

Design and Access Statement

In support of proposed development at:
2 St. Augustine's Rd

Prepared by CZWG Architects LLP
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1.0 Introduction

1.1 Purpose of the Statement

This Design and Access Statement has been prepared on behalf of Zen Developments in support of a second planning application for the erection of nine apartments at 4 St. Augustine’s Rd. London, NW1. The site is at the corner of Agar Grove and St. Augustine’s Rd. with Murray Street, and it is currently a vacant plot identified in the Camden Square Conservation Area Appraisal and Management Strategy as a “vacant site that fails to define the entrance, and mars the view of the area from the south and the east”.

The new design responds to the comments made by members at the planning committee meeting concerning the previous application.

The new design reduces the height of the building from the street level by 10% .

It reduces the bulk and massing of the building universally by 10%

It reduces the scale of the building (i.e. floor to floor height) by 5%

i) It should be read in conjunction with the other documents submitted with the planning application.

ii) The application seeks full planning permission for the erection of a building to provide a approximately 1200 sq.m gross external area of residential space on a brown field site.

iii) The site is located in the conservation area of Camden Square which borders the London Borough of Islington, to the east.

iv) The proposed residential units comprise seven 3-bed apartments and two 2-bed apartments. One of the latter is a wheelchair adaptable apartment and all other ones are Lifetime Homes compliant.

1.2 List of Documents

The following drawings are to be read in conjunction with the Design & Access statements and diagrams within:

Existing Plans:
1913-00-SK-0100 Site Plan
1913-00-SK-0101 Existing Context Elevations

Proposed Site Plan:
1913-00-DR-0100 Site Plan

Proposed Plans:
1913-00-DR-0101 Lower Ground Floor
1913-00-DR-0102 Upper Ground Floor
1913-00-DR-0103 First Floor
1913-00-DR-0104 Second Floor
1913-00-DR-0105 Third Floor
1913-00-DR-0106 Roof Plan

Proposed Elevations
1913-00-DR-0601 Elevation AA
1913-00-DR-0602 Elevation BB
1913-00-DR-0603 Elevation CC
1913-00-DR-0604 Elevation DD
1913-00-DR-0610 Context Elevations

Proposed Sections
1913-00-DR-0401 Section AA
1913-00-DR-0402 Section BB

1.3 Project Team

Client :	Zen Developments
Architect :	CZWG Architects
Landscaping :	CZWG Architects
Planning Consultant :	Cunnane Town Planning
Engineering:	PEP Civil Engineers
Sustainability:	SRS Partnership
Code Assesor:	Callao Housing Consultancy Ltd
Daylighting and Sunlighting Consultants :	GL Hearn Limited

2.0 Land Use and Local Context - test

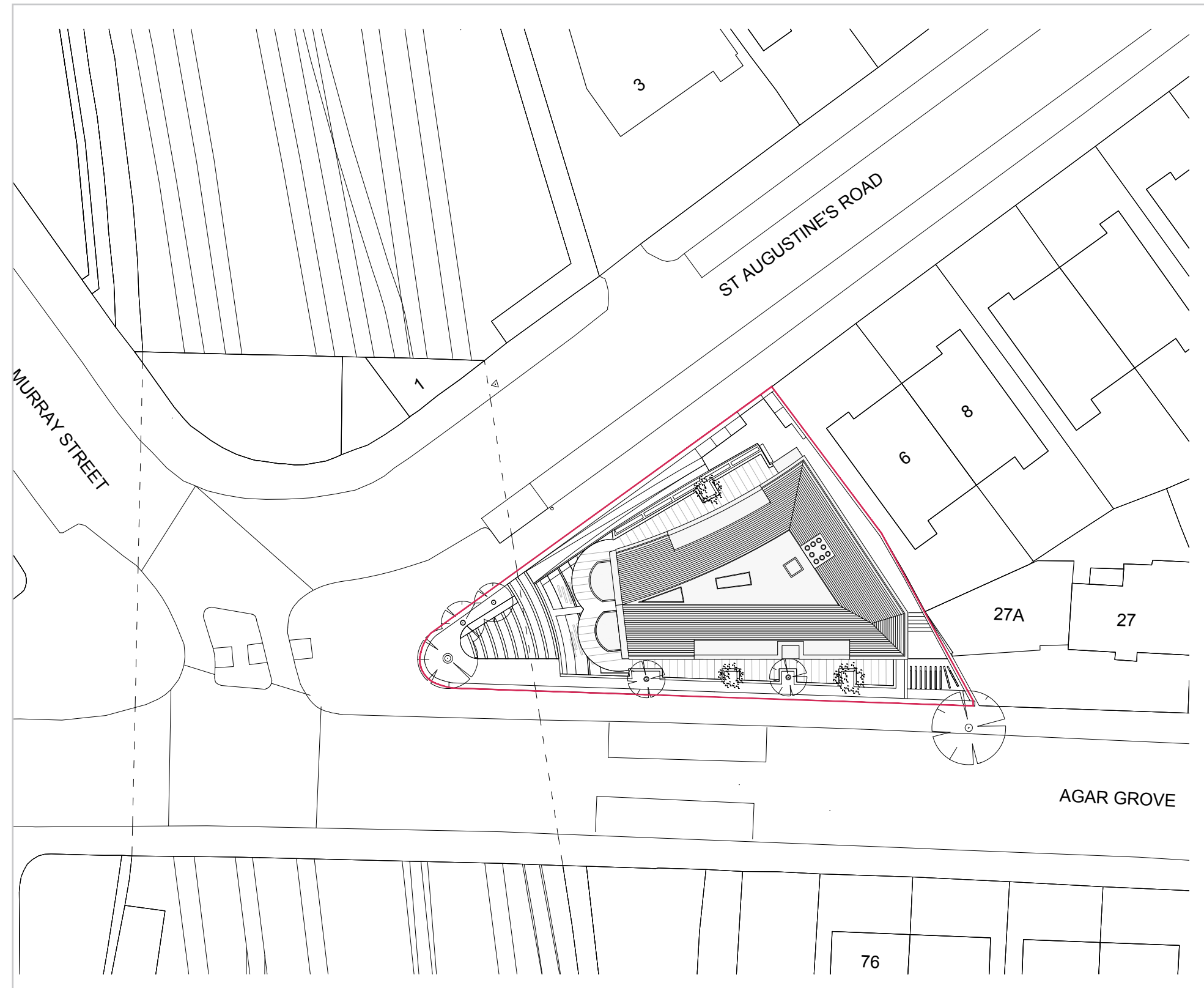
2.0 Land Use and Local Context

2.1 Summary of proposal

The application is for a site at the south western entrance to the Camden Square Conservation Area, at the junction of St Augustine's Road, Agar Grove and Murray Street. Part of a major railway tunnel runs under the west corner of the site. It is a brown field site without buildings. Now vacant, it was most recently used as a builder's yard. Historically it was the site of a villa in the form of a pair of semi detached houses which were demolished in the first half of the twentieth century.

The site is surrounded by an existing substantial brick wall which is to be cleaned, repaired and in part reinstated. The building is to be surrounded by a landscaped garden with trees and areas of paving and greening. The proposal building is circa 1,200sqm (gross external) similar to the previous application on the site.

The proposal is for a single villa building of similar typology and proportions to its surroundings, but acknowledging and celebrating its special acute corner location. It is on lower and upper ground floors to third floor. Of the nine apartments, two have 2 bedrooms, seven have 3 bedrooms.



Site Plan , Not to Scale

2.2 Application History

There have been various applications on the site in the last five years; some for changes of use or small constructions; two for single multi- storey residential buildings of which the first was not recommended by officers and refused by committee, a refusal which was upheld on appeal. The two more recent were recommended by officers but refused by the committee.

We have studied all the drawings, images and documentation relating to these three applications including reports to committee, the inspector's report and the submission of the local community. Although there are others to be considered, the outstanding issue is the suitability of the appearance of the proposal in this high quality conservation area.

2.3 Planning Policy and Conservation Area Statement

Please refer to the Planning Statement Document for details, attached as Appendix 1



3.0 Location and Site Analysis

3 1 Existing Site

The site is a 0.06hec triangular area of vacant land at the junction of St Augustine's Road, Agar Grove and Murray Street. It is surrounded by a 1.8m high London Stock brick wall which defines its perimeter. At present there are two vehicular entrances through the wall with attendant crossovers on the pavement.

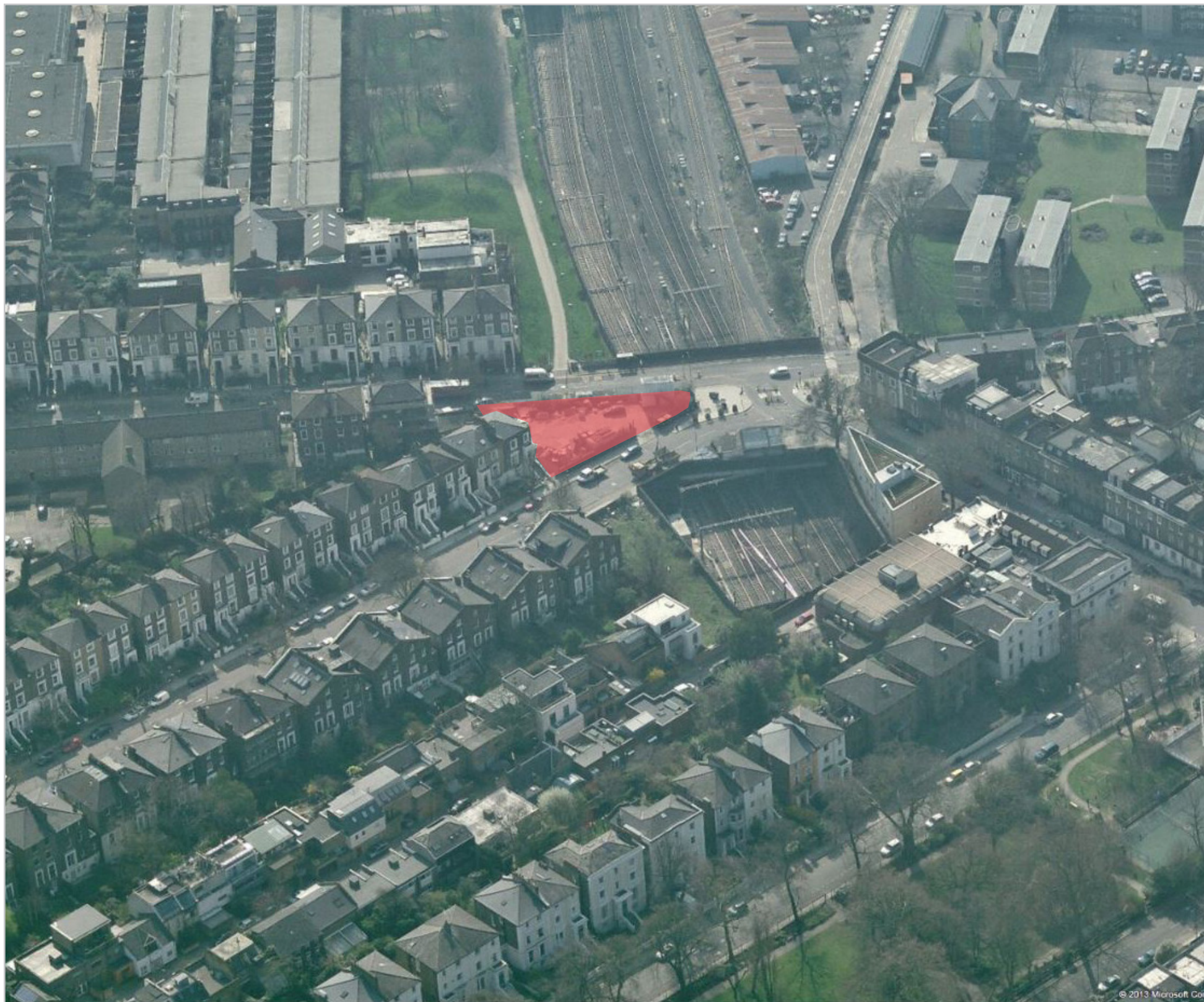
Agar Grove slopes up from west to east rising 0.4m along the site. St Augustine's Road also slopes up west to east rising 0.8m along the site, so that the north east corner of the site is 0.4m above the south east corner.

There are technically two parts to the site, the eastern half can be built on but the western half is subject to a restriction on building due to the proximity of the railway tunnel. Balconies however may oversail this part.

Agar Grove on the south side of the site is a main east west route between Islington and Camden and is a bus route. The bus stop of the 274 bus (Islington – Lancaster Gate) is adjacent to the site. There are various other bus routes and public services nearby. Please refer to Chapter 2 of the Planning Statement for details of transport links.



Aerial View of the Site (Facing North) Image from Bing Maps



Aerial View of the Site (Facing South), Image from Bing Maps

3.2 Camden Square Conservation area

The area, developed around the 19th Century as an inner city suburb of Victorian London, is centred around Camden Square, a park where St Paul's church was located. The church was demolished in 1956.

The character of the Conservation Area is predominantly of the coherent development of that period but does also include post war social housing blocks built on war damaged sites.

Houses were laid out in an orderly manner on an orthogonal grid of sloping streets, parallel and perpendicular to Camden Road. The streets were wide and tree lined and ascending from south west to north east. The earlier type of houses were semi detached villas set back from the pavements with short front and long back gardens. These were followed by terraces of houses also with front and back gardens. Four stories under a pitched roof attic predominate through the area.

Agar Grove was a pre-existing non orthogonal road in the area. Its angular meeting with the grid forms this triangular site. However Agar Grove has similar villas and terraces along its (eastern) length.

The materials of the houses are a mix of yellow London Stock bricks and white painted stucco, with the timber sash windows and doors. The brick work is plain, the stucco provides the articulation of base and cornice as well as window surrounds, door porches and string courses typical of the period.

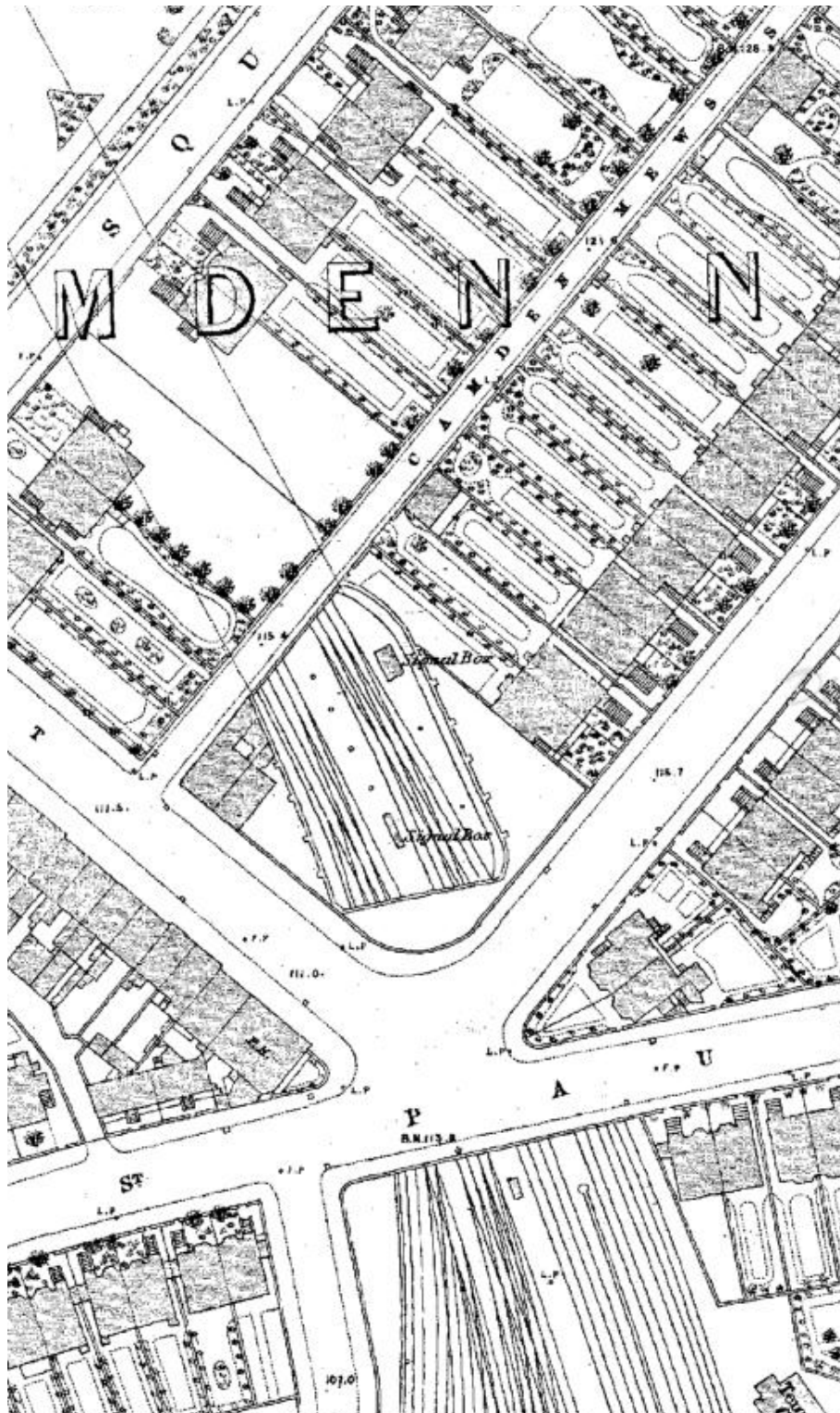
Around the site the villas of Agar Grove and St Augustine's are predominantly of four storeys under visible shallow pitched roofs with eaves. The lower two floors are rendered stucco, the upper two, brick with



Camden Square Conservation Area

stucco details. Front doors are at upper ground floor level up considerable flights of steps form the street. Chimney stacks (of up to 16 pots) on central party walls are wide and prominent in the street-scapes.

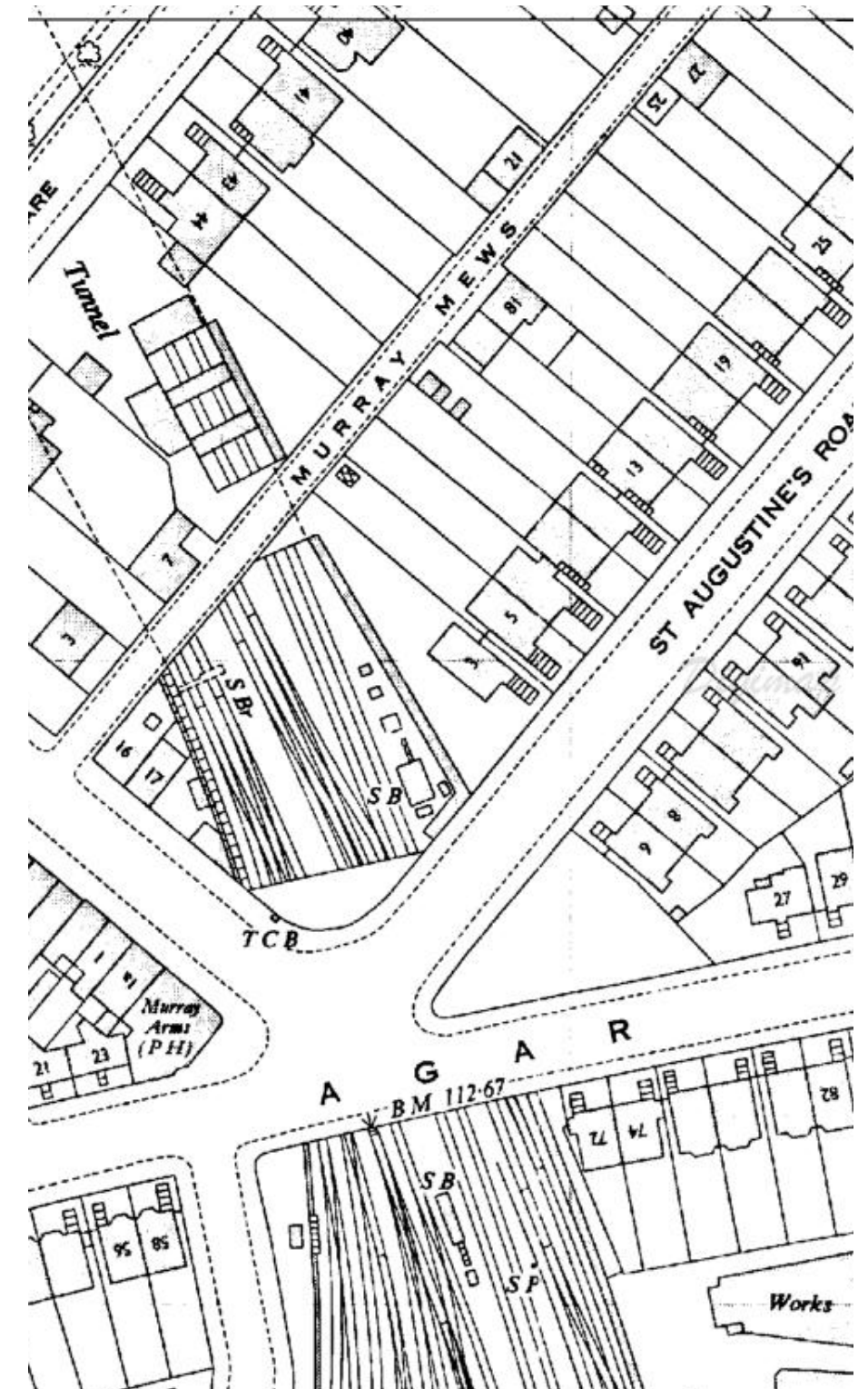
In studying old maps, we have found that in the past the site used to house a semi detached villa type. This was oriented with its central party wall north east/south west on the site with a front door on each street. The bay windows, which are normally only at the back of the houses of this area, faced south west towards the street corner. They would have made therefore an unusual feature on this prominent corner.



1870



1890



1950

3.3 Agar Grove

On the east side of our site, coinciding with the natural break provided by the railway lines, Agar Grove consists predominantly of semi-detached and terraced houses made up of a lower ground floor plus three storeys arrangement on the south side and a combination of those with an almost street level lower ground floor plus three on the north side. The raised ground floor levels have a generous floor to floor height, corresponding to the Piano Nobile or principal floor that they were originally designed to accommodate.

The main materials in the Agar Grove Streetscape are brick and stucco, the extent of the latter being dependent on the period of the built. Nearest to the site the stucco covers both the lower and raised ground floor levels whilst further to the east the stucco is only applied to the lower ground level. Stucco porches are a reoccurring theme on the street projecting forward from the building line above the front stairs and together articulating the street.

On the corner of Agar Grove and Murray Street and facing the site across the void of the road junction, is a shop and 3 storey upper part that was built as a pub.



Agar Grove facing west



View of the site from the South East corner



Agar Grove viewed from the west of the site



View of the site from the south of Agar Grove