

**28 WILLES ROAD**

KENTISH TOWN

**RYE**

studiorye.co.uk

# FULL PLANNING APPLICATION ROOF EXTENSION

JULY 2022

28 WILLES ROAD

KENTISH TOWN

CAMDEN

NW5 3DS







Above: Photograph of existing rear elevation of 28 Willes Road

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## 1. EXECUTIVE SUMMARY

Pre Planning Advice Application - July 2022

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Above:  
Photograph looking at front roof extensions to roof scape opposite 28 Willes Road

### EXECUTIVE SUMMARY & INTRODUCTION

This planning statement supports the full planning application for alterations to 28 Willes Road, NW5 submitted by RYE Design Ltd acting as an agent for the sole owner of the single dwelling at the aforementioned address. A pre-planning advice application has been submitted and advice received on the proposal giving a favourable appraisal of the proposals and recommending them for approval.

The proposals involve the roof extension of the property. The proposals have been designed to address the requirements of the Unitary Development Plan and the Inkerman Conservation Area Strategy produced by the Local Authority.

Pre-planning advice from the Local Authority has been sought under reference 2022/0206/PRE to inform the evolving design of the proposed alterations to the property.



## 2. THE SITE

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Above:  
Photograph of 32 Willes Road and it's set back roof extension behind the parapet line.

### SITE AND SURROUNDING CONTEXT - ARCHITECTURAL CHARACTER

The site is located on Willes Road, NW5, within the Inkerman Conservation Area. Specifically this application relates to the principal roof slopes of No. 28 Willes Road. The site sits within a residential terrace and is predominantly surrounded by residential properties.

Within the terrace group there are multiple existing rooftop extensions which are being used as a precedent for the proposed alterations set out in this document.



2. THE SITE

Pre Planning Advice Application - July 2022



Above: Aerial Photograph

- KEY
- 28 Willes Road
  - - Terrace Group

SITE AND SURROUNDING CONTEXT

28 Willes Road sits within a terrace group that consists of fourteen properties located south of the intersection between Inkerman Road and Willes Road. Of these fourteen properties twelve have some form of roof extension, eight of these comprise full width roof extensions set back from the front parapet wall. Within the group one unaltered butterfly roof remains and one unaltered hipped roof remains.

Unlike the section of Willes Road located north of Inkerman Road, Inkerman Road itself or Alma Street the original pattern of butterfly roof forms adjacent to No. 28 Willes Road is no longer visible.



4. HERITAGE STATEMENT

Pre Planning Advice Application - July 2022

SITE AND SURROUNDING CONTEXT CONTINUED

The original pattern of butterfly roof forms on Inkerman Road and Alma Street is clearly visible from No. 28 Willes Road. However this pattern has been almost entirely eroded within the terrace group within which No. 28 Willes Road sits with roof extensions of varying designs and materiality.

REAR ELEVATIONS OF INKERMEN ROAD



REAR ELEVATIONS OF ALAMA STREET



Above: Surrounding roof scape of Alma Street and Inkerman Road as seen from the roof of 28 Willes Road.

### 3. THE PROPOSALS

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Above:  
Rendered rear elevation of proposed roof extension at 28 Willes Road

#### PROPOSED ALTERATIONS

The proposed works comprise the extension of the existing second floor to form a full width roof extension as has been carried out at numbers 27, 29, 31, 32, 34, and 36 Willes Road. It will not follow the design of the larger roof extensions at numbers 23 and 25 Willes Road as their form is not appropriate as defined in the conservation area appraisal.

The new second floor roof extension will be set back from the front parapet wall and rear elevation to maintain it subservience to the original architectural form and preserve the legibility of the original butterfly roof shape, particularly to the rear elevation.



4. HERITAGE STATEMENT

Pre Planning Advice Application - July 2022



Above: Aerial Photograph looking west

KEY  28 Willes Road

HERITAGE STATEMENT

The site sits within the Inkerman Conservation Area and as such the conservation area appraisal document has been carefully consulted in the development of the proposed roof extension.

The Inkerman conservation area appraisal clearly acknowledges the some alterations at roof level may be acceptable depending on the immediate context of their site. The below extract notes the relevance of the existing streetscape and previously consented extensions when considering any new proposals.

“Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an individual basis with regard to the design of the building, the adjoining properties and the streetscape.”

This is particularly relevant to Willes Road as the existing butterfly roof forms originally present in the terrace have largely been eroded by previously consented roof extensions of varying forms and materiality. This establishes that the terrace in which the property sits isn’t unimpaired as it is defined in the conservation area appraisal.

To the west side of the road full width roof extensions have been constructed at numbers 36, 34, and 32 Willes Road. Half width roof extensions have been constructed at numbers 26 and 24 Willes Road (as well as 28 Willes Road). This leaves number 30 as the only property within the terrace group with an original butterfly roof form.

To the east side of the road 31, 29, 27, 25 and 23 all have full width roof extensions. Numbers 21 and 19 have hipped roof designs as opposed to butterfly roofs and number 19 has a side dormer roof extension.



4. HERITAGE STATEMENT

Pre Planning Advice Application - July 2022



Above: Aerial Photograph looking east

28 Willes Road

HERITAGE STATEMENT CONTINUED

The conservation area appraisal clearly sets out that mansard roof extensions would not be acceptable as they are uncharacteristic of the conservation area. By contrast the appraisal document confirms that dormer roof extensions at the front and the side can be allowed where a cluster of roofs isn't 'unimpaired' and has been significantly altered by other extensions, as is the case in Willes Road.

In line with the design guidance provided in the conservation area appraisal the scale, form and materiality of the proposed roof extension is clearly subservient to the original architecturally interesting features and characteristic decorative elements such as the parapets, cornices and chimneystack. The fact that the proposed extension respects the existing roof hip lines and general proportions of the existing building means that it would be concealed from pedestrian viewpoint on Willes Road and in turn will not negatively impact the streetscape.

In this instance where the principal of extension is likely to be acceptable (due to the density and variety of other existing roof extensions within the terrace group) the design has been developed to respect the integrity of the existing roof form with a clear set back at the front and rear elevations. This allows continued legibility of the original butterfly roof form. The proposed materiality and design details of the roof extension are proposed to match the existing smaller roof extension already president at 28 Willes Road.

In line with the assessment of the existing context we believe that as the terrace group in which 28 Willes Road sits has been heavily altered by way of roof extensions there is a clear argument to support a roof extension with an appropriate design and materiality at the property.



5. ACCESS, REFUSE, RECYCLING AND SERVICING

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ACCESS STATEMENT

Accessibility has been carefully considered whilst developing the proposed alterations to 28 Willes Road. However the constraints of the existing fabric have not been unduly altered to form a fully accessible design, as this is not practicable. Certainly the existing situation has not been made any worse by the proposed alterations.

REFUSE RE-CYCLING AND SERVICING

As the proposals will not increase the amount of waste produced by the property no increase in waste storage provision has been considered as part of the proposals.



6. APPLICATION DRAWINGS

Pre Planning Advice Application - July 2022

APPLICATION DRAWINGS

The following drawings have been appended to this report to provide further detail of the existing site and proposed design.

SK-000	Site Location Plan	1:500 @ A1 / 1:1000 @ A3	P01
SK-100	Second Floor Existing & Proposed	1:50 @ A1 / 1:10 @ A3	P06
SK-101	Roof Level Existing & Proposed	1:50 @ A1 / 1:10 @ A3	P06
SK-102	Rear Elevation Existing & Proposed	1:50 @ A1 / 1:10 @ A3	P05
SK-103	Front Elevation Existing & Proposed	1:50 @ A1 / 1:10 @ A3	P06



THIS DRAWING IS BASED ON DIMENSIONAL SURVEY INFORMATION PROVIDED BY OTHERS. THE CLIENT CANNOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY INFORMATION.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS, SPECIFICATIONS AND SCHEDULES.

DO NOT SCALE FROM THIS DRAWING.

REPORT ANY DISCREPANCIES, CONFLICTS, ERRORS OR OMISSIONS TO AND SEEK DIRECTIONS BEFORE PROCEEDING.

CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.

DRAWING ILLUSTRATES DESIGN INTENT ONLY. CONTRACTOR TO PRODUCE SHOP DRAWINGS FOR DESIGNER APPROVAL IF REQUIRED. CONSTRUCTION ISSUE DRAWINGS MUST BE CONTRACTOR'S OWN.

SITE PLAN - 1:500 @ A1

REV: P01 ISSUED FOR INFORMATION 08.12.2021

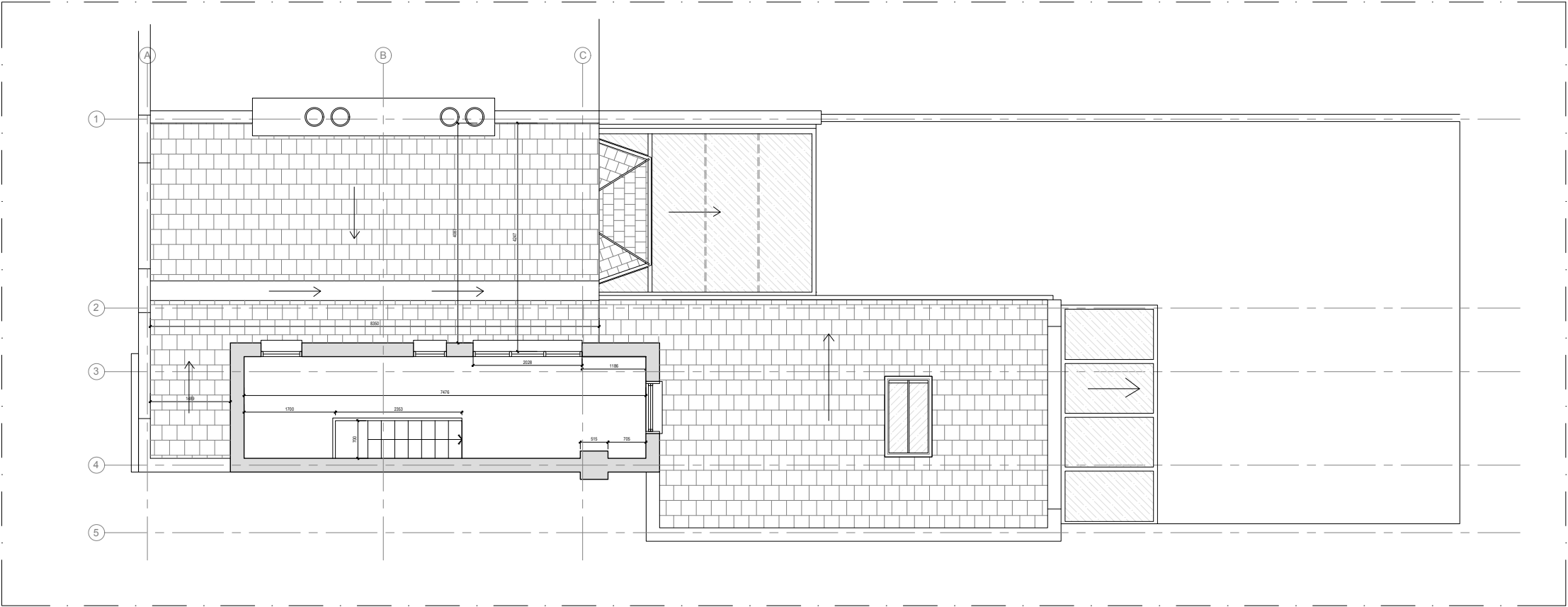
DO NOT SCALE OFF THIS DRAWING

28 WILLES ROAD KENTISH TOWN CAMDEN NW5 3DS	SITE PLAN
JOB: 28 WILLES ROAD	
FOR: MR. GARY LANE	
AT: 28 WILLES ROAD, CAMDEN, NW5 3DS	
DATE: 03.12.2021	DWG NO: SK-000
SCALE: 1:500 @ A1	JOB: RYE-0176

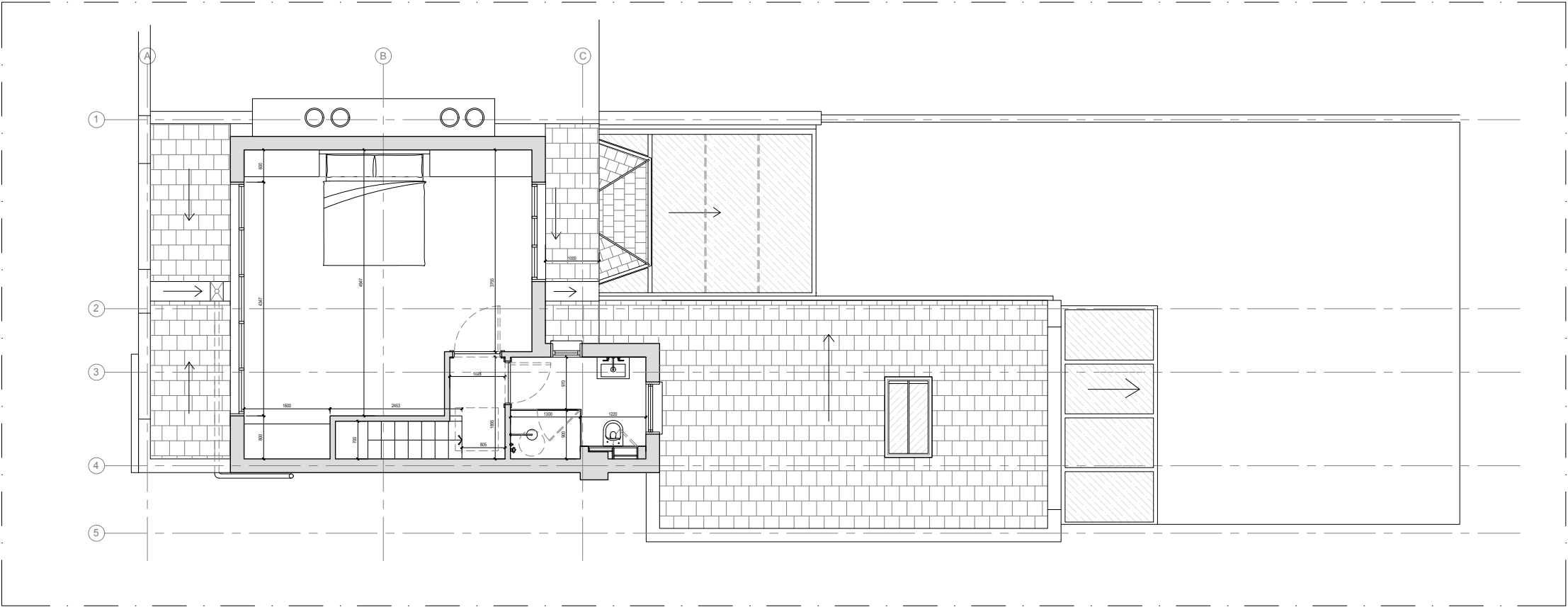
RYE



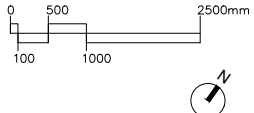
01  
GA-000 SITE PLAN



01  
SK-100  
EXISTING SECOND FLOOR  
SCALE 1:50 @ A1



02  
SK-100  
PROPOSED SECOND FLOOR  
SCALE 1:50 @ A1



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SITE PLAN - 1:500 @ A1

REV: P06 PRE-APPLICATION ADVICE INCORPORATED 04.07.2022

REV: P05 SKYLIGHT ADDED / WINDOWS ADJUSTED 17.06.2022

REV: P04 ISSUED FOR INFORMATION 15.06.2022

REV: P03 UPDATED TO SITE DIMENSIONS 10.05.2022

REV: P02 UPDATED FOR PRE-PLANNING MEETING 23.04.2022

REV: P01 ISSUED FOR INFORMATION 08.12.2021

DO NOT SCALE OFF THIS DRAWING

28 WILLES ROAD  
KENTISH TOWN  
CAMDEN  
NW5 3DS

GENERAL ARRANGEMENT  
SECOND FLOOR  
EXISTING & PROPOSED  
FLOOR PLANS

JOB: 28 WILLES ROAD

FOR: MR. GARY LANE

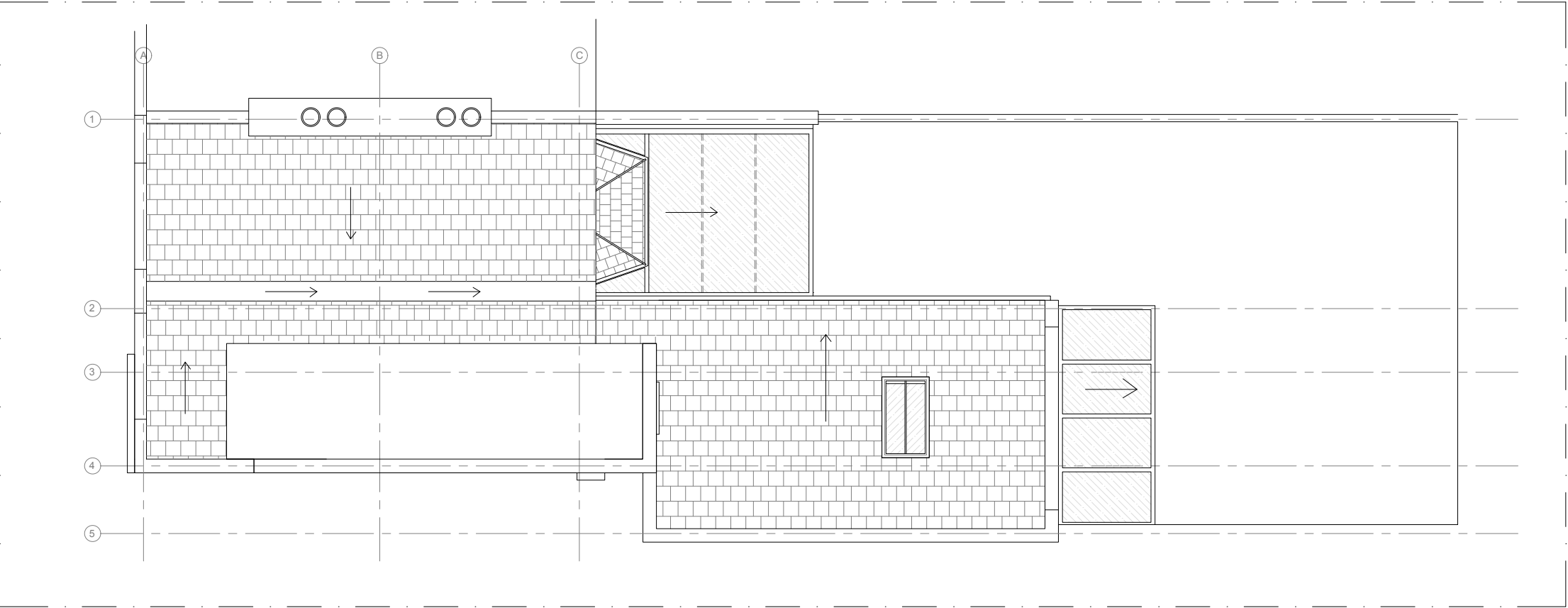
AT: 28 WILLES ROAD, CAMDEN, NW5 3DS

DATE: 03.12.2021 DWG NO: SK-100

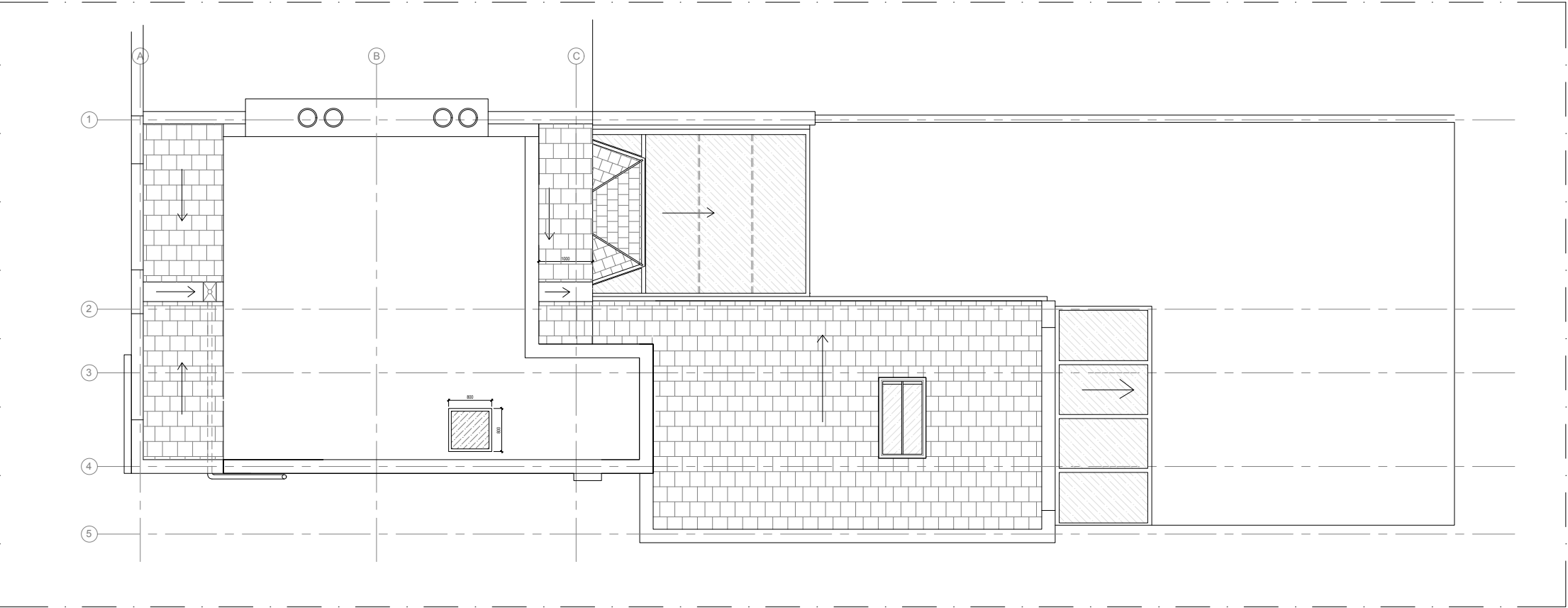
SCALE 1:50 @ A1 JOB: RYE-0176

RYE

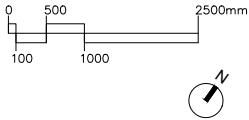




01  
SK-101  
EXISTING ROOF PLAN  
SCALE 1:50 @ A1



02  
SK-101  
PROPOSED ROOF PLAN  
SCALE 1:50 @ A1



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REV: P02 UPDATED FOR PRE-PLANNING MEETING 23.04.2022

REV: P01 ISSUED FOR INFORMATION 08.12.2021

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28 WILLES ROAD  
KENTISH TOWN  
CAMDEN  
NW5 3DS

GENERAL ARRANGEMENT  
ROOF LEVEL  
EXISTING & PROPOSED  
FLOOR PLANS

JOB: 28 WILLES ROAD

FOR: MR. GARY LANE

AT: 28 WILLES ROAD, CAMDEN, NW5 3DS

DATE: 03.12.2021

DWG NO: SK-101

SCALE 1:50 @ A1

JOB: RYE-0176

RYE

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REV: P02	UPDATED FOR PRE-PLANNING MEETING	23.04.2022
REV: P01	ISSUED FOR INFORMATION	08.12.2021

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28 WILLES ROAD KENTISH TOWN CAMDEN NW5 3DS	GENERAL ARRANGEMENT EXISTING & PROPOSED REAR ELEVATIONS
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**JOB:** 28 WILLES ROAD

**FOR:** MR. GARY LANE

**AT:** 28 WILLES ROAD, CAMDEN, NW5 3DS

DATE: 03.12.2021	DWG NO: SK-102
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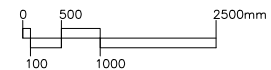
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01  
SK-102  
EXISTING REAR ELEVATION  
SCALE 1:50 @ A1



02  
SK-102  
PROPOSED REAR ELEVATION  
SCALE 1:50 @ A1





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28 WILLES ROAD KENTISH TOWN CAMDEN NW5 3DS	GENERAL ARRANGEMENT EXISTING & PROPOSED REAR ELEVATIONS
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**FOR:** MR. GARY LANE

**AT:** 28 WILLES ROAD, CAMDEN, NW5 3DS

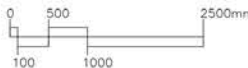
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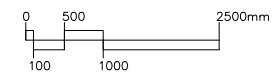
RYE



01  
SK-103  
EXISTING FRONT ELEVATION  
SCALE 1:50 @ A1



02  
SK-103  
PROPOSED FRONT ELEVATION  
SCALE 1:50 @ A1





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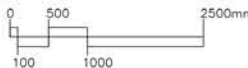
01  
SK-103

EXISTING FRONT ELEVATION  
SCALE 1:50 @ A1



02  
SK-103

PROPOSED FRONT ELEVATION  
SCALE 1:50 @ A1



**RYE Design**

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