



Contents



- 1 Introduction
- 2 Site location and Existing
- 3 Local Precedents
- 4 Proposal Drawings
- 5 Conclusion

37 Queens Crescent is a three-story period building situated on the western side of Queens Crescent. The surrounding area is primarily residential, consisting of a mixture of terraced houses and residential flats. Although the building is not statutorily or locally listed, nor located within a conservation area, the proposed changes have been carefully designed to ensure they are sympathetic to the existing structure and the local context.

- The proposed alterations involve:
- The removal of the existing roof.-
- The construction of a new loft conversion with a flat roof.-
- The new roof will be aligned with the roof of No. 35, which is currently under construction.
- The front of the new loft will be set back from the front elevation to align with No. 35.-
- A new party wall will be erected between 39 and 37 to accommodate the new roof.
- Additionally, two windows at the rear of the property will be replaced with larger ones.

The design of the new roof extension has been carefully considered to ensure that it complements the original building while providing high-quality and usable amenity space. The proposed changes will blend sensitively within the building and enhance the character of the surrounding locality. Other nearby properties have undergone similar alterations, which have been sensitively executed to enhance their existing structure's character.

Overall, the proposed works aim to achieve a harmonious relationship between the new and existing structures while fitting sensitively within the local context.

The proposal will demonstrate high standards of design which complements the character and appearance of the existing building and the surrounding area, in accordance with Camden council DM policies and the Residential Standards SPDs.

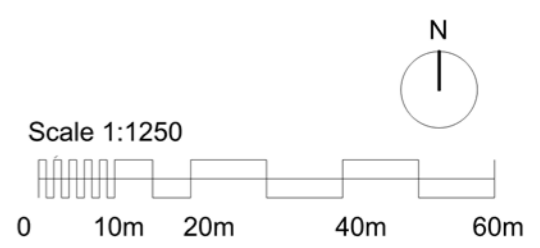


Aerial View
37 Queens Crescent





01 Location map
1:1250



General Notes
 1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in millimetres unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. CRAFT Design shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

00	20/04/24	Planning submission	
Rev.	Date	Reason For Issue	Chk

Client
 Harry Triggs &
 Sophie Allen D'Cruze

Project
 37 Queens Crescent

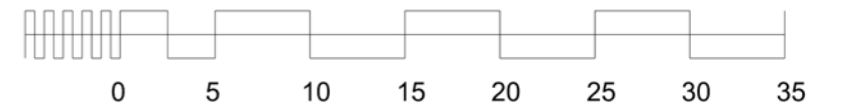
Title
 Location Map

Project No. 092	Scale @ A3 1:100	Date 20/04/23	Drawn By craft
Number B-1001			Revision 01



01 Block plan
1:500

Scale 1:500



General Notes

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimetres unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. CRAFT Design shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

00	24/04/22	Planning submission	
Rev.	Date	Reason For Issue	Chk

Client
**Harry Triggs &
Sophie Allen D'Cruze**

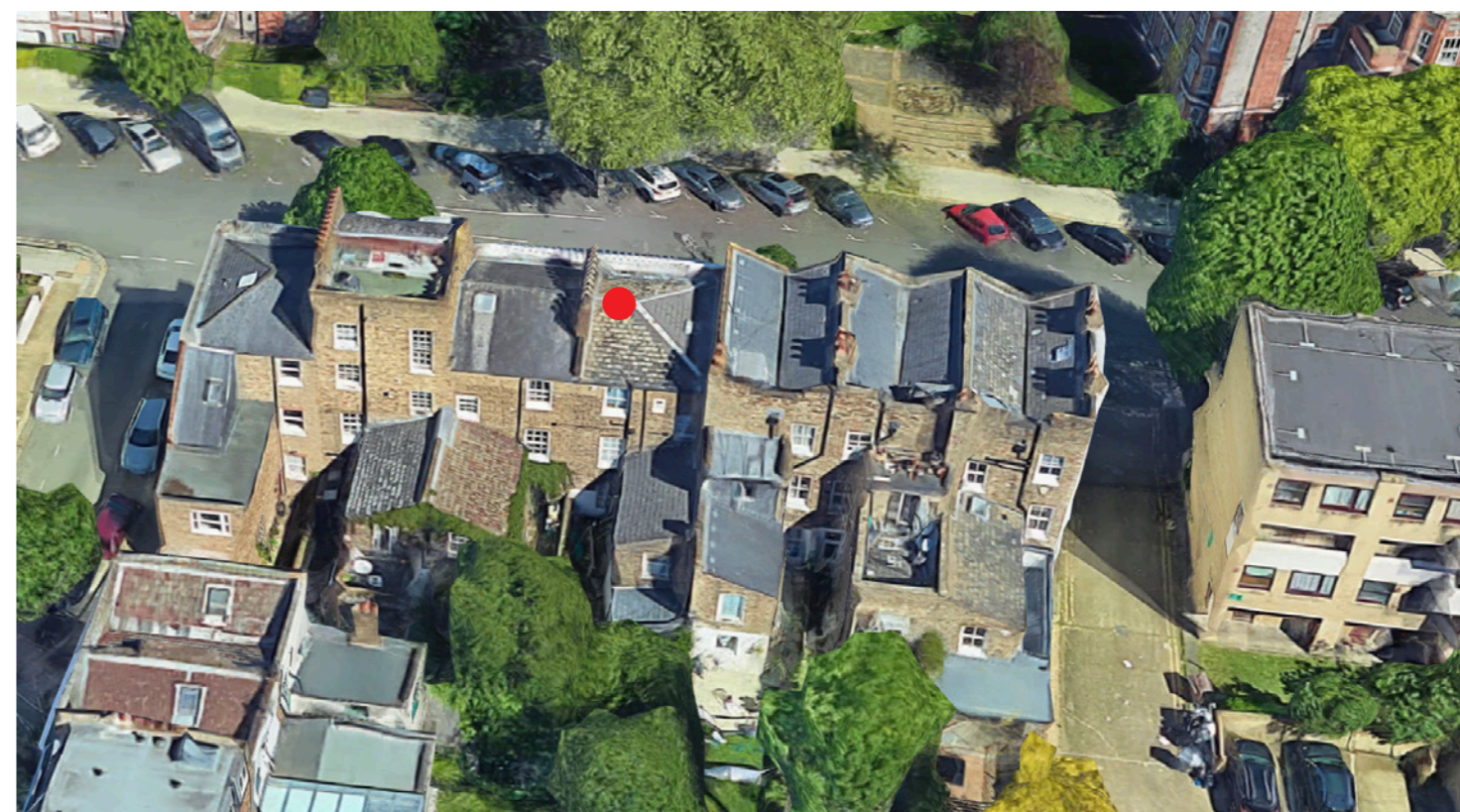
Project
37 Queens Crescent

Title
Block Plan

Project No.	Scale @ A3	Date	Drawn By
092	1:500	24/02/23	craft
Number	Revision		
B-1000	01		



Front aerial view



Rear aerial view

Existing

37 Queens Crescent is situated in the London borough of Camden, between Modbury Gardens and Prince of Wales Road.

The building is constructed from London stock brickwork, complemented by rendered walls, stone details, and wooden frames. The roof features concrete tiles, while the windows are designed with single-glazed timber sashes, which add to the property's aesthetic appeal.

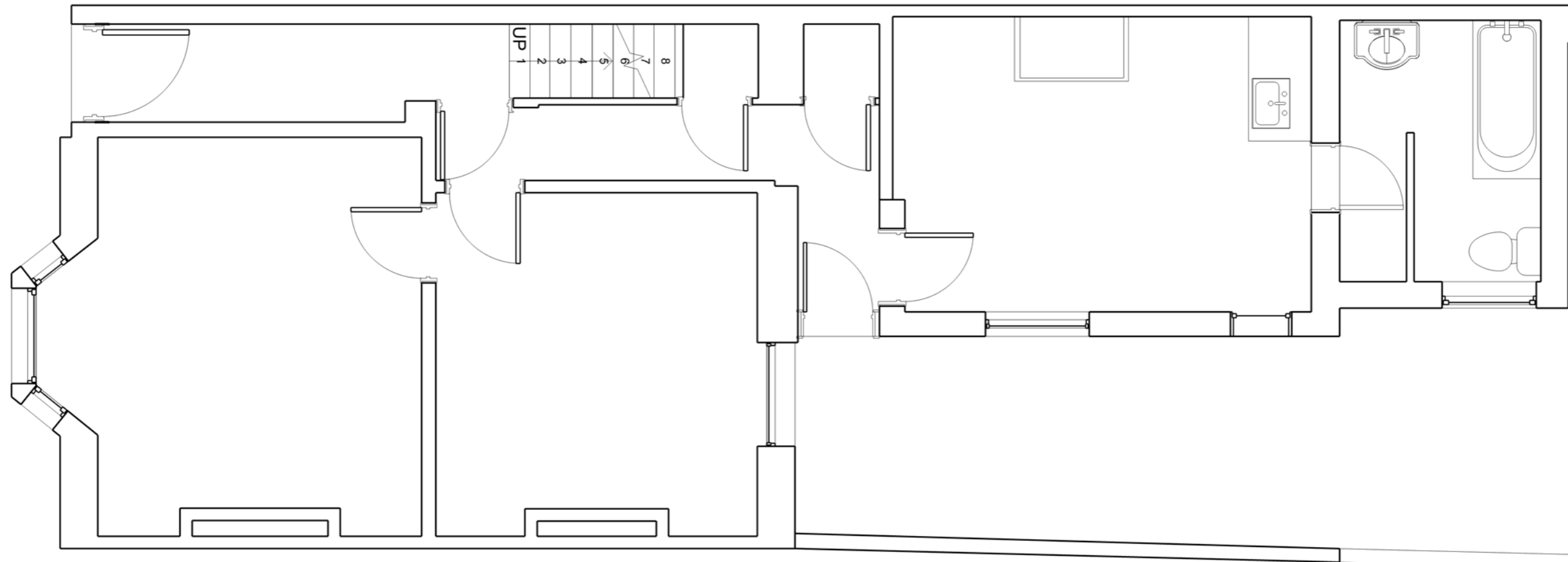
Overall, the combination of these materials and design elements contributes to the property's unique character and architectural style, making it a notable feature of the surrounding area.



Front View



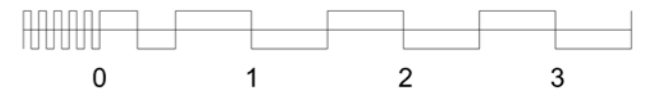
Rear View



01 Existing ground floor
1:50



Scale 1:50



General Notes

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimetres unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. CRAFT Design shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

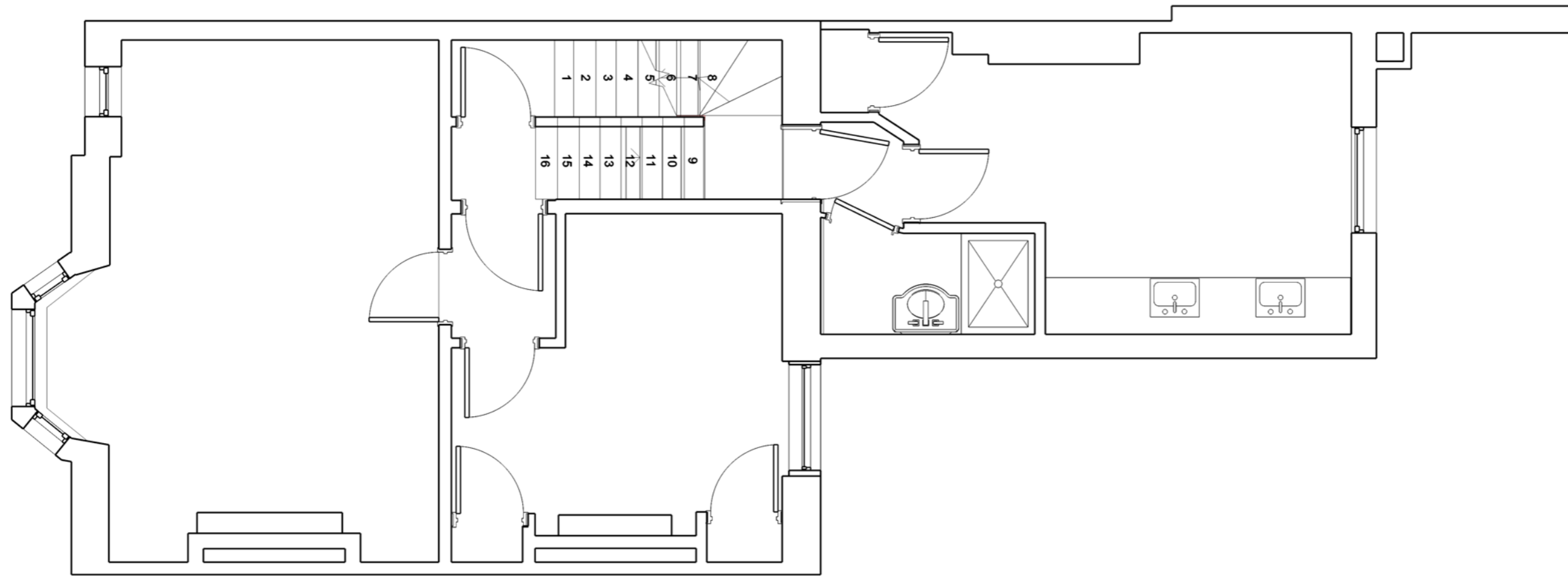
00	21/04/23	Planning submission	
Rev.	Date	Reason For Issue	Chk

Client
**Harry Triggs &
Sophie Allen D'Cruze**

Project
37 Queens Crescent

Title
Existing ground floor

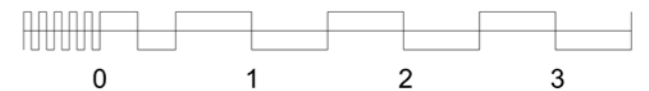
Project No.	Scale @ A3	Date	Drawn By
092	1:50	20/04/23	craft
Number	Revision		
B-100	01		



01 Existing first floor
1:50



Scale 1:50



General Notes

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimetres unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. CRAFT Design shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

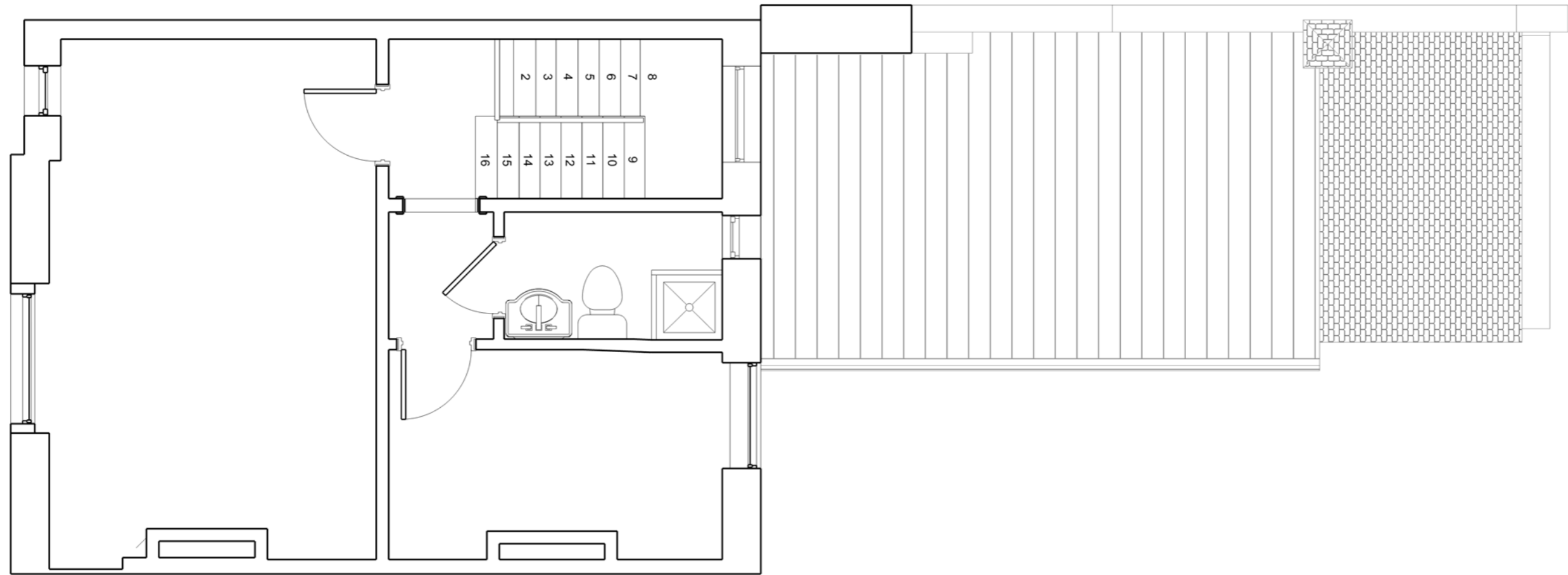
00	21/04/23	Planning submission	
Rev.	Date	Reason For Issue	Chk

Client
Harry Triggs &
Sophie Allen D'Cruze

Project
37 Queens Crescent

Title
Existing first floor

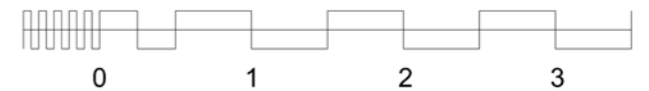
Project No.	Scale @ A3	Date	Drawn By
092	1:50	20/04/23	craft
Number	Revision		
B-101	01		



01 Existing second floor
1:50



Scale 1:50



General Notes

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimetres unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. CRAFT Design shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

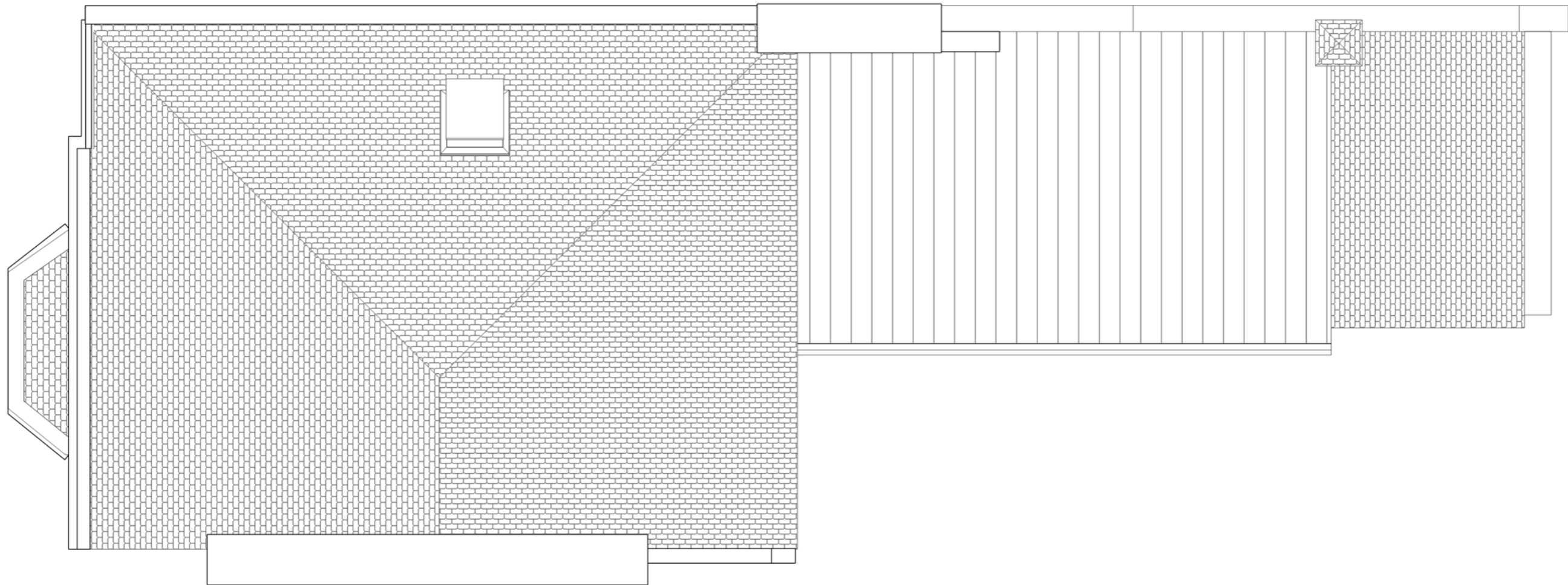
00	21/04/23	Planning submission	
Rev.	Date	Reason For Issue	Chk

Client
Harry Triggs &
Sophie Allen D'Cruze

Project
37 Queens Crescent

Title
Existing second floor

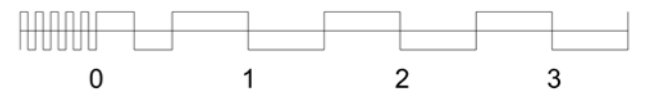
Project No.	Scale @ A3	Date	Drawn By
092	1:50	20/04/23	craft
Number	Revision		
B-102	01		



01 Existing roof plan
1:50



Scale 1:50



General Notes

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimetres unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. CRAFT Design shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

00	21/04/23	Planning submission	
Rev.	Date	Reason For Issue	Chk

Client
Harry Triggs &
Sophie Allen D'Cruze

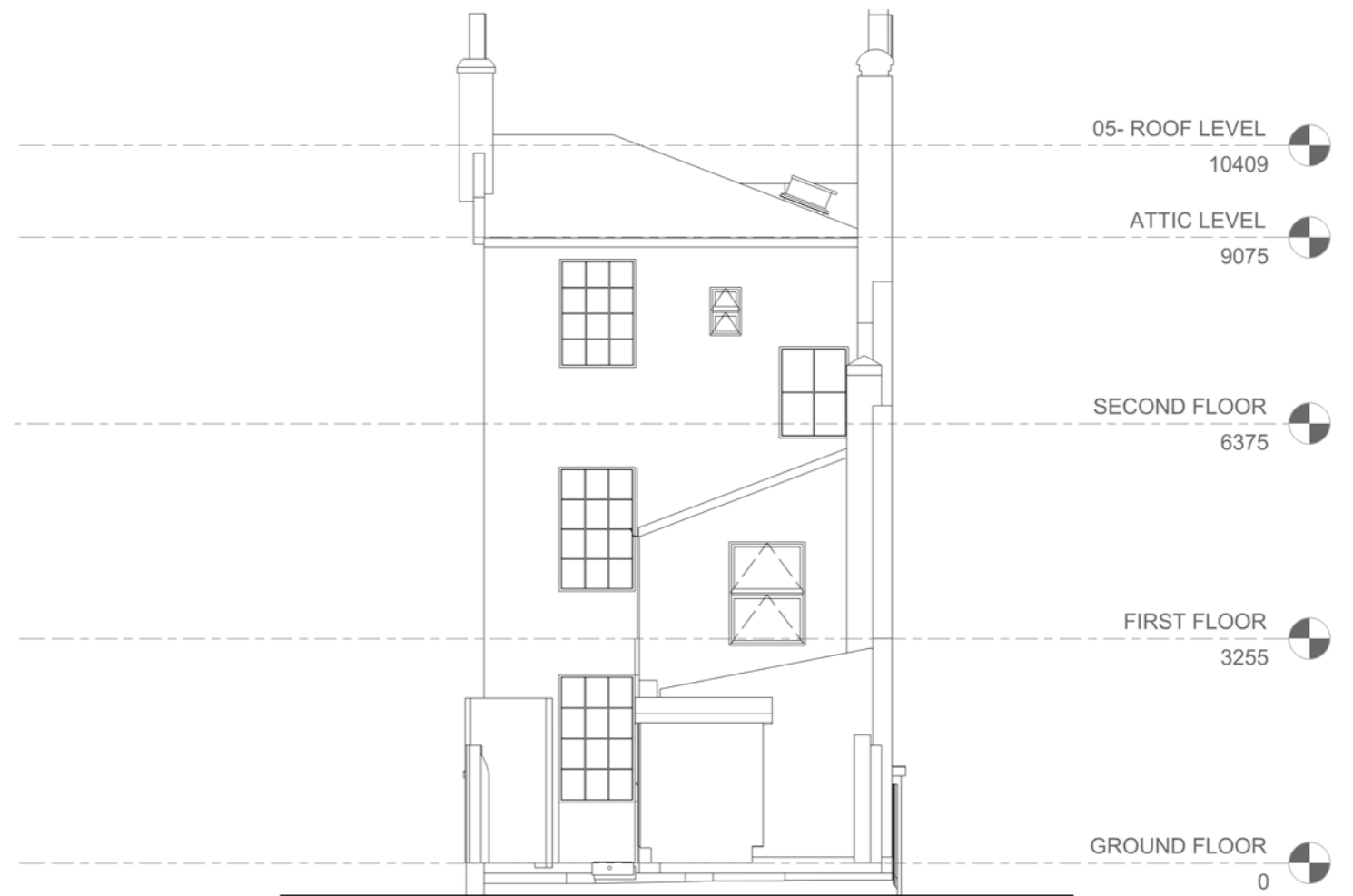
Project
37 Queens Crescent

Title
Existing roof Plan

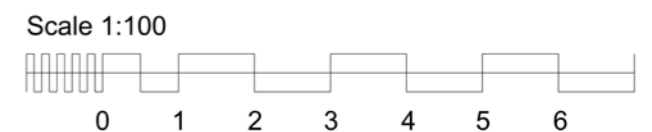
Project No.	Scale @ A3	Date	Drawn By
092	1:50	20/04/23	craft
Number	Revision		
B-103	01		



01 Front elevation
1:100



02 Rear elevation
1:100



craft

General Notes

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimetres unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. CRAFT Design shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

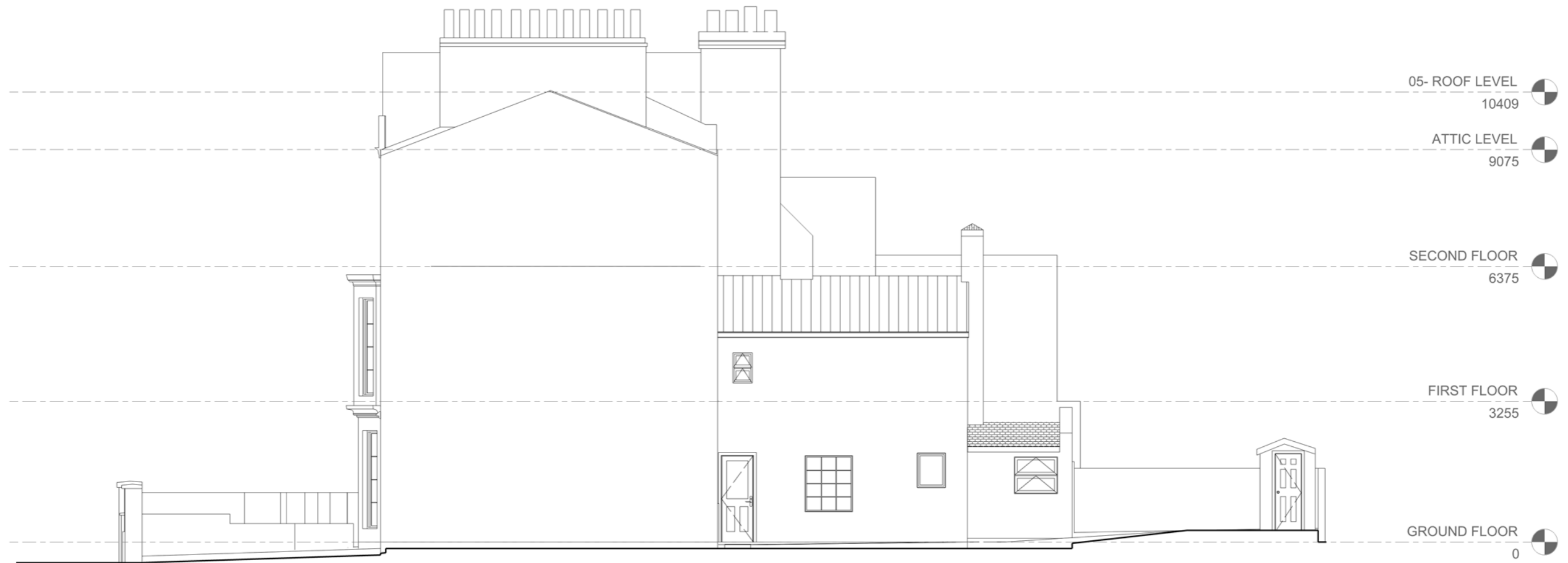
00	21/04/23	Planning submission	
Rev.	Date	Reason For Issue	Chk

Client
**Harry Triggs &
Sophie Allen D'Cruze**

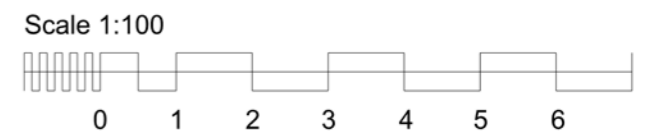
Project
37 Queens Crescent

Title
Rear & Front elevation

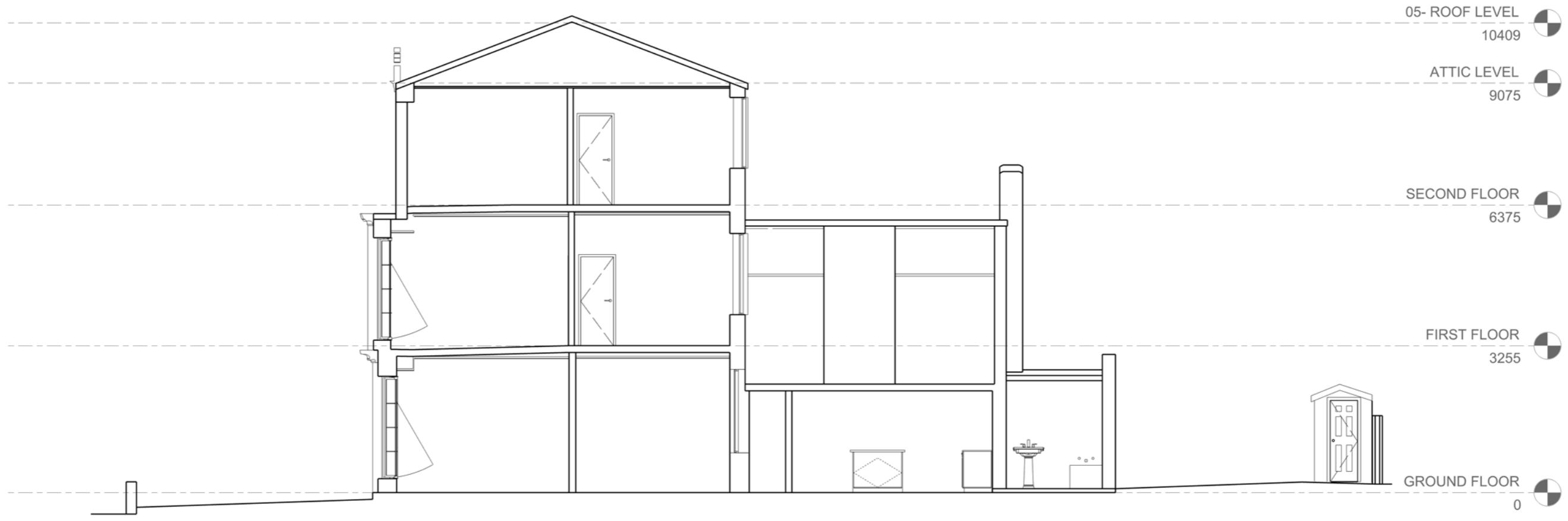
Project No.	Scale @ A3	Date	Drawn By
092	1:100	21/04/23	craft
Number	Revision		
B-201	01		



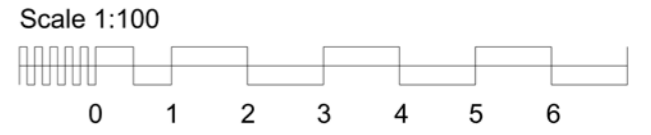
01 Side elevation
1:100



craft	General Notes		00	21/04/23	Planning submission	Client	Project	Title	Project No.	Scale @ A3	Date	Drawn By
	1. Do not scale drawings. Dimensions govern. 2. All dimensions are in millimetres unless noted otherwise. 3. All dimensions shall be verified on site before proceeding with the work.					Harry Triggs & Sophie Allen D'Cruze	37 Queens Crescent	Side elevation	092	1:100	21/04/23	craft
	4. CRAFT Design shall be notified in writing of any discrepancies. 5. Any areas indicated on this sheet are approximate and indicative only.		Rev.	Date	Reason For Issue	Chk			Number			Revision
									B-202			01



01 Existing section
1:100



<i>craft</i>	General Notes		00	21/04/23	Planning submission	Client	Project	Title	Project No.	Scale @ A3	Date	Drawn By
	1. Do not scale drawings. Dimensions govern. 2. All dimensions are in millimetres unless noted otherwise. 3. All dimensions shall be verified on site before proceeding with the work.					Harry Triggs & Sophie Allen D'Cruze	37 Queens Crescent	Existing Section	092	1:100	21/04/23	craft
	4. CRAFT Design shall be notified in writing of any discrepancies. 5. Any areas indicated on this sheet are approximate and indicative only.		Rev.	Date	Reason For Issue	Chk			Number			Revision
								B-300			01	

Over time, many of the neighbouring properties have undergone changes and modifications to their rear and sides. This has been a response to modern living standards, as families have sought to adapt their homes to better suit their needs.

Despite the changes, it is still possible to create a harmonious and attractive architectural composition in the area. For instance, side, rear, and dormer extensions have been developed in some properties, and when done sensitively, they have not only respected but also enhanced the character of the building.

Such modifications have also contributed to creating architectural interest in the area, with unique features and designs that add to the overall aesthetic appeal. By adopting a thoughtful and sensitive approach, it is possible to achieve a well-integrated and visually pleasing architectural composition that meets the evolving needs of modern living.



Rear Aerial view

- Rear and Side Extensions
- Dormer extensions and loft conversions
- No 35 Loft conversion under construction



01 Proposed block plan
1:500

Scale 1:500



General Notes
 1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in millimetres unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. CRAFT Design shall be notified in writing of any discrepancies.
 5. Any areas indicated on this sheet are approximate and indicative only.

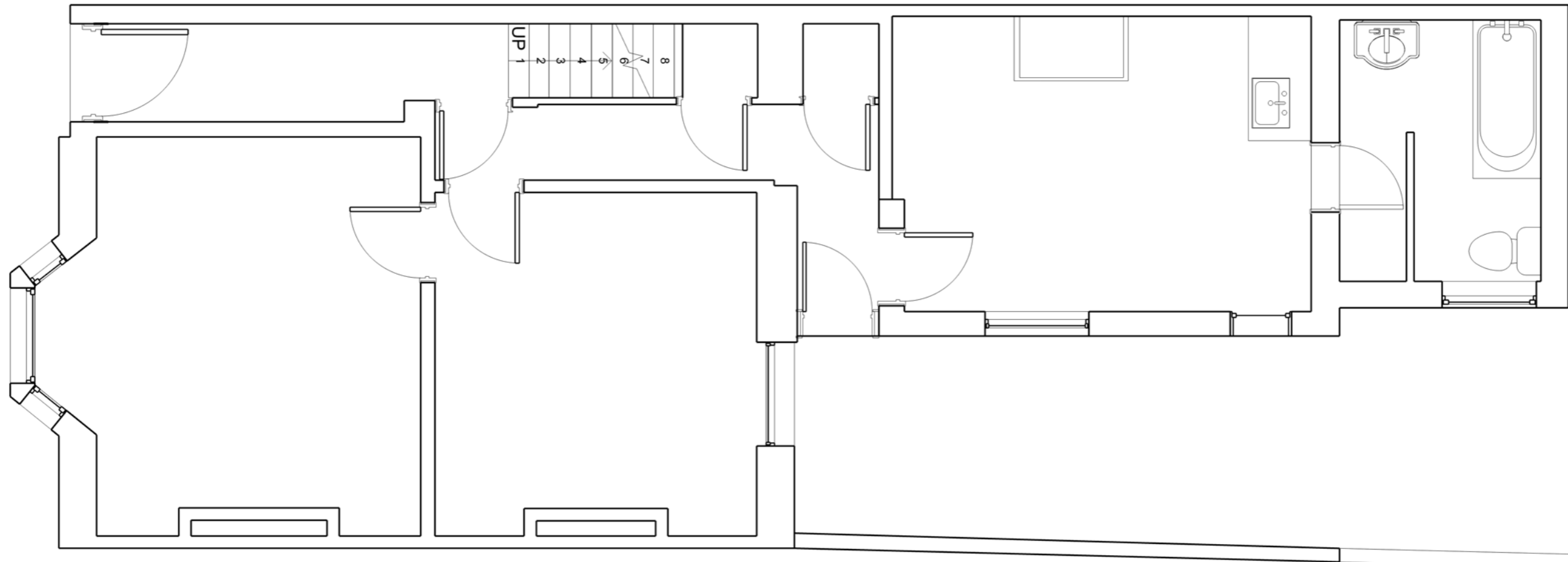
00	24/04/22	Planning submission	
Rev.	Date	Reason For Issue	Chk

Client
**Harry Triggs &
 Sophie Allen D'Cruze**

Project
37 Queens Crescent

Title
Proposed block plan

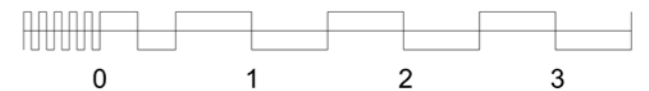
Project No.	Scale @ A3	Date	Drawn By
092	1:500	24/02/23	craft
Number	Revision		
A-1001	01		



01 Proposed ground floor
1:50



Scale 1:50



General Notes

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimetres unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. CRAFT Design shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

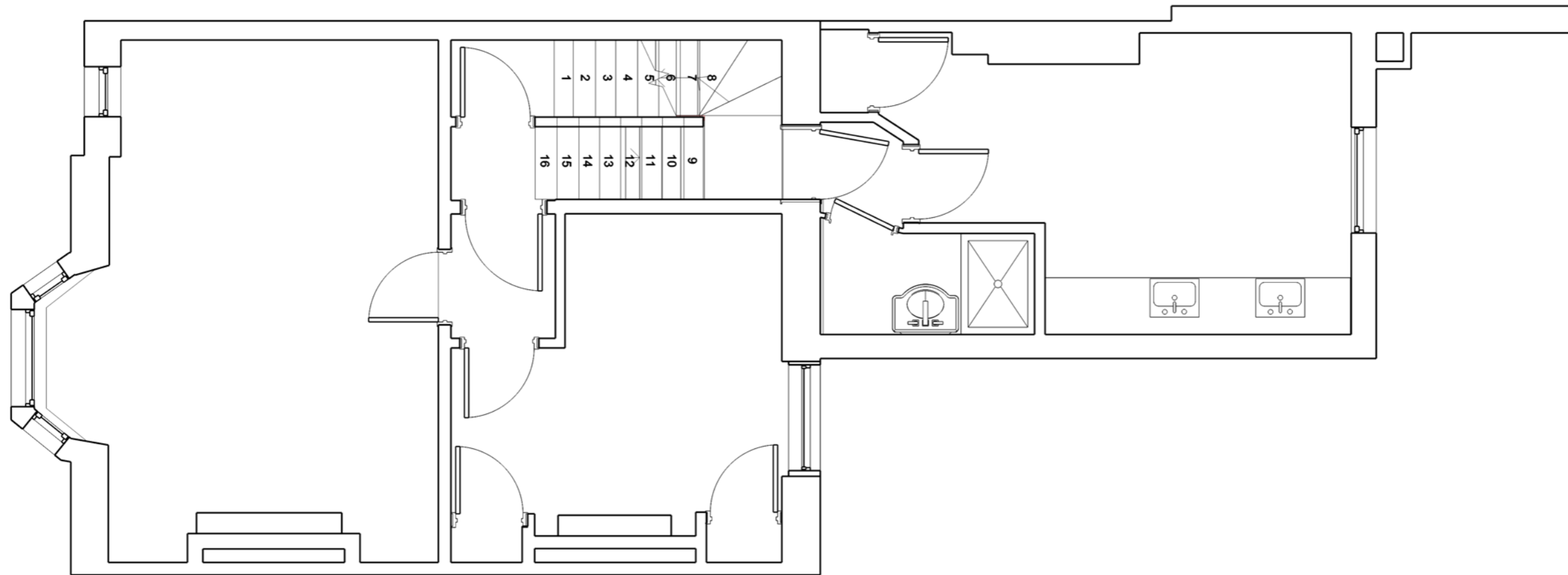
Rev.	Date	Reason For Issue	Chk
00	21/04/23	Planning submission	

Client
**Harry Triggs &
Sophie Allen D'Cruze**

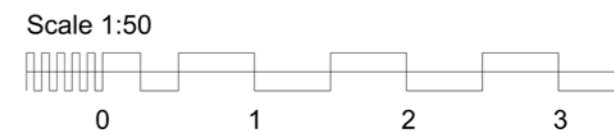
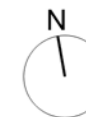
Project
37 Queens Crescent

Title
Proposed ground floor

Project No.	Scale @ A3	Date	Drawn By
092	1:50	20/04/23	craft
Number	Revision		
A-100	01		01



01 Proposed first floor
1:50



craft

General Notes

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimetres unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. CRAFT Design shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

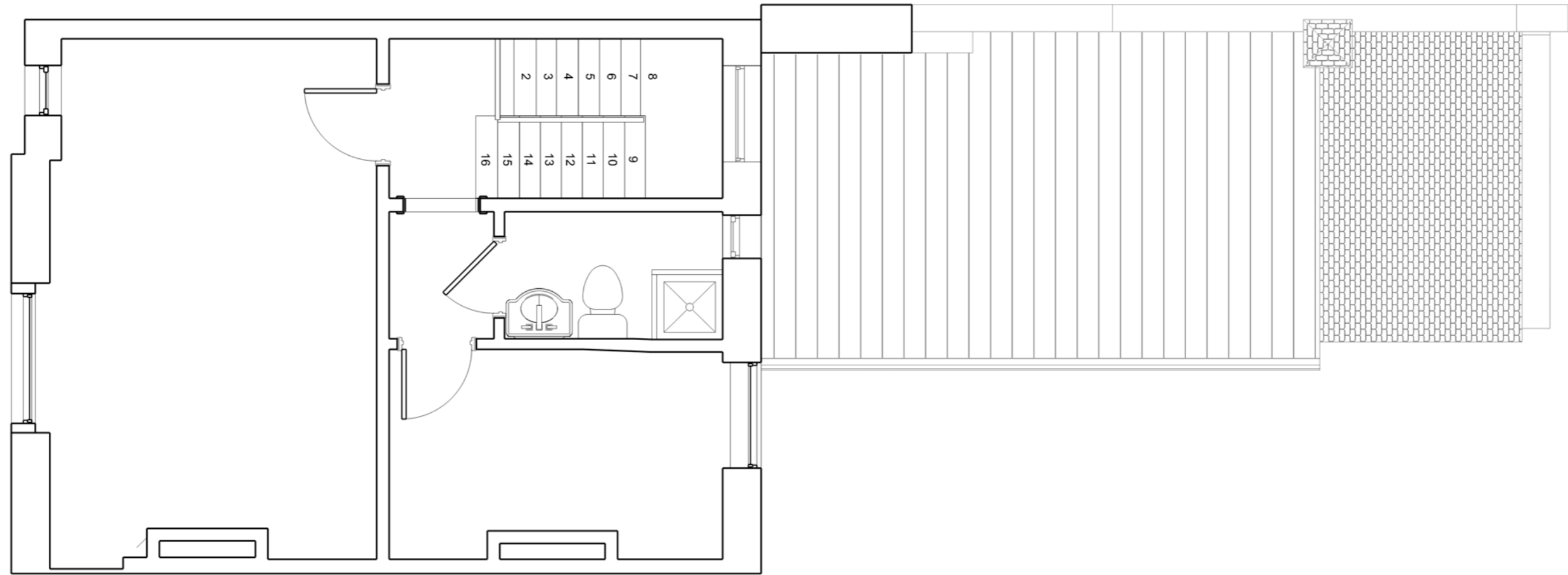
00	21/04/23	Planning submission	
Rev.	Date	Reason For Issue	Chk

Client
Harry Triggs &
Sophie Allen D'Cruze

Project
37 Queens Crescent

Title
Proposed first floor

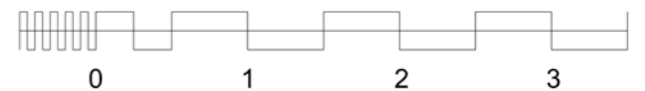
Project No.	Scale @ A3	Date	Drawn By
092	1:50	20/04/23	craft
Number	Revision		
A-101	01		



01 Proposed second floor
1:50



Scale 1:50



General Notes

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimetres unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. CRAFT Design shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

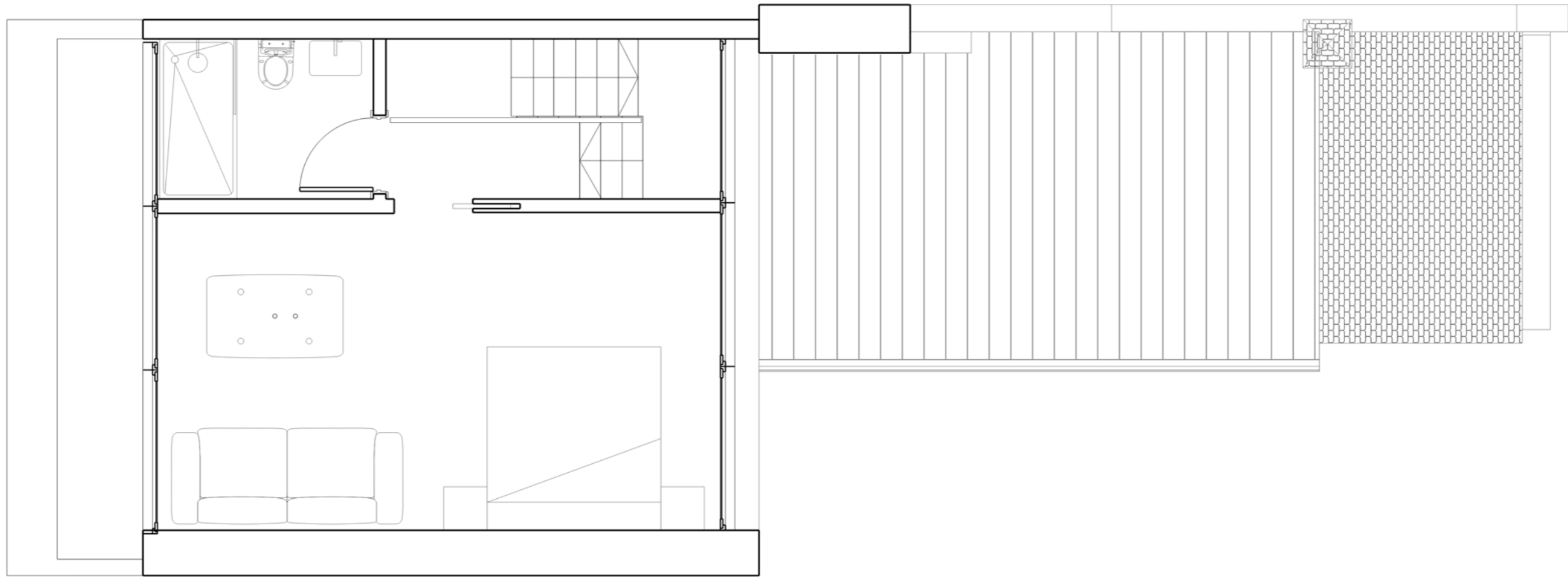
00	21/04/23	Planning submission	
Rev.	Date	Reason For Issue	Chk

Client
Harry Triggs &
Sophie Allen D'Cruze

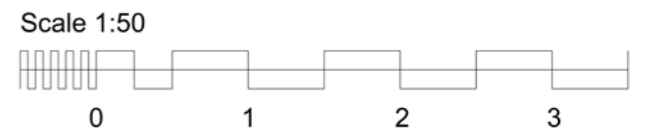
Project
37 Queens Crescent

Title
Proposed second floor

Project No.	Scale @ A3	Date	Drawn By
092	1:50	20/04/23	craft
Number	Revision		
A-102	01		



01 Proposed Loft
1:50



craft

General Notes

1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimetres unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. CRAFT Design shall be notified in writing of any discrepancies.
5. Any areas indicated on this sheet are approximate and indicative only.

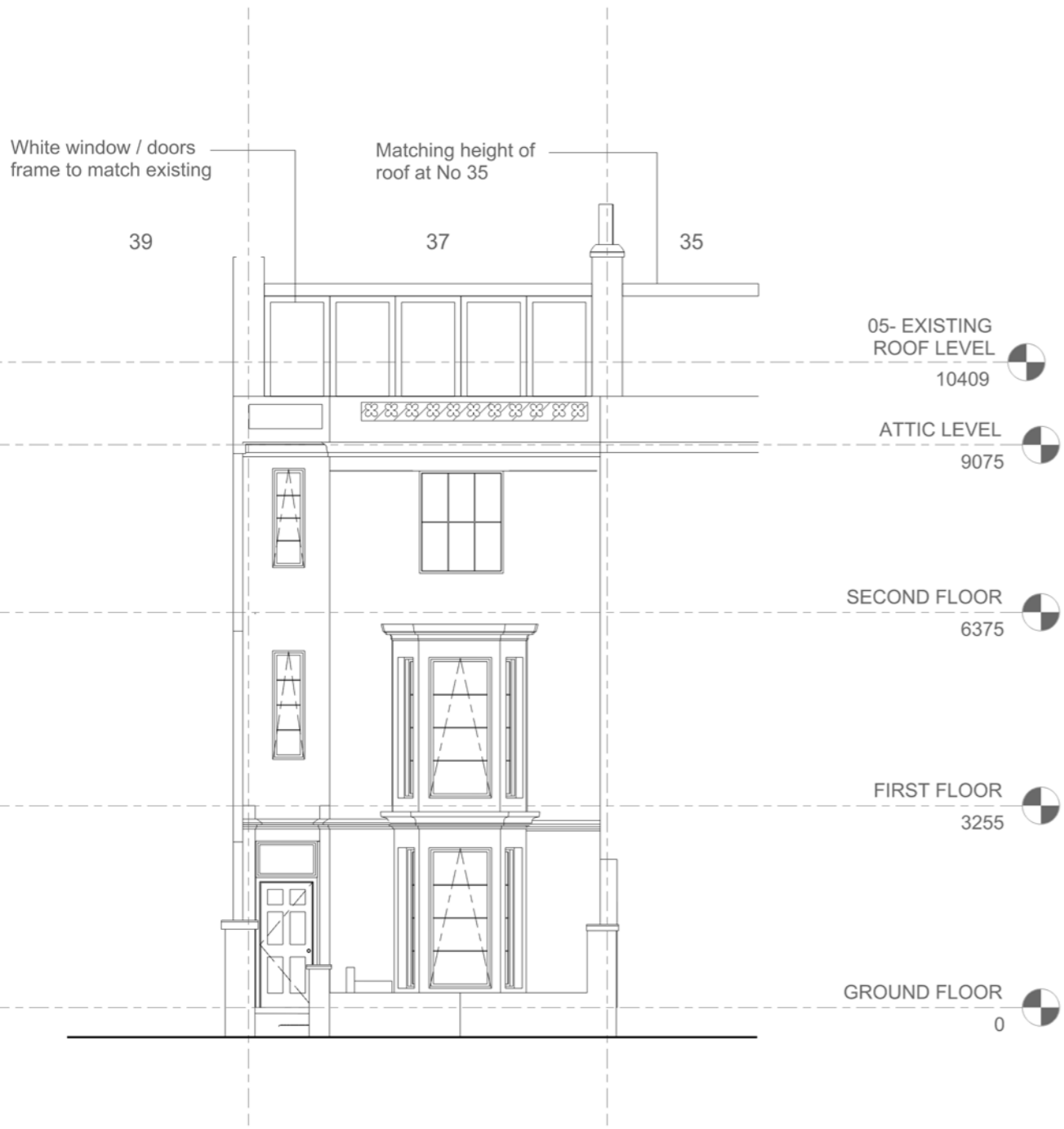
Rev.	Date	Reason For Issue	Chk
00	12/09/22	Planning submission	

Client
Harry Triggs &
Sophie Allen D'Cruze

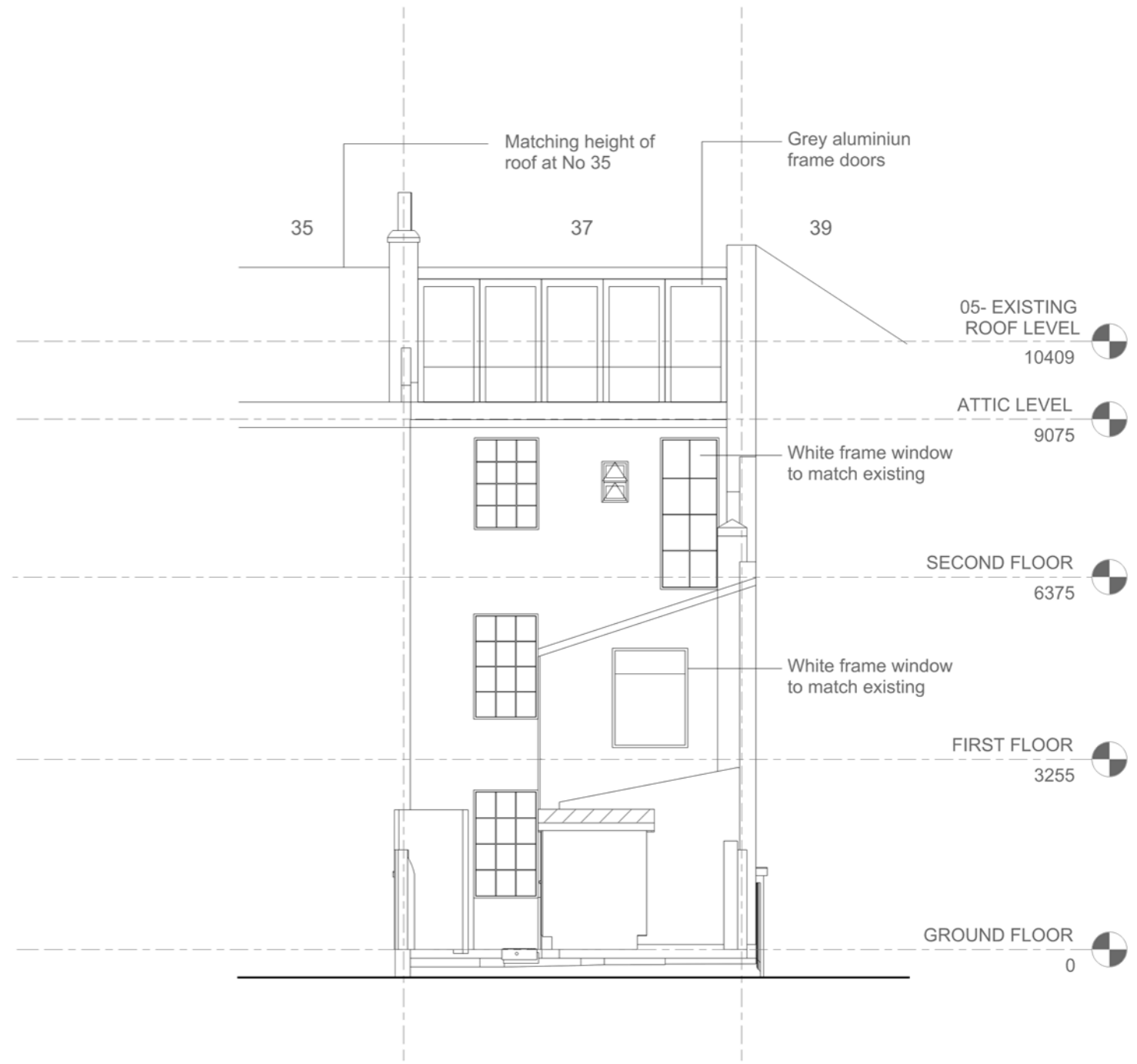
Project
37 Queens Crescent

Title
Proposed Loft

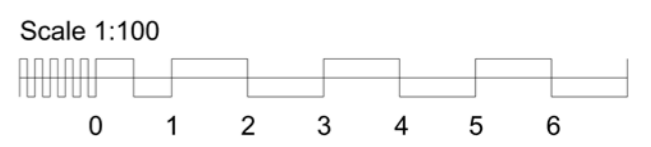
Project No.	Scale @ A3	Date	Drawn By
092	1:50	16/02/22	craft
Number			Revision
A-103			01



01 Proposed Front elevation
1:100

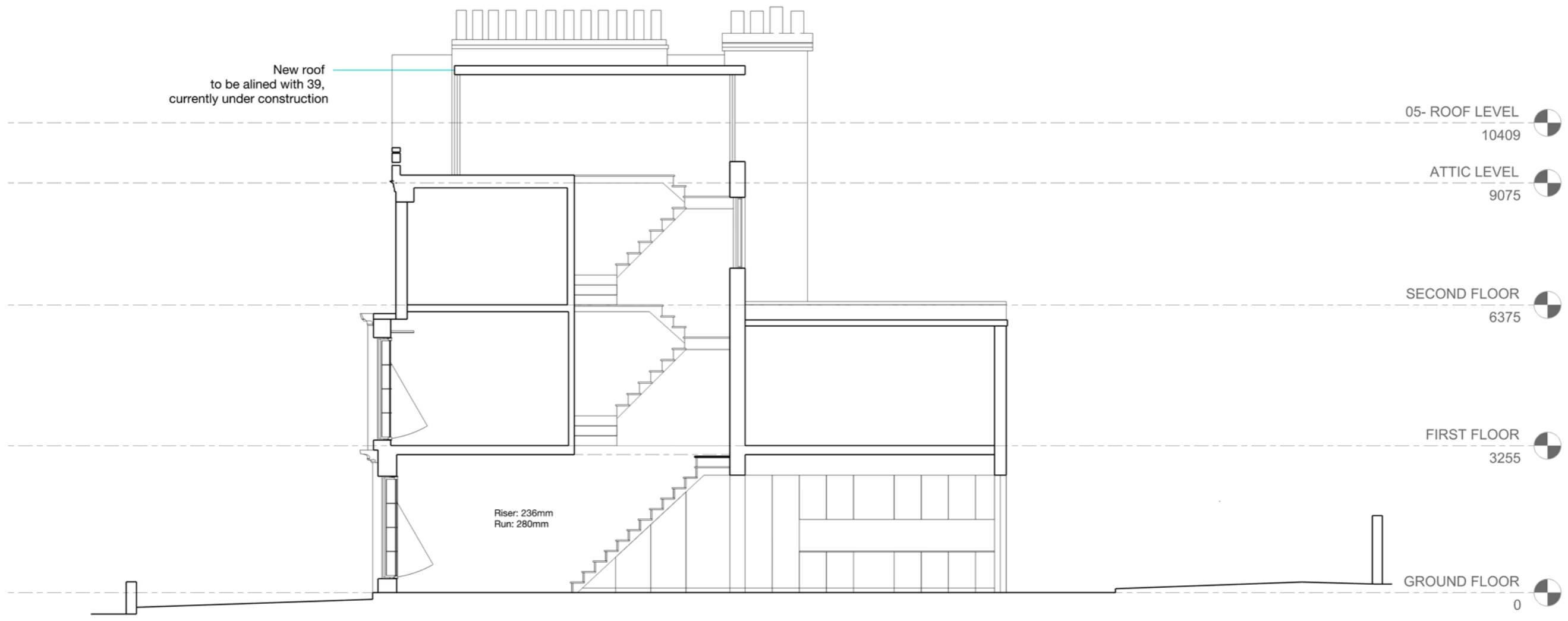


02 Proposed Rear elevation
1:100

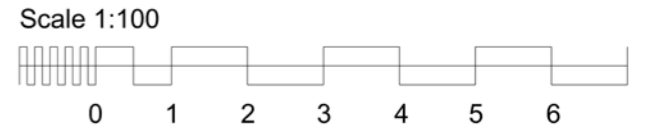


craft	General Notes		00	21/04/23	Planning submission	Client	Project	Title	Project No.	Scale @ A3	Date	Drawn By
	1. Do not scale drawings. Dimensions govern. 2. All dimensions are in millimetres unless noted otherwise. 3. All dimensions shall be verified on site before proceeding with the work.					Harry Triggs & Sophie Allen D'Cruze	37 Queens Crescent	Proposed Rear & Front elevation	092	1:100	21/04/23	craft
	4. CRAFT Design shall be notified in writing of any discrepancies. 5. Any areas indicated on this sheet are approximate and indicative only.								Number			Revision
				Rev.	Date	Reason For Issue	Chk					01

New roof
to be alined with 39,
currently under construction



01 Proposed section
1:100



craft	General Notes		00 12/09/22 Pre-application advice		Client Harry Triggs & Sophie Allen D'Cruze	Project 37 Queens Crescent	Title Proposed section	Project No.	Scale @ A3	Date	Drawn By
	1. Do not scale drawings. Dimensions govern. 2. All dimensions are in millimetres unless noted otherwise. 3. All dimensions shall be verified on site before proceeding with the work.		4. CRAFT Design shall be notified in writing of any discrepancies. 5. Any areas indicated on this sheet are approximate and indicative only.					092	1:100	16/02/22	craft
								Number A-300			Revision 01
	Rev.	Date	Reason For Issue	Chk							

In summary, the proposed renovation of the loft conversion, along with additional alterations will provide the following benefits:

- Enhanced quality of accommodation, resulting in a more comfortable living space for the residents.
- Increased energy efficiency, contributing to a more sustainable and eco-friendly family home.
- Improved internal layouts and external aesthetics that align with the standards set by the London Plan.
- A design that is sensitive to the surrounding environment, blending harmoniously with the immediate context.
- High-quality extensions that are subordinate to the main building, ensuring a cohesive and visually appealing architectural composition.
- Detailed attention to the design and materials, preserving the character and integrity of the main building.
- Compliance with the Camden housing design guidelines, without conflicting with other relevant policies.

Overall, these features of the proposed renovation will result in a more functional, comfortable, and sustainable home that is in harmony with its surroundings and meets the relevant design standards and guidelines.



Existing - Rear photograph -View from No 35 - - - Existing loft conversions
 Potential loft conversions at 37