

16 St Pauls Crescent , London NW1 9XL

Report and photographs of existing building to support a planning application for construction of a single storey rear extension

Prepared for David & Saira Howe

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REPORT

Introduction

This report is written in support of a planning application to 16 St Pauls Crescent, London NW1 9XL and should be read in conjunction with the accompanying application documents and drawing numbers 95148 /P01 – 14 inclusive.

The proposal

16 St Pauls Crescent is a terraced London Victorian town house, constructed with London stock bricks with a stucco base and window surrounds to the front elevation. The windows are predominantly painted timber vertically sliding sash windows. The building is in the Camden Square Conservation area.

The proposal is to demolish the existing ground floor kitchen extension and replace it with a new single storey extension to the full width of the plot. The existing rear extension at first floor will be retained and incorporated in the new works. The new rear extension will project 4.7 metres from the main rear elevation of the house and is contained by the existing rear extension to the adjacent property.

External design

Mass

The garden room will be full width extending across the rear garden as a single storey. The main elevation will be predominantly glazed. The studio will extend 4700mm into the garden from the rear elevation of the property, which is similar to existing rear extensions on adjacent properties. The rear garden will remain otherwise unaltered. The parapet height at the boundary to No. 14 will be 3250mm and the roof is flat to minimise the impact/ mass of the roof to adjoining properties. The new roof height is 3100mm

Materials

The flank elevations (new party boundary wall) will be constructed in reclaimed London Stock brickwork to match existing. The elevation of the extension facing the garden will have a painted render panel and sliding/ folding painted doors. The roof of the garden studio will be a planted Sedum roof with a painted timber fascia and painted metal gutter.

ACCESS STATEMENT

Access to the house is unaffected and certainly not made any worse by the proposals.

FLOOD ASSESSMENT

We understand the property is not in an area of flood risk and there will be no impact on the existing situation.



PHOTO 1
View of existing existing rear elevation
16 St Pauls Crescent London NW1 9XL



PHOTO 2

*View of existing existing rear elevation & adjacent properties
16 St Pauls Crescent London NW1 9XL*