

DESIGN & ACCESS STATEMENT

November 2022



39 Inkerman Road, Kentish Town NW5 3BP

INTRODUCTION

An application is being made for planning consent for alterations and extensions to an existing dwelling at 39 Inkerman Road in Kentish Town in the Inkerman Conservation Area. The proposal comprises a single storey outrigger extension to the rear of the property at raised ground floor level which would be located on the roof of a previously consented single storey extension at lower ground floor. This Design Statement is appended to the application to set out the details of the design approach which has been followed for the proposals and to explain considerations over potential impact on the context of the building.



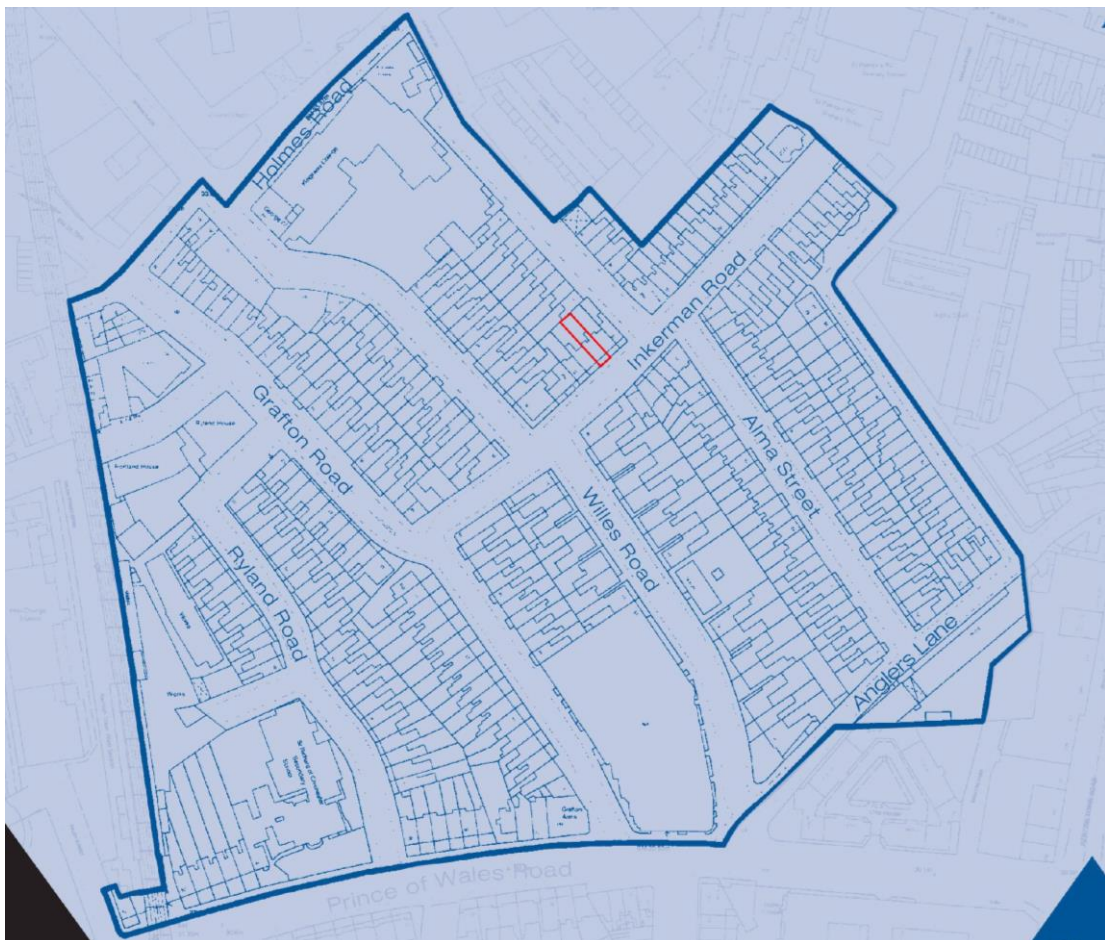
Aerial photo with plot indicated

THE SITE

No. Inkerman Road was built as part of a terraced street developed in the 1850s on the West side of Kentish Town Road during speculation spreading across North London in tandem with the new railway lines. This particular quarter was laid out with street names commemorating the Crimean War. Similar to adjoining roads, Inkerman Road features modest terraced dwellings of either 2 or 3 stories, the latter typically providing additional accommodation at a lower ground floor level. The exception to this pattern is found with No.'s 34-36 Inkerman which provide a full 3 stories above ground. No.'s 37-41 are a comparatively short terrace of 5 houses running west from the corner junction with Cathcart Street. The foot of the terrace's gardens adjoins the side flank wall and boundary of No. 1 Cathcart St. The simple London stock brick houses with slate finished, butterfly roofs originally featured ornamental stucco surrounds to windows and entrances on the street side under a continuous raised parapet line to conceal the roof shape. The Inkerman Conservation Area was designated in 2001 with a Conservation Area Statement following in 2003. The street is essentially intact in its original form although a significant number of addresses have lost their original stucco detailing and a small number of properties have been extended with an additional attic storey. The most common alterations to properties since the designation have involved single and double storey extensions into their rear gardens.

The historic OS Maps as well as the CA Map itself suggest that all properties originally featured partial width rear outriggers. Whatever the quality and pattern of such original outriggers, it would appear that few if any have survived the 20th C in their original form. The 5 dwellings of which No. 39 forms the centre provide a range of formats: No.'s 37, 40 & 41 all feature 2 storey, partial width outriggers, No. 39 has a full width, single storey extension, and No. 38 has no rear extensions at all. The double storey outriggers of No.'s 37 & 40 both measure approximately 4.5M in depth which roughly equates to the depth of the rear extension at No. 39. In this format the rear gardens measure approximately 5M wide x 8.4M deep which are primarily laid out at a level halfway between ground and lower ground floor levels. The foot of the garden of No. 39 abuts the part 2 ½ storey brick flank wall of No. 1 Cathcart St as well as its single storey rear extension ensuring that together with mature planting there are no opportunities for mutual overlooking to this outlook. The property is not statutorily listed but there are very few extant features which would warrant protection in any case.

Historic ordnance maps of Inkerman Conservation Area



Map of Inkerman Conservation Area with plot indicated



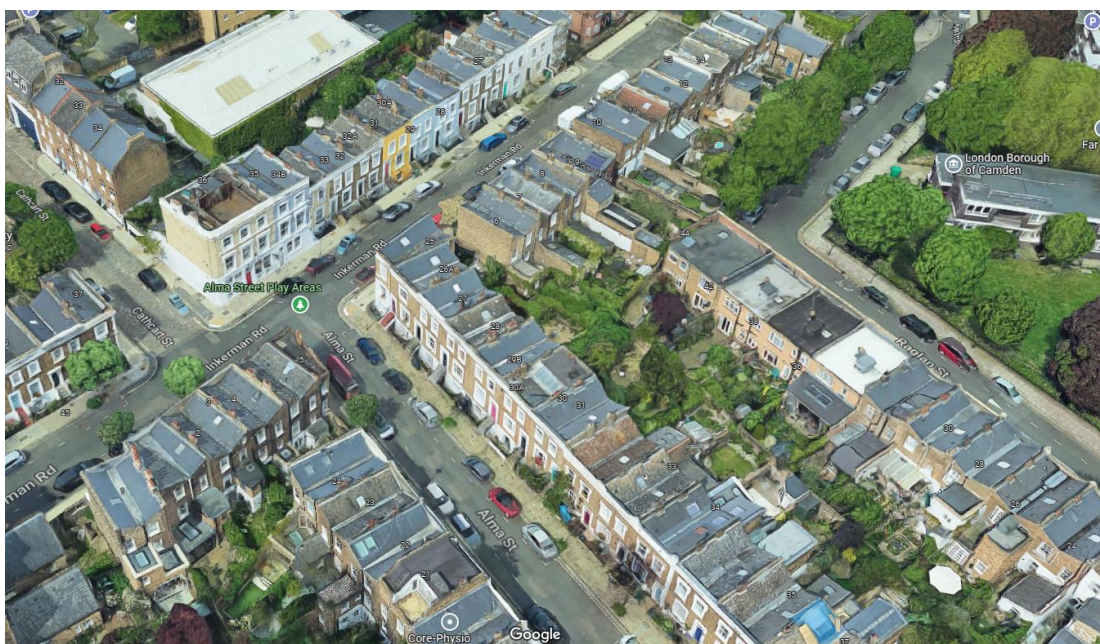
Context views including from Cathcart St toward rear of Inkerman Rd



Views of existing rear garden & neighbouring extensions



Views of existing internal spaces



*Aerial views of the existing terrace showing existing 2 storey rear outriggers at:
1, 2, 3, 9, 17, 29, 30, 31, 32, 33, 34, 36, 37, 40 & 41 Inkerman Rd*



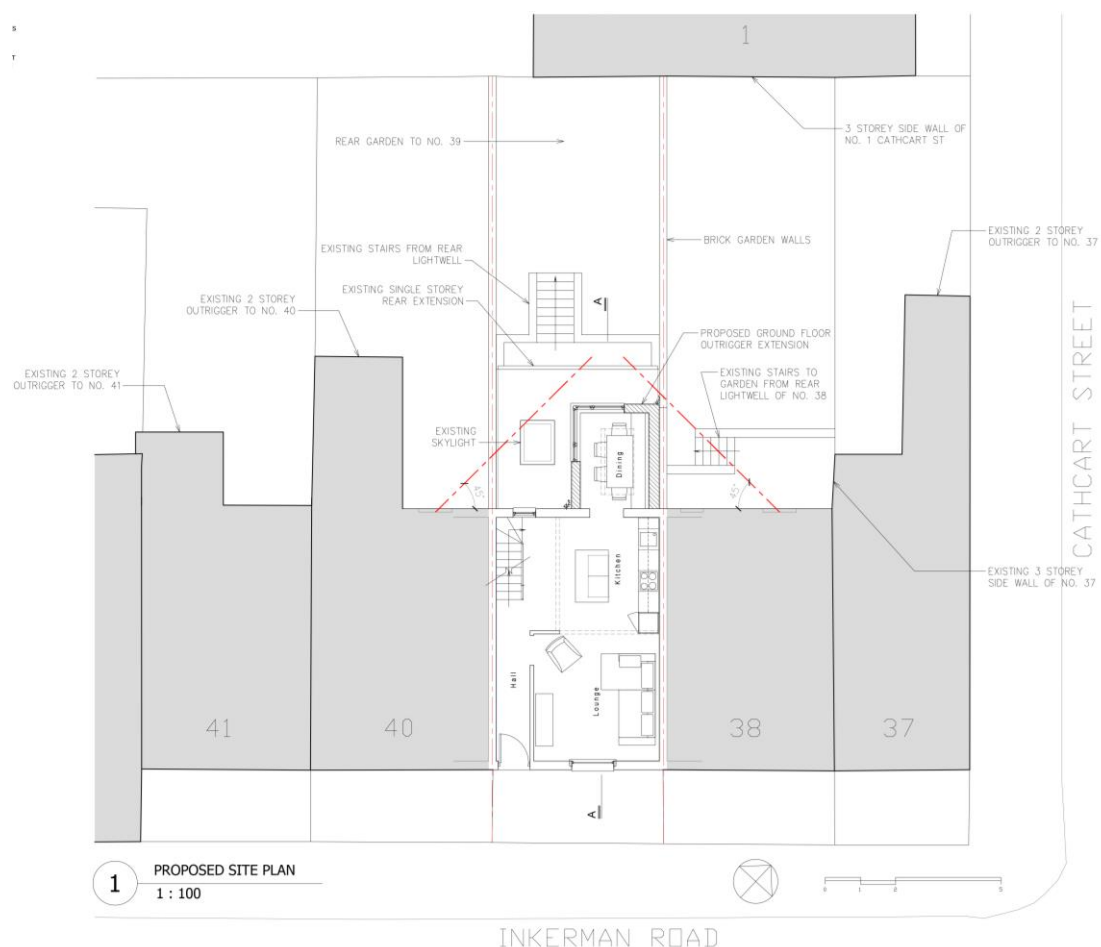
*Aerial views of the existing terrace showing existing 2 storey rear outriggers at:
37, 40 & 41 Inkerman Rd; 5, 8 & 9 Cathcart St; 40, 42, 50, 52, 56 & 58 Willes Rd*

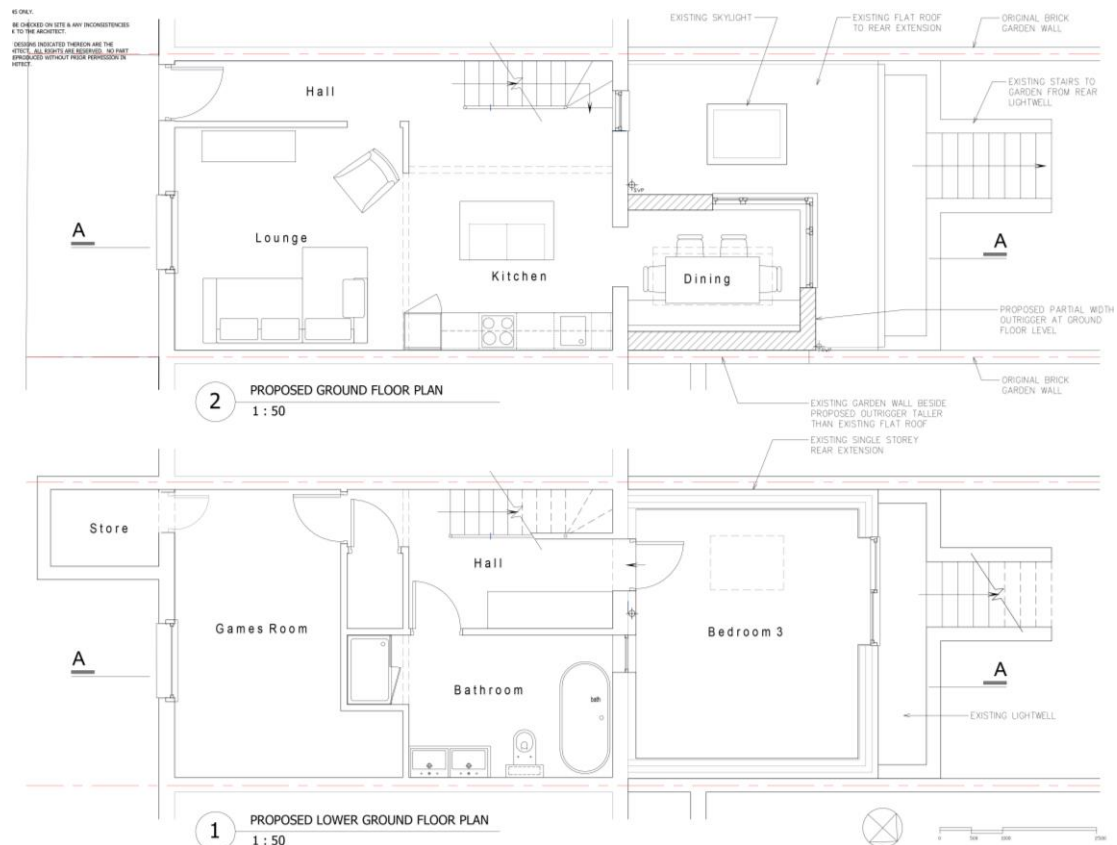
DESIGN PROPOSAL

The owners of No. 39 Inkerman Road originally applied for planning consent for a 2-storey rear extension as part of their plans to fully refurbish the dwelling (Ref 2020/5852/P). This application was formally withdrawn and a scheme with only a single storey rear extension was ultimately granted consent and has been fully implemented (Ref 2020/5853/P). Bchitecture was recently instructed to revisit the potential for an outrigger extension at raised ground floor based upon successful schemes at other properties in the Inkerman Conservation Area. The renovated property provides 2 bedrooms both and lower ground floor and 1st floor levels with lounge, dining and kitchen spaces using the grander original reception spaces at the raised ground level.

As mentioned above there is evidence from historical maps that the properties of the neighbourhood all originally included rear outriggers, as indeed did No. 39 before its recent extension. The locality features an extremely diverse range of extensions to neighbouring dwellings, most comprising full width at ground floor and partial width at 1st floor although some are full width at that level as well. Undoubtedly a number of these extensions may predate the designation of the Inkerman Conservation Area, however research of applications in the local roads has uncovered consents granted at No.'s 1, 2, 9, 14, 15, 29, 34, 37 & 41 Inkerman Rd, 5 Cathcart St and No.'s 38A, 40 & 42 Willes Rd. A number of these precedents will be discussed in further detail below.

The proposed alterations to the property would comprise a partial width extension to the rear at raised ground floor level which would provide a dining alcove accessed from the adjoining kitchen through the existing rear window opening. The simple volume would measure 3.0M deep x 2.5M wide, approximately ½ the width of the existing terraced property. Its mono-pitch roof would match the pitch of the butterfly roof of the main dwelling, one of the most central features of the terrace and the CA. In order to minimise impact on neighbouring properties the roof would rise from the shared boundary with No. 38 where the flank wall of the original single storey outrigger has been retained as part of the lower ground floor extension. The new outrigger would rise just 1.5M above the parapet of this wall which already extends roughly 3M along the shared boundary. The limited depth of the extension ensures that it would not obstruct light or views from windows to habitable rooms of No.'s 38 & 40. The most closely affected window is a small one serving the ground floor stairwell of No. 38 while the grander one at 1st floor would not be affected.



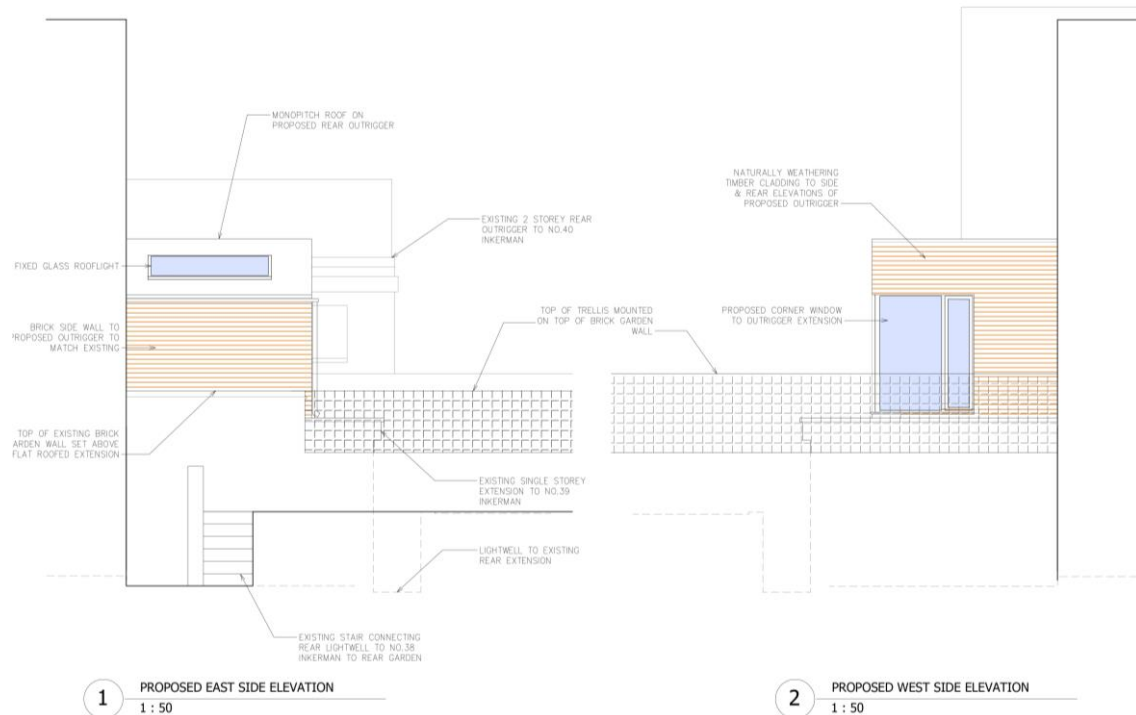


Proposed ground & 1st floor plans

The new portion of the wall would be formed in London stock brickwork to match the existing while the other 2 walls enclosing the outrigger would be clad in naturally weathering timber boarding to reflect its modern, lightweight character. A corner window and rooflight would enable ample daylight to enter the north facing extension. Minimal alteration to the existing fabric of No. 39 would be required.



Proposed rear elevation



Side elevations of proposed outrigger extension

3 out of the 5 dwellings in the existing terrace at the centre of which No. 39 sits already feature part width outriggers at raised floor level: No.'s 37, 40 & 41. The sole remaining un-extended property is No. 38 although this dwelling is potentially more significantly affected by the shared party wall with No. 37 which extends beyond the rear elevation of No. 38 by 1.5M to its full height. That corner property has a historical, 2-storey outrigger measuring 1.9M wide x 4.6M deep adjoining the pavement of Cathcart St with a side facing bay window on its upper level overlooking adjoining gardens. That outrigger effectively obscures views from the side street across the rear of the Inkerman Rd terrace ensuring that any further outrigger to No. 39 would be publicly visible.



Views of rear outrigger & elevations of No. 's 37 & 38

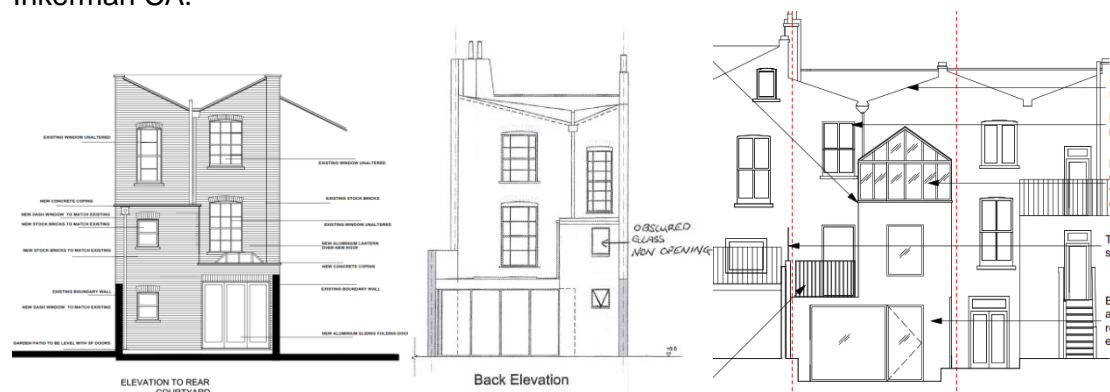
The adjoining property at No. 40 has been historically extended along its boundary with No. 41 with a double storey brick outrigger 2.5M wide x 4.4M deep with a flat roof. wall 3.3M deep x 5.5M high and a further single storey lean-to extending 1.7M deep x 2.5M high. This massing would have a greater impact on No. 39 than its own proposal would have on either No. 38 or 40 due its greater height, length and massing. Although there are precedents for full width extensions at 1st floor, the more typical local format is for partial width extensions where more than half a level above the external ground which retain one of the 2 rear facing window bays. While extensions to dwellings originally laid over 2 levels are frequently allowed on both floors, those of 3 original levels do not usually include alterations at 1st floor. The proposal at No. 39 would leave the butterfly roof form of the main house intact for both neighbours and contextual views.



Views of rear outrigger & elevation of No. 40

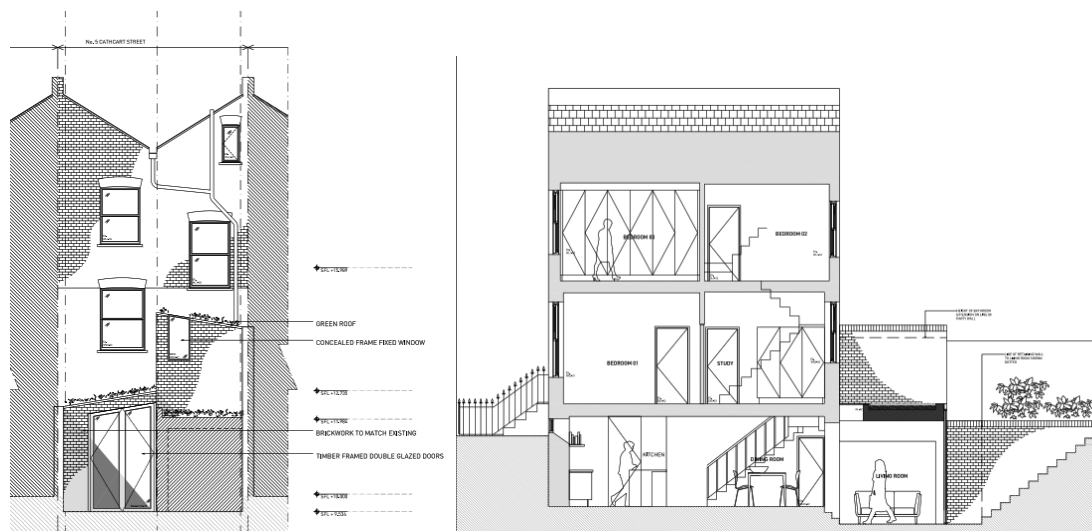
PRECEDENTS

Consents for single and double storey rear extensions have been granted throughout the Inkerman Conservation Area continuously both before and after its designation. Immediately across Inkerman Road No. 1 was granted consent in 2014 for a part single & part double storey outrigger and No. 2 was similarly granted in 2013. On the block to the East No. 29 was granted consent in 2018 for a 3-storey replacement of an existing outrigger partly justified in planning terms by the existing 2 storey outriggers at both adjoining neighbours No.'s 28 & 30. In the same vein No. 34 was granted consent to enlarge its full width, 2 storey rear extensions in 2009. All of these historical precedents to neighbouring dwellings are acknowledged, however, as somewhat different from brand new proposals where no outrigger currently exists but they do demonstrate the typical nature of the form within the close context of the Inkerman CA.



Views of rear 2 storey rear extensions to No.'s 1, 2 & 29 Inkerman Rd

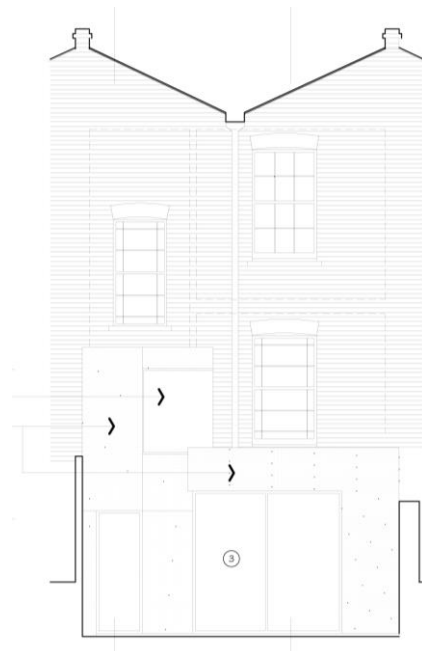
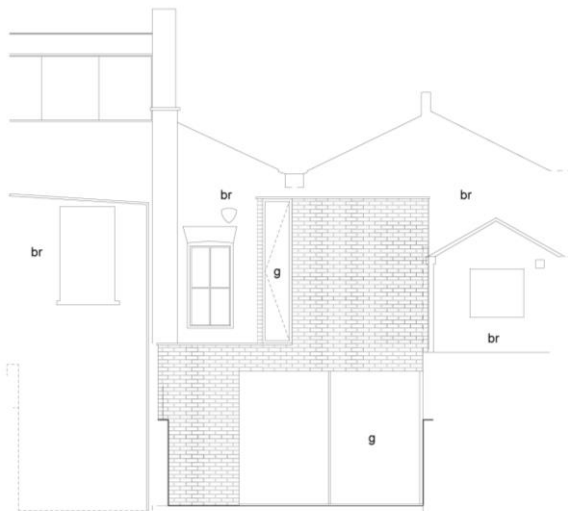
Of direct relevance to the current proposal is the nearby precedent at No. 5 Cathcart St (Ref 2013/8141/P) which consented the erection of a part single and part double storey rear extension of relatively similar proportions to an original 3 storey mid terrace dwelling. The aesthetic of this extension is also of interest since it provided an overtly contemporary aesthetic with a slot window/rooflight to its upper storey element.



Elevation & Section of 2 storey rear extension to No.5 Cathcart St

Several other precedents have been granted on Alma St which is one of the longer streets locally. The Officer's Report from a consent granted at No. 39 (Ref 2011/6201/P) noted precedents at No.'s 38, 44 & 49. The Report from the consent granted at No. 13 (Ref 2012/6436/P) noted precedents at No. 39 & 49 while the more recent consent at No. 51 (Ref 2019/0756/P) cited precedents at No.'s 38, 39, 44 & 49. Most recent of all these precedents was that granted at 42 Alma St (Ref 2020/4081/P) which granted a 2-storey rear extension onto an original 2 storey dwelling. Several planning cases have been granted on appeal to the Planning Inspectorate including those at No.'s 46 & 49. A number of these cases provide interpretations of Camden planning policies which are important for the scheme hereby submitted. Many cases have established the principle of part single & part double storey rear extensions, however that for No. 46 (Ref 2015/1354/P & 2015/3838/P) established the more unusual format with the upper storey extension aligned with the rear habitable room rather than the stairwell.

The Appeal Decision identified the existing butterfly roof form as a 'key characteristic' of the CA and determined on a very similar scheme that "the height of the proposal would mean that this feature would be retained and would still be readily visible". It continues "the height of the proposal would also be in keeping with the other existing extensions along the terrace". The Inspector accepted that flat roofed extensions are typical of the context and disagreed with the Council's opinion that the proposal was too wide stating that "whilst it maybe (sic) wider than some other extensions, this in itself does not mean it would be harmful." Lastly, the Appeal confirmed that "the fenestration proposed would present contemporary design solutions which to my mind would be sympathetic to the host property..." The contemporary approach to the proposal was judged to meet paragraph 24.6 of the DMD which specifically allows that high quality contemporary design will be welcomed.



Consented extensions to No. 's 46, 51, 15 & 13 Alma Street

A number of precedents exist for contemporary designs which carefully contrast with the context of the CA. The extensions at No. 51 follow a similar approach to those proposed in this application with brickwork to the ground floor and charred timber cladding to the 1st floor with the Officer's Report confirming that "the contemporary design is complementary to the historic building and the wider built context. The ground and 1st floor extensions at No. 39 are both finished in Eternit cladding with contrasting colours and a distinctly contemporary glazing design with metal frames with the Officer judging that "the glazing and simple form of the extension further reduces its visual impact" and "the high quality and simple design would preserve and enhance the appearance of the conservation area." Finally, the strongly contemporary design proposed at No. 13 was granted consent with multiple corner windows and a panelised Sto render cladding system; the Officer's Report considered the proposal "overtly modern in terms of its design and appearance and as a result, would undoubtedly sit in contrast to the main building" citing the extension allowed at No. 39 as a precedent.

PLANNING POLICY

The National Planning Policy Framework (NPPF) states that planning authorities should presume in favour of sustainable development. It further establishes support for conservation of heritage assets in a manner appropriate to their significance so that their contribution to the environment and enjoyment of their unique qualities can be ensured to continue. Policy 7.8 of the Mayor's London Plan provides with respect to the historic environment that development should conserve, restore, re-use and be sympathetic to the form, scale, materials and architectural detail of those assets. This proposal has also carefully considered with regard to relevant policies of the Camden Local Plan (2017), A1 Managing the Impact of Development, D1 Design and D2 Heritage, and the supplementary planning guidance CPG1 'Design' (2015) as well as the Highgate Conservation Appraisal and Management Strategy (2007).

Policy D1 outlines the Council's approach to securing high quality design in development. We particularly note the Council's support for "high quality contemporary design which responds to its context". Policy D2 states that "the Council recognises that development can make a positive contribution to, or better reveal the significance of, heritage assets and will encourage this where appropriate." The alterations would enhance the quality of the original Victorian terrace without compromising its legibility. The sloped roof of the outrigger extension directly refers to one of the primary design features of the local housing typology and would help secure its heritage value. With respect to the Inkerman Conservation Area, the proposals would maintain and enhance the existing Heritage Asset in its contribution to the local environment.

CONCLUSIONS

- The design proposals represent a carefully considered proposal to refurbish and extend a building forming part of the Inkerman Conservation Area. The building has a very simple character and has been extensively modernised by preceding owners prior to its designation.
- Where possible original features would be restored and enhanced by the project while the most recent and unsympathetic insertions would be removed and replaced with an extension which would contribute positively to its setting without compromising the amenity of neighbours.
- The proposals would enhance the presence of the building within the Conservation Area and contribute positively to the setting.
- The new layout would provide an enhanced living environment for its residents, thereby securing the building's future and ensuring it continues to contribute as a viable heritage asset.