

13 Alma Street
London
NW5 3DJ

Design Statement

Date: October 2012



Document 1174/PD/DOC.02

s t r a n g e
a s s o c i a t e s

DESIGN STATEMENT

Location

The property is a mid terrace, 3 storey single family dwelling located on the west side of Alma Street, London NW5 and is situated within the Kentis Town Ward of the London Borough of Camden.

The property is located within the Inkerman Conservation Area.



DESIGN STATEMENT

Relevant Planning Criteria

The relevant UDP Policies referred to are:
Conservation Area Statement 35
(Inkerman);
LB Camden: CPG 1: Design.
LB Camden: CPG 4: Basements & Lightwells
LB Camden: SPG 2: Development
Town & Country Planning Act, 1990.

Pre-Planning Advice

Initial advice was received from LB
Camden Planning Department on 11
October with Mr Fergus Freeney.

In principle the strategy of the design of a contemporary rear extension formed as an ensemble of reduced forms was welcomed. The simplicity of the forms and finishes (white self coloured STO render) establishes a dialogue between the host building and new additions which allows each to express it's own separate identity without the risk of creating a "pastiche" scheme.

DESIGN STATEMENT

Relevant Planning Advice (contd.)

The heights of the extensions have been kept to a minimum. The height of the proposed extension which forms the proposed Ground Floor bathroom is 3.8m from adjacent Ground Level of No 14 Alma Street. The accommodation at this level to No 14 is a kitchen and not deemed a habitable room.

The provision of a new lightwell and basement window to the front of the property were not seen as contentious as other properties in the street have added the same.

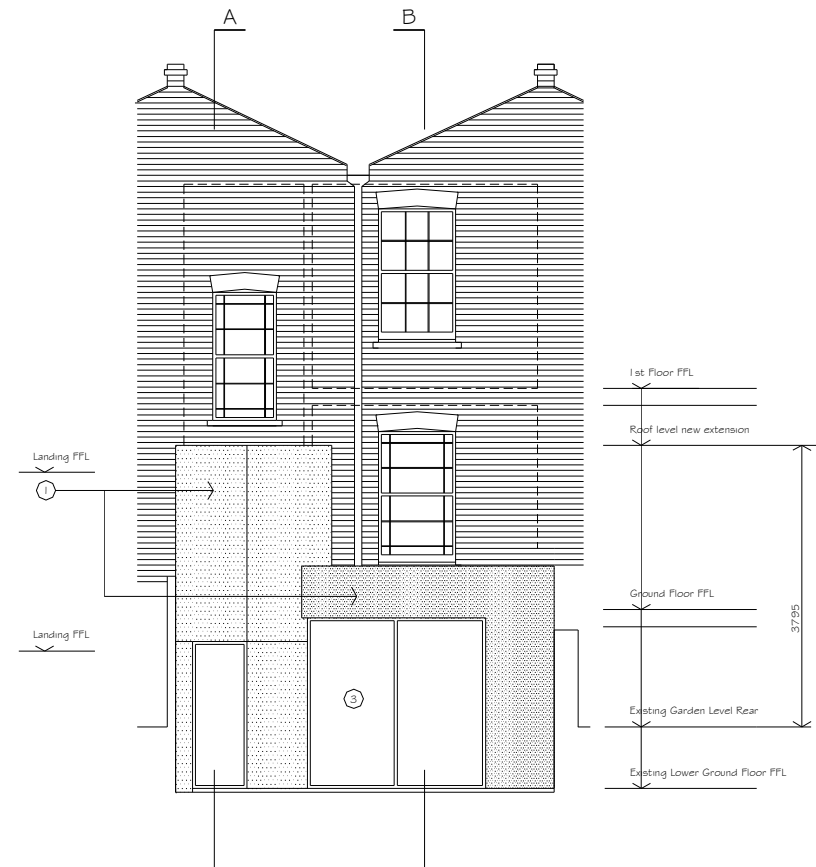
The relevant UDP Policies referred to are:
Conservation Area Statement 35
(Inkerman);

LB Camden: CPG 1: Design.

LB Camden: CPG 4: Basements & Lightwells

LB Camden: SPG 2: Development

Town & Country Planning Act, 1990.



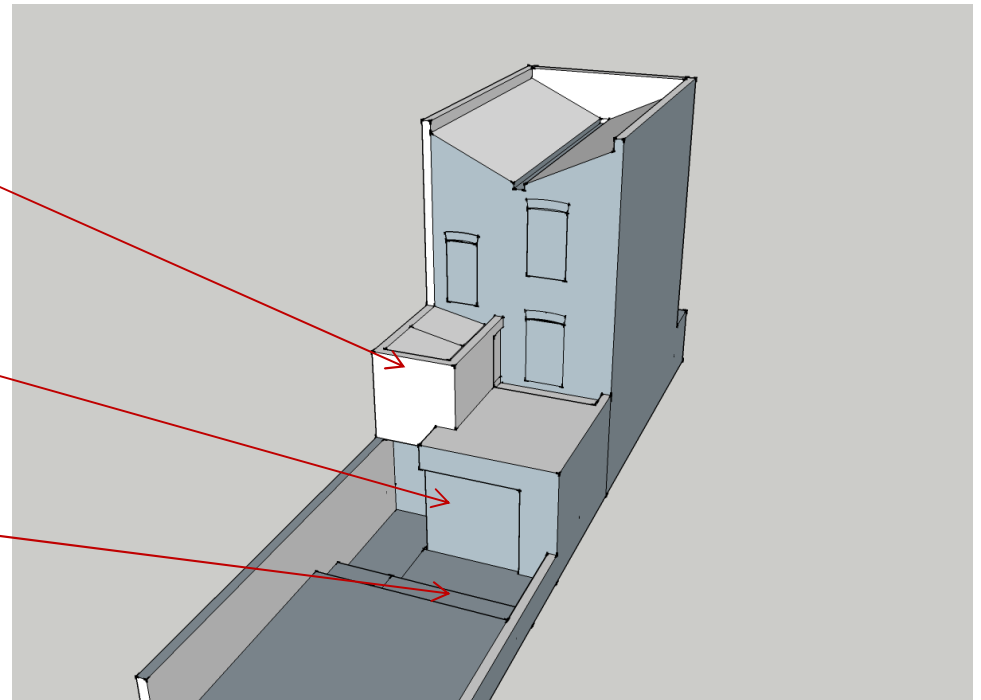
DESIGN STATEMENT

Massing to Rear

New
bathroom
extension

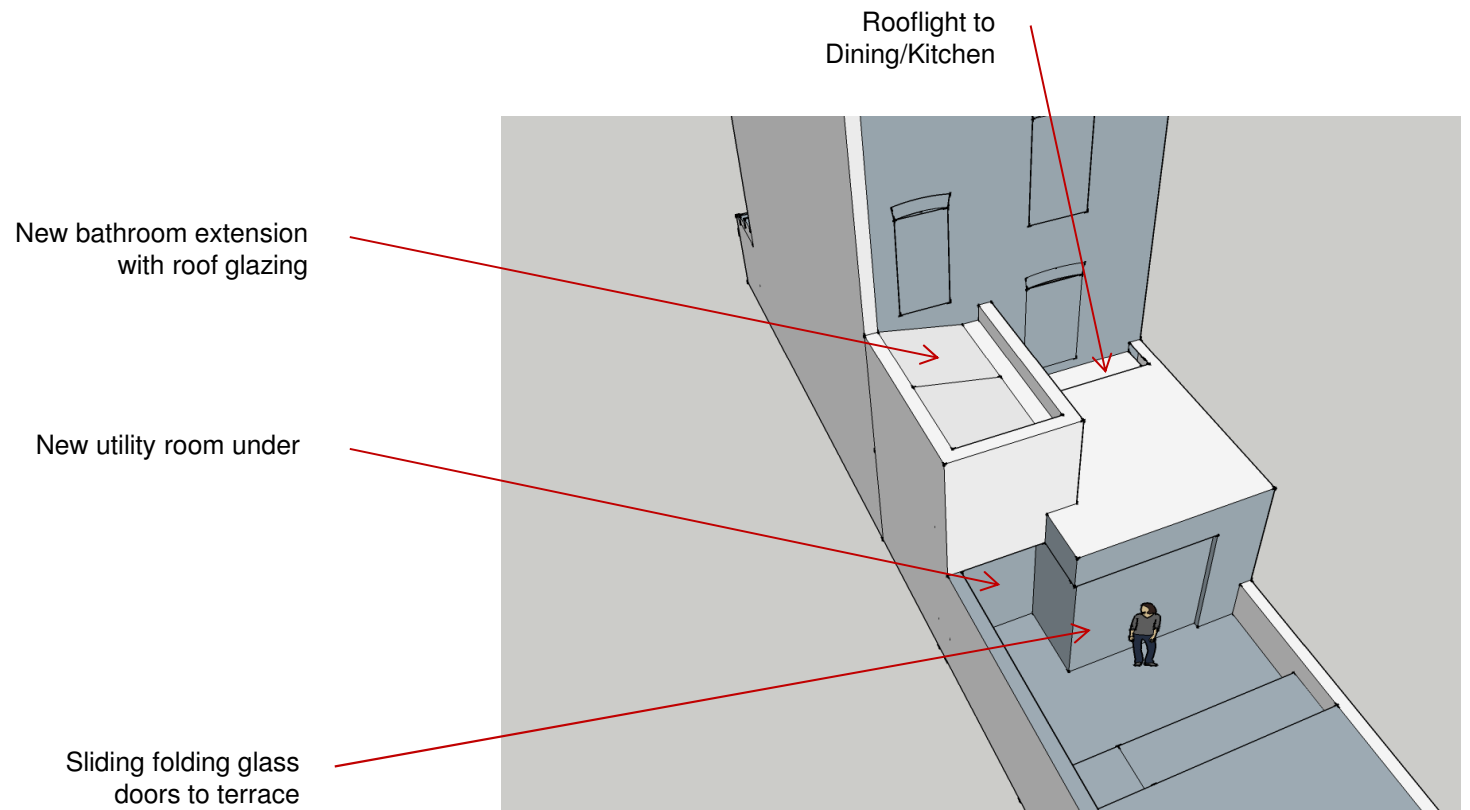
New Kitchen / Dining
extension

Existing rear garden
lowered to form new
terrace at lower ground
level



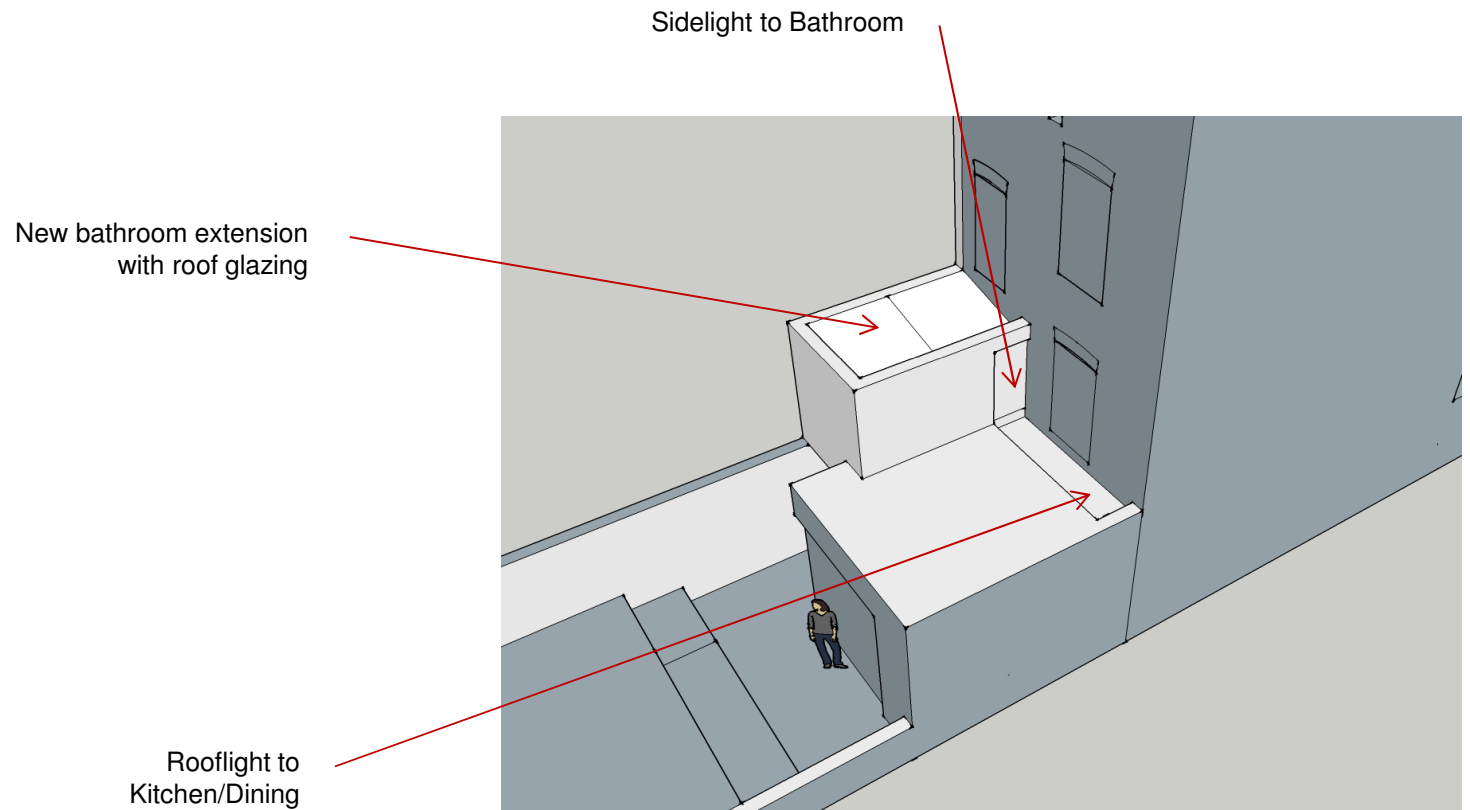
DESIGN STATEMENT

Massing to Rear



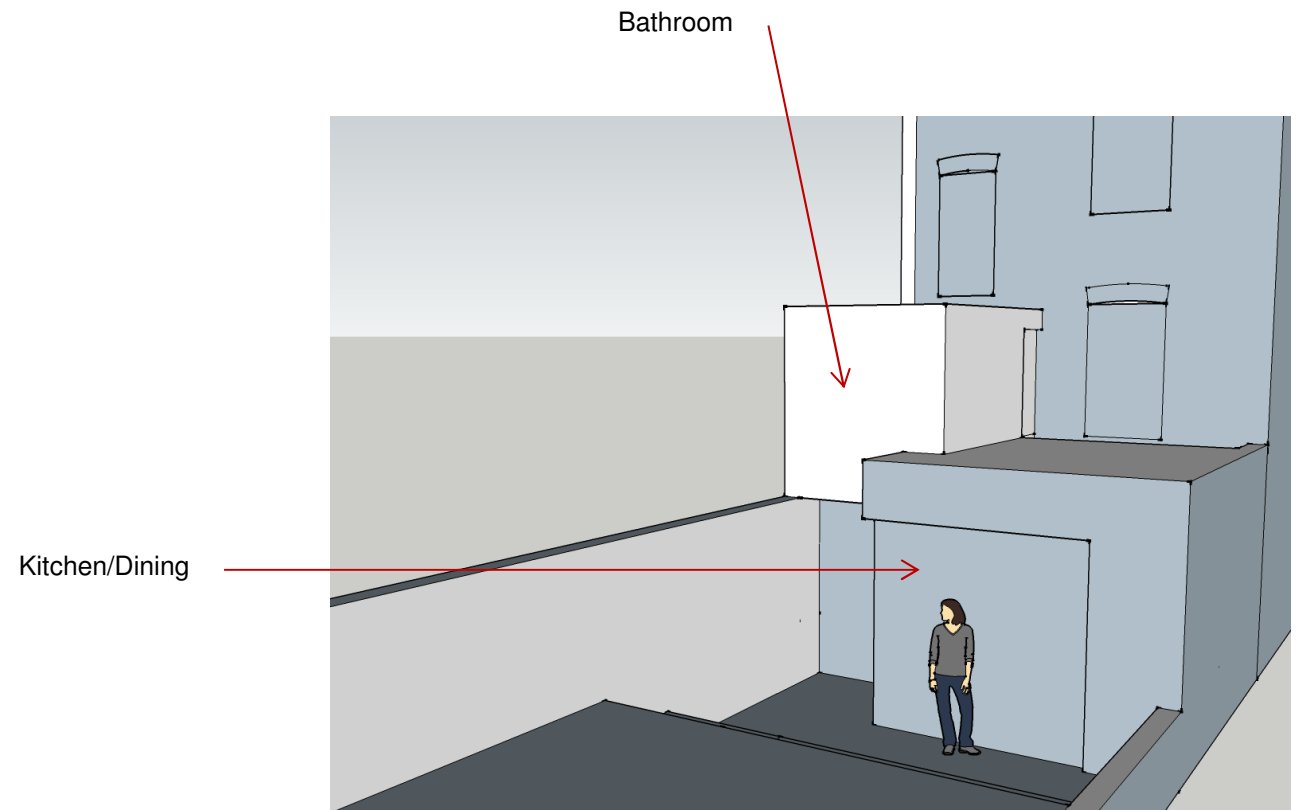
DESIGN STATEMENT

Massing to Rear



DESIGN STATEMENT

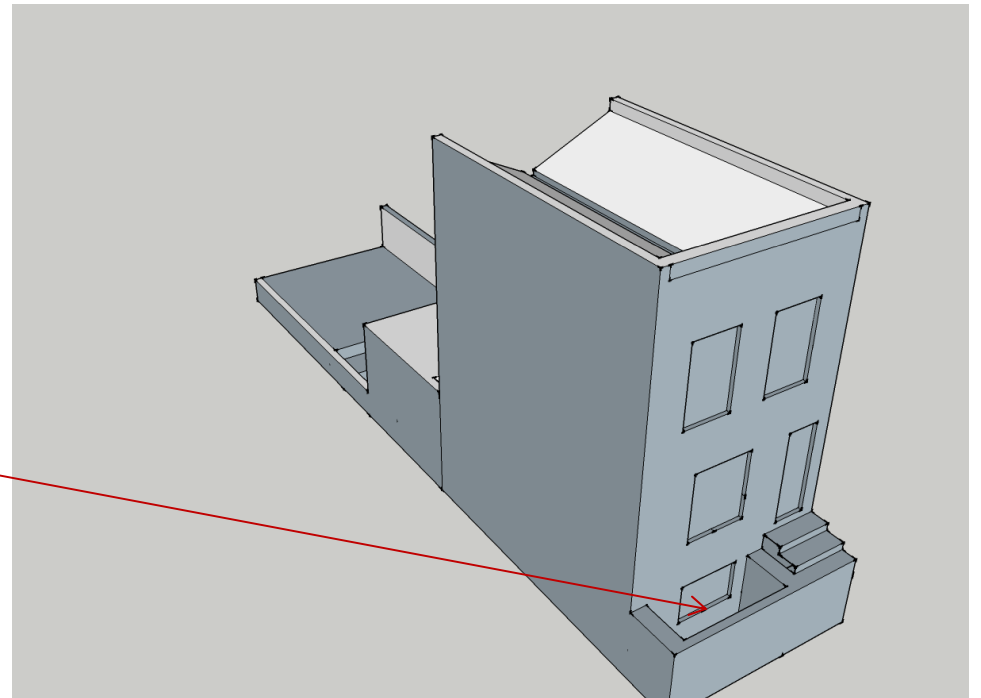
Massing to Rear



DESIGN STATEMENT

Creation of New Front Lightwell

New area & window to front



DESIGN STATEMENT

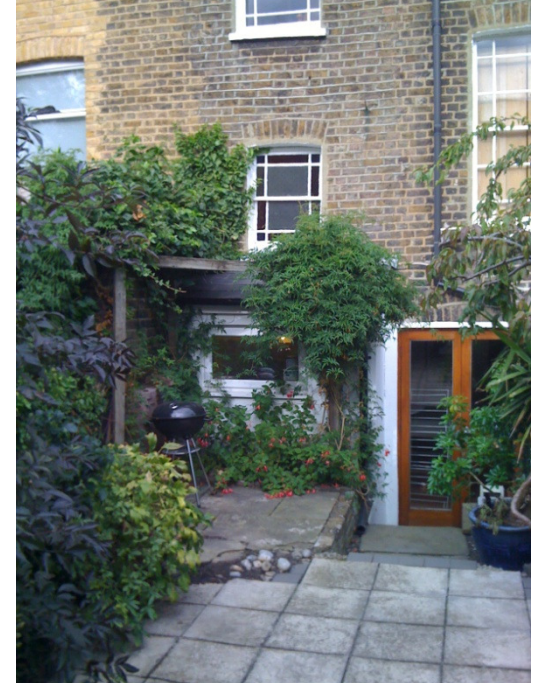
Site Photographs



Rear of 13 Alma Street



Rear of 13 & 14 Alma Street



Rear of 13 Alma Street
Garden Level

DESIGN STATEMENT

Site Photographs



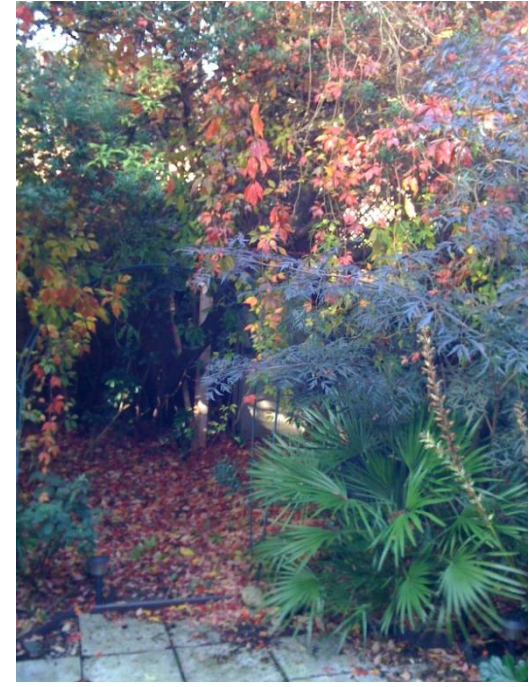
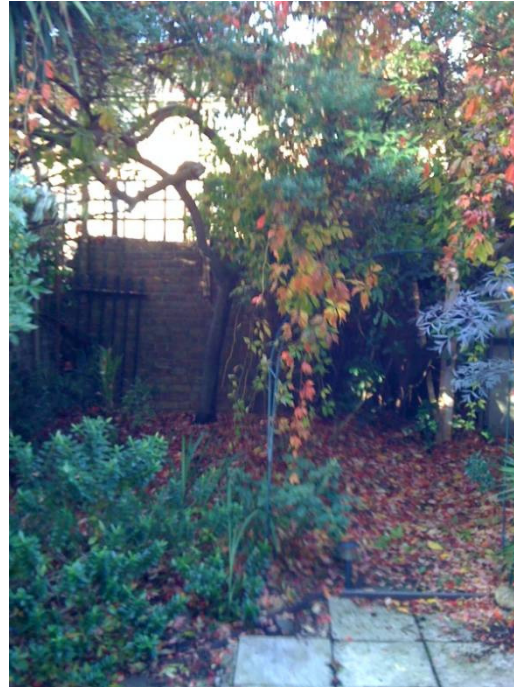
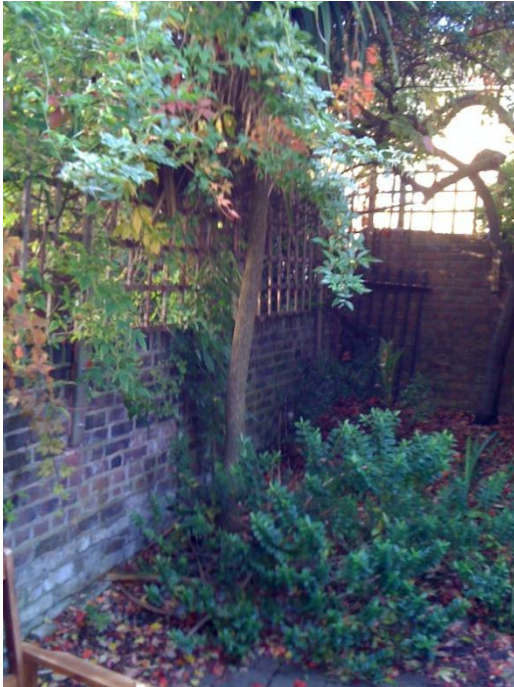
View looking north from rear of 13 Alma Street toward existing. 3 storey extension to No 17 Alma Street



Rear of 12 Alma Street

DESIGN STATEMENT

Site Photographs



Views looking south west to rear
of 16-20 Willes Road from rear
garden of 13 Alma Street