

# The Coach House Design, Access & Heritage Statement





**Development Context**

Referring to West End Green Conservation Area Appraisal The family dwelling at The Coach House, Fawley Road, is located in the West End Green Conservation Area. More specifically it lies in the centre of the 1993 designated area, to the east of West End Lane, which is the core of the original late Victorian development.

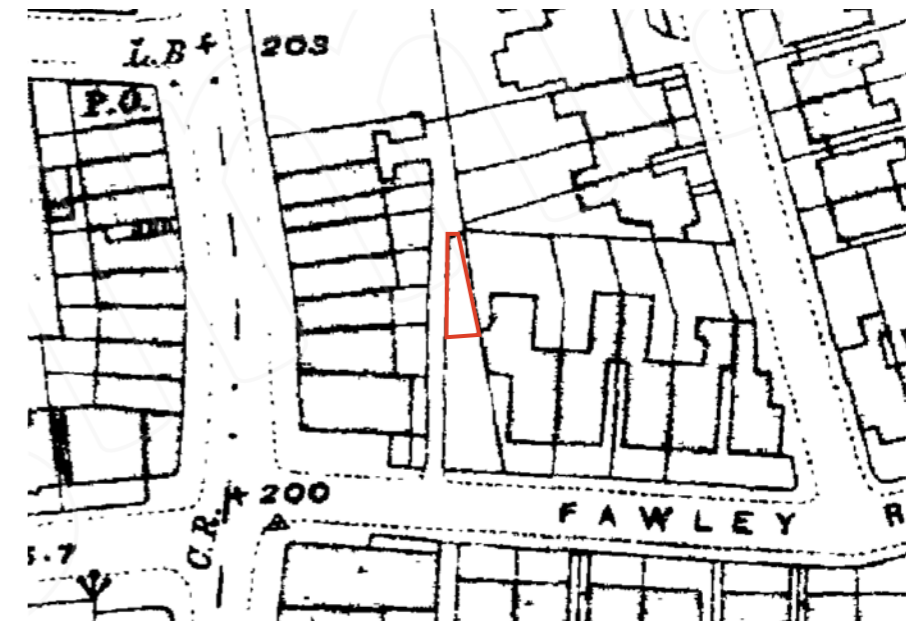
The Coach House itself is from the Interwar period and built as an infill development situated at the end of the row of gardens of the late 19th century semi-detached villas on Fawley Road.

To the south of The Coach House is Ramsey House, a building originating from the 1920s that bookends the row formed of tall semi-detached villas along Fawley Road that were built as part of the suburban development related to the expansion of the railway links into London. The host building and adjacent buildings are not listed.

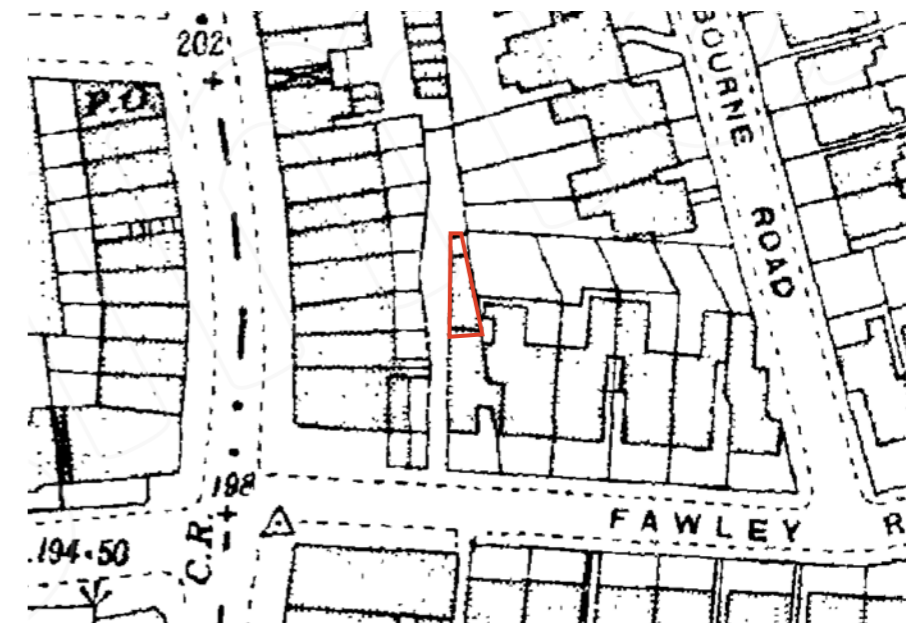
The site topography slopes down from north to south. Directly to the rear of the property are a number of private garages adding to the back of house character of buildings fronting West End Lane and Honeybourne Road.



The Coach House viewed along accessway from Fawley Road

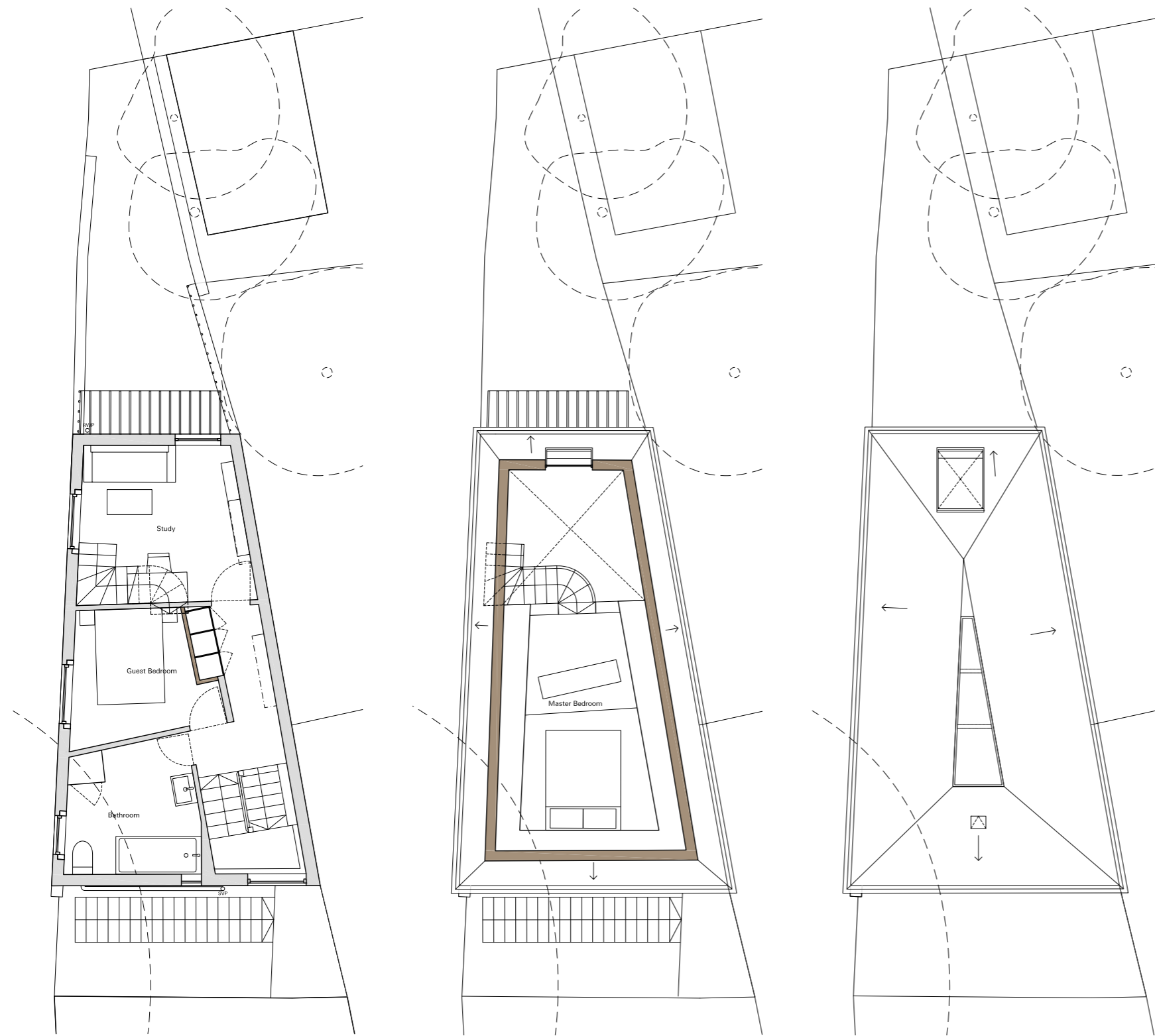


Site Plan c.1910, 1:1250



Site Plan c.1930, 1:1250

Site Plan 1:1250 (above)



First Floor Plan 1:100

Second Floor Plan

Roof Plan



**Existing Building**

The property comprises a narrow, two storey detached building following the trapezoidal boundary of the site and is arranged as a single dwelling house.

It appears that substantial building works including a new concrete slab at first floor were carried out prior to the current owners and applicants inhabiting the building.

**Proposed Development**

The proposed works comprise the conversion of the existing loft space into a bedroom mezzanine. In order to provide sufficient head height and daylight in the otherwise low and tight space the existing ridge line is to be raised to be in line with that of Ramsey House and a new rooflight created within the tapering

ridge. The internal reconfiguration of the master bedroom into the loft space allows for a new study space at first floor which is required due to clients home working following the pandemic and the pressure on the compact spaces in the house.

A new window is proposed in the north elevation facing the garden of the host building. The internal wall in the first floor hallway will be reconfigured to accommodate new full height storage.

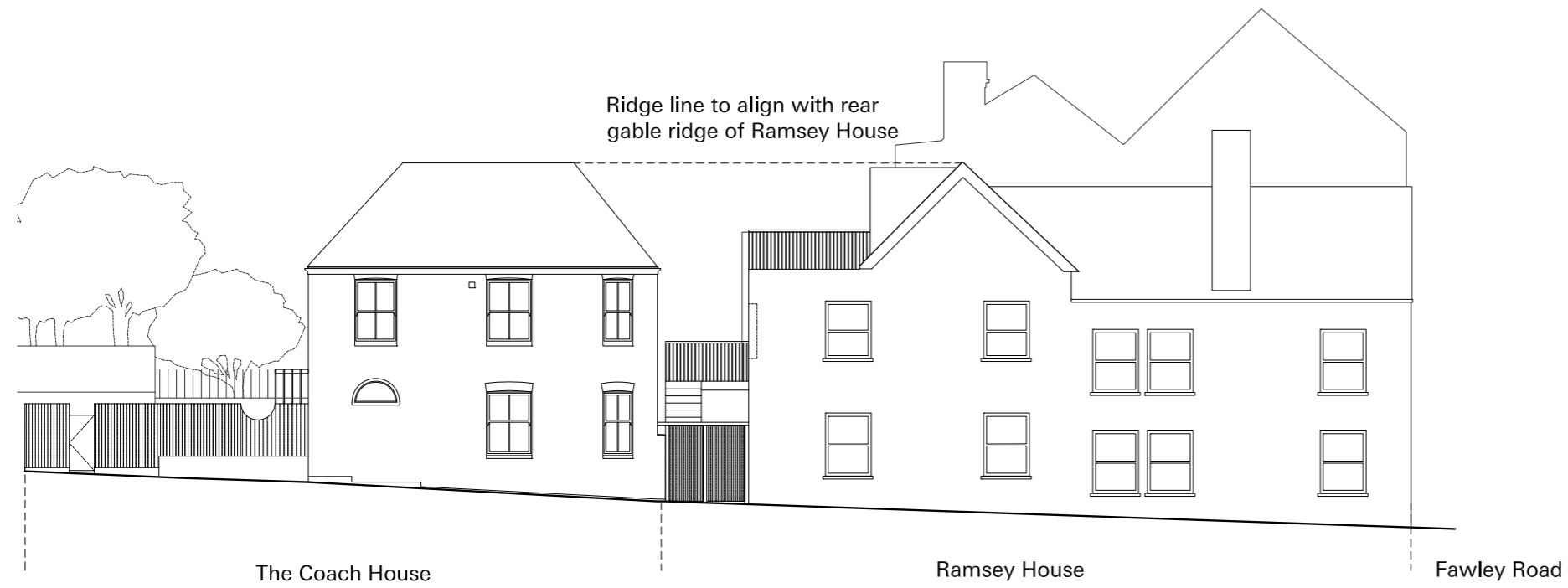
**Demolition**

The proposed development requires the removal of the existing roof and structure which is currently in disrepair. It is proposed to remove part of the existing loft level joists to create access and connection to the new mezzanine level.



North elevation and garden enclosure





Side elevation along accessway



1:50 Model to test massing and geometry of proposed roof extension

**Roof profile**

The proposed roof conversion has been designed to preserve and enhance the character and appearance of the building. The ridge is proposed to be raised in line with the rear gable of Ramsey House.

The proposed loft conversion is designed to minimise the impact on the existing form of the building and neighbouring amenity by retaining the double hipped roof. This preserves the access to light for the rear flat of Ramsey House.

A conservation roof light is proposed to the north pitch of the roof and a fixed central rooflight is

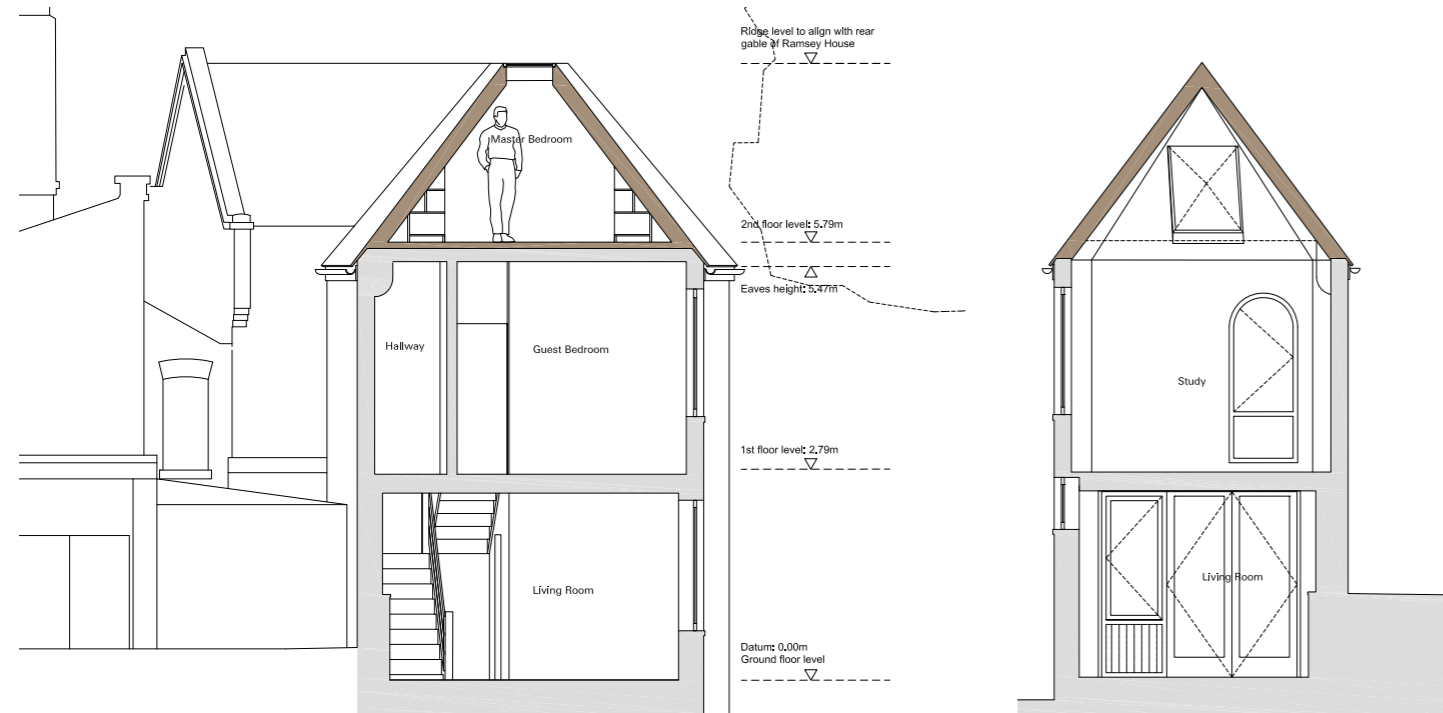
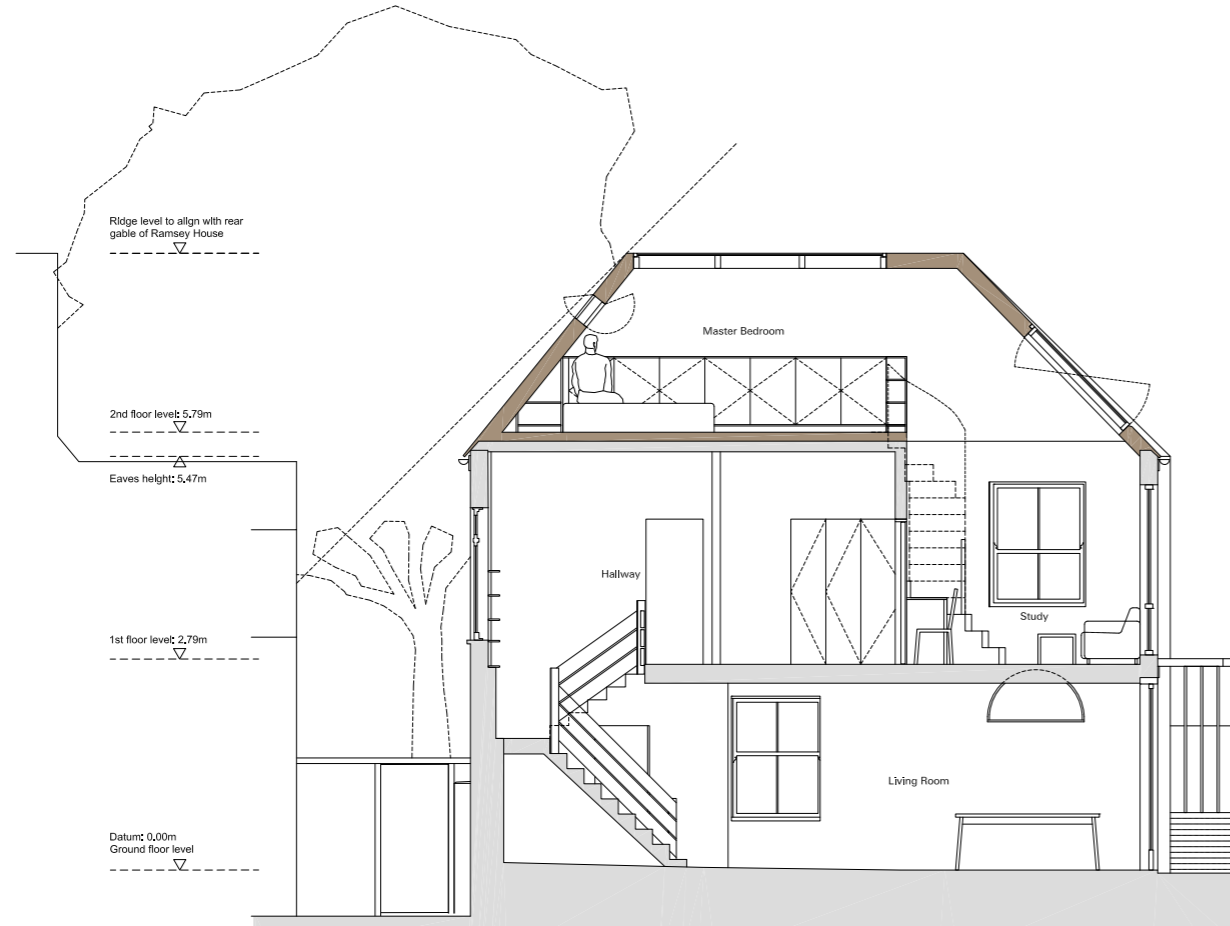
proposed along the ridge to provide sufficient daylight to the loft space.

**Openings to main house**

A new window on the north side of the property is proposed facing the existing private garden. The arched lintel makes reference to the existing arched opening at ground floor. The window does not change the relationship to the properties fronting onto West End Lane. A replacement of the existing timber doors at ground floor is proposed.

**Garden**

The proposed pergola replaces an existing awning with a simple slatted timber trellis structure to enhance greening of the garden.



Proposed Long and Short Sections  
1:100

**Spatial Design**

The internal arrangement of the spaces aims to create a new calm and flexible studio and bedroom space with good natural light. The loft space is designed as a private space and inward looking with a rooflight running along the ridge and shelving around the perimeter.

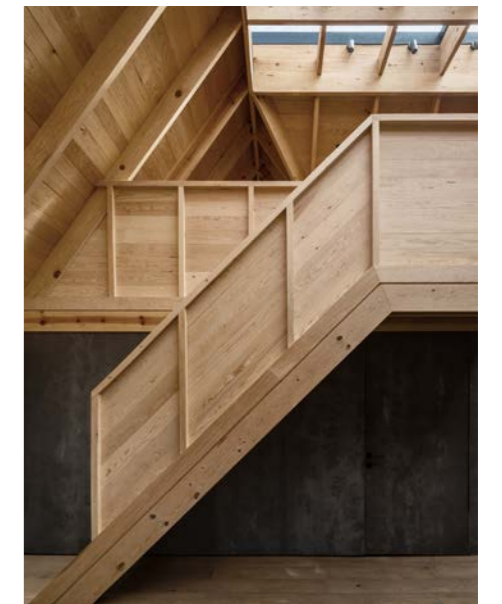
In contrast the study at first floor becomes a space that strengthens the links within the rest of the dwelling and enhances the visual connection to the garden and the living and dining room at ground floor. The new arched window

facing the garden plays an essential role in making the transitional spaces and the passage to the existing staircase as light and legible as possible.

The light and natural material palette will be predominantly timber of different sections to create structural elements to the roof and slender fins to the balustrade which is also reflected in the external trellis structure and will allow for inhabiting and greening internal and external spaces and maximising their use through intelligent storage solutions.



Access to loft Room, Cottage  
Johansen Skovsted



Timber stair and rooflight, Casa CRA  
Estudio MMX



North Elevation 1:100



West Elevation 1:100

### Proposed Materials

The material palette of the proposed extension is sympathetic to the host building and the conservation area.

### Roof

The proposed loft conversion provides an opportunity to replace the existing dilapidated tiles with new natural clay tiles. Traditional corner and ridge tiles are proposed in combination with lead flashing around the proposed conservation rooflights.

### Main House

The alteration proposed to the main house is a new painted timber framed window with an arched

brick lintel. The existing blue painted cills and lintels are to be painted off-white to match the existing vernacular colour scheme.

### Garden

The proposal includes improvements of the small north facing garden by integrating a trellis and pergola with the garden elevation of the house. The external structures are formed from durable timber fins fixed back to a slender steel angle and timber frame.

### Sustainability

Where practicable vernacular and locally sourced materials are proposed with sustainable sourced timber and masonry. The overall thermal efficiency of the building is improved through double glazing and roof insulation to reduce energy usage. Enhancing the garden facade will help to increase the greening and biodiversity of the site.

### Heritage Statement

The proposed extension on the roof is not apparent from the public realm and does not have a significant impact on the amenity space of neighbouring properties or the general public. Furthermore the massing of the roof conversion is kept to a minimum and the placement and detailing of new openings considered to maintain the integrity of the original host building.

The roofing is currently in disrepair and the proposal is an opportunity to repair and replace elements of the roof in a sensitive and appropriate manner. Overall the interventions enhance and preserve the character of the conservation area.

### Access & Parking

The proposal does not impact on access to the host building nor does it alter the car parking provision.



Natural clay tiles with bonnet hip corner tiles



Timber trellis in Brockley Conservation Area, LWA



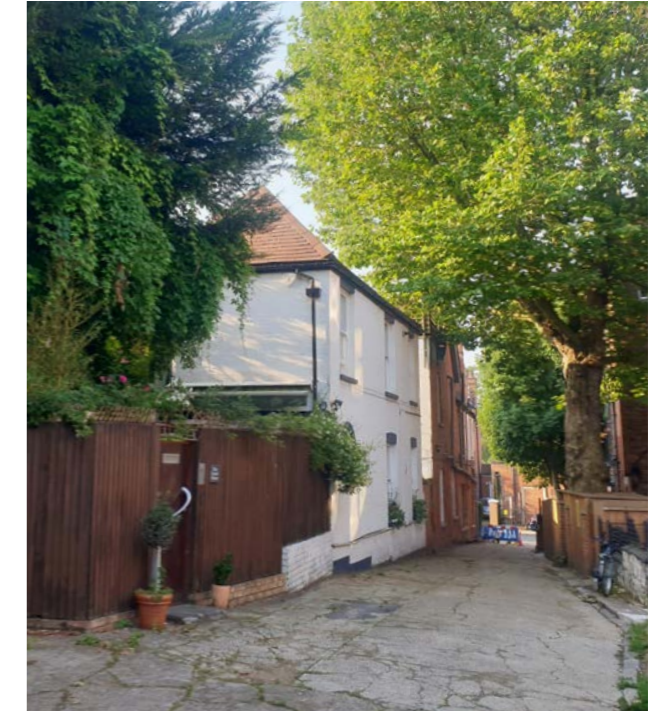
View showing the back yard situation as seen from the tall buildings at West End Lane



Public view from Fawley Road at Ramsey House  
Roof of Coach House is not visible



View from access yard along Ramsey House -  
only eaves of Coach House are visible



View from back yard looking down towards  
Fawley Road with Coach House amongst trees

### Planning Policy Review

The following planning and development policies have been considered in the formation of the design proposals:

**West End Green Conservation Area Appraisal and Management Strategy (2011)**

**Fortune Green and West Hampstead Neighbourhood Plan (2015)**

Policy 2 Design and Character  
Policy 3 Safeguarding and enhancing Conservation Areas and heritage assets

**Camden Local Plan (2017)**  
Protecting Amenity  
Policy A1 Managing the impact of development  
Policy A4 Noise and vibration

Design and Heritage  
Policy D1 Design  
Policy D2 Heritage

**Camden Planning Guidance**  
Amenity CPG 2021  
Design CPG 2021

**The London Plan (2021)**

**National Planning Policy Framework (updated 2021)**

### Pre-Application Advice Ref 2021/3261/PRE

Pre-application advice was provided on 13 October 2021 by Elaine Quigley, Senior Planning Officer. Through subsequent dialogue the planning concerns raised with the initial proposals have been addressed with the following revisions to the design:

#### Design and Heritage Issues

Concern was raised over the bulk of the original design which included raising of the eaves and ridge line of the building.

In response to these concerns the roof profile was lowered to

align with Ramsey House ridge (approximately 0.8m above existing) which ensures that the building will remain subordinate to the buildings that front onto Fawley Road.

The form of the original proposal would have resulted in an asymmetrical profile of roof and there was concern that this would alter the character of the existing building. In the revised design for the loft conversion the symmetrical hipped roof form is retained.

#### Neighbouring Amenity

The installation of dormer windows as part of the original proposal was deemed not acceptable as they

would have added to the bulk of the extended roof and increased overlooking into habitable windows of the properties fronting onto West End Lane. Instead rooflights have been introduced to provide natural light to the loft conversion.

Furthermore the outlook from Ramsey House has been preserved and the impact on neighbouring amenity mitigated in the revised scheme by retaining the existing eaves height and hipped roof form.

Since our last correspondence with the Senior Planning Officer (2 March 2022) we have responded to the latest guidance to raise the ridge

of the roof to align with Ramsey House whilst retaining a hipped form in order for the application to be supported.

In response to the pre-planning advice we received we have updated the full drawing set and prepared the Design, Access and Heritage Statement to demonstrate that the proposal has minimal visible impact from the public street and does not have any detrimental impact on neighbouring amenity and the character and appearance of the West End Green Conservation Area.