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Revision A

18 Ivor Street



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1 INTRODUCTION

1.1 SCOPE

This document has been produced in support of a planning application for the reconstruction of a single storey rear extension with a sedum roof, The installation of new windows, internal remodelling and internal and external refurbishment works at 18 Ivor Street, Camden, London NW1 9PJ

The proposals in this document and the associated drawings issued herewith have been based on a dimensional survey of the existing house and site.

1.2 DRAWINGS AND DOCUMENTS

2343-PA-SI-01: Existing Site Location and Block Plans

2343-PA-PL-01: Existing Plans

2343-PA-EL-01: Existing Elevations & Section

2343-PA-SI-11: Proposed Site Location and Block Plans

2343-PA-PL-11: Proposed Plans

2343-PA-EL-11: Proposed Elevations & Section

1.3 PLANNING HISTORY

There is no recent planning application associated with this property listed on the London Borough of Camden planning portal. There is one historical planning application, as listed below:

Planning Ref: 8400924

Address: 18 Ivor Street NW1

Description: Construction of roof extension for residential use as shown on drawing number 1403 and 1404 revised on 4th July 1984.

Decision Date: 05/07/1984.

Decision: Grant Full or Outline Planning Permission.

Current Status: The approved work were completed within 3 years of the approval and remain in place.



2 SITE/EXISTING BUILDINGS

2.1 THE EXISTING SITE

The property is located in Ivor Street within the London Borough of Camden. The area is characterised by predominance of two storey and three storey terraced houses along tree-lined streets. The site is located within a Conservation Area. The front elevation presents a rendered solid masonry wall with London Stock brick to the rear elevation. The existing windows are a mixture of timber sash and casements windows. The roof is finished with natural slate.

The property includes modest frontage including a lightwell to the north-west and south-west facing garden which backs onto railway arches.

2.2 HISTORICAL CONTEXT

Ivor Street is part of the Jeffrey's Street Conservation Area, which was officially designated on November 12, 1985, to preserve its architectural and historical significance.

The buildings along Ivor Street are predominantly two-storey structures, featuring rendered and brickwork facades. The almost all the properties along the street have parapet roofs to the front giving a strong, consistent roofline. Approximately half of the houses have mansard roofs.

2.3 ACCESS TO THE SITE

The site is accessed directly from Ivor Street via a stepped access leading to the main entrance of the building. There is a small private frontage.

The location of the proposed work is entirely within the curtilage of the existing property.



2.4 AERIAL VIEWS OF THE SITE





2.5 VIEWS OF THE EXISTING BUILDING



Existing Front Elevation - Top left

Existing Front Elevation - Top right

Street Context - Middle left

Rear Extension - Middle right

View of Rear Garden - Bottom right





3 THE PROPOSALS

3.1 A BRIEF DESCRIPTION OF THE PROPOSALS

The proposals outlined in this document and accompanying drawings are for the following:

- Reconstruction of a single storey rear extension encompassing the footprint and in place of the existing extension, with a sedum roof and a bi-folding glazed screen.
- Installation of a new bi-folding glazed screen to the rear elevation at basement level.
- Extensive internal remodelling and refurbishment including the removal of existing chimney breasts.
- Replacement of the existing timber windows with new timber windows to match the existing windows.
- Replacement of the existing glazing to the atrium roof with new double-glazed units.
- Replacement of the existing glazed screen to the rear roof terrace.
- Repair and repainting of the existing render to the front elevation.
- The installation of a setback balustrade to the rear roof terrace to bring it to a building regulations compliant height.
- General repair and maintenance work to the roof and parapet gutter.
- The thermal upgrade of the fabric of the building.

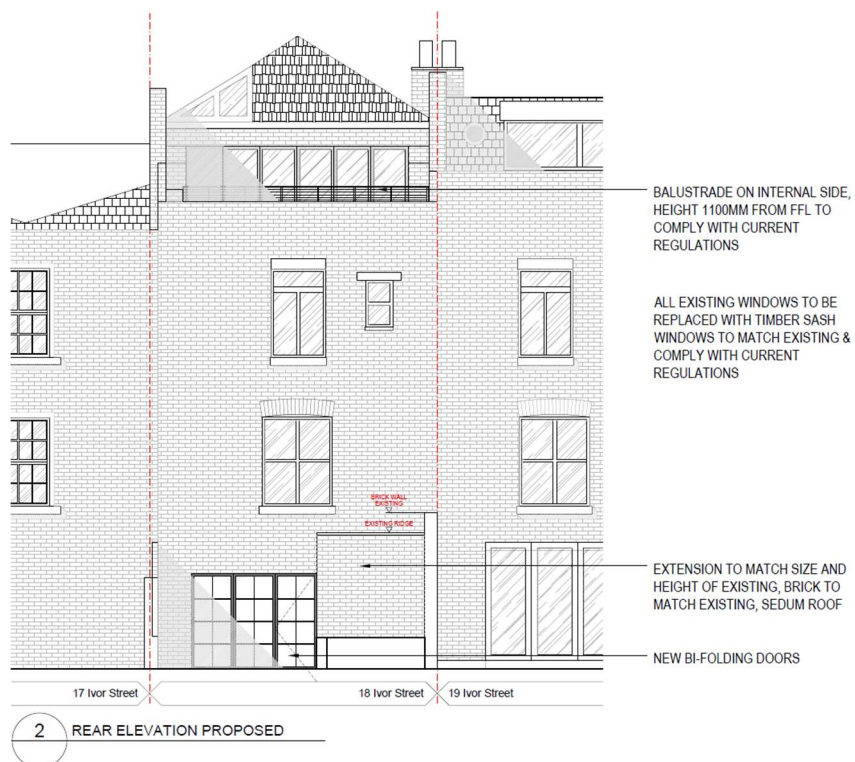
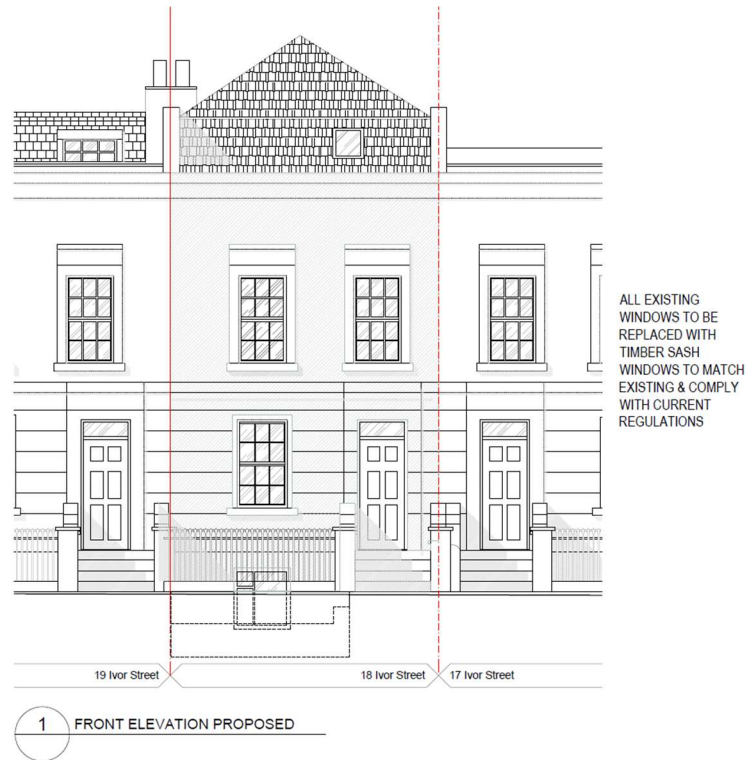
3.2 DESIGN CONSIDERATIONS

The proposals have been designed to result in minimal impact to the external appearance of the property.

The building has not benefitted from any recent maintenance work. The proposed work will serve to address issues arising from the lack of maintenance and the general age of the property and associated wear and tear as well as specific required work structural that has been identified.



3.3 PROPOSED ELEVATIONS





4 SUMMARY

We trust that what is presented in this document and the accompanying drawings demonstrates a desire to produce a sensitive architectural intervention in the area that meets our client's needs and respects the character of both its host and its wider environs.