

Architecture for London

Design and Access Statement  
15 Lady Margaret Road, NW5 2NG

January 2023

1.0 Introduction	This application seeks a planning consent for a replacement of existing rear extension, replacement of existing garage structure and associated works at no.15 Lady Margaret Road, NW5.
2.0 Site	<p>The property sits in the centre of the Kentish Town Conservation Area and diagonally across the road from the Grade II listed Catholic Church of Our Lady Help. The general character of the immediate area is residential.</p> <p>The existing property is an end of terrace, four storey late Victorian townhouse with two existing garage structures located to the end of the garden. The existing house has a debilitated single-storey rear extension and roof terrace in need of refurbishment.</p>
3.0 Planning history	<p>Nov 2021 - 2021/4035/CP Erection of two front dormer windows and a rear dormer: installation of rear rooflight; raising of rear outrigger parapet by 300mm. Application permitted</p> <p>May 2015 - 2015/3005/T Intended works to trees. Application No Objections</p> <p>July 2015 - 2015/2404/T Intended works to trees. Application No Objections</p> <p>Relevant neighbouring applications:</p> <p>Nov 2021 - 2021/5808/P Erection of a single storey rear extension and front porch Application permitted</p> <p>Apr 2019 - 2019/1610/P Erection of rear extension, and front porch, demolition of existing rear conservatory Application permitted</p>



House at Dartmouth Park, Camden Council, by Architecture for London

#### 4.0 Planning policy

National Planning Policy Framework (published 2012, updated 2019)  
London Plan 2016

Camden Local Plan 2017 (2021)  
LP1 Design Quality and Local Character  
LP2 Development and Amenity  
LP4 Non Designated Heritage Assets  
LP6 Archaeology  
LP16 Housing design  
CC3 Water and Flooding

Kentish Town Conservation Area Appraisal  
London Borough of Camden Local Plan 2017 (D1 and D2)  
Home Improvements – Camden Planning Guidance – January 2021  
Camden Planning Guidance: Biodiversity – March 2018

#### 5.0 Planning policy

The property is located in Kentish Town Conservation Area and is not listed. It is a good and well proportioned example of a Victorian terraced house but the existing extension and garages are of poor quality and design. The proposed will be built using high quality materials and detailing that is sympathetic to a building of the period.



OS site map showing 15 Lady Margaret Road

## 6.0 Proposed Works

The proposal is to demolish the existing debilitated single-storey rear extension and replace with a new smaller single-storey extension.

Works to replace the existing timber decking are also proposed with a new walk-on rooflight to let natural light deep into open plan family kitchen/living space.

The extension is designed to be pared-back with simple architectural detailing. The proposed external materials are a palette of brick with stone lintel and column with metal frame glazed doors. The extension will also benefit from a biodiverse green roof to improve the biodiversity of the site.

The proposal also includes cladding the existing rear outrigger with insulated render to upgrade the thermal efficiency and reducing heat loss.

The existing garage structures are also to be demolished and replaced with a smaller garage and storage structure, thereby maximizing the garden area. The palette is to match that of the new extension including the green roof.

The proposed works are to improve the living space to create a more adaptable family home.

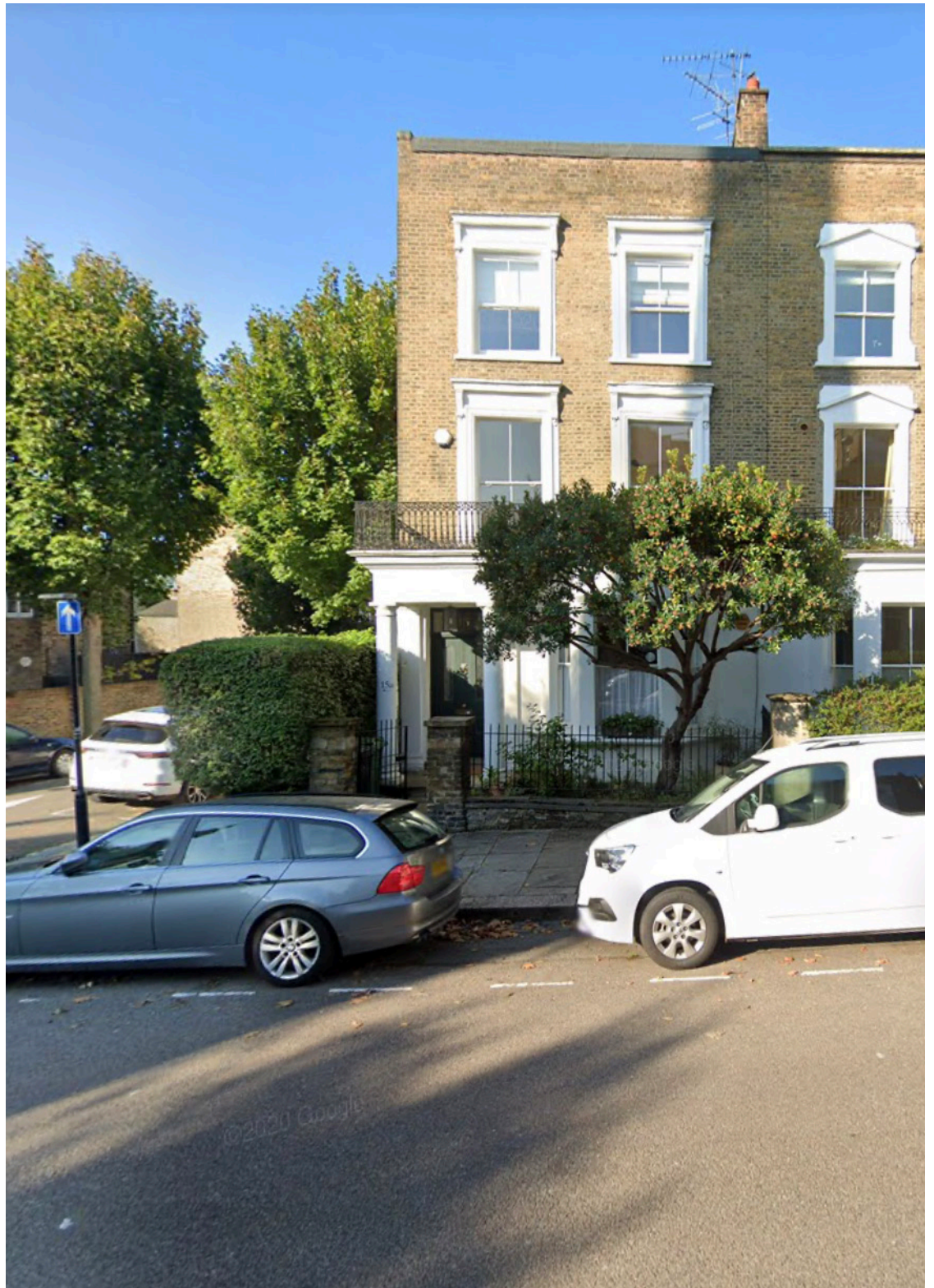
## 7.0 Access

Unchanged

## 8.0 Conclusion

The proposals comprise a replacement of existing single storey rear extension and garage structure and associated works. The proposal is sympathetic to the historical fabric and form of the original building and have no detrimental effect on the building or surroundings.





Street view of 15 Lady Margaret Road, NW5 2NG

Architecture for London	<p>We are award-winning London architects and designers, dedicated to the creation of sustainable buildings and places. Our residential projects include new homes, house extensions and refurbishments at all scales. We work toward Passivhaus and EnerPHit standards of comfort and low energy, creating sustainable homes that bring joy.</p> <p>Our work includes both new build houses and alterations to existing homes, from house extensions and basements to lofts and garden rooms. Each provides inspiring, light filled spaces for living and entertaining.</p> <p>We have extensive experience with heritage properties, where there is often a need to balance sensitive refurbishment with carefully considered contemporary extensions. Projects are designed holistically with architecture, landscape, joinery, and interiors each interlocking to form a coherent whole.</p>
Recognition	<p>Selected: RIBA Practice of the Month  Finalist: London Construction Awards  Finalist: Blueprint Awards Best Residential  Finalist: BD Young Architect of the Year Award  Finalist: Dezeen Awards  Winner: RIBA Journal Rising Stars Cohort  Finalist: BD Housing Architect of the Year Award  Finalist: AJ Small Projects Award  Finalist: Architizer A+ Awards  Finalist: AJ Retrofit Award  Finalist: NLA Don't Move Improve Award</p>
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An extension and refurbishment of a house at Calabria Road, Islington by Architecture for London