

DESIGN AND ACCESS STATEMENT



First floor rear extension of a residential building at 263 Eversholt Street, London NW11BA, lawfully used as 10 studios and one 1 bedroom flat

Date: September 2024

1. INTRODUCTION

- 1.1 The applicant appointed Romeo Architects to prepare and submit a Planning Application for the extension of a residential building at 263 Eversholt street, London Borough of Camden. The building is lawfully used as 10 studios and 1 bedroom flat.
- 1.2 The applicant wants to improve the building by extending the rear part and decided to apply to the Council to achieve a first-floor extension and enlarge a studio flat, called "Flat 1" on the drawings.

2. LAND LOCATION

- 2.1 263 Eversholt Street is next to Mornington Crescent tube station and a short walk distance to Euston Station and Camden. The terraced townhouse is lawfully used as 11 residential units.
- 2.2 The front of the property is on Eversholt street, next to Morning Crescent station. The area is vibrant as many shops, offices, venues and restaurants are located in the surroundings. The rear of the area is a quiet car park, and the row of terraces is visible from a gate placed approximately 40 meter away. It is possible to perceive the back of the buildings from Harrington square.



Figure 1 Aerial view



Figure 2 Camden Town Conservation area map (263 Eversholt street marked in yellow)

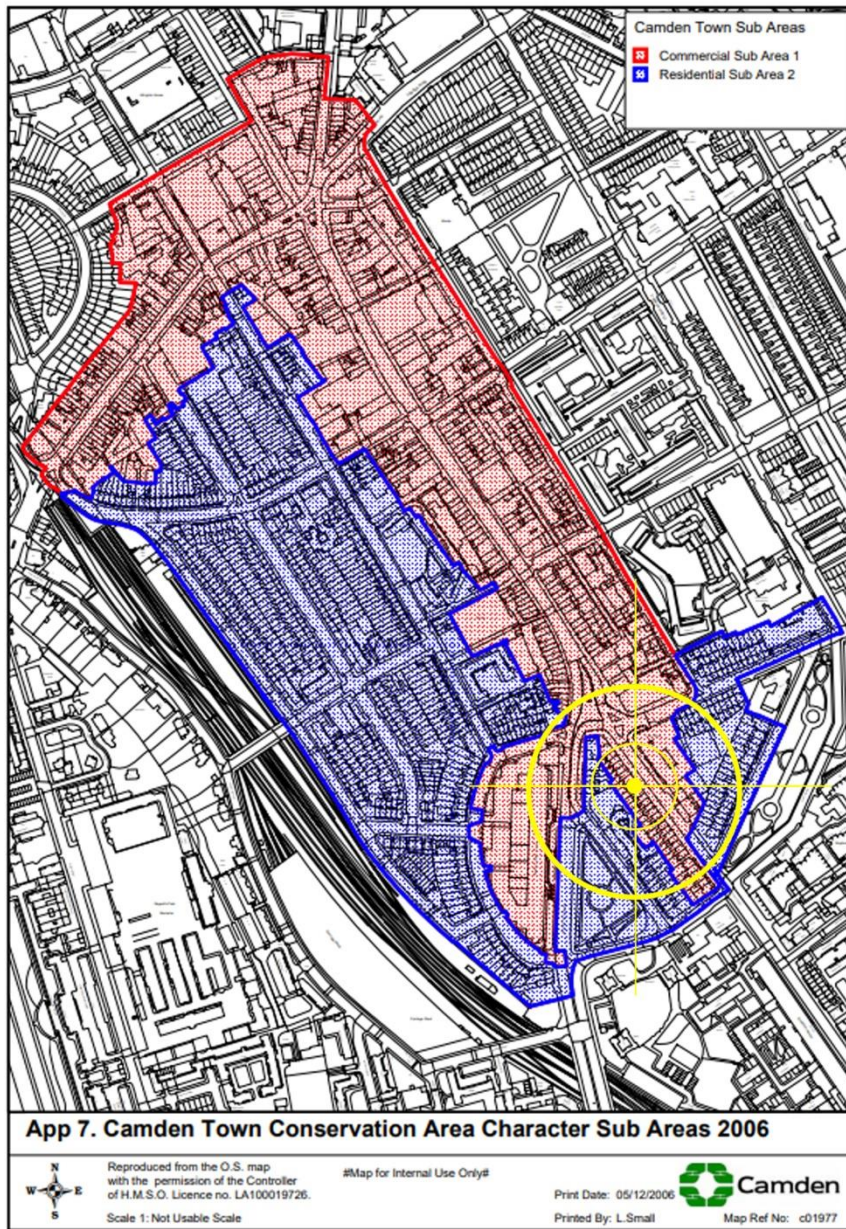


Figure 3 Camden Town Conservation area map – Sub Areas (263 Eversholt street marked in yellow)

3. DESIGNATED CONSERVATION AREA

3.1 The building is located within the Camden Town Conservation area. The appraisal document remarks the importance of the set of terraced houses especially in the south part of the area. Excerpts of the Camden Town Conservation Area Appraisal and Management Strategy are following below.

Sub area 1: Commercial Camden High Street and Parkway are the main commercial streets. Non-residential uses extend to Kentish Town Road, Camden Road, the east side of Arlington Road, the west side of Bayham Street, Eversholt Street and the streets off Camden High Street; the proportion of the commercial/residential mix in these secondary locations varies. There is greater architectural variety in this sub-area, due to greater pressure for redevelopment since the later 19th century. Where historic buildings survive, there is a greater tendency for alterations, resulting in a much lower proportion of listed buildings.

NEW DEVELOPMENT

High quality design and high-quality execution will be required of all new development, including smaller alterations such as shop fronts, signage, and extensions which can harm the character and appearance of the area to an extent belied by their individual scale.

REAR EXTENSION

Within the Camden Town Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character.

4. EXISTING BUILDING

4.1 The existing terraced townhouse is in a good state of conservation, within a set of buildings of similar scale and appearances. The building is a fourth-stories house with a basement. Originally built as a large family dwelling, it is nowadays lawfully used as 10 studio flats and one 1-bedroom studio flat.

4.2 The house facade features London yellow stock bricks, timber sash window painted white, and a butterfly roof finished with grey slates. The front elevation contains the roof behind a brick wall and there is a mansard top floor visible from the rear. The land adjacent to the rear is used as a private parking space, gated. A large extractor duct is well visible and runs on the facade until reaching the roof. That extractor is associated with the adjacent restaurant at the ground floor, remarking the character of the commercial area.

4.3 Waste pipes are well visible on the rear facade, which has less details compared to the front elevation. Because of the communal staircases located to the back of the terraced houses, all buildings have staggered windows forming diagonal patterns.

4.4 The back garden was completely built in the past, as many of the terraced house have a fully built ground floor. There are trees in the vicinity, however the area is characterised by a general lack of green.

4.5 Access: there is one access from Eversholt street serving the studio flats and a separated access for the shop at the ground floor.

4.6 Flats

The 10 studio flats and the one-bedroom flat have variable sizes, all with cooking facilities and bathrooms. The communal areas are the corridors and staircases only. There are no communal amenity spaces.

4.7 . It is possible to note that the top floor was built as an extension in the past, therefore the building history changed radically its original design. The historical evidence is confirmed by the brick change between the top floor and the rest of the front elevation. The same variation is noted on the adjacent buildings as well. The building has a dynamic history of changes in its outlines but kept many of its original character.

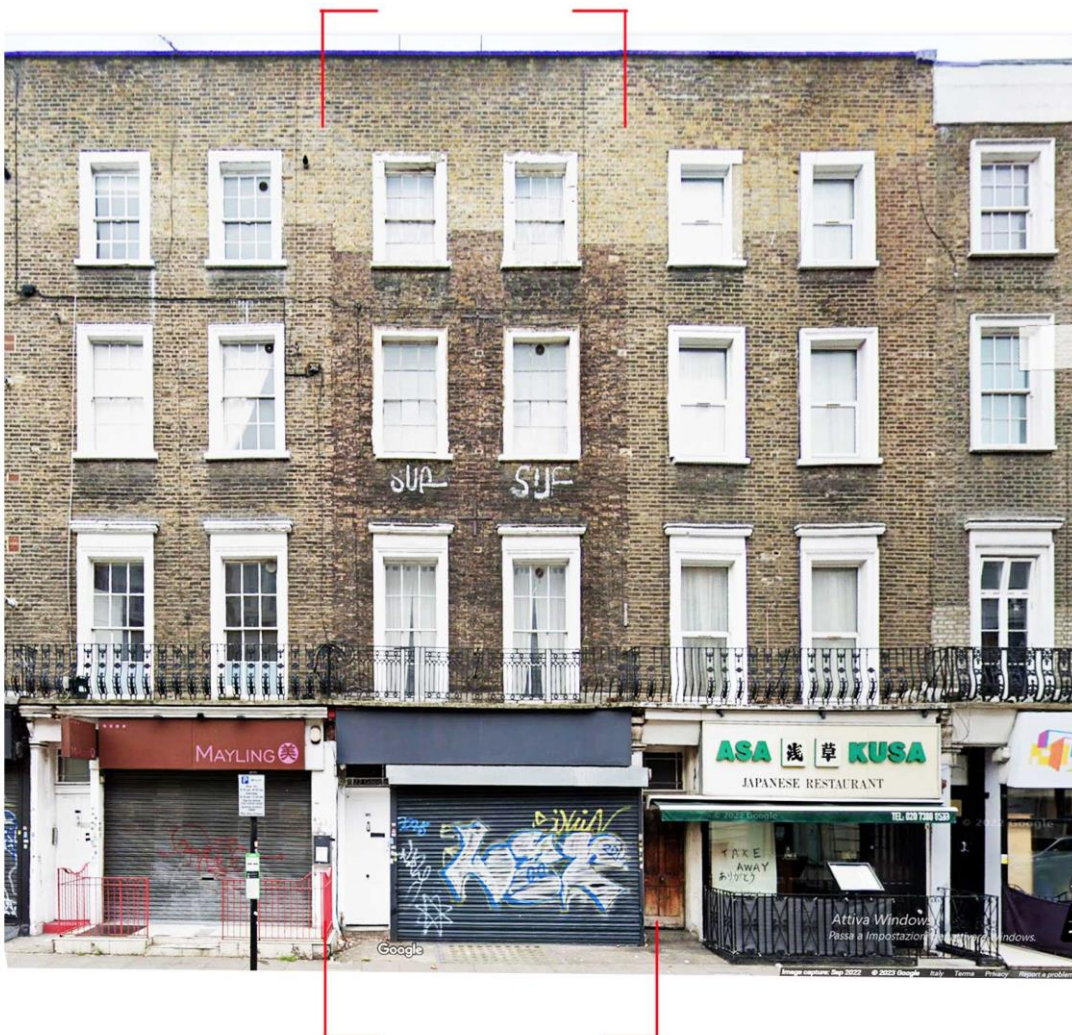


Figure 4 Front elevation (no changes)



Figure 5 Rear elevation as seen from Harrington Square

5. RELEVANT PLANNING HISTORY

[263 Eversholt Street London NW1 1BA \(2013/3134/P\)](#)

Granted (Aug 9 2013) - Certificate of Lawfulness (Existing)

Use as 1 x 1 bedroom flat on lower ground floor, 1 x studio flat on lower ground floor and 6 x studio flats on first, second and third floors (Class C3). .

[Flats 7, 8 & 9 Ground Floor 263 Eversholt Street London Camden NW1 1BA \(2022/0819/P\)](#)

Granted (Jul 14 2022) - Certificate of Lawfulness (Existing)

Use as three self-contained flats on ground floor

6. PRE-PLANNING

6.1 At the beginning of the planning process, the applicant decided to apply for a Pre planning application, showing a two-floor extension proposal. The Council advised to keep the extension in line with the surrounding cityscape, therefore the scheme was reduced following such advice. The full advice is reported here below in blue colour. Our notes and design decisions reflecting the advice, are in green colour.

Date: 22/04/2024

Our reference: 2023/5235/PRE

Contact: Lauren Ford

Email: lauren.ford@camden.gov.uk

Dear Sir/Madam,

RE: 263 Eversholt Stret London, NW1 1BA

Thank you for submitting the above pre-application request. The proposal is for:

- First and second floor rear extension.
- Constraints
- Camden Town Conservation Area

1. Site Description

The application site comprises a four storied mid-terraced property located on the western side of Eversholt Street. The site is within the Camden Town Conservation Area, and no listed buildings are affected. The site is identified as making a positive contribution to the Camden Town Conservation Area.

The front of the ground floor comprises a retail space, and the remainder of the property is residential. This pre-app relates to the first and second floors of the building.

1. Proposal

The applicant is seeking pre-application advice for first and second floor rear extension. The proposed materials include brickwork to match the existing, timber framed windows and a steel balustrade. A green roof is also proposed on the extension roof.

The proposed extension would result in an increase to the size of Flats 1 and 3, which are existing studio flats.

Relevant Policies and Guidance

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Home Improvements (2021) CPG Design (2021)

Camden Town Conservation Area Appraisal and Management Strategy

1. Relevant Planning History

Application Site

2013/3134/P - Use as 1 x 1 bedroom flat on lower ground floor, 1 x studio flat on lower ground floor and 6 x studio flats on first, second and third floors (Class C3). **Granted, 09/08/2013.**

2017/6900/P - Change of use from A1 (retail) to A3 (restaurant) at ground level and the installation of a extract/ventilation duct to rear elevation (retrospective). **Refused and warning of enforcement action to be taken, 05/03/2018.**

2022/0819/P - Use as three self-contained flats on ground floor. **Granted, 14/07/2022.**

Neighbouring site(s)

2015/5206/P (267 Eversholt Street): *Excavation to create basement level, ground floor rear extension and single storey outbuilding to the rear to enlarge the retail shop (retrospective).* **Granted, 02/02/2016.**

2012/0736/P (275 Eversholt Street): *Erection of rear basement and ground floor level extension (following demolition of existing timber shed) and relocation of rear external stairway to garden.* **Granted, 09/05/2012.**

27689 (265 Eversholt Street): *The erection of a single-storey extension to the rear to provide kitchen and storage facilities.* **Granted, 12/02/1979.**

1. Assessment

The planning considerations material to the determination of this application are as follows:

- Heritage and design
- Amenity
- Quality of accommodation

Heritage and Design

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

The CPG (Home Improvements) states the following with respect to rear extensions:

- *Be subordinate to the building being extended*
- Be built from materials that are sympathetic to the existing building
- *Respect and preserve the original design and proportions of the building*
- Respect and preserve existing architectural features
- Be carefully scaled in terms of its height, width and depth

The site is a non-designated heritage asset within the Camden Town Conservation Area. The Council has a statutory obligation to preserve or enhance the character and appearance of the conservation area, to which the subject site makes a positive contribution.

The site is visible from other houses in the conservation area, and also in public views from Harrington Square/Hurdwick Place to the rear. The proposed development would be visible from such views.

As we reduced the scheme height to just one floor, the proposed project is now concealed behind the fence and hedge along the walkway on Harrington Square. The lower part of the row of terraces is visible from the car park entrance gate only, 40 meters away from the first floor of the building.

The existing rear elevation of this area of Eversholt Street contains a few smaller single storied extensions at first floor level to the rear, however there are no extensions of a similar scale to that proposed present within the surrounding area. In fact, there are no rear extensions within the area granted under current planning policy and guidance. The proposed extension would be out of character with the prevailing pattern of development in this location, with respect to its scale, width and depth. The second-floor extension would add excessive bulk, and would mask the characteristic diagonal arrangement of windows that the rear of these properties display.

The proposed extension has now changed to achieve a first floor extension only. The diagonal pattern of the windows is now legible.

The proposed windows are of a single-light type that is uncharacteristic of the conservation area and would not be supported by Council. Windows should take a traditional form and match existing in design and materiality. The brickwork to match the existing is appropriate. The green roof is a welcome addition; details could be provided at the time of application, or could be secured via condition. The black steel balustrades are considered appropriate, however their location should be clearly identified on the proposed first floor plan.

Overall, Council is not supportive of the proposed development from a heritage and design perspective. The scale is out of character with the prevailing pattern of development along this area of Eversholt Street, and would be harmful to the character and appearance of the Camden Town Conservation Area, setting an unwelcome precedent in this area.

Council is supportive of the principal of some form of a rear extension in this area, however it should be single storied, not extend any deeper than existing extensions within the area (e.g. 265 Eversholt Street) and should not be full width. **The extension is now proposed single storied, not deeper than existing extensions within the area, and not full width: the gap between outriggers is well defined and legible. The small portion of flat roof between the brick wall and the lightwell, would result in an inaccessible tiny space and would collect dirt, leaves, animals and everything that can be detrimental to the quality of living of the tenants. The design of a small volume, setting back and contained within the walls and roof lines, ensures a good use of the space, contained into a small volume which is designed to be subordinated to the main morphological features of the city scape.**

Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for redevelopment that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight, sunlight and noise. CPG Amenity provides specific guidance with regards to privacy and outlook.

Due to the scale and location of the proposed development, any future application should be accompanied by a daylight and sunlight assessment prepared in accordance with the BRE guidance. This would determine whether or not the proposal would result in acceptable daylight and sunlight effects on neighbouring properties, notably No.261. **This would not be necessary , please see project**

Planning history indicates that the existing first floor rear extension at 265 Eversholt Street is used for kitchen and storage facilities, thereby reducing the potential for amenity related effects on this property.

It appears that an outdoor amenity space would be created for use by Flat 1, which is welcomed. **V well noted.** The steel balustrades associated with this should be clearly identified on the proposed first floor plan. Overall, whether the proposal would be acceptable with respect to amenity would be largely dependent on the contents of a daylight and sunlight assessment.

1. Quality of Accommodation

The proposed extension would result in an increase in size to existing flats 1 and 3 which are both studios. This is a positive, increasing the quality of accommodation that currently exists. **V**

1. Conclusion

The proposed development would not be supported by Council, however single storied rear extension at first floor level, smaller in scale than that proposed would likely be supported. **V**

If you are minded to submit a planning application, I would advise you to submit the following for a valid planning application:

- Completed form (full planning application)
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement (making specific reference to the conservation area)
- The appropriate fee

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by putting up a notice on or near the site. We would also place an advertisement in the local press. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or 1 objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by Council.

If you have any queries about the above letter please do not hesitate to contact me on
Lauren.Ford@camden.gov.uk.

Thank you for using Camden's pre-application service.

Yours sincerely,

Lauren Ford Planning Officer

7. PROJECT

7.1 The design proposal is regarding the rear part only, consisting in the extension of one flat at first floor. The applicant would like to add space to the flat to improve the occupiers' quality of living

7.2 The project principle is to create an extension that would add extra living space while protecting the appearances of the conservation area. Extra living space means improved quality of life and individual development of the tenants.

7.3 The proposed extension consists into two volumes. The main extension is the same size and depth of the neighbours, to obtain a balanced design with the adjacent terraces and to avoid overbearing appearances. It is made with blocks and rendered white colour, with a slated sloping roof, and a black gutter to the side, that are recurrent finishes in the surroundings. A smaller volume is setting back 1,5 meter, to the side of the main extension and the adjacent property, leaving a gap for the lightwell below, part of 263 Eversholt street. It is clad in dark brown zinc sheeting, to minimise its visual impact. The gap will allow a proper flat extension, while leaving the perception and rhythm of the first-floor outriggers.

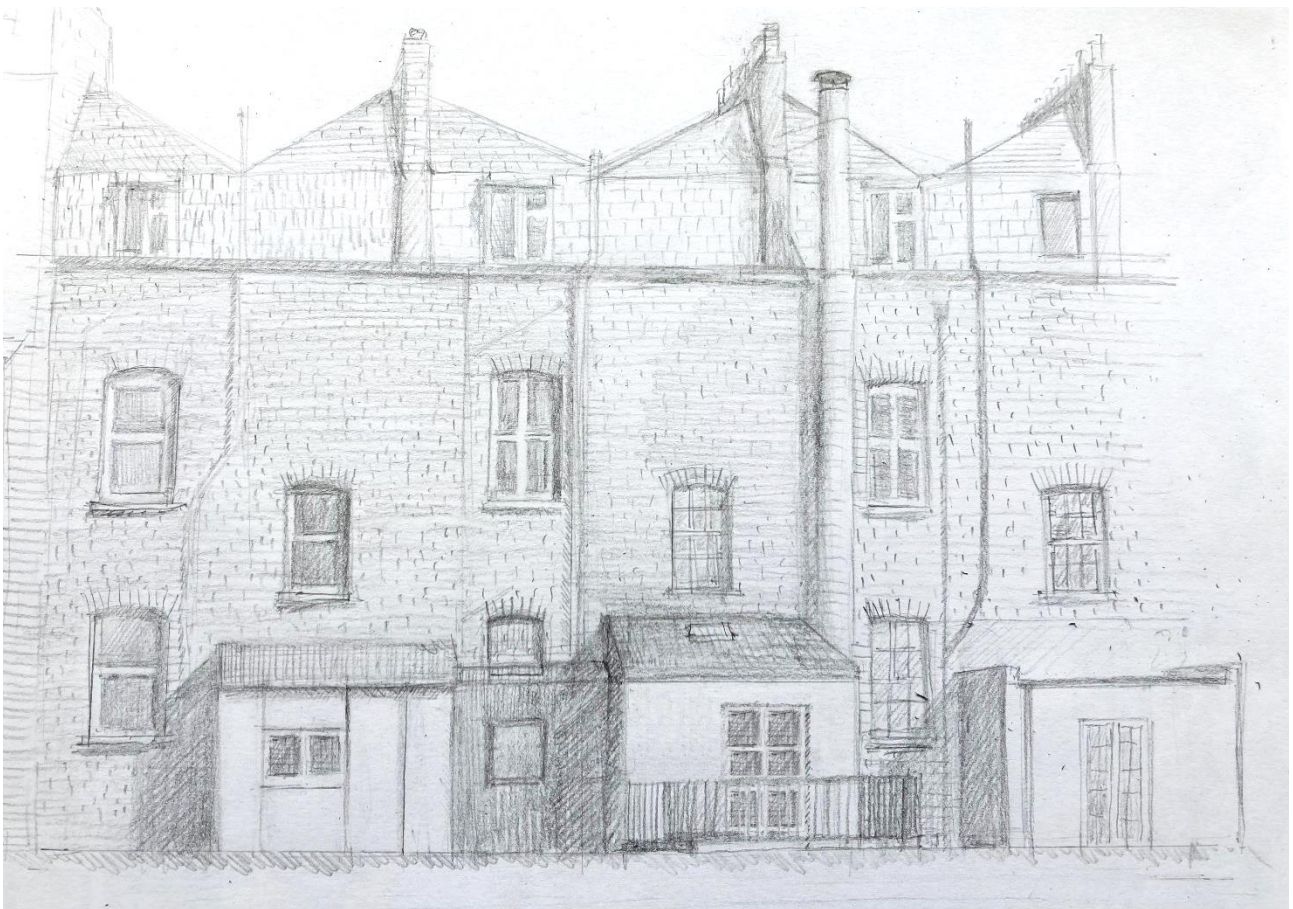


Figure 6 Sketch of the project and the surroundings

7.4 The proposed extension would be scarcely visible from Harrington Square, the only location to have a sight from a 40 meters distance gate, which is permanently closed as it is the access to a private car space, for the exclusive use of the owners. The graphics below are made from an higher point of view, 2.2 meters, the height of the Google streetview camera. For pedestrians who have less than 2.2 meter height point of view, the development would be concealed.



Figure 7 Existing (Gmaps picture) and proposed (collage graphic) rear view of the building.

7.5 The proposed extension consists into two volumes. The main extension is the same size and depth of the neighbours, to obtain a balanced design with the adjacent terraces and to avoid overbearing appearances. It is made with blocks and rendered white colour, with a slated sloping roof, and a black gutter to the side, that are recurrent finishes in the surroundings



Figure 8 Proposed rear elevation



Figure 8 Application site and adjacent property



Figure 9 Application site and adjacent property

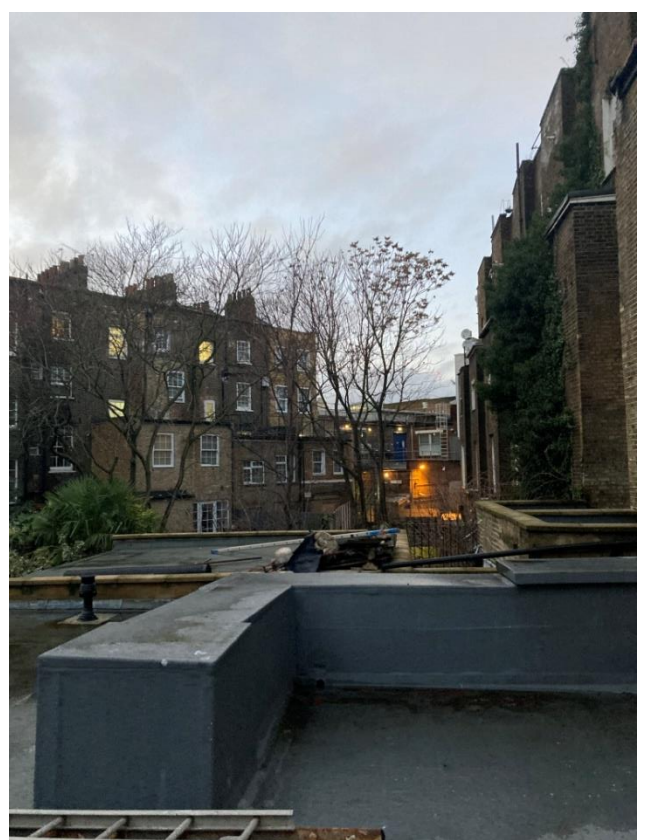


Figure 10 and 11. Adjacent properties North side - with 2/3 floors outriggers

8. MATERIALS

8.1 The conservation area character is also made up of the materials used within the built environment. It is noted that most of the existing first floor extensions have a different finish compared to the London yellow stock. Therefore, we decided to treat the main extension with a material which is part of the building, reflecting the existing finish, which is white render. After a few tests on windows and doors, we are proposing a timber frame, crittal window, with 6 glass panes, that would ensure a visual harmony of the set of windows. A plain glazing would contrast too much with the surrounding. The new window position and size is studied to be part of the diagonal pattern of the rear terrace windows.



Figure 12 above _white render on main extension wall finish.



Figure 13 top right _grey slates on main extension roof.

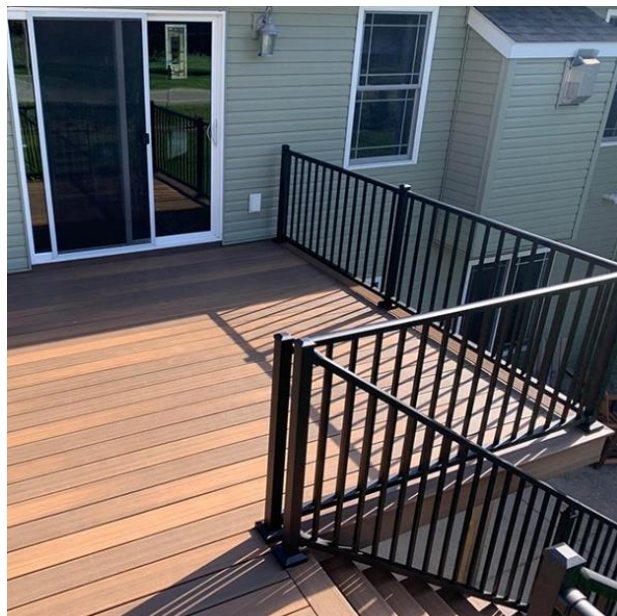


Figure 14 bottom right _steel railings to define new Flat 1 amenity space above the roof. That terrace will be treated both with timber decking and green roof.

8.2 The Flat 1 amenity space will be a large terrace with timber decking and large green space where low shrubs can grow, improving the city biodiversity and working as a “bridge” between adjacent trees. The immediate surroundings are lacking of green space and that existing flat roof can host a flower bed.

8.3 The smaller volume is designed to have a minimum visual impact on the set of terraces. Its lower mass allows to propose a dark brown zinc cladding, with no gutters, as the tiny roof above would collect a small amount of

rainwater, that would drip down on the zinc clad walls of the subordinated extension. It is a new addition which is clearly recognizable as a contemporary architecture.

The existing window opening will be retained to create a hybrid between a conservation grade skylight and a window, allowing the passage of light in the inner part of flat 1 and giving some extra headroom inside the extension.



Figure 15 top left _Example of a hybrid window/skylight

Figure 16 top right _Steel frame, double glazed window, anthracite colour for the proposed window

Figure 17 and 18 _Example of zinc cladding applied on extensions

7. CONCLUSION

The proposal is designed to improve the usability of a small portion of the building. The design seeks a balanced opportunity to extend the property without compromising the special character of Camden Conservation Area, respecting the existing patterns, materials and maintaining a low visual impact. The preplanning advice helped to understand the point of view of the planners and Conservation area guidelines, which were applied during the preparation of the proposal, which is now consisting in a more proportionate residential extension, concerning just a small part of the rear building. It will represent a good addition to the Camden housing stock, reflecting the character of Camden Town, which combines tradition and the contemporaneity in an lively mix of styles and languages.