

15 Inglewood Road

Design & Access Statement | March 2022



## Existing Property / Planning History

The existing property is not listed nor does it have any relevant planning history. An application for emergency works to protected trees was confirmed to not require notification to the council in 2018 but if any planning applications have been submitted these must be prior to 2000, which is the earliest council records are accessible online.

The house is however in the West End Green Conservation Area, with the entirety of Inglewood Road described as a positive contribution to the area. Any details of the street noted are concerning the front elevations, which this application does not propose any alterations to, with the following entry:

*“The largely unspoilt late Victorian terraced houses of Inglewood Road (1883-4) to the west of West End Lane are laid out on a curve and display some interesting details, particularly the roofscape. However, the loss of some front gardens and the generally poor state of boundary walls and fences are detrimental to the character of this street.”*

There is precedent of extensions on Inglewood Road of permission being granted for single storey rear / infill extensions of varying sizes within the Conservation Area:

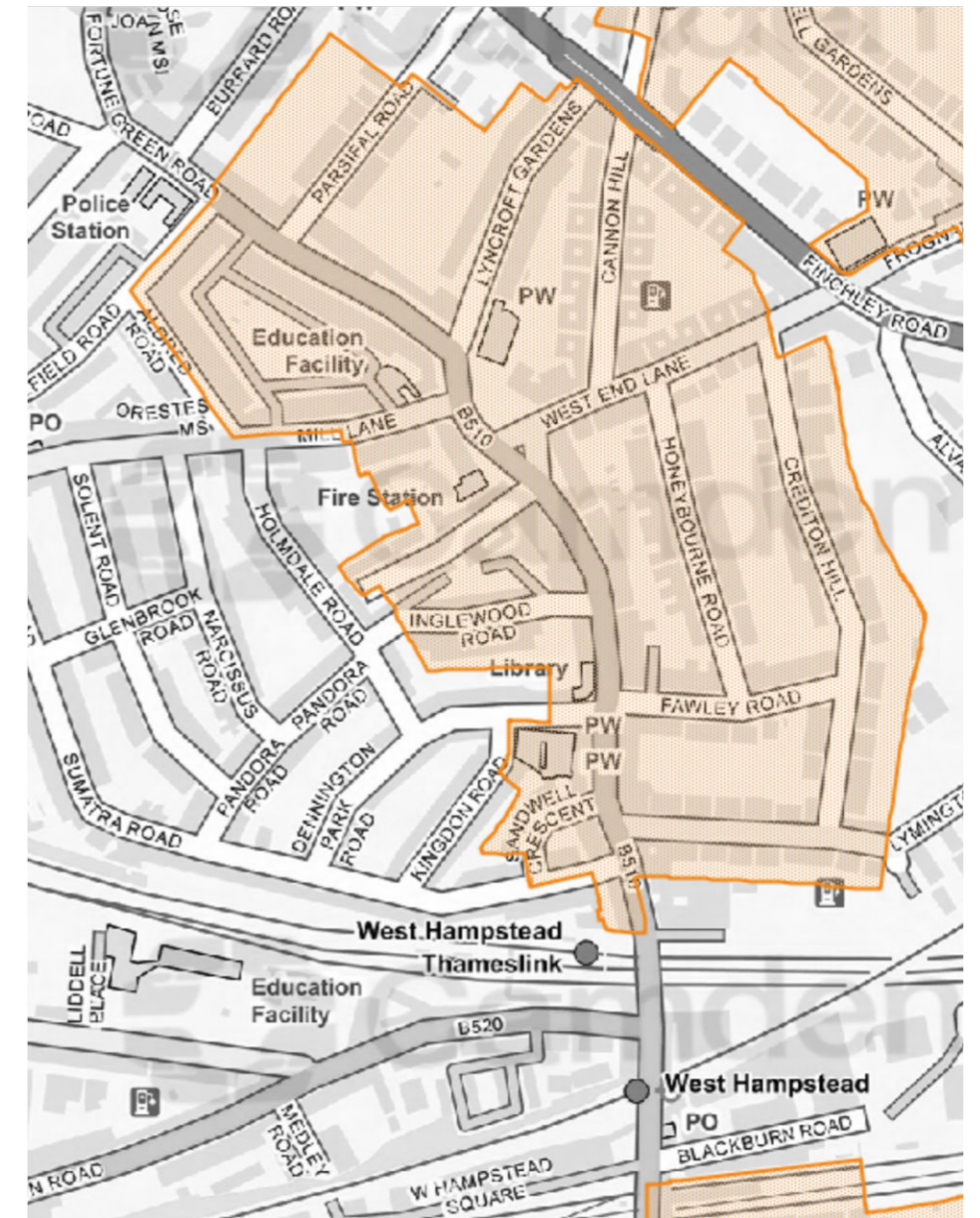
18a Inglewood Road (2008) - **2008/2841/P**

20 Inglewood Road (2008) - **2008/4847/P**

23 Inglewood Road (2016) - **2015/2705/P**

27 Inglewood Road (2016) - **2015/3929/P**

19a Inglewood Road (2020) - **2020/2230/P**



Images Over:

Site Location Plan @ 1:1250

Council Constraints Map (Conservation Areas) @ NTS

## Proposed Design

The proposed design is for a timber clad, single storey rear extension to create a larger kitchen / dining space more suitable to the scale of the family dwelling. The proposal aims to create a greater link between the split levels of the principle floor of the property, whilst allowing for far greater natural daylight penetration into dark internal spaces, typical of properties of this era.

As mentioned previously, the property is located within the West End Green Conservation Area; as such much emphasis has been put on the quality of the proposed design and materials to ensure this fits with design criteria set out by both national and local design policy.

The proposed timber cladding is purposely used to comply with Camden's CPG1 design guidance, specifically clause 4.7: "Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building" (4.7), whilst also proposing a sustainable material in line with CPG3.

Included over are images of completed projects by 2x2 Architects and associated practices, indicative of the high level of execution of timber clad designs. Bookend House was long-listed for the 2021 Don't Move Improve Awards and included in the 2021 Open House Festival.

Additionally the overall scale of the proposal is subordinate to the main house and leaves ample external amenity space (garden). Access to the property is maintained as existing, with internal circulation improved as noted above.



Images Over:

**Bookend House** by 2x2 Architects - 1.

**Douglas Fir House** by Christian Brailey Architects - 2.

**Clacton Road** by James Dale Architects - 3.

*The above practices are part of an architectural Co-Op.*

Site Photographs

