

Design and Access Statement

4 Brecon Mews
London
N7 0BN

Single Storey Side Extension at Second Floor

24th April 2021

WITH ADDENDUM BY IMBY3 LTD, DATED 14.09.22

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Introduction

This Statement is set out in support of the householder planning application with which it has been submitted for the erection of a single storey side extension at the second-floor level.

The site is a two-storey end of terrace townhouse situated on the southern side of Brecon Mews. The site is not within a Conservation Area nor contains or is in the vicinity of a Listed Building but is covered by the Kentish Town Neighbourhood Plan.



No.4 Brecon Mews

Context

The host property sits within a mews set around a central courtyard. The Mews is characterised by its uniform appearance and the stepped down height by the end-terrace properties.

The property has already been subject to a two-storey side extension which was approved in 2010.





Planning History

- Erection of second floor side extension (C3) - Ref. No: 2019/2232/P | Status: Refused
- Erection of a two storey side extension with roof terrace to existing dwelling house (C3) - Ref. No: 2009/5451/P | Status: Permission Granted with Conditions

It is noted that an application of matching description and location was proposed and refused. This decision was subsequently appealed. The local authority's decision was upheld.

Having reviewed the reasons set out by the local authority within the officers delegated report along with the appeal decision by the planning inspectorate, we are in agreement that the previous proposal was unacceptable for the reasons set out.



The previously proposed scheme was set out at the same height as the host property. Its appearance and massing along with the proposed fenestration would have resulted in an incongruous addition to the previously approved extension. The proposal was not subordinate to the host property or the local context within the mews.

It has been acknowledged that the existing extension has already created an imbalance in the appearance of the host property. Further to this, it was deemed that the previous application would cause further harm. We also acknowledge this fact.

Moving forward, it is our intention to demonstrate that additional massing does not have to result in additional harm.

To the contrary, we believe our proposal will go a long way in addressing and mitigating the harm caused by the existing extension by providing a defined improvement to the character and appearance of the host dwelling and surrounding area.

We will now summarise the design process which has led us to the proposal we believe addresses the concerns set out in previous refusals.

Proposal

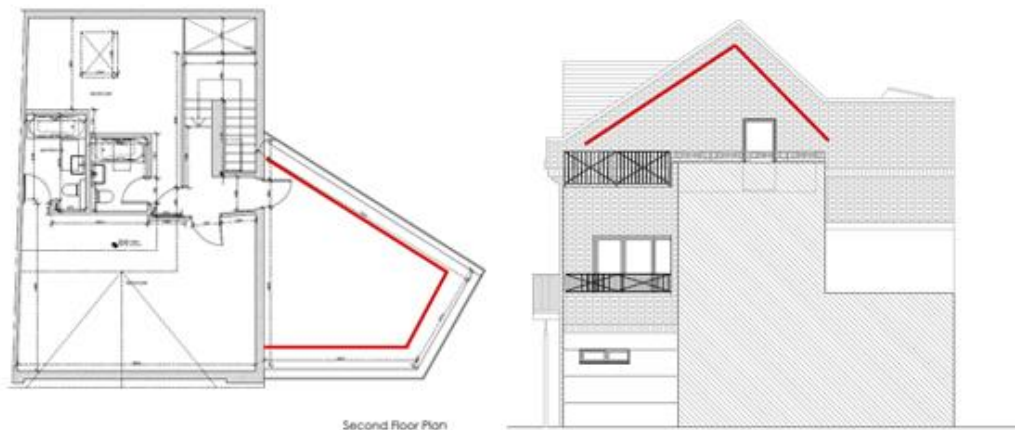
Following analysis of the previous application and associated refusal it was clear to us that the approach would need to be different to that employed by the previous design team.

Our brief is driven by the following criteria. The proposal must:

- Maintain a subservience to the host building in plan and in elevation.
- Mirror the prevailing architectural forms, rhythms and architectural pattern established within the mews.
- Address and mitigate the damage done to the terrace by the existing side extension, particularly in terms of massing and form.
- Provide high quality design consisting of an elegant and sculptural addition to the mews and community on site. An addition that will visually enhance the appearance and amenity of the immediate community as well as those surrounding properties which have views into the mews.
- Be constructed from high quality materials to a high level of workmanship.

The proposed form is based on three fundamental principles,

- The space will be set back from the existing parapet.
- The proposed roof line will be set down from gabled flank wall.
- The principal side elevation (facing into the courtyard of the mews) must replicate the prevailing architectural rhythm of the existing mews terrace, particularly the large gabled dormer.

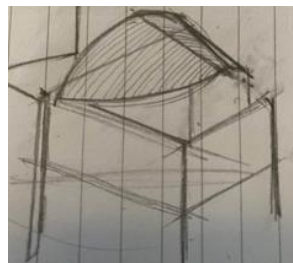
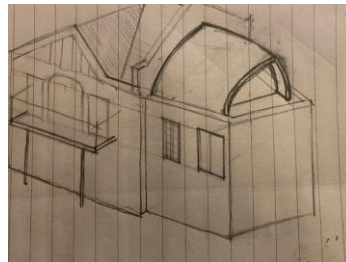




The first of the two conditions set within brief have been set to ensure that the proposed form sits subserviently within its context. The third looks to create a visual and architectural link to the existing architectural language and built form.

The existing side extension as well along with previously refused proposal serve to demonstrate that a pastiche of existing materials and fenestration does not necessarily result in a harmonious addition to the built form. We are keen to avoid a pastiche proposal which simply copies the existing form.

Design development

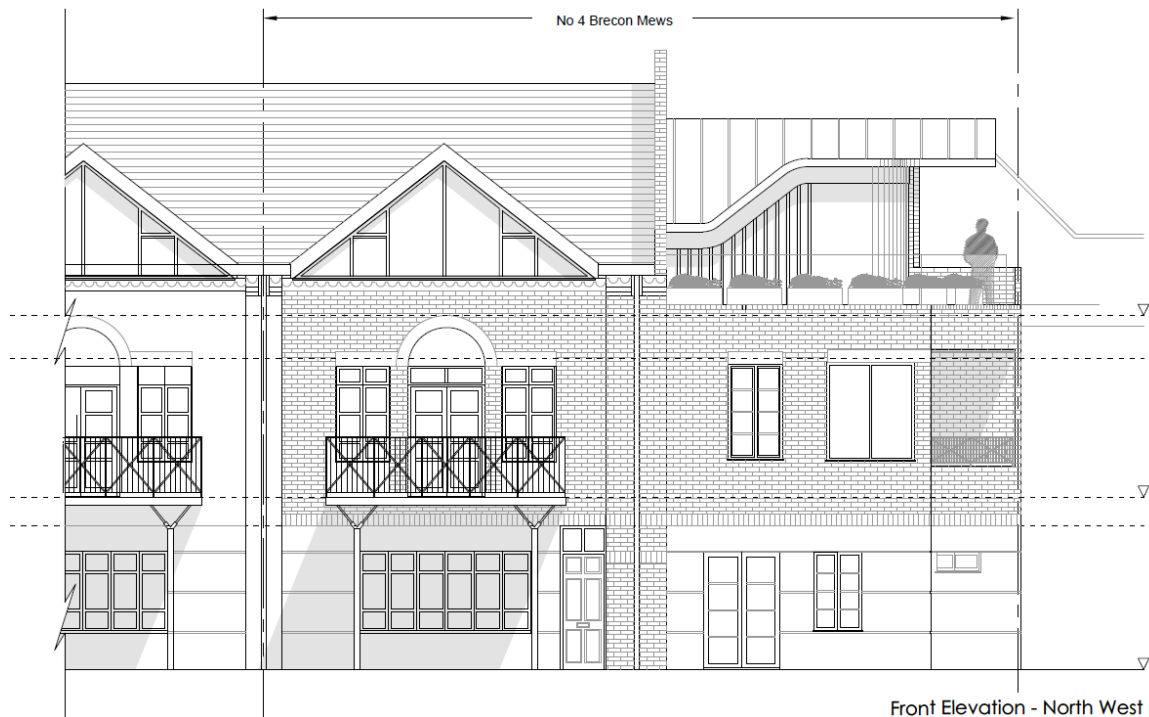


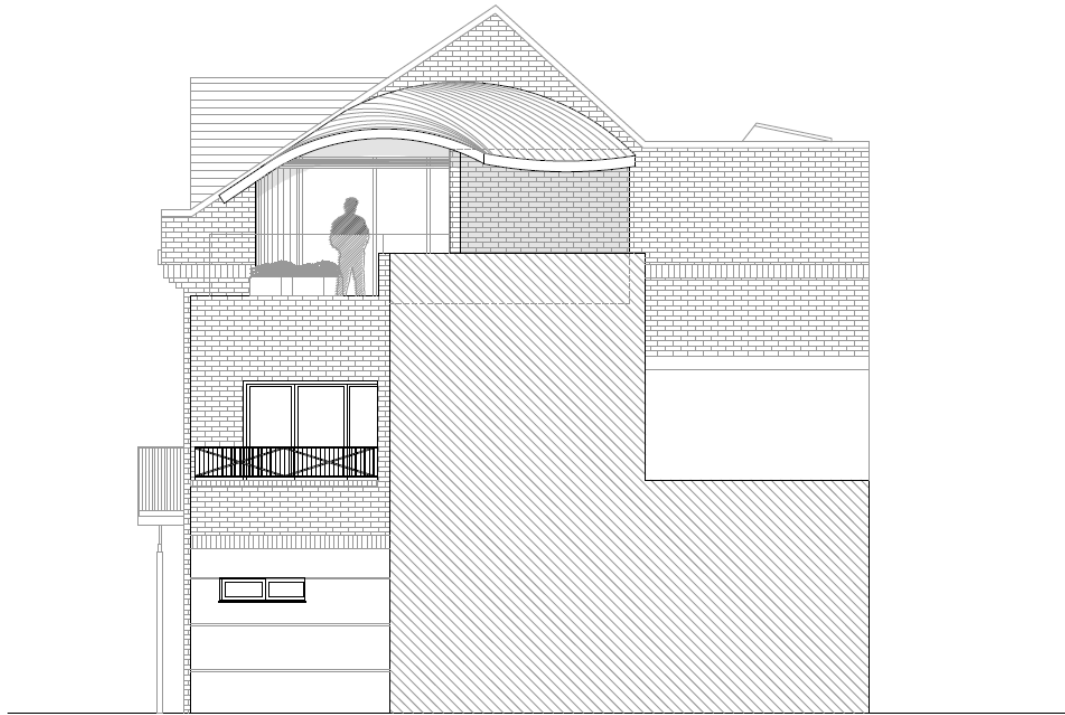
The main drivers of the design process have already been discussed. As the form was developed in unison with the plans it became clear that the site and its context was lending itself to an organic form.

This form takes the lead from the gabled flank wall, the gabled front dormer and the irregular 'wedged' footprint of the existing terrace.

The sketch studies demonstrate that the rectilinear forms do not sit well within the context. In contrast, the curved forms interpret the existing forms to create a mass which fits comfortably, in a subordinate manner within its context.

From a functional perspective the proposal will provide a much-needed additional bedroom and ensuite. The homeowner, a keen plane-watcher would benefit from unobstructed views of the flight paths coming out of West London from within the predominantly glazed structure and more so from the sheltered terrace.





Side Elevation - South West

Materials

The proposed materials reflect the design intent to reduce the visual impact of the proposed extension by delivering a 'light, clean contemporary intervention. An extension constructed of materials matching the host building such as brick and imitation slates may well provide a degree of uniformity but would result in a heavy, dominant addition.

We believe that the curved, standing-seamed roof, glazing and vertical timber louvres embody a respectful architectural contrast which interprets and complements the existing architectural language in a sensitive manner.

We have lent upon the precedent below by Gianni Botsford Architects to give an insight into the material relationship between the proposed building and its context that we would be looking to achieve. The sealed copper complements the surrounding London Stock brick within its urban context to wonderful effect.



Planning

The incongruous existing side extension has been deemed to provide harm to the local context. It is our belief that the introduction of the organic 'hat' to the flat roofed extension softens the visual impact of the existing mass and begins to mitigate the harm caused to the host building.

It is this concept which underpins our opinion that 'additional mass does not constitute additional harm'. On this basis, we believe that the proposed mass improves composition, character and appearance of the property, adjoining terrace and street scene. For this reason, it is submitted that the proposal is in compliance with Kentish Town Neighbourhood Plan and the CPGs.

There are only seven houses within the courtyard and it is not a public thoroughfare. Although the proposal would be partially screened to some extent by the trees at the western boundary of Brecon Mews, the extension would remain visible from flats and paths within the adjacent Torriano Estate.

We believe the proposed extension would improve appearance of the host property and complement the composition of Brecon Mews as a whole.

It is submitted that the proposal would improve and enrich the views of the occupants within the mews as well as the wider audience that don't actually use the courtyard itself.

The proposal complies with Policy D1 of the 2017 Camden Local Plan and Policy D3 of the 2016 Kentish Town Neighbourhood Plan, which together seek to ensure that development respects local context and character, including height, massing and detailing.

We believe the design to be in line with principles set out in the 2019 Camden Planning Guidance 'Altering and extending your home', which outlines that extensions should be subordinate to the original building in height and scale.

Amenities

Policy A1 of the Camden Local Plan seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

The front and side windows of the extension would face a car parking area of a neighbouring block of flats and that the extension would not cause any more overlooking than the existing rooftop terrace. The siting, scale and design of the proposed addition are such that it will not result in harm to the residential amenities of neighbouring properties by way of loss of daylight, outlook, or privacy.

Community consultation

We have initiated a community consultation to the seven houses within the mews to present the scheme. The proposal has been received well. Further information along with the specific feedback will be submitted as part of the submission.

Planning Fee

The proposal will require Householder planning permission at a fee of £206 (plus £25 admin fee to The Planning Portal). The payment has been forwarded to Enfield Council via the secure payment system on the planning portal.

Conclusion

As we have alluded to in this report, it is noted and agreed that the existing extension has already created an imbalance in the appearance of the host property by way of its design and citing.

We believe that the approval of the proposed development would, not only mitigate the existing harm but go a step further in introducing an architectural addition which improves and enhances the host property providing the homeowners and neighbouring residents with an architectural addition of high quality.

Do not hesitate to contact me, Savas Akay (Agent) if you have any comments or queries in relation with this application. You can either call on 07395558412 or email at savas@bilddesign.co.uk



Addendum to Original Design and Access Statement,
As prepared by BILD Architects,
Originally dated 24 April 2021

Addendum to Design and Access Statement

4 BRECON MEWS, CAMDEN N7 0BN SINGLE STOREY SIDE EXTENSION AT SECOND FLOOR LEVEL

14.09.22

This S.73 application seeks consent for a minor material amendment to the approved scheme 2021/2225/P granted on 29/07/2021, varying the condition relating to the approved drawings.

The accompanying drawings and documents have been prepared following instruction by the owner, Mr Alfred Wilson and with the consent of the original architects, BILD.

IMBY3 Ltd have been appointed by Mr Wilson to produce working drawings for the approved scheme at 4 Brecon Mews. However, it is evident that the scheme, as approved, is not buildable due to the different geometries displayed in the plans and elevations. The proposed roof plan does not correlate with the proposed front elevation, which in turn, does not correlate with the proposed side elevation. We have, therefore, sought to remedy this issue by creating a coherent proposal that respects and preserves the original intention of the scheme whilst making the necessary changes that would allow the proposal to be constructed.

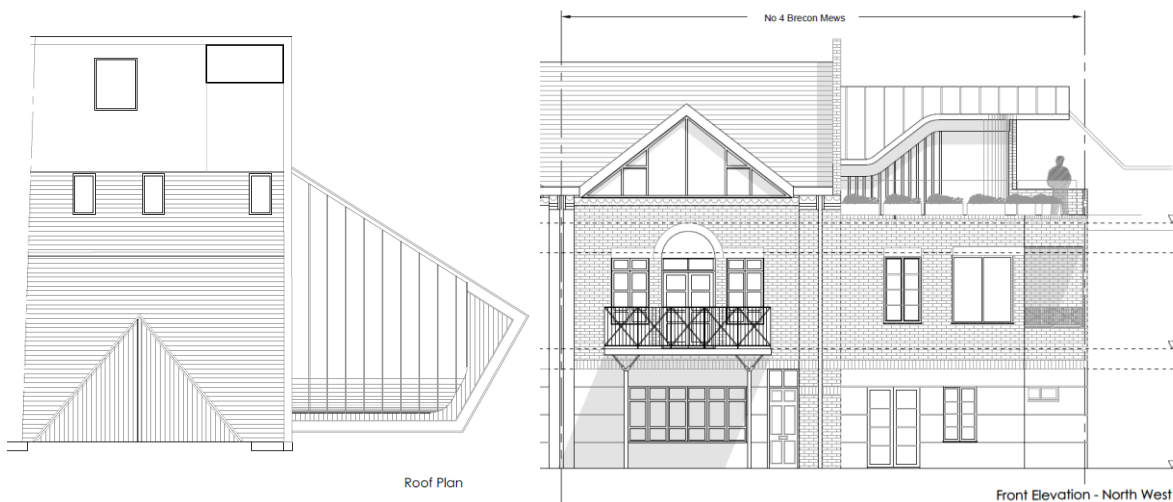
The following pages outline these changes.

Kind Regards

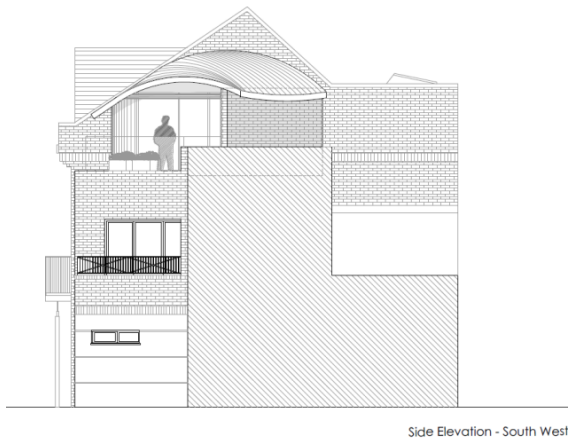


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1. Issues with the original proposal



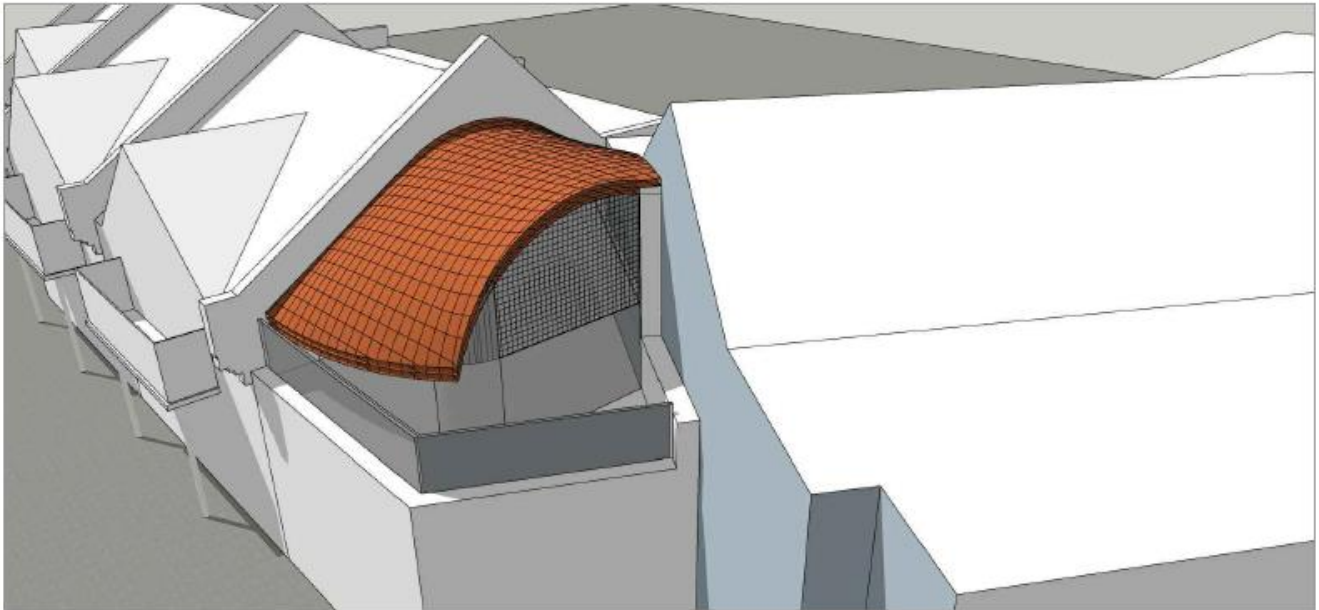
- The proposed roof as shown on plan is a different shape to the roof shown on the front elevation. There is no cut-away on plan as shown in the elevation. Instead, the leading edge of the roof on the proposed plan follows a straight line before curving on the corner.



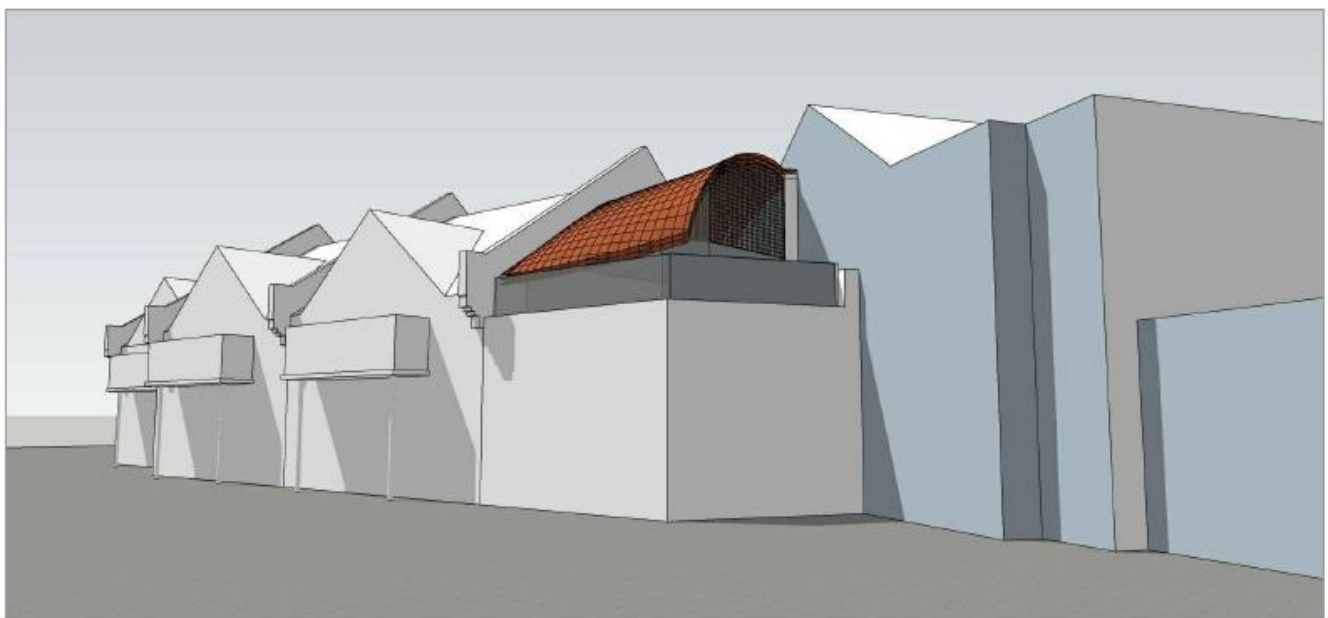
- The proposed side elevations differs from both the plan and the front elevation. The roof takes on a more 'organic' looking shape from this view, whereas the front elevation shows a straight lined ridge. Again, the profile at the front is also different.



- The proposed 3D views also mark a departure from the 2D drawings, differing from the plans and elevations. The form of the roof is a different shape from the plan when viewed from above and a different shape from the front and side when viewed in elevation.



Proposed View 2



Proposed View 3

It would therefore be impossible to build the extension as shown in the planning drawings without deviating from most, if not all, of the drawings.

Lastly, the form of the curved roof, together with the complex geometries would add an unrealistic cost to the works. The revised proposal would seek to create the same overall effect with a simplified, faceted roof.

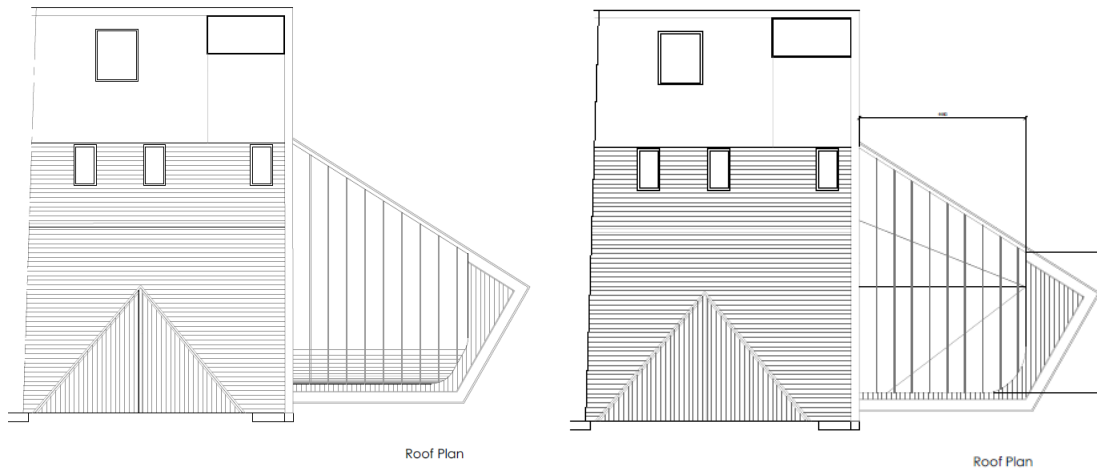
The proposed revisions seek to address these issues, creating new roof plan, side and front elevations and 3D images that remain consistent throughout.

2. Proposed Revisions

Proposed Second Floor Plan

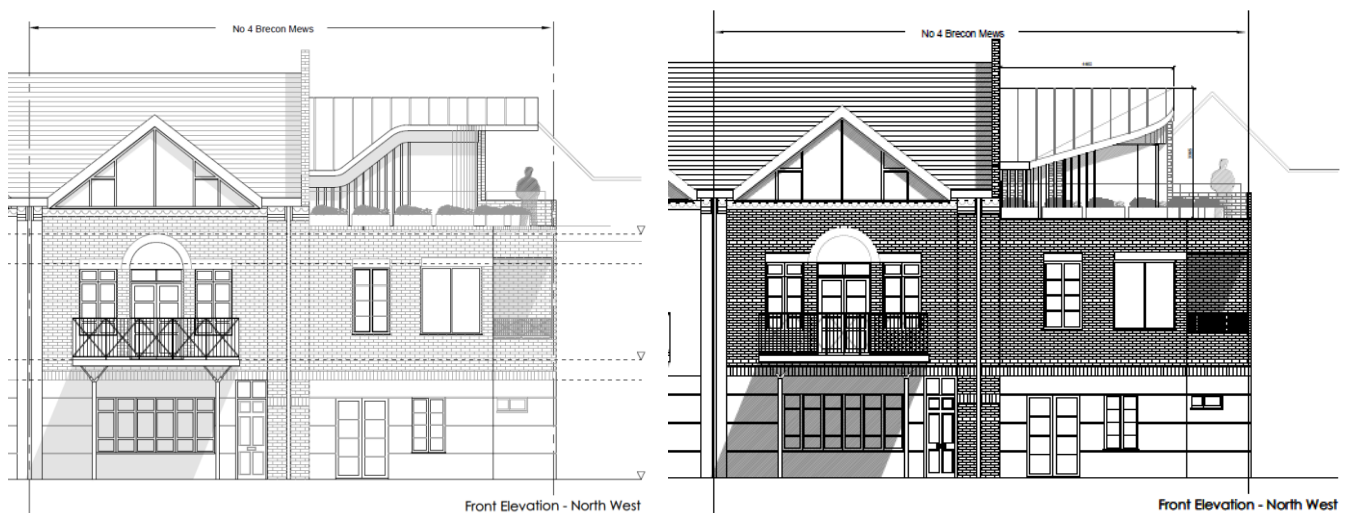
- This remains unaffected by the revisions and the layout remains the same as the original proposal.

Proposed Roof Plan



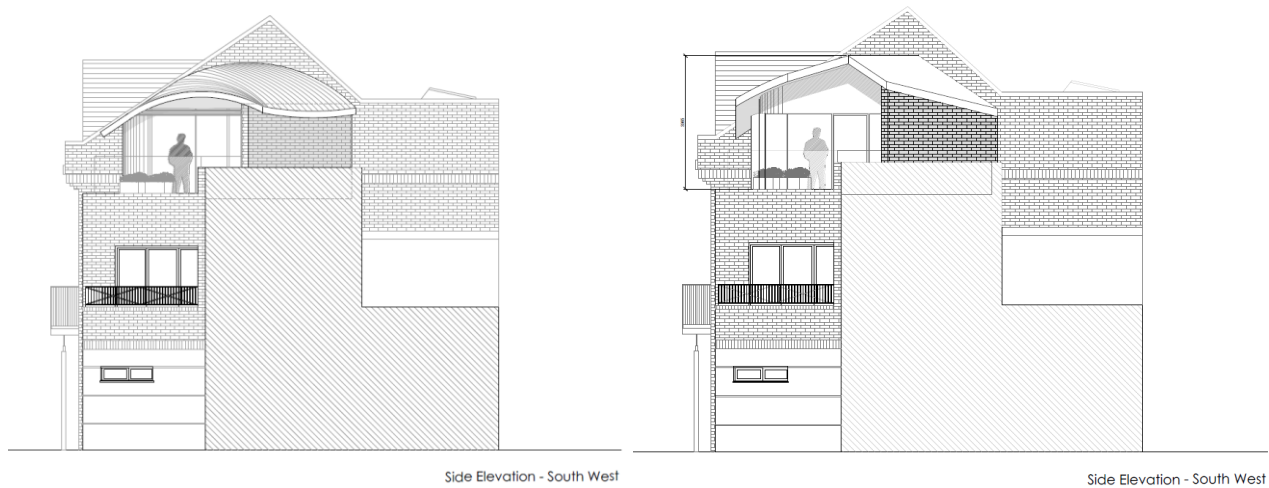
- The revised proposal (above, right) mostly retains the same footprint. However, the revised roof is slightly smaller on plan than the original proposal, due to the reduced overhang on the south west elevation.

Proposed Front Elevation



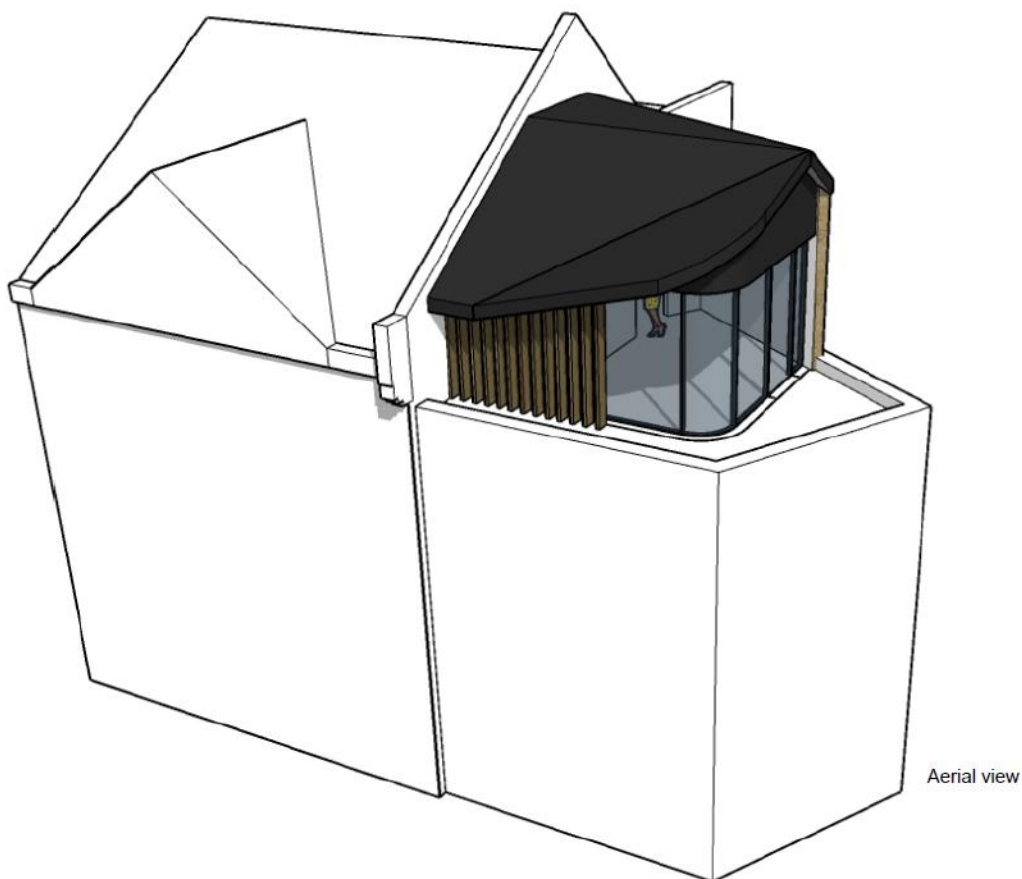
- The proposed revised front elevation (above, right) depicts the correct shape of the roof, showing the raised eaves on the corner with a less severe cut-away. The reduced overhang on the side is also visible.

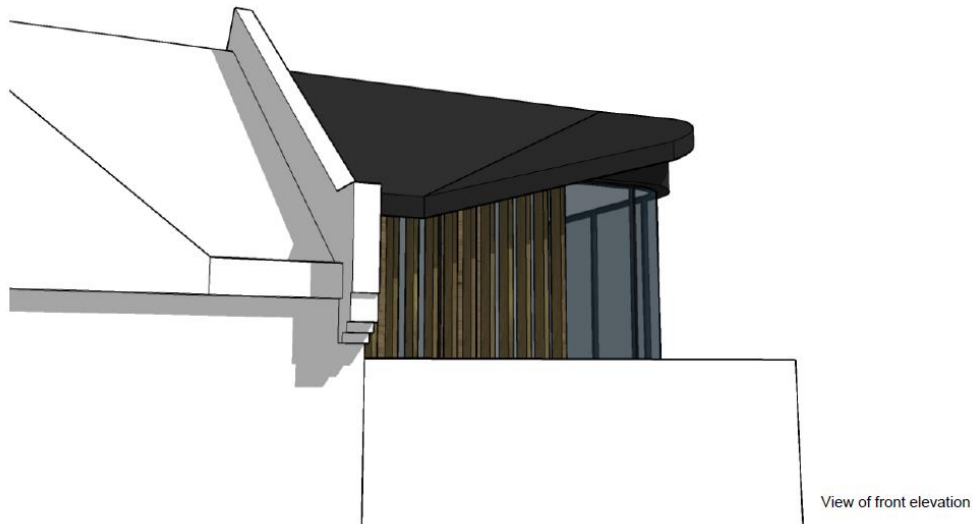
Proposed Side Elevation



- The proposed revisions (above, right), again, show a more accurate depiction of the proposal as shown in plan and 3D. The raised eaves in the corner pushes this section of the roof beyond the line of the existing gable behind – this should have been evident in the original proposals but was not drawn correctly. The geometry of the roof also dictates the form of the brick wall on the rear, creating a different shape to the original application.

3. 3D Views of the Proposed Revised Scheme, Highlighting Similarities Between the Original and Revised Schemes





- These images show how the original objectives of the scheme developed by BILD Architects have been preserved.
 - The material palette remains the same
 - The height of the ridge remains the same
 - The height of the eaves remains the same
 - The building footprint remains the same
 - The window sizes and other glazed areas remain the same
 - The treatment of the boundary remains the same
 - The proposed glazed balustrade on the roof terrace remains the same