

191_2000_DOC_DA_Planning, Design & Access Statement EXTENSION TO THE SIDE OF PROPERTY

Date	Rev	Notes
14.10.13	P1	Planning Approval Submission



FIG 1.1

SITE

29 Prince of Wales Road
Camden
London
NW5 3LH

LEAD DESIGNER

Clive Sall Architecture Ltd
2 Providence Yard
Ezra Street
London
E2 7RJ

LOCAL AUTHORITY

Camden
Town Hall Extension
Argyle Street, London
WC1H 8NJ

DESIGN AND ACCESS STATEMENT

1 Introduction

2 Site Appraisal

1. Physical Context
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3 Evaluation

1. Physical Context
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1 INTRODUCTION

This proposal seeks to extend 29 Prince of Wales Road by extending to the side of the property. Through material renewal and a change of use from a single dwelling to flats this proposal will greatly enhance both the frontage and rear of the property whilst providing a range of dwellings to meet the local areas needs.



FIG 2.1
Location plan

2 SITE APPRAISAL

1. Physical Context

- 1 The property is on Prince of Wales Road and is not in a conservation area
- 2 It is the sole derelict property within a long row of Victorian terraces.
- 3 The frontages of the street within this stretch have largely retained their original proportions, materials and detailing. They have brick frontages and openings with simple render detailing. Numbers 29 and 31 form the only villa to retain a pediment.
- 4 Number 29's frontage has been recently and poorly repaired by its previous owners and although some of its sash windows have been replaced they are non-functional as a result of not being correctly installed.
- 5 The building has been vacant for a number of years and, although watertight, the interior is in a poor state of repair with patches of damp and dilapidation.
- 7 To the rear of the property there is an existing 20th century extension which projects 6m into the garden. The existing extension has 2 roof heights and is clearly subservient to the main building line.

2. Access

- 1 The PTAL rating for the site is 6b
- 2 There is a high frequency of buses within the area with one stop within 40 meters of the property
- 3 Chalk Farm underground is 15 minutes walk and Kentish town West 2 minutes walk.
- 4 There is no existing provision for off-street parking.





FIG 3.1
Buildings with basements in the local area



FIG 3.2
Frontage of the site and adjacent properties.





FIG 4.1 Rear Elevation of 29 Prince of Wales Road



FIG 4.2 View from 29 Prince of Wales Road towards garden, houses and trees.



FIG 5.2 View from door of 29 Prince Of Wales Road



3 EVALUATION

1. Physical Context

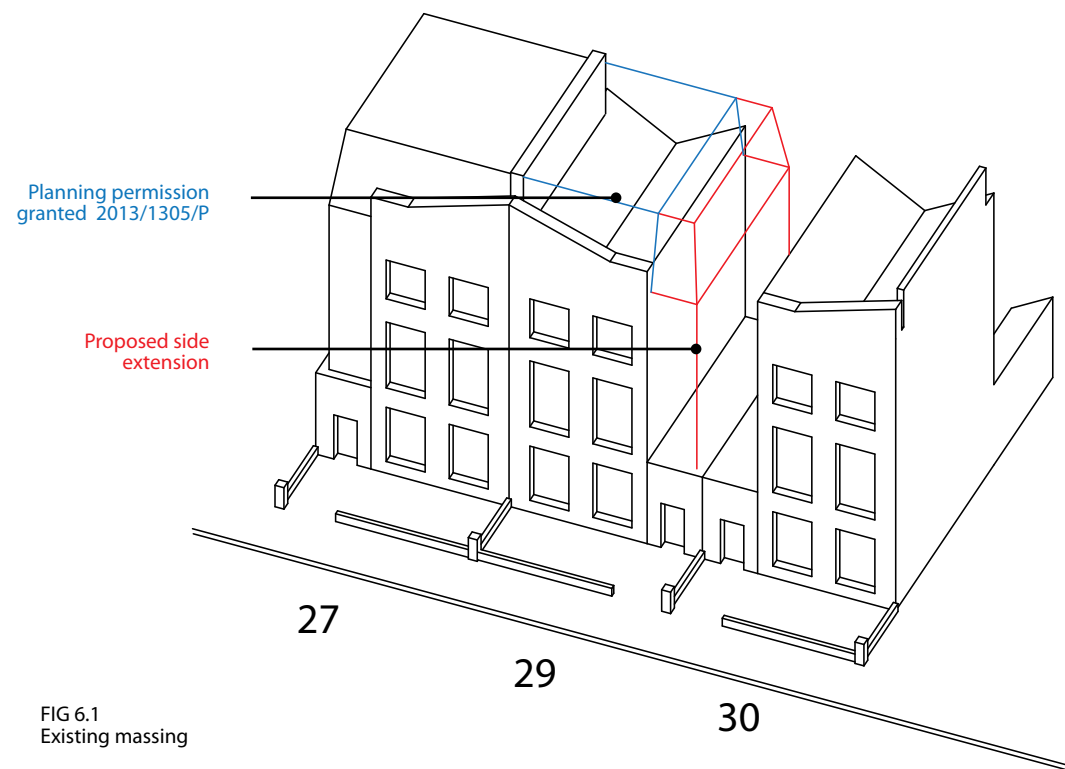
- 1 The proposed side extension will affect the existing street frontage. Currently the semi detached pair is asymmetrical, the proposal will add a very clear symmetry to the buildings
- 2 Due to the tangible uniformity to the street, the proposed extension will restore the rhythm of the semi detached pair when viewed in the context of the street.

2 Design Approach

- 1 The proposal will aim to enhance the property through the restoration of the materials and details of the frontage in keeping with the character of the area.
- 2 Material use throughout will be consistent with the character of the neighbourhood.
- 3 Extensions to the side will be subservient to the principle facade of the building.
- 4 The new configuration and extension of the property will provide a variety of unit types in order to create a sustainable development to support a range of users.
5. Any roof top addition should be carefully designed to ensure it does not detract from the quality of the frontage.



4 DESIGN



1. Use

1 The proposal will reinstate the residential use of the property which is currently vacant.

2 The proposal seeks to extend the side of the property in order to provide a more generous and useful residential abode

2. Amount

1 The proposal adds area to the first, second and third floor levels.

2 The proposal seeks to create extra space on the side of the property as well as extra space at roof level, extending the current permission received for planning application 2013/1305/P

3. Scale

1 The side extension matches the extension, at the same level to 27 Prince of Wales Road.

5. Appearance

1 All materials will be in keeping with the character of the conservation area.

2 To the front facade render will be restored and painted white and brickwork made good.

3 The rear facade will be rendered and repainted.

4 All windows will be renewed with white painted timber framed units installed throughout.

5 All windows to the main body of the building will be sash windows to match the existing.

6 Landscaping

1 The garden will be cleared and restored to create a crucial amenity for the property.

