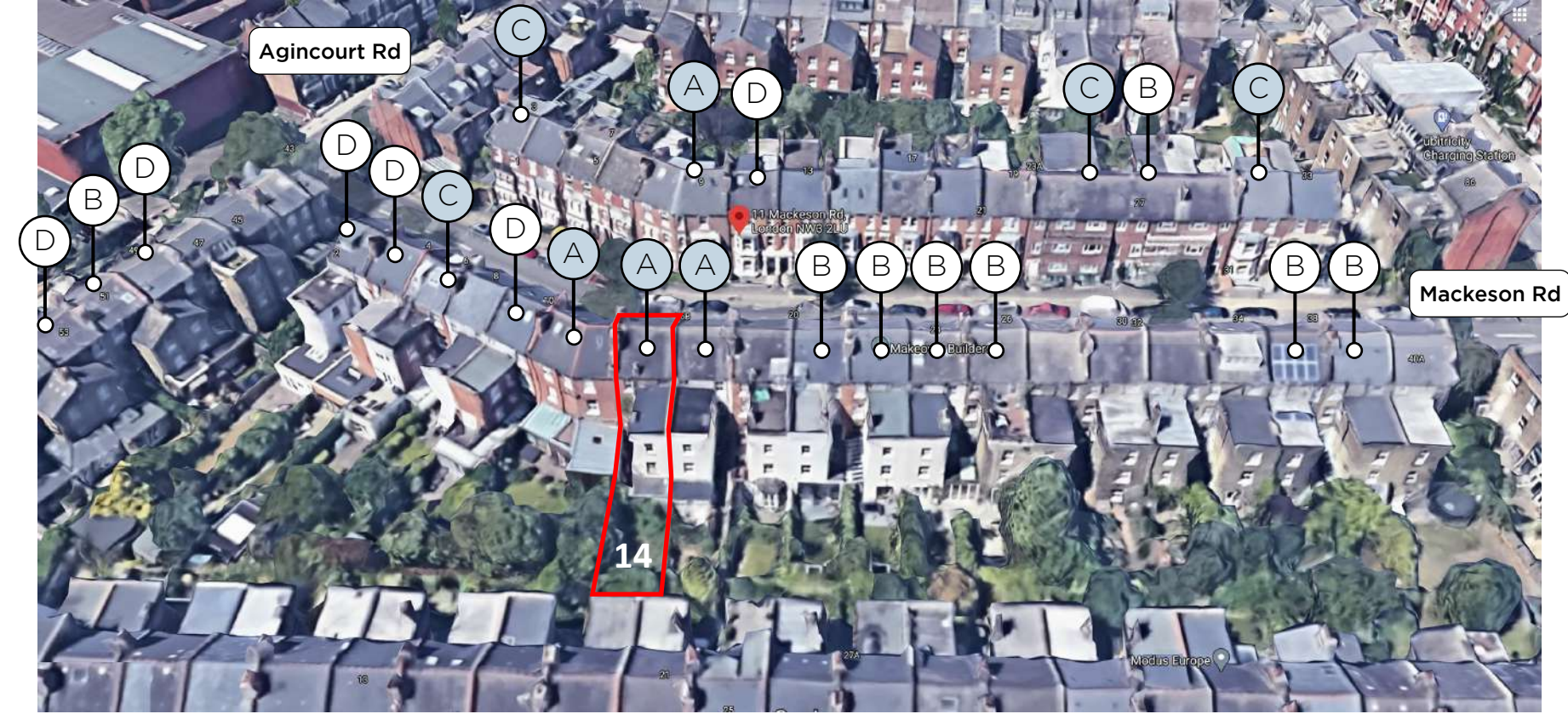
Moments away from Hampstead Heath, the area comprising Mackeson Road, Constantine Road, and Lisburne Road is considerably uniform in character along the street frontage. Red brick terraced houses set back from the street to accommodate small front gardens enclosed by walls and railings.

A variety of alterations can be observed in the rear elevation all across the conservation area, where over the years the houses have been extended to respond to the current living standards. One of the enduring qualities of Victorian housing is the capacity of being personalised and adapted without losing character and functionality.

In the immediate surroundings there are different types of extension at ground level:

- A) Rear extension
- B) Infill extension
- C) Rear extension off the rear outrigger and infill extension
- D) Wraparound extension

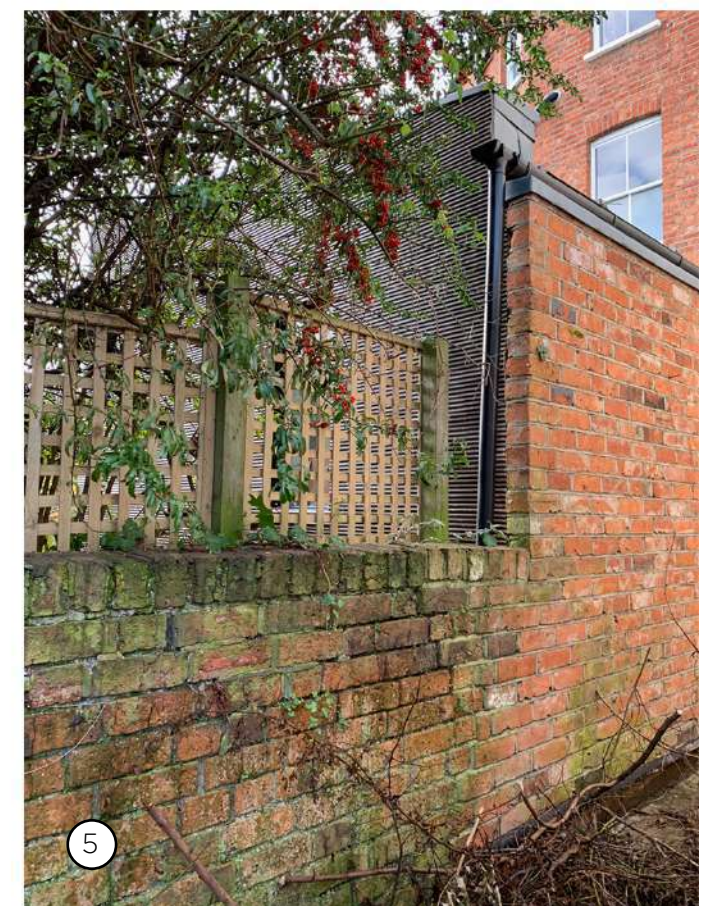
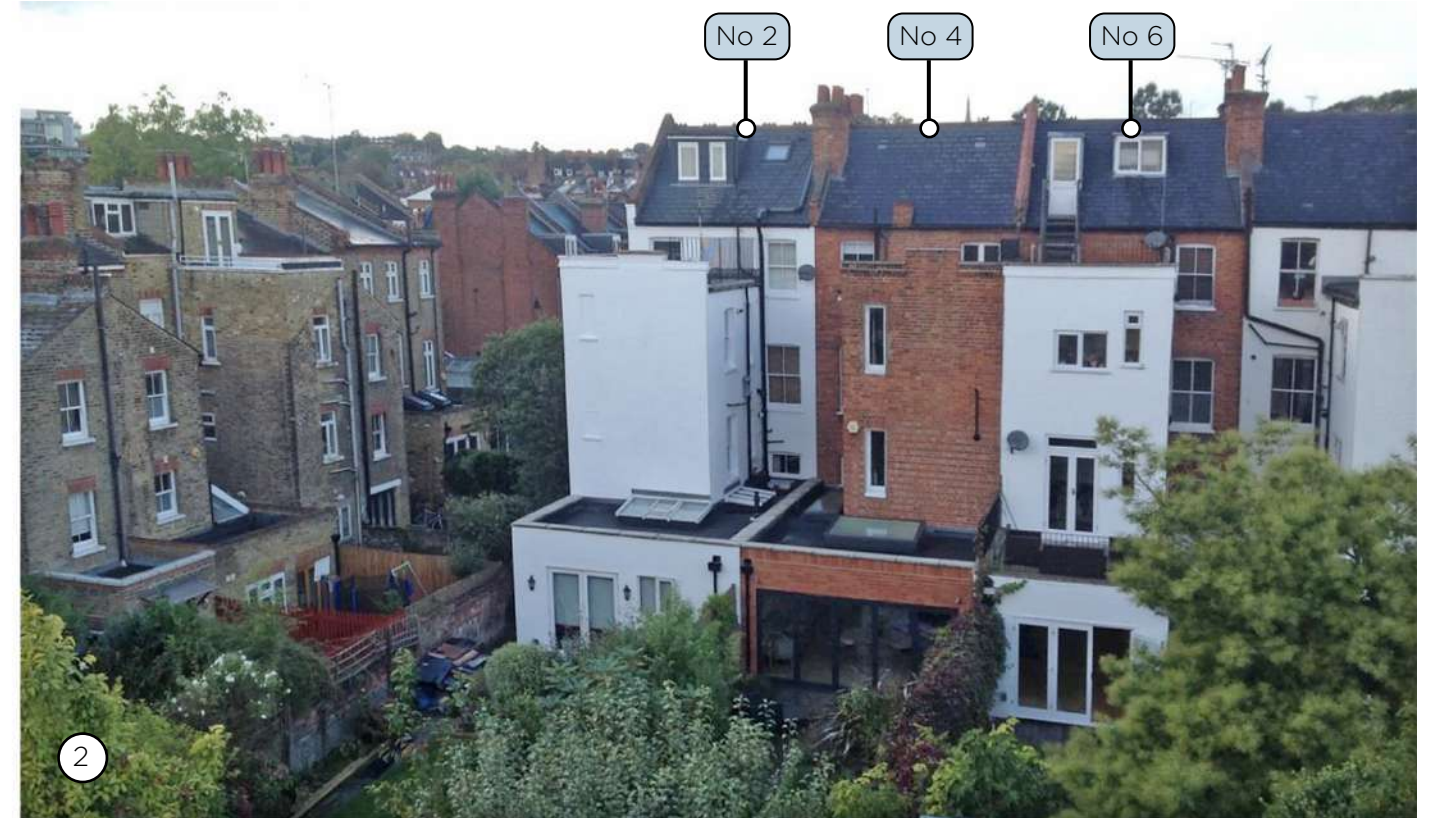
The pictures on the right clearly show the different types and design that can be found in the neighbourhood.



LOCAL PRECEDENTS (BIRD'S-EYE VIEWS)

- No 14 Mackeson Rd (Applicant)
- A Rear Extension
- B Infill extension
- C Rear extension off the rear return and infill extension
- D Wraparound extension





LOCAL PRECEDENTS

- ① No 23 Lisburne - Infill extension
- ② No 2, 4, 6 Mackeson Road - wraparound extensions
- ③ No 17 Lisburne - Infill extension
- ④ No 10 Mackeson Road- full width extension, and No 12 Mackeson Road - wraparound extension
- ⑤ No 12 Mackeson Road (from the applicant's garden) - full width extension

3 LOCAL PRECEDENTS

The works proposed in this planning application are increasingly common in the immediate area, with numerous precedents already set for similar projects on nearly identical Victorian houses.

Some significant recent planning permission precedents are listed below:

WRAPAROUND EXTENSIONS:

- 2 Mackeson Rd (2013/1301/P)
- 4 Mackeson Rd (2013/4541/P)
- 10 Mackeson Rd (2004/3164/P)
- 11 Mackeson Rd (PE9800537)
- 29 Mackeson Rd (2018/4416/P)

(ADJACENT) FULL WIDTH EXTENSION:

- 12 Mackeson Rd (PE9800233R3)

INFILL EXTENSIONS:

- 20 Mackeson Rd (2014/2292/P)
- 22 Mackeson Rd (PEX0100942)
- 36 Mackeson Rd (2005/3107/P)
- 3 Lisburne Rd (2017/6512/P)
- 17 Lisburne Rd (2012/4540/P)
- 23 Lisburne Rd (2006/3400/P)

4 EXISTING HOUSE

As a result of being vacant for over two years, the house is currently in poor conditions. Without proper maintenance the property watertightness is compromised, and the leaky roof is causing timbers to rot. Window frames are deteriorating, and damp can be found throughout the property.

Presumably built in the 80's, the rear extension off the rear outrigger has no architectural merit. The visual connection between the house and the garden has been lost due to this addition.

The original outrigger and the rear extension leave on the side a narrow outdoor space only 1.65m wide enclosed by walls and the neighbouring extension at No 12. As shown in the pictures, this is not currently a desirable space in need to be reimaged.



5 DESIGN AND AMENITIES

The proposed alterations to the front elevation and the roof are in line with the Council's intentions of maintaining, protecting and enhancing the built environment.

The original white stucco decorations on the front elevation, crumbling and falling off after years of neglect (as visible in page 4), would be restored.

The roof is leaking and will be repaired using matching natural slates where the existing ones are broken.

It is proposed to demolish the existing low quality rear extension and to replace it with a single storey wraparound extension to respond better to the new occupants' requirements and their growing family.

The applicant has a strong interest in contemporary architecture of high quality design and believes that the proposed scheme can make a significant contribution to the character and amenity of the Conservation Area.

The proposed wraparound extension would infill the area between the outrigger and the party wall and would project less than the existing rear extension. This would allow for a more generous garden space.

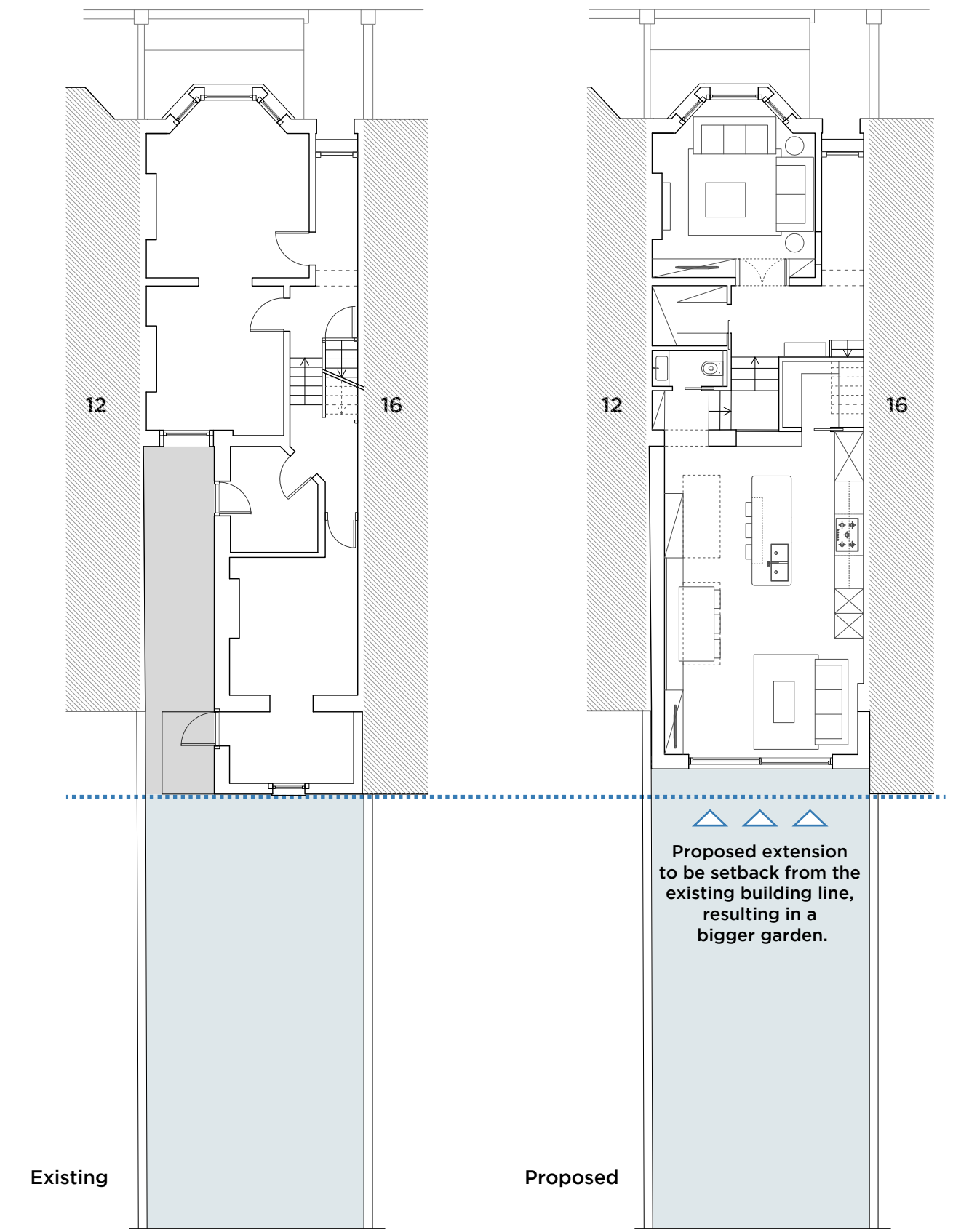
The proposed layout would incorporate the underutilised outdoor space to create a bright, open plan kitchen and dining family area, tailored to the future occupants' lifestyle. The sliding doors to the rear would greatly improve the connection between the house and the rear garden, lost long ago.

The proposal does not involve the loss of existing traditional features of interest.

The proposal is respectful in scale and massing, remains appropriately subordinate to the host building and would not exceed the height of the rear extension neighbouring property at No 12. In fact, it has been designed considering its context and the size of the extensions visible in the immediate surroundings.

- Existing Building Line
- Garden
- Existing Paved Area

6 GROUND FLOOR LAYOUT



7 MATERIALS

The extension design will be excellent as promoted by the Council and will follow the planning guidelines which allow the use of modern materials, if used sensitively without dominating the existing property, as in this case.

The proposed brick has earthy grey-brown tones and an appealing texture that comes from the slender format and the handcrafted qualities. It well conforms to the brickwork and chromatic palette of the surroundings, recalling the colour of the natural slates present in the roofs.

It is proposed to replace the existing single glazed timber sash windows, which are rotting and severely damaged with double glazed timber windows. The replacement windows will match the existing ones in design making a positive contribution to the local character and the environment.

The new sliding doors designed in connection with the rear extension are slim-framed dark grey coloured double glazed aluminium.

The proposed windows and double glazed rooflight have been carefully designed to maximise the amount of daylight entering the living area, minimising the need for artificial lighting. The proposal achieves a balance between benefitting from solar gain, preventing overheating, and limiting light spillage.

8 ACCESS

The current access to the property at No 14 Mackeson Road will remain the same through the front garden at street level.

In conclusion, it is considered that the proposed rear addition is sympathetic to the original building and respects the existing architectural features according to Policies D1 of the Camden Local Plan (2017) and Camden Planning Guidance (CPG) (March 2019).

We believe the proposal represents an exciting opportunity to turn a long-neglected property into a high quality dwelling, enabling the occupants to enjoy a modern and energy efficient house. Overall, it would preserve the original character and charm of the existing house, enhancing the appearance of Mackeson Road and of the Mansfield Conservation Area.



Design Reference: De Beauvoir Townhouse by HUT Architects



Design Reference: dark grey, handmade roman bricks