

Design & Access Statement

37C Prince of Wales Road, London, NW5 3LJ

Camden Borough Council

Full Planning Application
Proposed changes to glazing and thermal efficiency improvements.



37C From Prince of Wales Road

Description of property

37 Prince of Wales Road is a Georgian mid terrace property which has a total of 4 storeys plus basement. 37C is a residential maisonette situated in the top two storeys of this property, and currently has a kitchen, living and bathroom on the lower floor, and 2 bedrooms and a bathroom on the top floor. The top floor of the property is situated within a mansard extension of modern construction, assumed to have been undertaken in the mid 1980s based on a review of the properties planning history, and has a small external roof patio to the rear.

The majority of the windows on the property are single glazed, and those of more recent construction are poorly constructed, thermally inefficient, and are not in line with the modern standards of Part L of the Building Regulations.

The property is not listed, nor is it located within a conservation area.

Descriptions of proposed works

The development consists of a reconfigured internal layout which relocates the main living spaces to the top floor (third floor) of the dwelling. This will be accompanied by upgrades to the thermal performance of the building fabric, including the windows. The impact on the external appearance of the property from these works is minimal and is summarised as follows:

Second floor:

- Repair and retrofit of existing timber sash windows with double glazed units.
No visible change externally.

Third floor:

- 2no new skylights installed to the flat roof of the dwelling.
- 1no enlarged rear skylight to stairwell at the rear of the property to replace an existing skylight of poor quality in the same location, and to match the adjacent property.
- 1no enlarged rear doors to existing external terrace to replace an existing set of doors of poor quality in the same location.
- Removal of existing poorly constructed timber terrace railing and replacement with metal railing to same size and location.

*Refer to the accompanying drawing set for full details of proposed works.

Use

No change is proposed to the use of the property as a residential dwelling.

Layout

The 2no new skylights on the flat roof above the main living space will be set back from the front edge of the roof, and therefore will not be visible from street level along Prince of Wales Road, nor Healey Street (Fig 1 & 2).

The enlarged skylight to the stairwell at the rear of the property replaces an existing skylight in the same location, will be partially concealed behind the parapet wall when viewed from Healey Street, and is consistent with the layout of the enlarged skylight to the adjacent 39 Prince of Wales Road (Fig 2).



Fig 2: 37C from Healey Street

Furthermore, the enlarged patio doors will replace an existing door set in the same location which is in poor condition, will allow the occupant to more easily make use of the existing external terrace, and is consistent in scale to that of 35 Prince of Wales Road adjacent. The replacement railing will also be more consistent with those of the neighbouring properties.

Scale

No change is proposed to the scale or form of the external envelope of the building, nor to the quantity of residential units or bedrooms.

Landscaping

The property is not at ground level. No landscaping works are proposed to the property, or its curtilage.

Appearance

All glazing to the second floor will be retrofitted with new double glazing units, and therefore should not have an impact on the appearance of the existing windows externally.

All new glazing to the existing mansard roof will be constructed in aluminium, and coloured in dark tones to mirror the existing slate and asphalt roof covering, thereby minimise the visual impact on the external appearance of the building and the street scene.

No other changes are proposed to the external materiality and appearance of the roof, walls, or features of the property.

Access

No changes are proposed to the access arrangements of the property.

Sustainability

The proposed changes will greatly improve the thermal performance and efficiency of the building's fabric, reducing its heating and cooling burden, and thereby minimising the building's environmental impact. For example, the new and enlarged skylights proposed will also reduce the requirement for artificial lighting internally, thereby reducing electricity consumption.

This is in support of the London Plan's goal to Make London a net-zero carbon city by 2030, and therefore also Camden's target of becoming carbon-neutral by 2030.

Conclusion

This Design and Access Statement shows that the proposed development is minor, and will upgrade the fabric, integrity and appearance of the property whilst having a positive impact on surrounding area and street scene. It will significantly improve the standard of residential accommodation at the property and allow for better enjoyment of the property by the occupants. The development is in line with the requirements and ambitions of the planning policy framework with regard to design and access, as well as with national and regional climate and carbon reduction objectives. We respectfully conclude therefore that planning permission should be granted.