DESIGN & ACCESS STATEMENT

MARCH/2024

REAR BASEMENT AND LOWER GROUND FLOOR EXTENSION, CHANGES TO FRONT AND REAR ELEVATION
& ASSOCIATED WORKS

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2. INTRODUCTION

This statement accompanies the Full Planning and Listed building consent application for a Basement and Lower ground floor rear extension, alterations to front and rear elevations and associated works for the Listed property in 126 St Pancras Way.

The report and proposals have been produced by Scenario Architecture on behalf of our clients Christy and Shanthi Thomas.

3. EXISTING SITE

The site is located within the London Borough of Camden and situated within the Jeffrey's Street Conservation Area.

Originally designated on 12th November 1985, the Jeffery's Street Conservation Area was subsequently extended in November 2012 to include the area of College Green and its historic intersection north of the Site. The conservation area is predominately comprised of quiet residential streets, with corresponding narrow lanes. The conservation area sits between the busy throughfares of Camden Street and Royal College Street. The conservation area reflects the impact of wealth following the Napoleonic wars on London's urban development throughout the late 18th and early 19th centuries, and the influence the planned estate movement had on middle class areas. Jeffery's Street Conservation Area includes a number of designated and non-designated heritage assets, all indicative of the respective phases of development in the area since the turn of the 19th century.

The Jeffery's Street Conservation Area predominantly represents an area of Regency development, as highlighted through the built environment's architectural character of late 18th and early – mid 19th century terraced houses resulting from piecemeal development, set between areas of green open space which were established from the 18th century through an intentional grid street plan. This is highlighted by the formalised unified character of the Grade II listed Nos. 11-33 Jeffery's Street and Grade II listed Nos. 108-132 St Pancras Way.

The historic interest of the Jeffery's Street Conservation Area is derived from its origin as part of the planned estate movement by Lord Camden following his attainment of an Act of Parliament in 1791. Influenced by architects such as Nash, the area of St Pancras would mimic grander planned estates on a smaller scale both through the use of neo-classical Italianate style on the more modest 3 storey, 2 bay wide terraced houses, but also through its use in smaller development sites which followed old field patterns of the medieval parish leading to modified grid plans.

A Heritage Impact Assessment has been prepared to support this application.

Satellite view of surrounding streets

EXISTING PHOTOGRAPHS

Front elevation

Lower Ground Floor entrance

Lower Ground Floor garden access

Rear balcony

Rear elevation

Rear garden and shed

PRECEDENCE

1. 108 St Pancras Way
Planning application: **Ref 2010/0203/P**,
granted on the 17th February 2010,
Change of use of ground floor from retail to residential, erection of two-storey rear extension and external alterations including a replacement side boundary wall, in connection with the use of the whole building as a single family dwelling house.

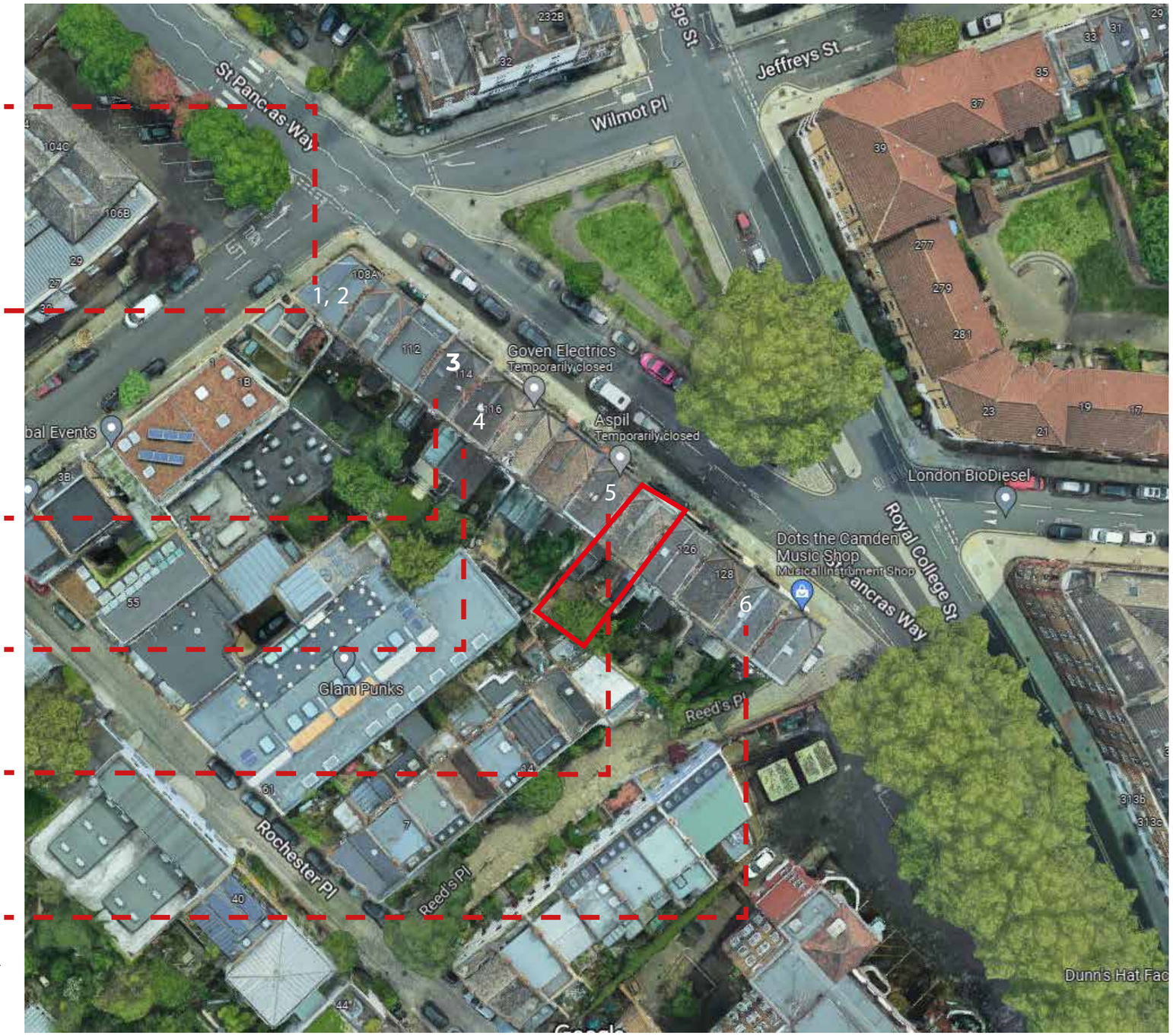
2. 108 St Pancras Way
Planning application: **Ref 2013/1570/P**,
granted on the 3rd September 2013,
Erection of a two storey rear extension and excavation to create a rear basement level extension.

3. 114 St Pancras Way
Planning application: **Ref PE9900144 & LE9900145**,
granted on the 1st July 1999,
Demolition of existing lean-to rear extension and erection of single storey timber framed conservatory to rear

4. 116 St Pancras Way
Planning application: **Ref 2013/1280/P & 2013/1831/L,**
granted 23rd May 2013,
Erection of a single storey rear extension at basement floor level to existing dwellinghouse.

5. 124A St Pancras Way:
Planning applcation: **Ref 2018/1021/L,**
granted on the 21st of January 2019,
Granted the excavation of rear garden and erection of single storey rear extension at lower ground floor level.

6. 130 St Pancras Way
Planning application: **Ref 2005/5555/P & 2005/5556/L**,
granted 3rd April 2006,
Erection of a rear extension at basement and ground floor levels of dwellinghouse
(Class C3).



• **National Planning Policy Framework 2021**

• **The London Plan 2021**

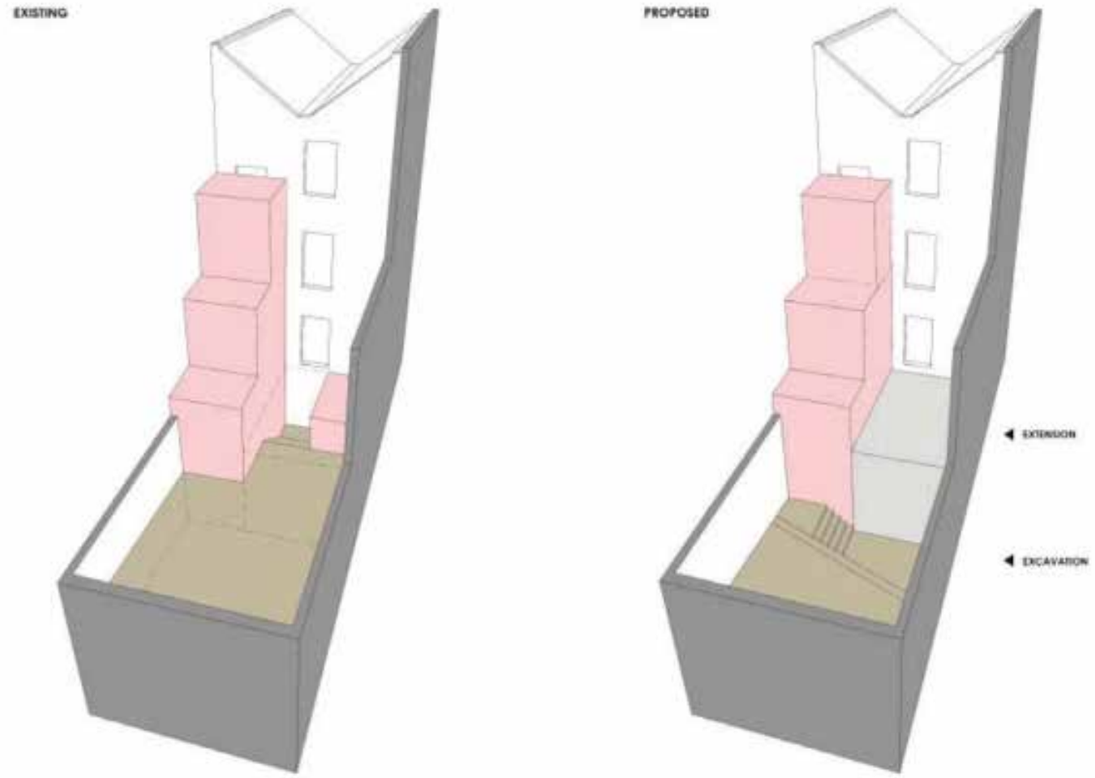
• **Camden Local Plan 2017**
Policy DM1 Delivery and monitoring
Policy A1 Managing the impact of development
Policy A3 Biodiversity
Policy A4 Noise and vibration
Policy A5 Basements
Policy D1 Design
Policy D2 Heritage
Policy CC1 Climate change mitigation
Policy CC2 Adapting to climate change

• **Camden Supplementary Guidance 2021**
CPG – Design
CPG - Basements
CPG – Home Improvements
CPG – Amenity
CPG – Energy efficiency and adaptation
CPG – Biodiversity

• **Jeffrey's Street Conservation Area Appraisal 2003**

PLANNING HISTORY

Planning Ref: 2023/2122/L
126 St Pancras Way London Camden NW1 9NB
Interior alterations to the to all floor levels of the Grade II Listed property: including the installation of secondary glazing, internal wall insulation, underfloor heating, new partitions, joinery alterations, and rearrangement of kitchen and bathroom facilities.
GRANTED PERMISSION



Approved infill extension proposal **Ref 2018/1021/L for adjacent property in 124 St Pancras Way**

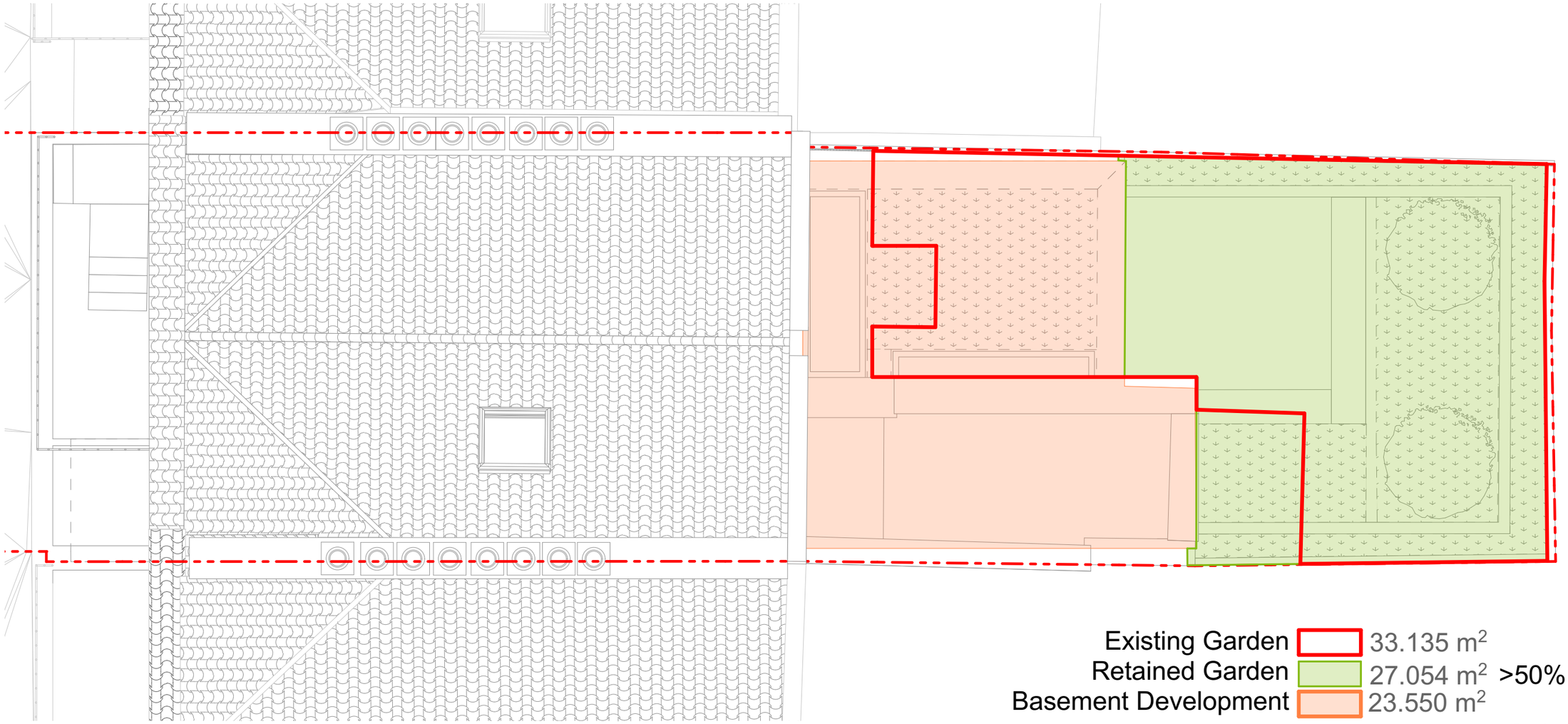
BASEMENT ASSESSMENT

In order for the proposal to comply with policy A5, the basement development has to comply with the following points:

TABLE 01

REQUIREMENTS	COMPLIANCE
F) should not comprise of more than one storey;	COMPLIANT The proposed excavation is is proposed to be less than 4 metres as per guidance. The proposed basement will acoomodate a height of 2.20metres.
G) should not be built under an existing basement;	COMPLIANT The current dwelling does not have a basement.
H) should not exceed 50% of each garden within the property;	COMPLIANT Rear garden measures 33.135sqm. The proposal would result in 27sqm of garden retained which is over 50%.
I) should be less than 1.5 times the footprint of the host building in area;	COMPLIANT Footprint of existing building is 49.5sqm, and proposal 62sqm, which represents 1.25 times the footprint
J) should extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation.	COMPLIANT The depth of the host building is 8.50m, and the proposed excavation would result in a depth of 4.25m from principal rear elevation, which represents 50%.
K) should not extend into or underneath the garden further than 50% of the depth of the garden;	COMPLIANT Existing garden has a depth of 8.83m as measured from the existing balcony and 9.8m measured from houses' main rear wall. The proposal extends 3,20m into the existing garden, resulting in 5.63m of retained garden which is more than 50%.
L) should be set back from the neighbouring property boundaries where it extends beyond the footprint of the host building;	COMPLIANT The proposal does not expend neghbouring property boundaries.
M) should avoid loss of garden space or trees;	COMPLIANT The current garden is largely paved, and the proposal would not result in removal of vegetation of great amenity value.

The following diagram presents the retained garden and outline of the basement development.



4. PROPOSAL

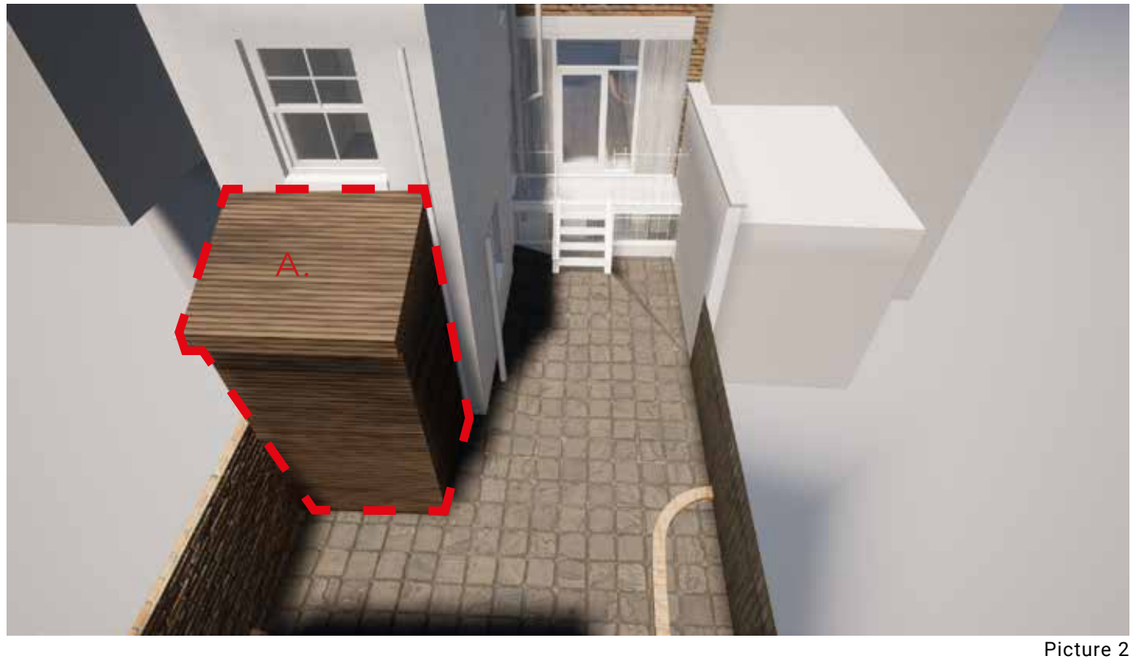
BRIEF AND STRATEGY

The proposed scheme introduces an infill rear extension at lower ground floor level and a basement. The proposal seeks to update the property so that it functions as a home for a family in the 21st century whilst respecting and enhancing the rich heritage of the host building.
The lower ground floor flat faces issues with distribution of space and suffers with lack of natural light.

The proposal is divided in three parts which consist of

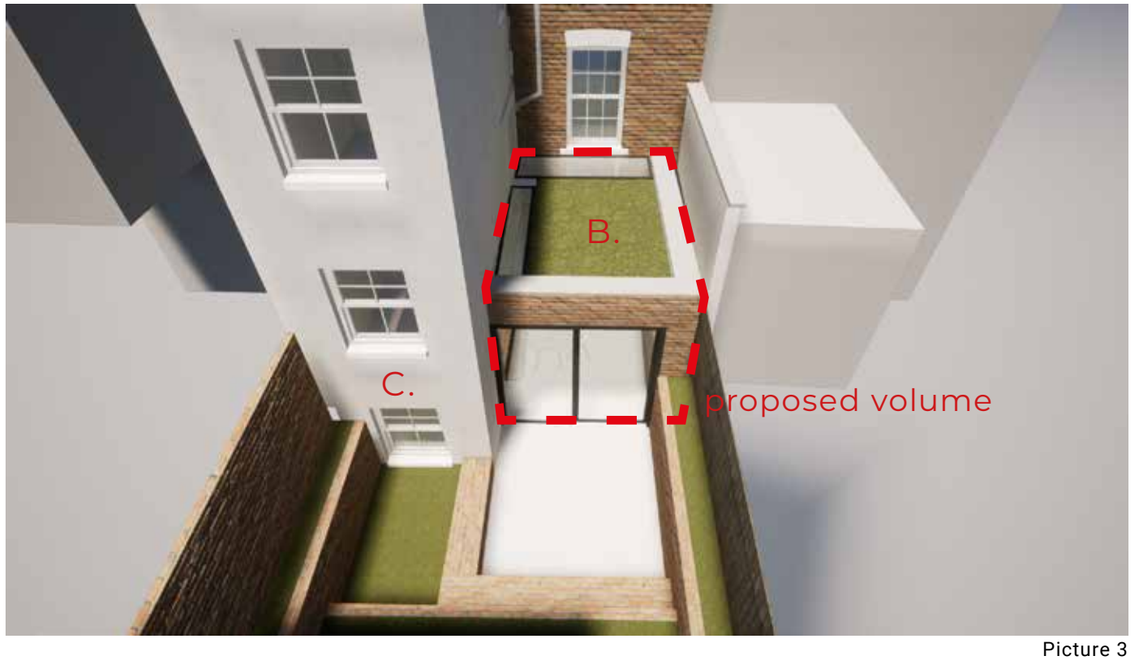
A. DEMOLITION OF REAR GARDEN SHED
B. LOWER GROUND FLOOR AND BASEMENT REAR EXTENSION.
C. CHANGES TO THE NON ORIGINAL FENESTRATION ON THE OUTRIGGER
D. ADDITION OF JULIETTE BALCONIES TO THE FRONT, AND EXTENSION OF ENTRANCE STEPS

EXISTING



Picture 2

PROPOSED



Picture 3

A. DEMOLITION OF REAR GARDEN SHED
To the rear, attached on the outrigger, there is a wooden garden shed, which is proposed to be demolished. The shed is in bad condition and does not contribute to the host building's heritage. Refer to picture 3

B. LOWER GROUND FLOOR AND BASEMENT REAR EXTENSION.
1) REAR WALL BETWEEN MAIN HOUSE AND PROPOSED EXTENSION
The proposal seeks to alter the rear wall that sits between the main house and the new rear extension.
- In both Lower ground and ground floor, the wall does not consist of an original feature to the host building, and is proposed to be removed.
- On ground floor Level the wall is proposed to be reinstated to its original built form, made out of brick with a matching white timber sash window.
- On Lower ground floor level, between the existing building and the extension, the unoriginal wal is proposed to be removed, and remain open to create a better connection between the existing kitchen and proposed dining space.
- connection the ground floor and the garden, sits a metal balcony, which is proposed to be removed.
Refer to picture 4

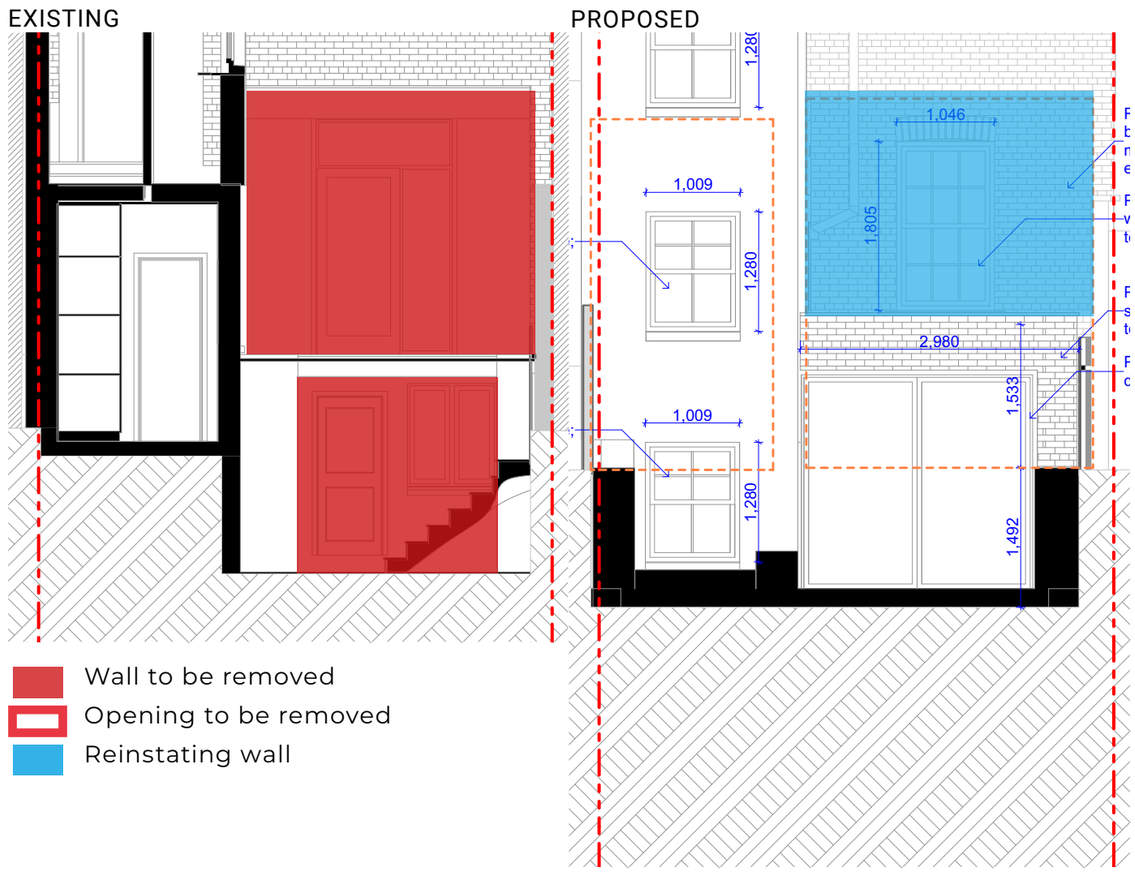
2) LOWER GROUND FLOOR EXTENSION
This will provide much needed space for the family and will resolve issues with natural light.
Refer to picture 5

3) REAR BASEMENT EXTENSION
The basement sits underneath the rear extension, outside the perimeter of the host building, provides much needed space to the property. Refer to picture 4

C. CHANGES TO THE NON ORIGINAL FENESTRATION ON THE OUTRIGGER
The outrigger does not consist of an original element to the building. The openings are inconsistent in size and appearance.:
- To the rear facade two windows are proposed, that match the material and style of the existining building.
- To the side, the proposal sees removal of the unoriginal doors and windows, and a new smaller window is proposed as a replacement.

D. ADDITION OF JULIETTE BALCONIES TO THE FRONT, AND EXTENSION OF ENTRANCE STEPS
1)To the front elevation, Julliete balconies are proposed to be installed on the first floor windows. This is seen as a heritage benefit, since similar elements are seen on the adjacents properties along St Panras Way.

2) Also the steps to the front are proposed to be replaced, similar to the neighbouring properties, in order for the Lower ground floor entryway to have an adequate head height.



Picture 4

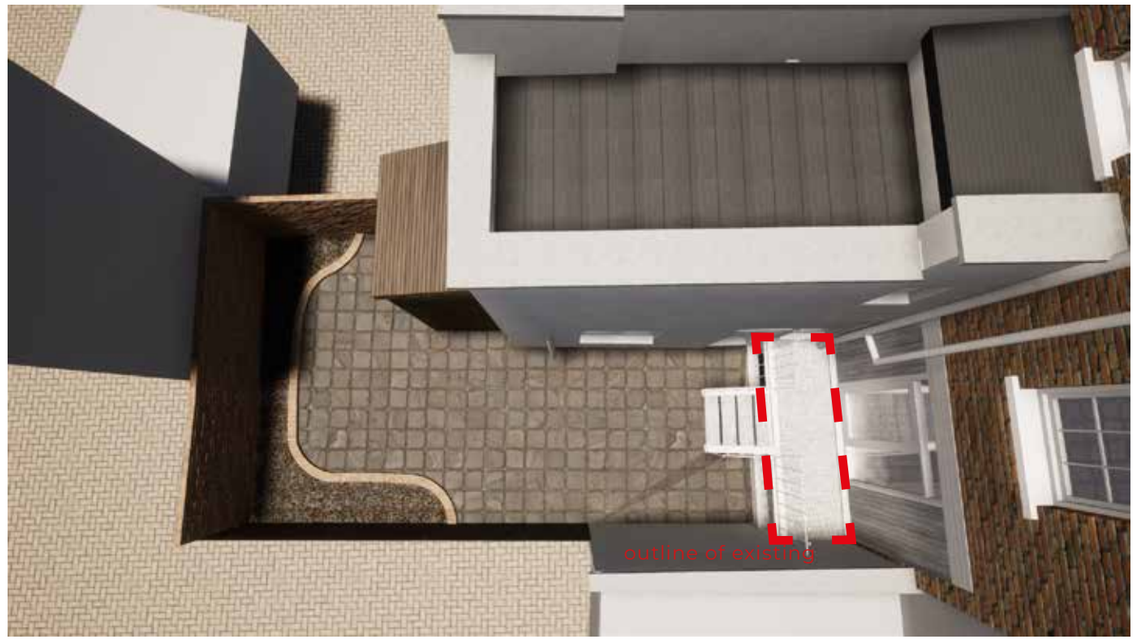
1) Juliette balconies

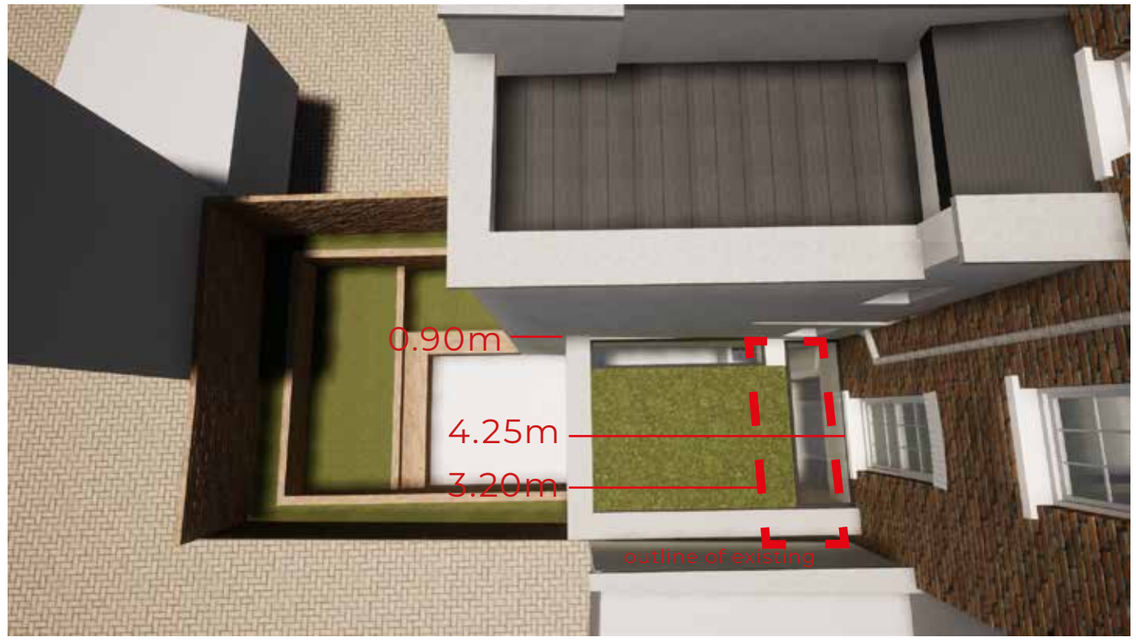
2) Changed front steps

AMOUNT AND SCALE

The proposed rear extension is set over Lower Ground floor and Basement:

- The proposed lower ground floor extension is an infill extension and it is set back by 0,90metres from the outrigger, in order to be subtly distinguish it.
- The proposal extends by 3.20m from the existing balcony. The extention does not advertly impact neighbouring properties.
- In height the extension will be 0.40 metres higher than the existing balcony, to provide adequate ceiling height for the proposal.
- The proposed basement would follow the footprint of the proposed extension. The proposed complies with the requirements of Camden council. Refer to Table 01.





INTERNAL PROPOSAL

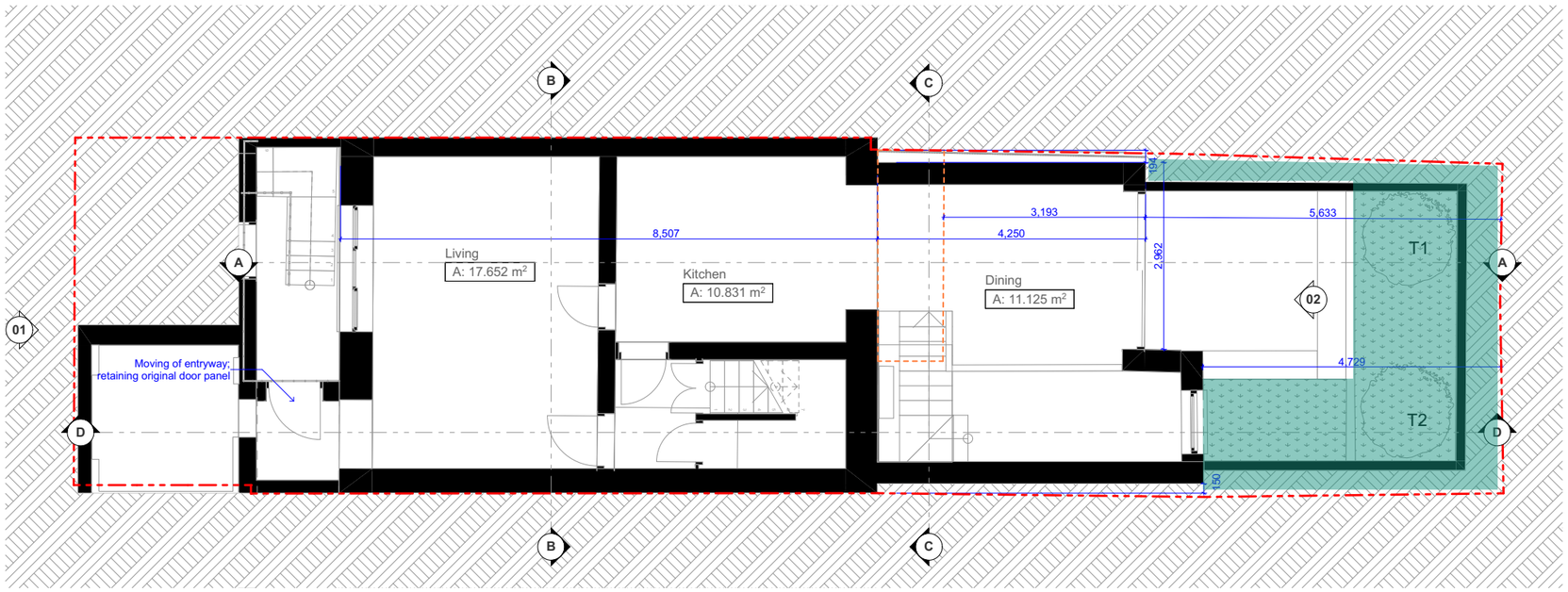
A. LOWER GROUND FLOOR
The prososed extension will accomodate a dining space. A staircase is proposed for access to the basement. The extension accesses the rear garden where new greenery is proposed. The state of the garden currently is fully paved, with minimal greenery.

There are are two existing trees, which are not protected, therefore are proposed to be replaced. To the front, the Lower ground entrance door is proposed to be moved to the side, while retaining the original door panel.

B. BASEMENT
The basement layout will accomodate a bathroom and a gym. The basement floor to ceiling height is less than the height of the lower ground floor to preserve the building heirarchy.

In the basement development, a high level window is proposed which introduce natural light and ventilation. From the exterior the window matches the style and material of the existing windows on the outrigger, as to not interfere with the character of the host building. floor plans below.

Proposed Greenery



PROPOSED VIEWS

Proposed rear extension

Proposed rear extension

Proposed Front elevation

Proposed Lower Ground Floor entryway

MATERIAL STRATEGY

The extension seeks to be discreet to respect the appearence and significance of the host building.

The rear extension will be clad in London stock brick, in keeping with the host building.

The proposed windows, doors and skylights will be aluminium dark gray frames.

The roof of the new infill extension will be covered in a green sedum blanket.

London stock brick

Sedum Green Roof

Concrete Flooring

5. ACCESS AND USE

ACCESS

The access to the house on Ground Floor level remains unchanged.
To the Lower Ground Floor, the entryway is proposed to be on the side.

USE

The use remains unchanged.

ENVIRONMENTAL IMPACT

Regarding the conservation of energy and materials, there are the following design considerations:

•The proposals seek to maximise direct daylight to the lower ground floor level, which are likely to be occupied in daylight hours. This leads to improved solar gain, reducing the heating requirement, and to higher natural light levels.

•Insulation levels will meet the requirements set by Building Regulations, also, the windows to the extension will be double-glazed units.

•External materials are self-finishing; they are unlikely to need renewal for years.

• The design also incorporates a biodiverse green roof buildup across the whole of the ground floor extension, this has a considerable effect on the overall sustainability of the project, and it will also improve views from the first floor windows of the adjoining properties. Green roofs have been shown to impact positively on a building's energy consumption by improving thermal performance, although the level of difference this makes depends on daily and seasonal weather conditions. They can also improve local air quality by mitigating the urban heat island effect.

The proposal is for a high quality extension of the existing structure; its design is contextually sensitive and aims to have minimal impact on neighbouring dwellings. The proposed massing is in keeping with the building to which it is attached.