

DESIGN AND HERITAGE STATEMENT
24 MONTPELIER GROVE, KENTISH TOWN, LONDON NW5 2XD



First issue:	26/01/23
Issue date:	26/01/23
Revision:	--
Reason for Issue:	Planning Submission
Authored by:	SK
Checked by:	MF

CONTENTS

1) INTRODUCTION.....	3
2) PLANNING CONSTRAINTS.....	4
3) CONSERVATION AREA CONTEXT	5
4) THE PROPOSAL AND PLANNING JUSTIFICATION	6
5) PROPOSED MATERIALS.....	11
6) CONCLUSION	13

1) INTRODUCTION

- a) This design and heritage statement accompanies a planning application for the following works at 24 Montpelier Grove, Kentish Town, London NW5 2XD:
- Demolition of existing ground floor rear extension, replacement with new extension;
 - Creation of first floor terrace;
 - Adaptation to the outrigger flat roof, increasing a slight change to parapet (from concrete to brick) and small increase in height to add new insulation, sedum and PV panels;
 - Alteration of existing rear dormer to create roof terrace and re-finish dormer with zinc;
 - Alteration of front dormer to re-finish with lead;
 - Addition of glazed roof and aluminium windows to rear extension / first floor terrace;
 - Replacement of all other single-glazed timber sash windows with matching timber double-glazed sash windows;
 - Internal alterations arising.
- b) No additional floor area is proposed, in fact the proposals see a modest reduction in footprint of 4m². There is no proposed change to the number of bedrooms or bathrooms.
- c) The application site is not locally or statutorily listed, however it sits within the Kentish Town Conservation Area.
- d) The purpose of the works is to replace or improve poorly-built parts of the house (primarily the rear extension), upgrade thermal fabric (e.g. the flat roofs and dormers, replacement glazing), and resolve historic issues with damp (e.g. by replacing the south-facing outrigger wall's render with breathable lime rather than existing non-breathable cement). In the process, the work is intended to improve the quality of the living environment, and view from neighbouring properties.
- e) The addition of roof-mounted photovoltaic panels is proposed. According to Camden London Borough Council's website there is no Article 4 Direction in effect in the area, so this work on its own would fall under Permitted Development. It is nonetheless shown for context.

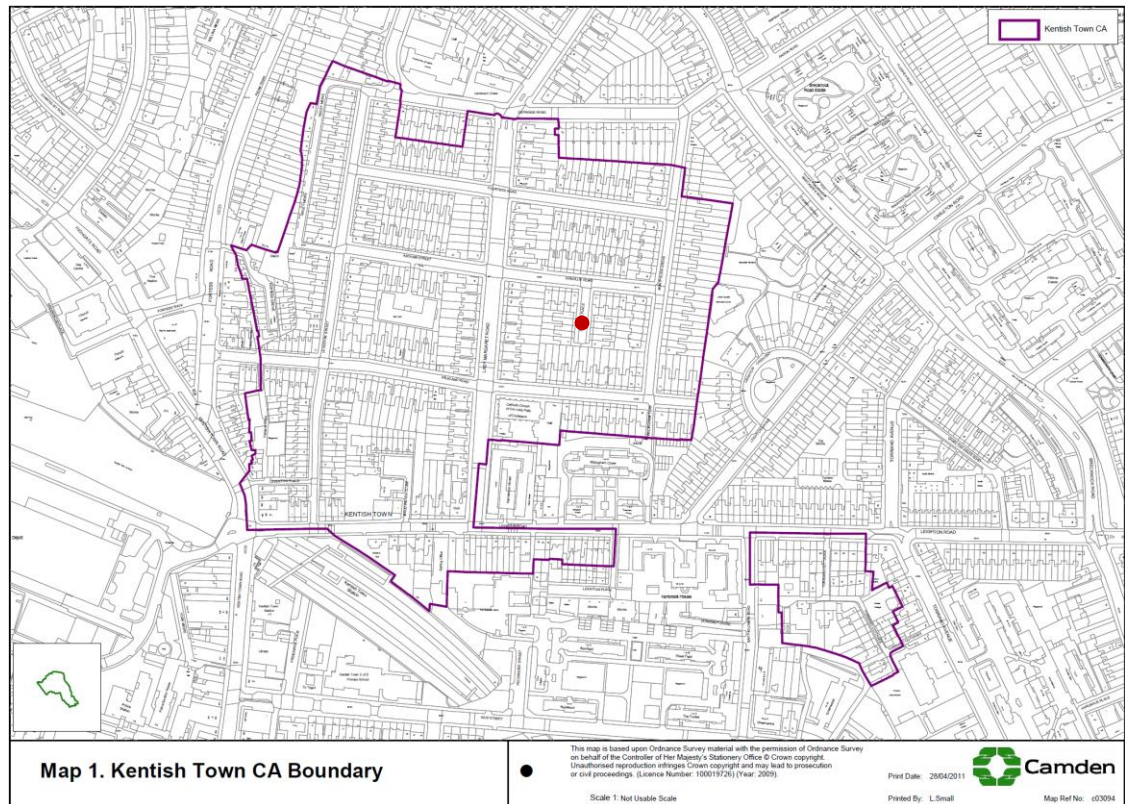


Figure 1. Kentish Town Conservation Area with the application site marked with a red dot. © Camden London Borough Council

2) PLANNING CONSTRAINTS

a) The table below covers the relevant planning constraints affecting this application.

Planning Constraint or Requirement	Applicable? ✓ or ✗	Notes
Listed Building or curtilage listed	✗	
Locally listed building	✗	
Conservation area	✓	Kentish Town CA
Green Belt	✗	
Area of Outstanding Natural Beauty (AONB)	✗	
Tree preservation orders (TPO) or group TPO	✓	No trees affected by works
Potential for protected species	✗	
Flood Zone	✗	Zone 1
Specific allocation of site in Local Plan	✗	
Article 4 Direction	✗	
Site of Special Scientific Interest	✗	
CIL liable / form required	✓	Completed with application forms

Planning Constraint or Requirement	Applicable? ✓ or ✗	Notes
Mayoral CIL liable / form required	✓	See CIL form above

3) CONSERVATION AREA CONTEXT

- a) In general Montpelier Grove is identified as having a positive contribution to the Conservation Area¹.
- b) The wider Kentish Town area has been the site of a settlement since early to medieval times. However, the Kentish Town Conservation Area now has, at its heart, a discernible village settlement formed by eighteenth and early nineteenth century buildings. The area is now an integrated city suburb, with some areas of piecemeal development .
- c) The Conservation Area's character, in its quieter residential streets (such as Montpelier Grove), is defined by Camden Council as coming from the general arrangement, scale, and ordering of its brick and stucco terraces. The notable characteristics of Montpelier Grove and similar streets also includes their canted bays, rusticated stucco, and varying decoration.
- d) Windows are identified as being originally timber with some instances of poor-quality replacement. Roof extensions are identified as being a threat in some parts of the area, as are garden infills.
- e) Camden Council's approach to maintaining character in the Conservation Area includes, among other things, encouraging the reinstatement of original style and material for doors and windows, and avoiding the use of artificial roofing slates over slate.

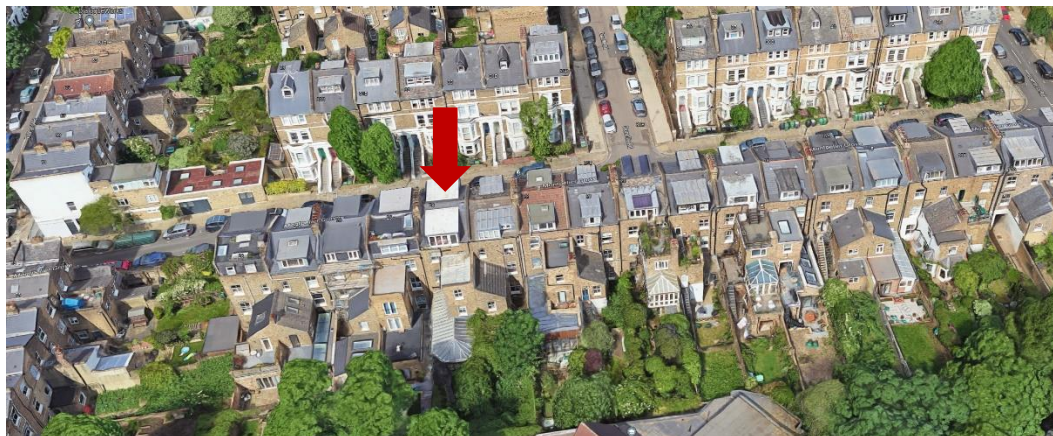


Figure 2. Aerial view looking east (site marked with a red arrow) © Google

¹ Kentish Town Conservation Area Appraisal and Management Strategy Adopted 11 March 2011



Figure 3. Close-up aerial view looking east (site marked with a red arrow) © Google

4) THE PROPOSAL AND PLANNING JUSTIFICATION

- a) Each of the features of the proposal are assessed against the requirements of national and local policy, and Conservation Area goals:
 - i) Demolition of existing ground floor rear extension, replacement with new extension: The existing rear extension is of very poor quality, with blown or poorly installed glazing units, poor roofing workmanship, and a non-fire-resisting party wall adjacent no. 25 Montpelier Grove. Other defects include an uneven internal floor and faulty underfloor heating. The proposal will replace the existing infill extension with a marginally smaller one built to exceed the thermal requirements of current Building Regulations. This work slightly increases rear garden space so can be said to be in line with Conservation Area preservation aims. In addition, the party wall will be no higher than 2.5m, preserving the 45-degree lines of neighbouring rear-facing windows.



Figure 4. The rear elevation of the application site. Note the roof terraces at first floor and pitched roof level to no. 25 (left of the site marked with a red arrow). © SEB + FIN Architects



Figure 5. View of the existing poor quality ground floor extension from above. Note the roof terrace to no. 25's flat roof (top right-hand side) © SEB + FIN Architects

- ii) Creation of a first-floor terrace: In the process of rebuilding the ground floor extension, a first floor terrace accessed off the first floor Study is proposed. This is similar in scale and location to other terraces on this side of Montpelier Grove. A trellis screen is proposed between no. 23 and no.24 at the request of the neighbouring first floor occupier to preserve privacy without overly increasing enclosure. Other similar terraces can be found at nos. 18, 25, 27, 28 Montpelier Grove.
- iii) Adaptation to the outrigger / closet wing flat roof, increasing a slight change to parapet (from concrete to brick) and small increase in height to add new insulation, sedum and PV panels: The existing roof of the closet wing is poorly insulated, and finished with modern, unsympathetic concrete coping. It is proposed to remove the existing roof covering and joists, install new joists and flat roof insulation (requiring a slight raising of the parapet as shown on the drawings), and finishing in a brick soldier course. The flat roof would then receive sedum and ballasted photovoltaic panels. This accords with Camden's 'Home Improvements' CPG (January 2021).



Figure 6. The existing closet wing roof with concrete coping. Note the existing first floor terrace to no. 25 to the right hand side © SEB + FIN Architects

- iv) Alteration of existing rear dormer to create roof terrace and re-finish dormer with zinc: The rear dormer is at the end of its serviceable life, and it is proposed to replace it with a slightly widened dormer and raised parapet party walls (similar in form, but not style, to no. 25 and no. 28). The parapet to the northern cheek of the dormer would be raised to facilitate this. The roof terrace would replicate the scale and character of those at nos. 25 and 28. As the Home Improvement CPG advises, the Applicant has engaged with neighbours on both sides regarding the proposals prior to submission and has received no adverse comments. Additional storeys and roof alterations are likely to be acceptable 'where there is an established form of roof addition or alteration to a group of similar buildings'². The pre-existing dormer is of poor visual quality and execution, and the proposed replacement would be a simple form, with a contemporary take on a stair landing window. It is likely (looking at the line of contrasting brickwork on the rear elevation) that the closet wing would have originally had a pitched roof to match no. 23, with a double-height sash on the rear wall of the main terrace to bring daylight into the stairwell. There is evidence of this in the form of a brick arch and clerestory window over the closet wing's flat roof. The proposed long window would reference this original feature with a contemporary twist.



Figure 7. The remnants of what is believed to have been a large sash window to the rear stair landing (prior to the loft conversion and / or vertical extension of the closet wing). © SEB + FIN Architects

² Camden Planning Guidance - Design (January 2021)



Figure 8. The remnant of the apparent stair landing window, with brick arch, looking north from outside the second floor study/bedroom. © SEB + FIN Architects

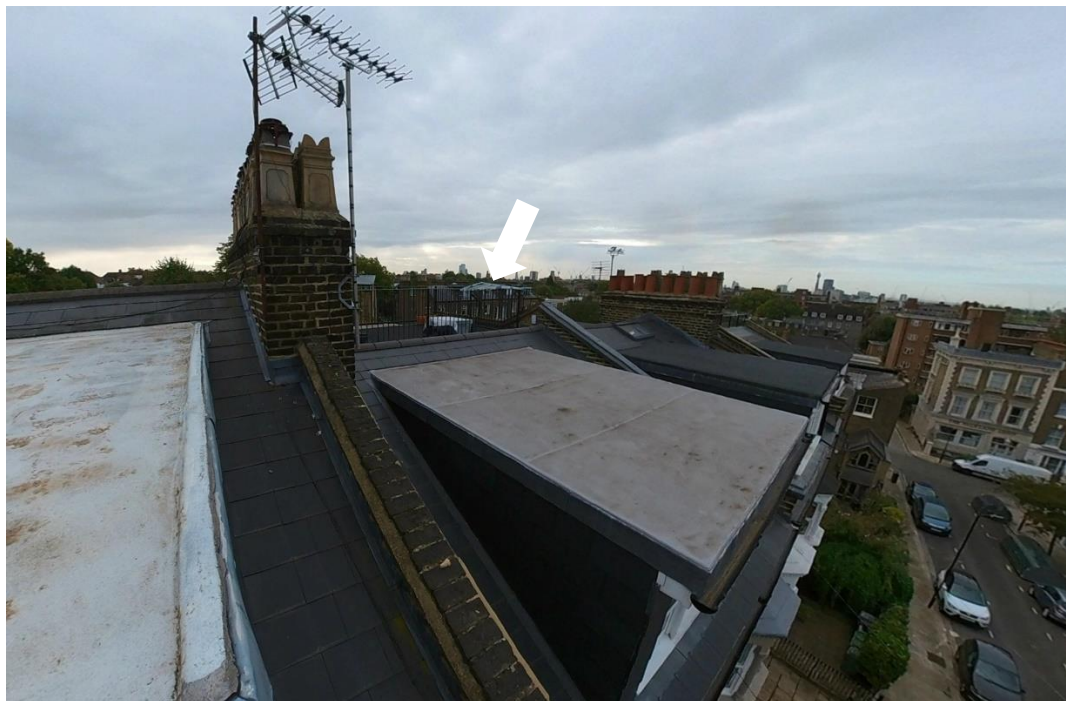




Figure 9. View from above the front dormer of no. 24 towards the roof terrace of no. 25, looking over no. 25's front dormer. Note the railings and sunken rear dormer terrace. © SEB + FIN Architects

- v) Alteration of the front dormer to re-finish with lead with broom handle detail: This work comprises re-insulation (adding ~200mm total width) and re-finishing the existing dormer in a lead finish. The windows would be replaced with timber sashes to match several recent alterations to dormers on Montpelier Grove. Camden’s ‘Home Improvements’ CPG (January 2021) advises new dormers to front roofs would only be acceptable if they complement existing character. There is no specific guidance for treatment of pre-existing dormers, however the intention is to create a better-quality finish with reduced clutter (concealed gutter, cleaner detailing) and is therefore considered to have an aesthetic benefit.
- vi) New aluminium glazing and rooflights at rear: The contemporary design of the rear extension includes for new glazing with thin profiles. As these are at the rear of the building, and not visible from any listed heritage assets, they will have a limited impact on the character of the area.
- vii) Replacement of all other single-glazed timber windows with matching timber double-glazed windows: This aligns with the Conservation Area Management Strategy’s aims.

5) PROPOSED MATERIALS

- a) The following materials are proposed:

	<p>Reclaimed London Stock brickwork to match existing, generally to rear elevation</p>
	<p>Wienerberger ‘Marziale’ brick to rear face of extension</p>





Lead with broom handle detail to front dormer



VMZinc 'natural' (grey) zinc to rear dormer



	<p>Replacement timber double-glazed sashes to front and rear elevation (glazing bar arrangement to match existing)</p>
	<p>Aluminium-clad bifold and windows to rear dormer, study roof terrace door, and ground floor rear extension</p>

6) CONCLUSION

- a) The proposed extensions offers substantial improvements in the visual quality of the currently poorly-finished dwelling. Thermal performance improvements will be accompanied by context-sensitive timber double-glazing to the front elevation, and more contemporary features to the rear elevation, where proposals will not be visible from the rest of the Conservation Area.
- b) For the reasons noted above, the Council is asked to grant planning consent.