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23 Twisden Road, NW5 1DL

Heritage and Design & Access Statement

Preface

The following Heritage and Design & Access Statement has been prepared by Trevor Brown Architect Ltd in accordance with Camden Council Local Development Framework and SPD and is to be read in conjunction with the accompanied planning drawings:

Site:

126_0000 - Location Plan

126_1000 - Site Plan

Existing Drawings:

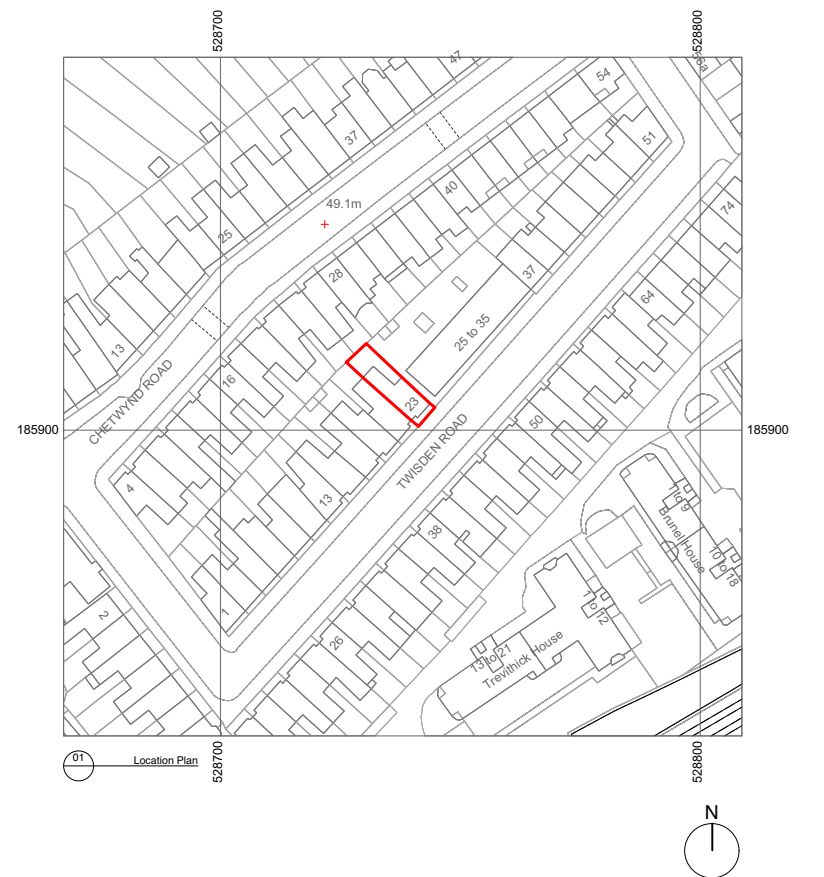
126_0001 - Existing First Floor, Loft & Roof Plans

126_0200 - Existing Front, Rear Elevations & Section AA

Proposed Drawings:

126_1001 - Proposed First Floor, Loft & Roof Plans

126_1200 - Proposed Front, Rear Elevations & Section AA



Location Plan

— Site Boundary

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Rear elevation



Rear elevation



Front elevation



Side view



Street view

1.0 Introduction

Trevor Brown Architect has been instructed by the client to prepare a Full Planning Application for the proposed alterations to their 2-storey property at 23 Twisden Road, London, NW5 1DL.

The brief for the proposed works include:

1. To convert the loft into a habitable space with a dormer

In Accordance with requirements under paragraph 128 of National Planning Policy Framework (NPPF), this report establishes the significance of the relevant context and assesses the impact of the proposed development on its significance.

No. 23 Twisden Road is a terraced property and falls within the Dartmouth Park Conservation Area and does not hold any type of listing according to the Camden Conservation Areas Map.

2.0 Historic development & context

Twisden Road is a well-preserved street and roofline, exhibiting a pleasing sense of unity. Built in the 1870s the road forms a loop off Chetwynd Road, a particular feature of it being the way pairs of terraced houses step down the slope; the change in level occurring between the ground floor enriched bay windows, surmounted by first floor Venetian windows and a gable with decorative barge boards. They are generously spaced so that the paired and recessed front doors appear slightly cramped. The houses are predominantly two storeys, in stock brick with rusticated red brick quoins, roofed in slate with plain grey ridge tiles (except the post-war infill, Nos. 25-35, odd) with small front areas and low brick walls and some railings to the pavement. Nos 2-14 were built by Randall, 1875; 1-7 Hirst of Chetwynd Road, 1875; 13-51, odd, Callard and Gormley, 1876-7; and 40-74, even, Zegers 1876-7. At the west end of the street the long line of the 19 gable roofs on both sides of the road is a significant feature of the townscape. The roofscape is highly visible from the top of Spencer Rise and Chetwynd Road and from the York Rise Estate; there are long and clear views of the rear of Nos. 16-72 (even) and Twisden Works from the path beside the York Rise Estate, and from the road itself to the intact roof profile of Nos. 1-51 (odd) and the back of the Chetwynd Road houses.

Section 7 Spatial And Character Analysis Sub Area 2. Twisden Road, Conservation Area Character Appraisal Dartmouth Park Conservation Area

3.0 Existing Building

The existing building is an end of terrace late 19th C Victorian dwelling. It is currently a 2 storey property with an attic floor sitting on a 108 sqm plot.

3.1 Front elevation

The front elevation is a two-storey brickwork facade primarily made from London stock bricks with red brick detail.

There are ornate stone elements on the facade such as around the windows and front door and roof fascia. All windows are painted timber sash windows in a white colour.

3.2 Rear elevation

The rear elevation consists of London stock bricks.

All windows are painted timber sash windows in a white colour similar to the front elevation.

The outrigger also consists of brickwork similar to the rest of the rear elevation with a pitched roof and slate roof tiles.

3.3 Side elevation

The side elevation primarily consists of London stock bricks similar to the rear and is not visible from the street view.

3.4 Roof

The roof of the street facing main part of the building is a gable roof with articulated fascias.

The outrigger has a pitched roof similar to the main roof.

3.5 Interior

The interior is in a dilapidated state and requires a full refurbishment.

4.0 Policy

The design follows the direction and compliance set out in the policies listed below:

- Planning (Listed Buildings and Conservation areas) Act 1990
- National Planning Policy Framework (2012)
- Local Plan
- Camden Planning Guidance Design
- Camden Planning Policy supplement
- Dartmouth Park Neighbourhood Forum Adopted Plan
- Dartmouth Park Conservation Area Appraisal

4.1 Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(2):

In the exercise, with respect to any buildings or other land in a conservation area, of any (functions under or by virtue of) any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

4.2 National Planning Policy Framework (2012)

The National Planning Policy Framework sets out the government's planning policies for England and how these should be applied, providing a framework within which locally-prepared plans for housing and other development can be produced. When considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conversion is not devalued through the designation of areas that lack special interest.

Chapter 12 of the National Planning Policy Framework (NPPF) sets out the government's policies relating to the conversion and enhancement of the historic environment and achieving well-designed places. The NPPF stresses that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance (paragraph 126). The guidance continues to place the assessment of the significance of heritage assets and the effect of development on this at the heart of planning for the historic environment.

Paragraph 127 states that developments should be sympathetic to local character, function well, and add to the overall quality of the area whilst being as a result of good architecture, layout and appropriate and effective landscaping, creating places that offer a high standard of amenity for existing and future users.

Chapter 12, paragraphs 189 - 192 emphasise the importance of understanding the significance of a heritage asset when considering development proposals. The delegated reports do not provide detailed assessment of the significance of the listed building and conservation area and the specific harm to these heritage assets.

The Framework highlights the desirability of sustaining and enhancing the significance of heritage assets, and Paragraph 193 sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets's conservation.

4.3 Camden Planning Guidance: Home Improvements January 2021

Roof Extensions

Extending the roof to make it a habitable space is one of the most common and affordable types of development.

The following considerations are to be made:

- The existing roof form and any previous extensions to it;
- The roof visibility and prominence in relation to gardens, streetscene and wider area, considering land topography;
- The pattern of development of neighbouring buildings to include historic extensions and new types of development;
- Other roof extensions present at the neighbouring buildings which obtained permission though planning application or permitted development.

A successful roof extension would consider the overall roof form of the existing building, adjoining buildings and impact in key views (when relevant) and be proportionate to the roof slope being extended. Not every unbroken roofline is of heritage value and therefore it is not worthy of preservation. For buildings in Conservation Areas, the Conservation Area Appraisals identify if certain terraces or groups of buildings are significant due to their unbroken roofline, which means they hold heritage value.

Dormers

Dormers are defined as a window that projects out of a sloping roof. The aim of the dormer structure is to house a vertical window to bring in more light and air into the loft space and make it habitable, without adding to the overall roof height.

The design of a dormer should therefore emphasise the glazing element and the solid structure should complement this in a form and scale appropriate to the roof being extended. Roof dormers should sit within the roof slope and appear as an extension to the existing roof whilst the existing roof form is maintained.

The following considerations are to be made:

- The internal height of the existing loft space is sufficient to allow adequate habitable space more than 2m - headroom from staircase;
- Dormers should be subordinate in size to the roof slope being extended;
- The position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls);
- Design of dormers would consider the hierarchy of window openings in terms of size and proportion, which generally result in smaller dormer windows than the ones at lower levels;
- The type, design and alignment of windows would relate to the ones below;
- The proportion of glazing should be greater than the solid areas and dormer cheeks should be of a high quality design and materials;
- Dormer materials should complement the main building and wider townscape. Given the existing building stock, the use of traditional materials (timber, lead, hanging tiles) is encouraged;
- Consider whether the roof of your property is part of an unbroken roof line which is of heritage value - as set out in the Conservation Area Appraisal for your area;
- Consider whether there are other existing extensions in proximity, even if they are older or constructed under permitted development

5.0 Planning History

5.1 Applicants site

Ref. 2019/0582/P

- Erection of side infill extension and replacement of doors at ground floor level of the two storey rear return, installation of two rooflights to the rear slope, all to single family dwelling-house.
- Planning Granted
- Reasons:

Overall the proposed development, due to its nature, scale, proportions and position, would avoid harm to the neighbouring amenity and therefore would be acceptable in this regard.

Officer’s Report.

5.2 Neighbouring houses

58 Twisden Road

Ref. 2020/4939/P

- Erection of rear dormer and installation of two rooflights on rear roof slope and two rooflights on front roof slope.
- Planning granted
- Reasons:

The rear dormer extension would be set within the roof and it would result in no more overlooking or overshadowing at any adjoining sites than the existing building. The proposed use as a bedroom is unlikely to result in excessive light spill to the detriment of the character of the street or the visual amenity of neighbouring occupiers.

Set within the roof, the rear dormer extension would not represent an overbearing or overenclosing feature for any neighbouring occupiers and it would not result in any significant loss of outlook form any neighbouring rooms or gardens.

Officer’s Report.

41 Twisden Road

Ref. 2015/2088/P

- Erection of rear dormer to existing single family dwelling
- Planning refused
- Appeal granted
- Reasons:

The main issue in this case is the effect of the appeal proposal upon the character and appearance of the host dwelling; the group of buildings of which it forms part; and whether the proposal would preserve or enhance the character or appearance of the Dartmouth Park Conservation Area.

The proposal complies with Camden Core Strategy Policies CS5 and CS14, as well as Policies DP24 and DP25 of the Camden Development Policies which, amongst other things, expect developments to consider the character and proportions of existing buildings, where alterations and extensions are proposed, along with the quality of materials to be used; and require high standards of design that respects local context and character, whilst preserving and enhancing Camden’s rich and diverse heritage assets, including Conservation Areas.

Planning Inspectorate’s Report.

6.0 Proposed works

The proposed works will include:

1. Loft conversion
2. Dormer to the rear elevation

The interior is to be refurbished to suit living conditions with modern amenities.

The proposed development has been designed alongside relevant policies shown in section 4.

6.1 Use

No.23 Twisden Road’s existing and proposed uses are of a single residential dwelling (Use Class C3)

6.2 Amount

1. The dormer is an additional 7.54 cubic metres to the existing roof volume
2. The scale of the dormer is subordinate to the main roof & sits below the ridge line

6.3 Front elevation

The front elevation will remain unaltered.

6.4 Rear elevation

The proposed rear dormer is sympathetic in scale and character to its neighbour No. 21 and the block of flats No.s 25-37. It is subordinate to the main roof of the building and its roof line sits below the existing ridge line.

The proposed glazing on the dormer and the roof light conform to the scale, proportions and style of the existing windows. The proposed roof light does not project beyond the existing roof line.

6.5 Side elevation

The side elevation will remain unaltered and the proposed rear dormer will not be visible from the street view.

6.6 Ground floor plan

The ground floor will remain unaltered.

6.7 First floor plan

There will be some internal alterations to accommodate the new stair to the loft.

6.8 Loft floor plan

The loft plan consists of a stairwell lit by roof light and a bedroom with a rear dormer.

The use of the loft as a bedroom minimises light spillage in the area and in turn does not affect the amenity of neighbouring dwellings.

6.9 Vehicular and transport links

The existing transport arrangements are not affected by the proposed works.

6.10 Private Access

Access arrangements to the dwelling remain unchanged.

6.11 Design Process, Layout, Appearance and Scale

External

The proposed loft conversion and dormer volume’s proportions are sympathetic to the neighbouring buildings. The proportions of the new openings relate to the proportions of the existing openings. The scale of the proposed dormer is similar to that of the existing dormers in the area.

The existing front and side elevations facing Twisden Road will remain unaltered and therefore the proposed extension will not have any negative impact on the public sidewalk and general character of the street.

The proposed extension will be built with facing materials that are sympathetic to the existing stock and red bricks of the existing and neighbouring properties.

Summary

The street facing sides of the property remain unaltered and will retain its original appearance. As such it will not adversely affect its neighbours or public amenities and will not break the continuity of the street view. The roofline from the front remains unbroken and as such preserves its heritage value. The proposed roof dormer is proportionate and subordinate to the overall roof form of the existing building and adjoining buildings.

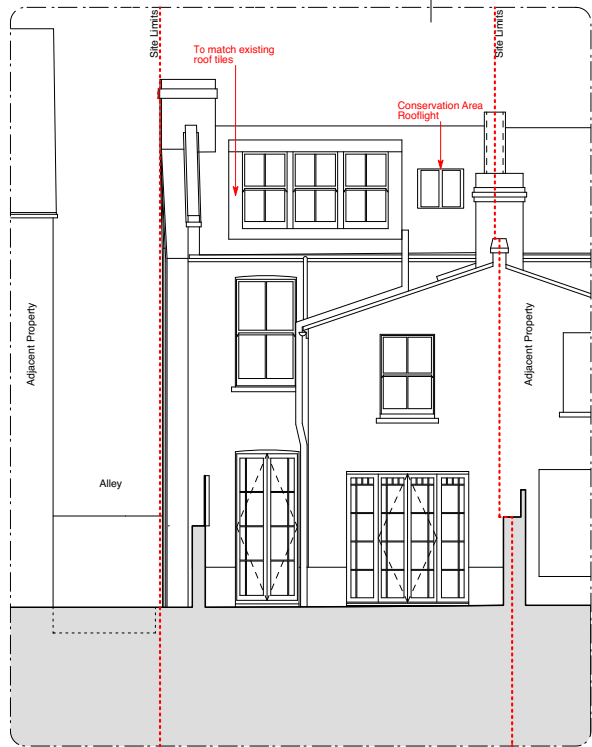
The design of the dormer considers the hierarchy of window openings in terms of size and proportion, which results in smaller dormer windows than the ones at lower levels. The type, design and alignment of windows relate to the ones below.

The internal height of the existing loft space is sufficient to allow adequate habitable space. The use of the loft as a bedroom minimises light spillage in the area and in turn does not affect the amenity of neighbouring dwellings.

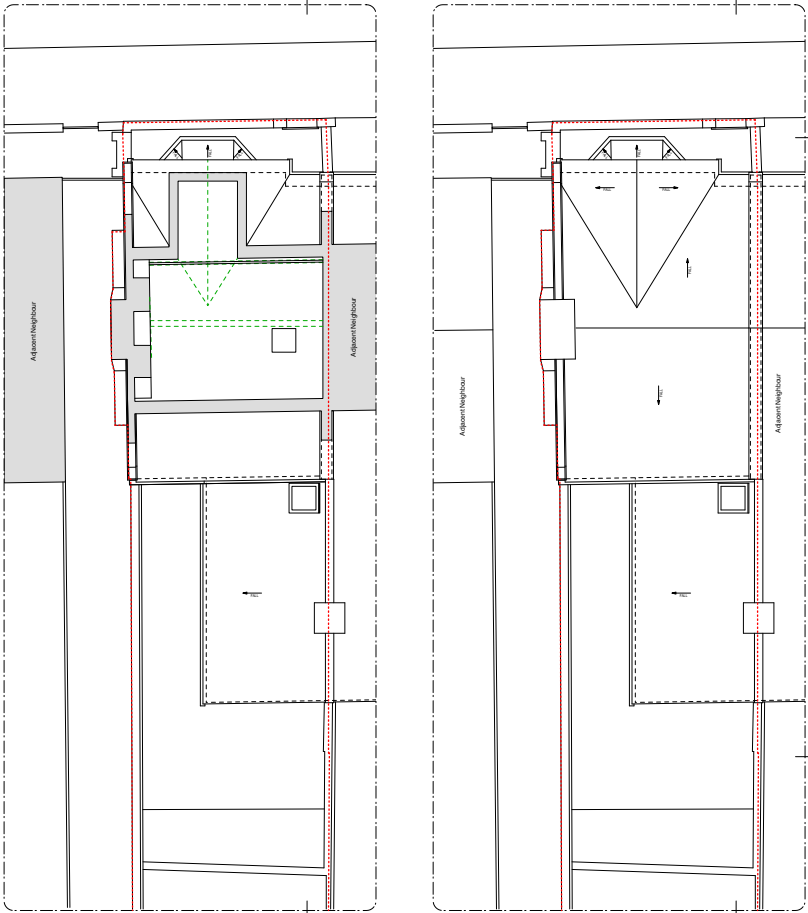
7.0 Assessment of the proposal

The proposed development complies with current national and local policy.

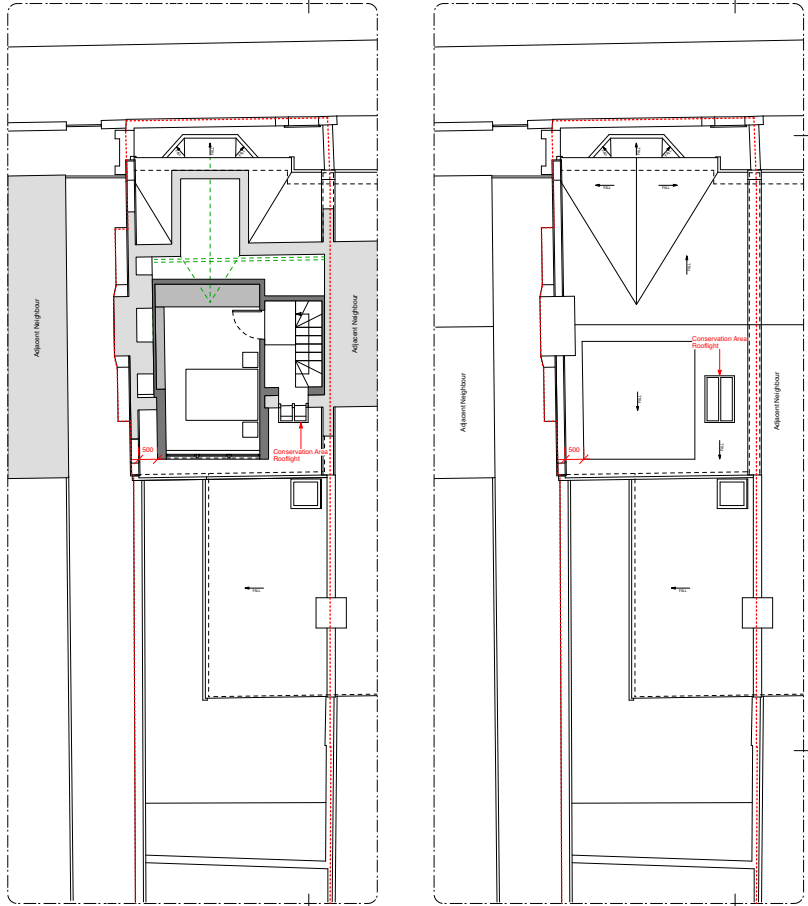
The proposed internal changes and dormer increase the floor space by approximately 12 sqm, and as such provides an improved and efficient internal layout. As a result, the proposed, alterations will increase the quality of life for the occupants and their overall sense of well-being.



Proposed rear elevation (Not to Scale (NTS))



Existing loft & roof plans (NTS)



Proposed loft & roof plans (NTS)

8.0 Trevor Brown Architect Ltd

We specialise in the design of residential architecture including managing the construction process where we ensure our high quality designs are fully executed to produce high quality affordable homes.

As a team of architects and interior designers we take a holistic approach to each commission. We understand that a successful project is the seamless composition of the external building design and the spaces within. Our work is informed by the existing building, client’s tastes and desires, and the coordination of everyday objects and beautiful things.

The practice places a strong emphasis on a collaborative approach to create spaces and interiors that are tailored to each client, enjoyable to use and sophisticated additions to the original building.

Below is a selection of work from our portfolio.

