

M A X W E L L

## **Index / Content**

1. Introduction, history and site analysis
2. Planning history, planning policy and related planning applications
3. Pre-application advice
4. Concept proposal and design
5. Conclusion

## 1. Introduction, history and site analysis

The property at 32 Estelle Road comprises a three storey terrace house with ground floor, first floor, second floor and loft space under the roof with two dormer windows. Its front façade faces west to the main road, rear façade opens to a garden and back of neighbouring properties.

The property has a living room and reception room, kitchen, five bedrooms, two bathrooms and two WCs. Total area of the property is approximately 280 sqm, and it also has an external terrace to the back at second floor level, and a front and rear garden.

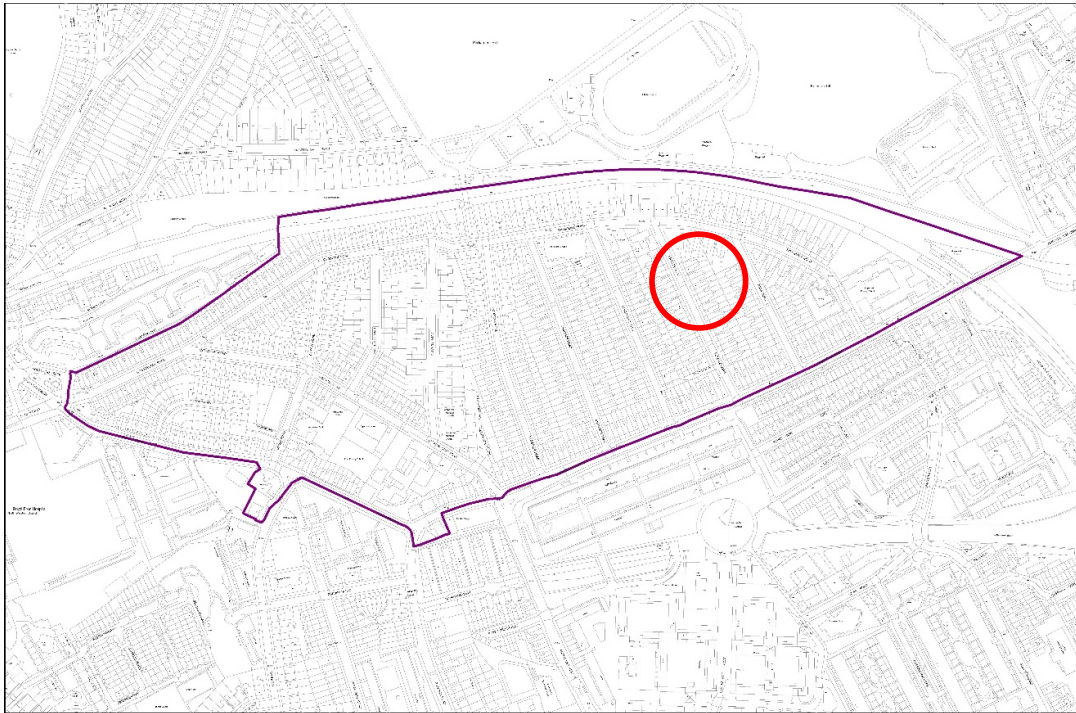


*Front façade of the property at 32 Estelle Road*

The property is located within Mansfield Conservation Area in Camden Council, which started to be developed in the second half of the 19<sup>th</sup> Century. As described in the Conservation area appraisal:

*“The tree-planted streets contain solid three-storey Victorian family houses of remarkable uniformity which have kept their original external features, and provide a coherent example of late 19th century urban residential development. (...)*

*House building started in 1879 and by 1882 the whole of the north side of Mansfield Road, including 10 shops and Shirlock and Roderick roads had been completed. Rona, Courthope, Estelle and Savernake roads followed, the last named being completed in 1899. The builder for the majority of the ‘Mansfield Road Estate’ was William Turner, who in 1881 was living with his family at Number 4 Shirlock Road.”*



*Mansfield Conservation Area map*

- The majority of residential properties within this sub area conform to one basic plan form and period of development. The main building type is the three storey house, without basements, which generally forms part of a terrace.
- The buildings are flat fronted with a projecting bay window over two storeys, recessed paired entrance doors, visible pitched roofs and prominent chimney stacks and party walls, and original two or three storey part width rear extensions.
- The terrace rows with their constant building heights and rising ground afford views of the roofscape.
- Front dormer windows of varying sizes which pepper the roofscape are numerous in some streets whilst others are unaltered.

The Conservation Area Appraisal gives the following key statements that relate to work to existing buildings:

- Development proposals will be expected to preserve or enhance the character or appearance of the Mansfield Conservation Area;
- High quality design, appropriate scale, form and materials and high quality execution will be required of all new development;
- Successful modern design can be of the 21st century and enhance the conservation area, by carefully assessing and responding to the form and qualities of surrounding buildings and spaces;
- Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape.
- The installation of rooflights should be conservation grade (flush not raised above the roof finish);
- Within the Mansfield Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of

buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern;

- Front and rear gardens within the residential streets make an important contribution to the streetscape and character of the residential area. The Council will resist the loss of soft landscaping and original boundary walls and railings.

### ***Flood Risk***

The Environment Agency's flood risk maps show the site to be at no risk of flooding by Sea, Rivers or Reservoirs, or Surface Water. The proposals are entirely at first floor level or above, and will have no detrimental effect on the overall drainage condition of the property, site, or surrounding area.

### ***Access***

Access to and within the existing building is unchanged by these proposals.

### ***Parking Provision***

Parking is on street and will remain unchanged by these proposals.

### ***Tree Survey***

The property has a group of TPO trees in the rear garden and none in the front garden. One of the trees in the rear garden sits quite close to the building which is why the proposal has adapted to keep a minimum distance and not affect it by the works and the new build.

## **2. Planning history, planning policy and related planning applications**

### **- Planning history**

Camden Council website records show only one previous application for 32 Estelle Road for the construction of two dormer windows in 1973 (application number 14415).

### **- Planning policy**

The following provides a review of the statutory, national, regional and local policy relevant to No. 32 Estelle Road as part of the conservation area.:

- National Planning Policy Framework (2021)
- The London Plan (2021)
- Camden Local Plan (2017)
  - A1 Managing the impact of development
  - A2 Open Space
  - A3 Biodiversity
  - D1 Design
  - D2 Heritage
- Camden Planning Guidance
- CPG Home Improvements (2021)
- CPG Design (2021)
- Mansfield Conservation Area Statement (2008)

### **- Related planning applications**

Some examples of local precedents where rear extensions - including wrap around extension - have been granted:

- 19 Estelle Road. 2016/6145/P. Erection of single storey extension to the side of the existing dwelling house; replacement front elevation windows; creation of bin store to the front; and creation of two roof lights to the rear (Class C3).
- 8 Estelle Road. 2009/5314/P. Permission for erection of single storey full width rear extension following demolition of existing rear addition.
- 9 Estelle Road. 2013/7716/P. *“Erection of single storey full width rear extension following demolition of existing rear Addition”.*
- 14 Estelle Road. 2007/1905/P. It has been granted permission for *“installation of a front and rear dormer window and erection of a single storey rear extension to the dwelling house”*, full width wraparound extension at ground floor level creating an open plan kitchen.
- 16 Estelle Road. 2007/2231/P. Permission for *“erection of rear and side extensions at ground floor level and creation of a roof terrace at first floor level of maisonette”.*
- 28 Estelle Road. 2007/5567/P. Permission for *“erection of a single storey ground floor rear extension to a single storey family dwelling house”.*

- 11A & 11B Estelle Road. 2021/1894/P. *"Erection of a single-storey side infill extension and a single storey rear extension with roof terrace above plus associated installation of balustrade and door at rear 1st floor level, following demolition of existing rear extension"*.
- 33 Estelle Road. 2020/3083/P. *"Erection of replacement side and rear extensions at ground floor level, erection of a side roof extension to create a part hipped, part gabled roof, and installation of rear dormer and front rooflights"*.
- 17 Estelle Road. 2017/6821/P. *"Single story rear extension and associated alterations to existing outrigger"*.
- 29 Estelle Road. 2010/5321/P. *"Change of use from three to two self-contained maisonettes, erection of single-storey infill -extension at rear ground level; formation of roof terrace at second floor level; erection of dormer window to rear roof slope, installation of rooflights at front roof slope and alterations to fenestration at rear to self-contained flats (Class C3)"*.
- 19 Rona Road. 2015/4436/P. Permission for basement, side infill and rear extension resulting in a full width wraparound extension, new second floor rear extension and new roof dormers.
- 27 Rona Road. 2010/2147/P. *"Erection of ground floor rear and side extensions, enlarged front and rear roof dormers and associated alterations to single family dwelling house (Class C3)"*.

### 3. Pre-application advice

A pre-application consultation was carried out with planning officers from the London Borough of Camden. This feedback has been taken into account in the preparation of this submission and some comments have been added in blue. The following are the points raised in their response.

Reference: 2021/2264/PRE.

Assessment

#### Heritage and design considerations

- The application site is located within the Mansfield Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- Policy D1 of the Local Plan seeks to secure high quality design which respects local context and character and which preserves or enhances the historic environment and heritage assets in accordance with Policy D2.
- Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

#### Erection of single storey rear extension to connect to existing side extension.

Generally, we discourage wrap-around extensions especially in conservation areas as it means the sense of the original building envelope is lost. Much preferred would be to have two separate extensions – side and rear, as it retains the legibility of the original building and means the extensions are more clearly read as new subordinate additions, yet presumably they would be still joined/enjoyed in conjunction internally in an open plan layout. There is an example of a much shallower wrap-around extension at no. 28 Estelle Road. There are also a few examples nearby on adjacent Rona Road, though very shallow at the rear. Despite these examples, wrap-around extensions are generally discouraged in conservation areas, similarly to full width extensions, for the reason given above.

It is noted that in comparison with the previous design, the revised formation of the extension, stepped back in response to the existing acer tree, is welcomed in line with Local Plan Policy A3 Biodiversity which seeks to protect trees and vegetation.

**Response :** The proposed rear extension design has taken on board the pre app advice. The design looks to maintain the legibility of the original building by stepping the side extension back by over a meter. We believe this allows the new extension to be read as subordinate to the host structure and at the same time allows the acer tree to remain in place.

In terms of the façade treatment of the proposed extension, the design in timber and glazing is considered sympathetic to the host building.

The rooflights are considered to be excessive in scale, officers recommend reducing them in scale and also introducing a green roof. Excessive roof glazing on extensions creates light pollution which can have a detrimental impact on the behaviour of local wildlife and on neighbouring residential amenity.



The opportunity should always be taken to introduce a green roof above new extensions which occupy garden space (or what was previously garden space). It has a positive impact on biodiversity and helps reduce flood risk which compensates for the garden space lost.

Response: Taking on board the advice from the pre app, the skylights have been reduced in scale. Due to the narrow nature of the side return, it would not be possible to introduce a green roof for this specific project. However, consideration has been made to avoid creating a worse condition when considering rainwater runoff. The proposed foot print of the new structure is no greater than the existing side infill extension and hard standing that currently exists. In order to minimise the impact of the skylights proposed they will be formed with a fall back towards the host building. This will improve the condition for the neighbours as currently the side infill roof is fully glazed and pitched towards the neighbouring property.

To replace the doors to the study leading to the 2nd floor terrace and at the same time form a parapet roof to improve the drainage.

No objection in principle to replacing study doors and forming a parapet roof above. Details should be provided at application stage if pursued.

To replace the 2 dormers on the roof with standing seam zinc dormers (similar to those on 25 Rona road opposite) N.B. these dormers are leaking and at the end of their usable life so will need replacing regardless.

The proposal is to replace the existing dormers with ones similar to those seen opposite at 25 Rona Road. In accordance with the Council's guidance dormers in a conservation area should be clad with lead rather than zinc as it is more traditional material in keeping with the character and appearance of the original building. The Mansfield Conservation Area Appraisal highlights the harm which is caused through the loss or removal of original features and materials and the expectancy of the council to uphold the retention and refurbishment of features in the original manner.

The introduction of traditional timber sash windows to the front dormer is considered to be a minor improvement to the existing in terms of design/proportion.

Officers recognise that the proposed dormers would replace existing ones of a similar scale. The scale however of the rear dormer is considered to be excessive, officers recommend reducing its scale so it sits more comfortably within the roof slope and appears more subordinate to the host property.

The proposed rear dormer windows do not adequately respect the hierarchy of fenestration and do not relate well to the proportions and siting of upper floor fenestration below. At present the solid to void ratio is favoured too heavily towards glazing. This element of the proposal should be reconsidered.

Scale drawings of the windows should be provided to ensure the frames are not oversized, but akin to the originals. The skylights proposed on front and rear dormer would not form visually obtrusive features when viewed from surrounding properties or street level and so are likely to be considered acceptable.

To replace all sashes with new double-glazed units (frame and glazing beads to be like for like so as to retain the characters especially on the street side elevation).

Although the conservation team have no objection to double glazing in the conservation area, the windows should be timber framed with a putty finish rather than beading, and with integral glazing bars rather than those simply adhered to the surface. Details, including 1:10 scale sections, should be provided at application if pursued.

To install metal gate and railings to the front wall to add privacy and to construct a bin store for the wheelie bin.

Railings installed on front garden walls are an original feature of Estelle Road, as referenced in the Mansfield Conservation Area Appraisal, and therefore the addition is welcomed as in-keeping with the character of the conservation area. This boundary treatment can still be seen on number of front gardens on Estelle Road including: 11, 12, 13, 14, 15, 40, 41. The timber bin store is acceptable.

#### Neighbouring Amenity

The site sits as part of a residential terrace between no's 30 and 34; while 30 has been extended at rear ground floor level further than is proposed at no. 32, however no. 34 has not, it is only the original outrigger that protrudes into the garden. It is therefore number 34 on which the proposal will have greater impact. The stepped formation of the proposed extension somewhat limits the impact in terms of loss of light on no.34, but the additional 1m to the rear will have further impact on light levels to the neighbouring ground floor which has already lost some light from the existing side extension.

The applicant should demonstrate that there would be no undue loss of light or outlook to neighbouring properties if permission is pursued.

There is no increased chance of overlooking or loss of privacy to neighbours expected from the ground level extension, or from the dormers and terrace which already exist.

The diagram below (Fig 01) shows the sun path in relation to the property, establishing the longest sun path on the 21<sup>st</sup> of June and the shortest on the 21<sup>st</sup> of December. The centre point of the closest, side facing window at number 34 has been used and a line taken to the corner point of the existing and proposed extension (Before / After). Based on this, the impact of the additional 1 meter of extension on the side return will have very minimal impact due to the orientation of the property. On the 21<sup>st</sup> of June there will be a minor loss of around 20 minutes of direct sunlight between 7:40am and 8am. Beyond this, due to the orientation of the building, the condition created by the proposed extension will be no worse than existing.

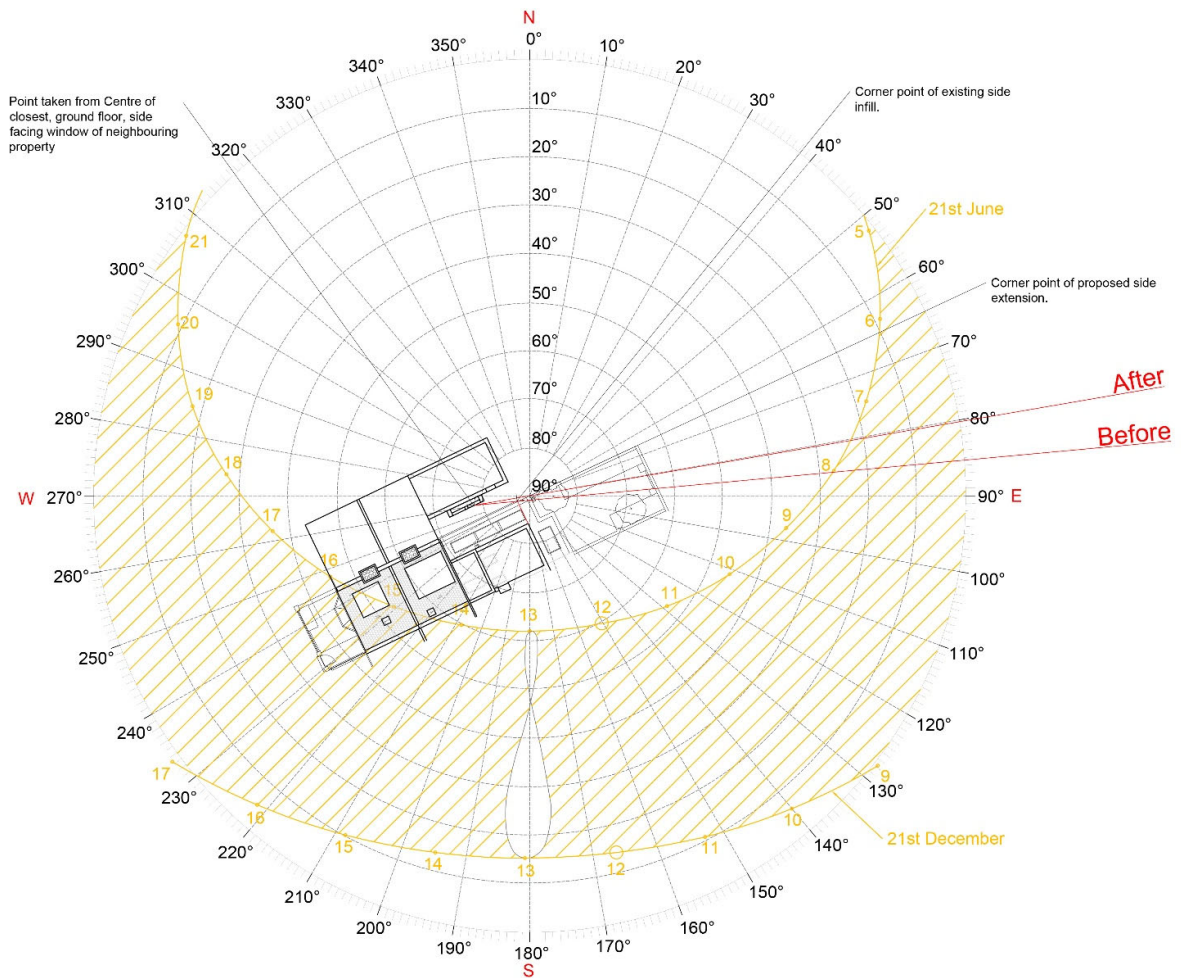


Fig 01

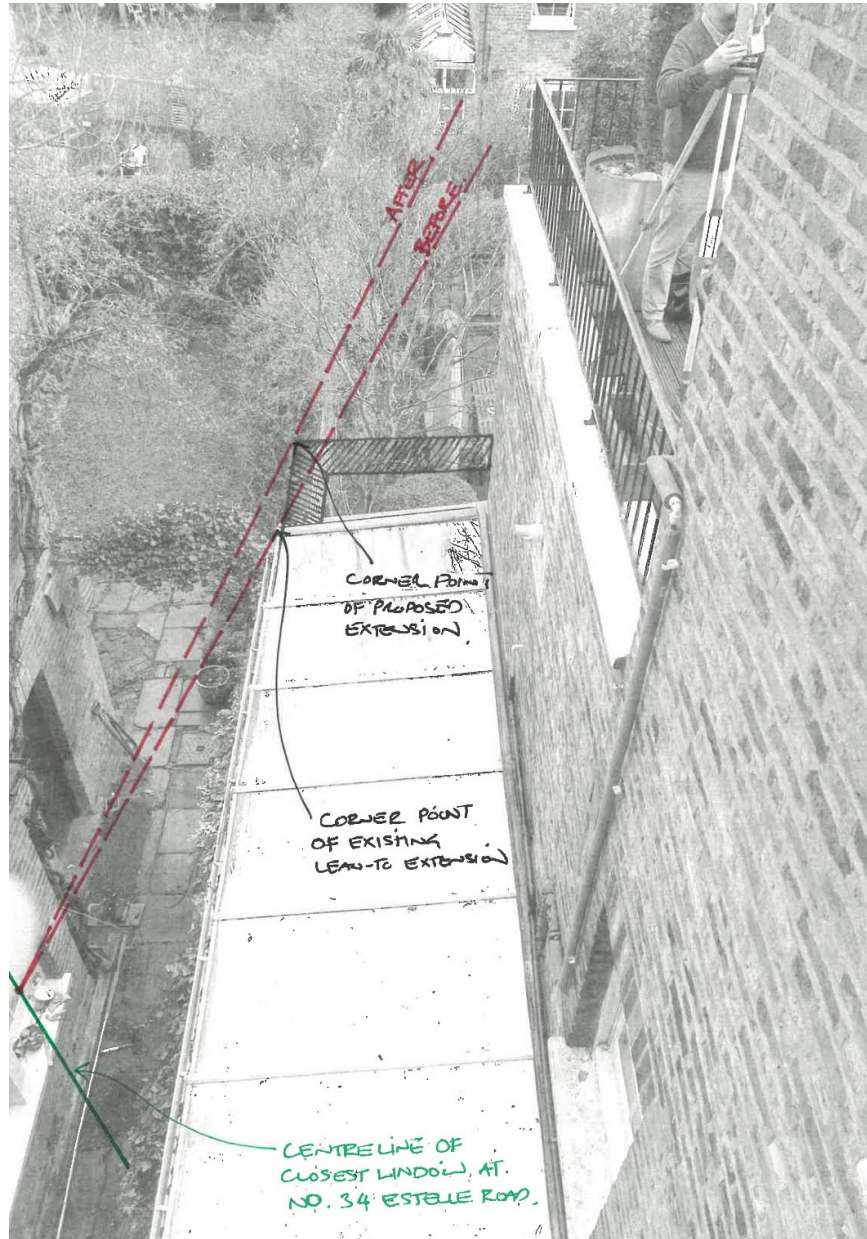


Fig 02 (sketch showing minimal sun angle change of existing v's proposed )

#### **4. Concept proposal and conclusion**

The proposal looks to remove a poorly formed, UPVC, side infill extension and replace it with a high quality timber and glass flat roof extension. Although the proposal appears to 'wrap around' the rear façade, the stepped side infill allows for legibility of the original structure and remains subordinate to the host structure, whilst concurrently respecting the existing TPO (Acer Tree). By replacing the existing lean-to extension, the percentage of glass on the roof will reduce, which will improve the thermal performance of the extension, minimise glare from the glass and improve the rainwater run off preventing water from cascading onto the neighbouring property during heavy rainfall.

The existing rear doors will be replaced with a two meter extension projecting out no further than the extension at [number 30 Estelle road](#). The rear extension will be of the same timber and glass construction as that of the side infill to maintain its quality and appearance.

The proposals are in accordance with: (a) the Camden Core Strategy by providing quality homes (CS6) and by promoting high quality places and conserving the heritage (CS14); (b) the development policies of the Camden Local Development Framework by promoting sustainable design and construction (DP22), securing high quality design (DP24), conserving Camden's heritage (DP25) and by managing the impact of development on occupiers and neighbours; and (c) Camden Planning Guidance CPG1 Design, as well as Permitted Development Rights.

The proposed alterations and extension have carefully taken into account the character, setting, context, form and scale of neighbouring buildings, and propose to use high quality materials as well as the enhanced provision of appropriate amenity space (DP24). The proposals have taken into account the character and appearance of this part of the Mansfield Conservation Area (as identified by the Council's own statements) and serves to preserve that character and enhance the appearance of the conservation area (DP25). The proposals have been carefully designed to cause no harm to the amenity of neighbours or occupiers with no detrimental impact on visual privacy and overlooking, or on overshadowing or outlook (DP26).

In conclusion, the proposed extension will enhance the existing host building by removing elements that are of poor quality or not in keeping with the local character. As the precedent research shows, many rear extensions of a similar nature have been approved over the course of the last decade within the local area. The proposal has considered this and all the comments within the pre planning advice, and has adapted the scheme to take on board these comments. The result will therefore be a sympathetic, subordinate extension that respects the host building and tree, and will be formed of high quality materials in keeping with the local character.