

Design and Access Statement

108 St. Pancras Way
London
NW1 9NB

prepared for Mr & Mrs Rowe-Parr

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1.0 Planning Analysis

The proposed ground floor single storey side extension to 108 St Pancras Way requires a Design and Access Statement as it lies within the Jeffrey's Street Conservation Area of the London Borough of Camden. As the house is also Grade II listed, it is therefore required to provide a detail explanation to the design principles that have influenced the proposal design.

It is felt that the addition of the side extension, set back from the historic retail shop front and following the building line which is set out by the approved Planning and Listed Building Consent applications in 2013/1566/L and 2013/1570/P. This addition will provide a much needed entrance hallway for the newly refurbished family home. There will be no intensification of use in the property and this type of extension is very much a common addition by other similar Georgian properties within the Borough and throughout London, this will be demonstrated in a later section of this report.

2.0 Site Analysis

The existing site lies to the east of St Pancras Way on the corner with Wilmot Place within the London Borough of Camden. It lies within the Jeffrey's Street Conservation Area, and it is a Grade II Listed Building. It has a predominant southeast-northwest orientation with the front site boundary line facing west onto St Pancras Way and the rear garden facing towards a westerly and southerly aspect.

The topography of the site along St Pancras Way is generally flat for this area of north London. The front of the site has a small upper pavement from St Pancras Way and this continues into Wilmot Place. The entrance to the house is centrally located on the southwest façade facing Wilmot Place. There is no off-street parking provision and the occupants for the building are entitled to a Parking Permit provision from LB Camden.

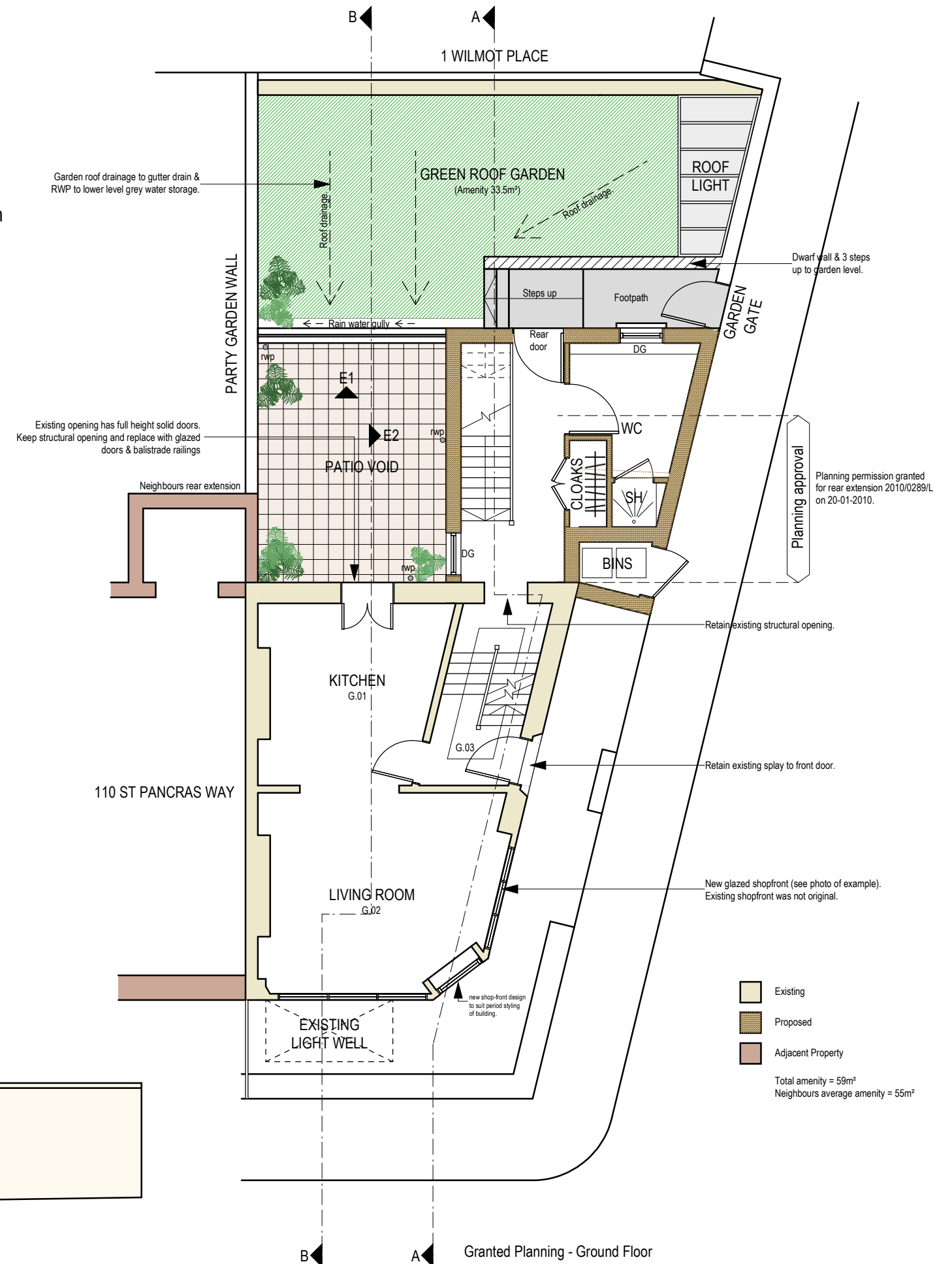


3.0 The Approved Planning Application

Planning Permission and Listed Building Consent have been granted on 3rd September 2013 (2013/1566/L and 2013/1570/P) for the refurbishment and extension for the property. The granted planning consent was for the change of use for the shop unit on ground floor into residential use, a two storey rear extension off the staircase half landings, for a new rear entrance lobby with WC and a bathroom over, together with new accommodation for a subterranean room below the existing garden level. The materials used in the approved extension decision will closely match the existing materials within the structure, with particular reference to brickwork and roof tiling.



Existing Wilmott Place Facade



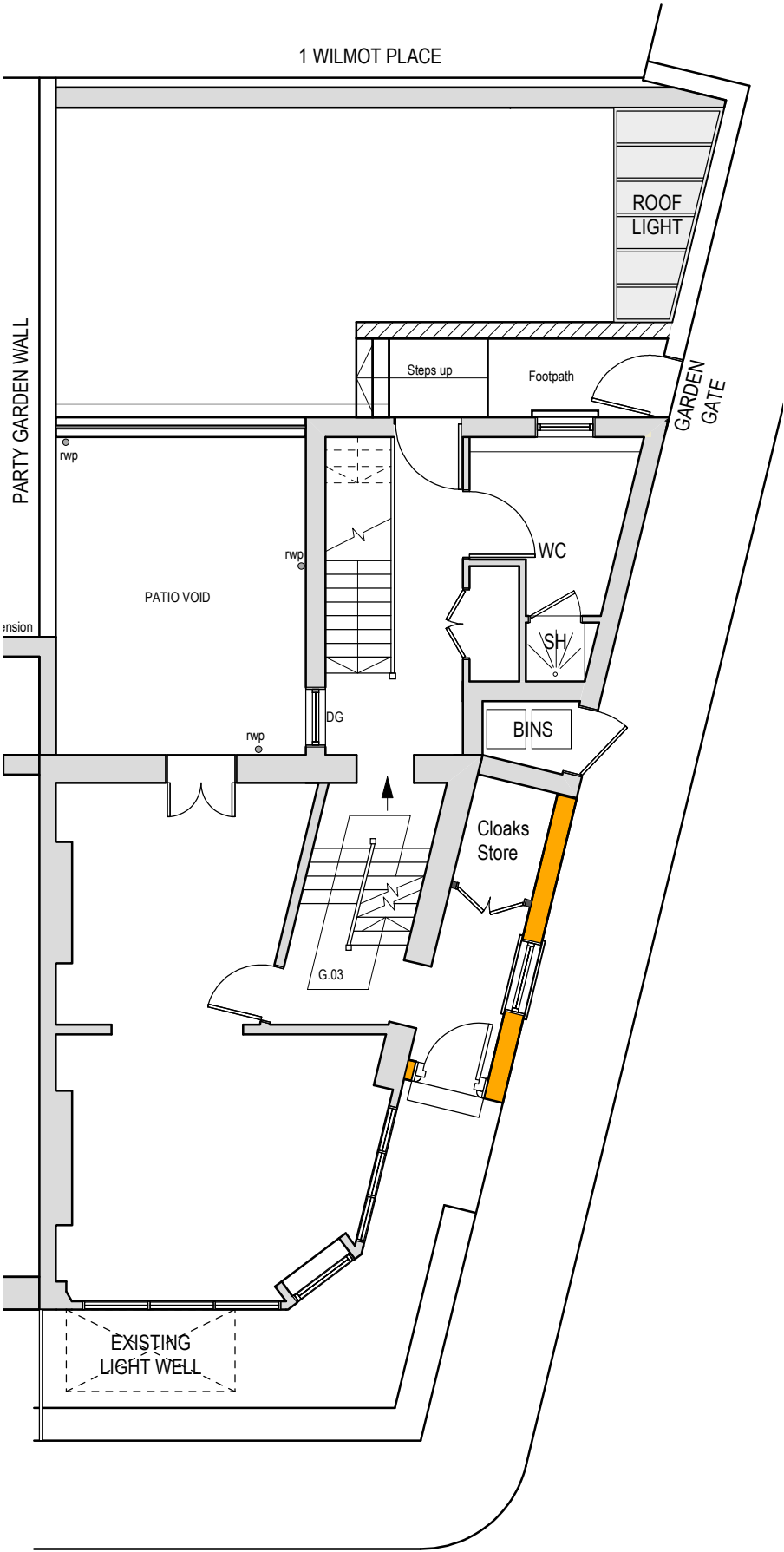
4.0 Design Objectives

Upon the completion of the converted shop unit to residential use, together with the refurbishment and extension of the main property being turned into a large family home, the internal spatial planning of the building will have changed considerably. The main purpose of the original entrance on Wilmot Place, while being restored, was to provide access to the flats above and below the original shop unit. As a result, it was not designed to serve as an entrance area for a family home. Furthermore the current entrance hallway lacks sufficient storage space for a pushchair or a coat cupboard that are associated with the life of a modern family home.

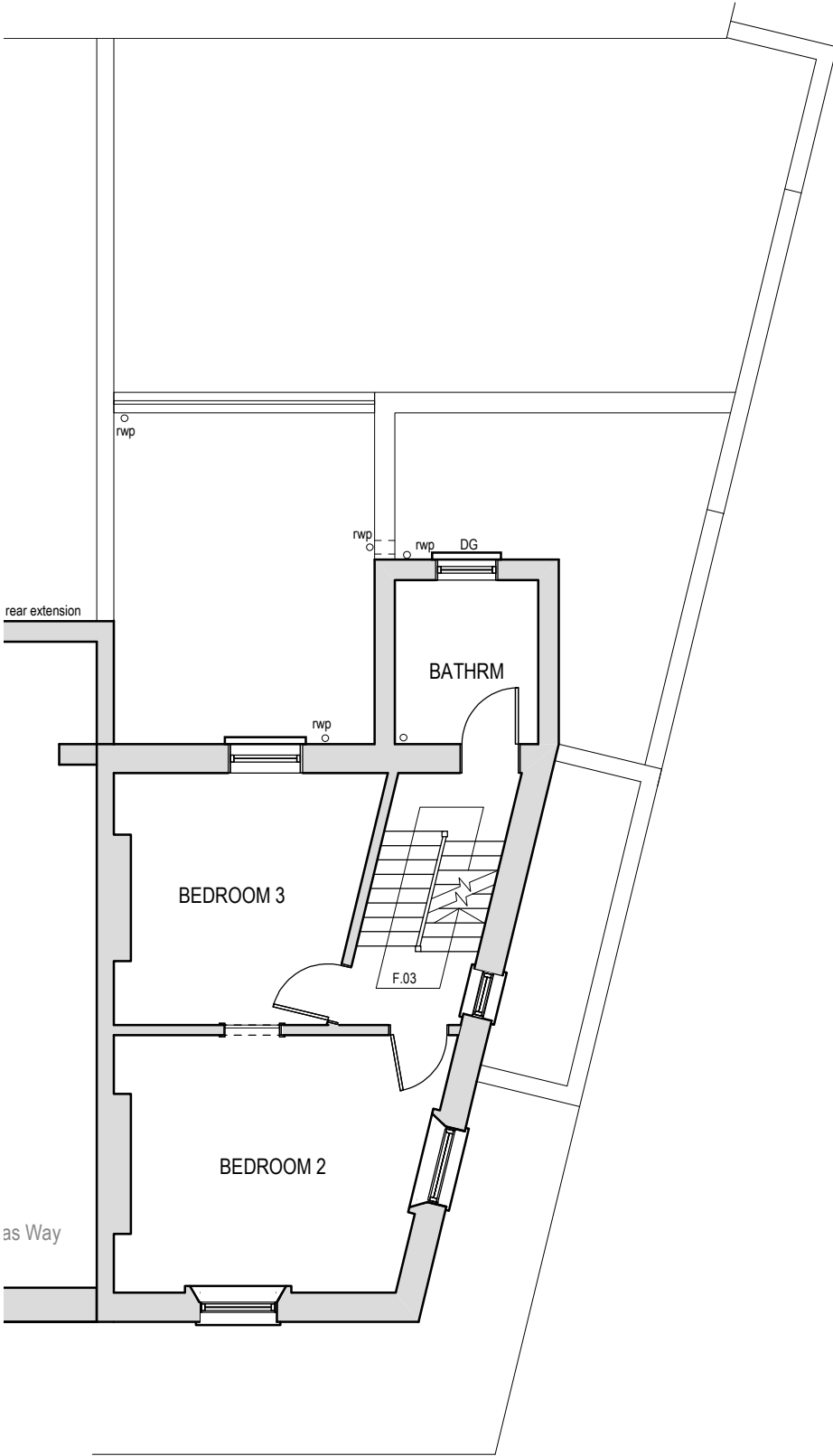
5.0 Design Solutions

In order to address the design objectives, the solution calls for a side extension, measured 1.5m wide and 4.7m long, adjacent to the original entrance towards the building curtilage, in line with the approved back extension and the side back garden wall. The extension will have a flat roof with a low parapet wall to the same level as the restored shop front facade. The proposal will create an entrance hallway together with sufficient storage area for modern family living, such as coat cupboard, spaces for a pram / push chair. The palettes of material for the new extension will be similar to the existing refurbishment of the property, with brick as the main construction material, together with a new sash window facing Wilmot Place that will match existing window designs of the main house.

The proposal will also relocate the existing design of the front door to the southern face of the extension, facing St Pancras Way. The new front door will be a replicate of the original door design in order to take into account the historical significance of the property.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Existing
Proposal

The design resolution set out above is based on past solutions found in similar properties within the immediate surrounding area, as well as the wider north London area. For example, No. 1 Rochester Terrace, a corner property located at the intersection of Wilmot Place and Rochester Terrace, is a Georgian semi-detached house with a side extension to act as their new entrance and hallway. Similarly, various Georgian period properties located within north London all have a similar architectural language and design solution similar to the design for 108 St Pancras Way.



Corner building with side extension at the intersection of Wilmot Place and Rochester Terrace



Corner building with side extension within close proximity to 108 St Pancras Way



Single storey side extension with retail shop setting



Side extension with entrance door located within the borough



Georgian end terrace corner building with single storey side extension