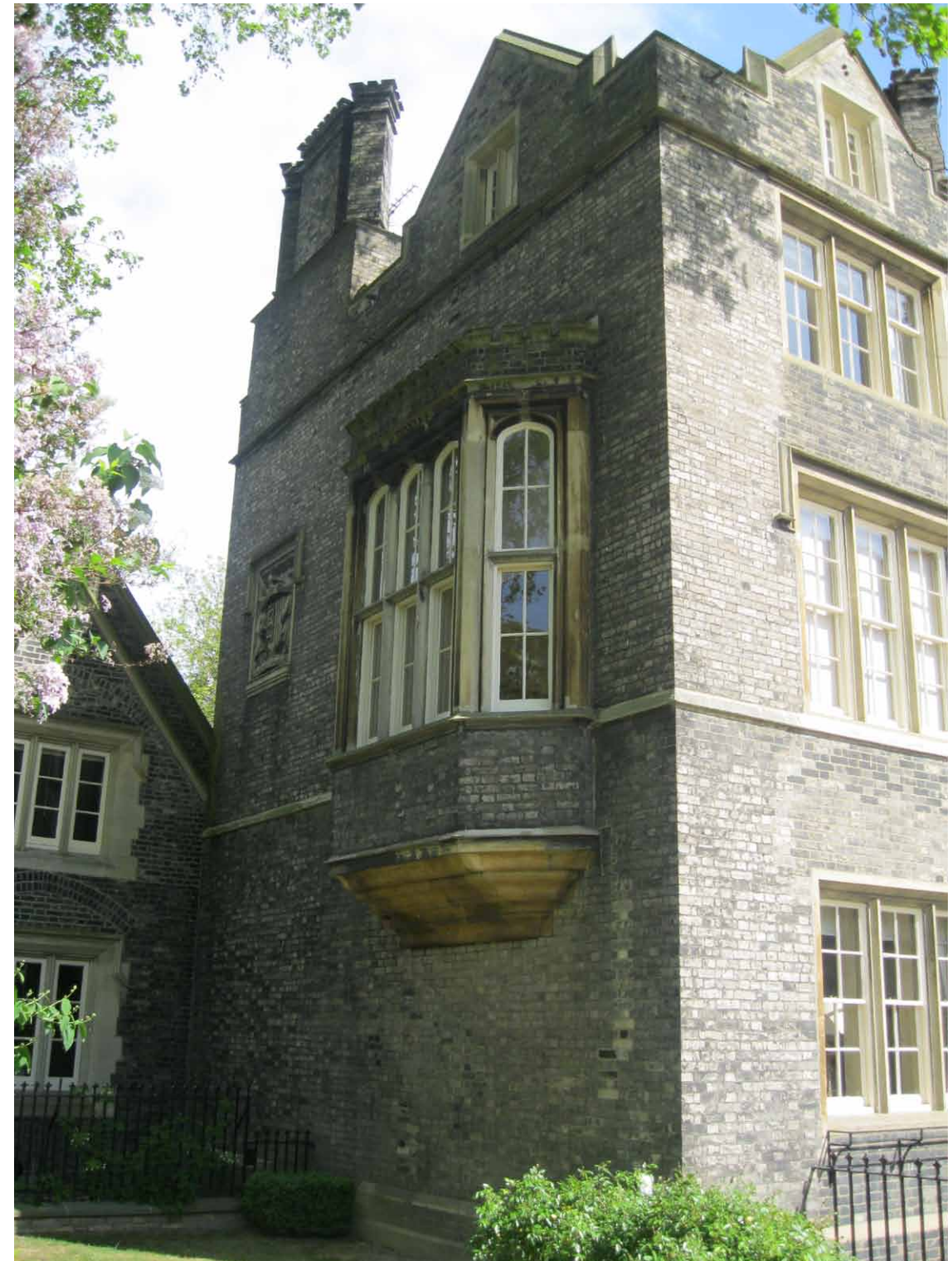


8 St. Katharine's Precinct

Regents Park
London,
NW1 4HH

Full planning application and listed building
consent - December 2011

Design and Access Statement



CONTENTS

1.0 INTRODUCTION

1.1	Design and Access	1
1.2	Crawford Partnership	1

2.0 SITE AND CONTEXT

2.1	Policy Context	2
2.2	Location	2
2.3	Transport	2
2.4	Site Description	3
2.5	Context	3
2.6	Site Photos	4
2.7	Local Precedents	5
2.8	Site Aerials	6

3.0 PLANS

3.1	Ground - Existing and Proposed	7
3.2	Ground - Existing and Proposed	8

4.0 PROPOSALS

4.1	Use	9
4.2	Amount	9
4.3	Layout - Ground	9
4.3	Layout - Basement	10
4.3	Layout - Upper Floors	12

Drawing Register:

2011-269-2-100 Site Existing
2011-269-2-101 Site Proposed
2011-269-2-102 Plant - Existing and Proposed
2011-269-2-103 Basement - Existing and Proposed
2011-269-2-104 Ground - Existing and Proposed
2011-269-2-105 First - Existing and Proposed
2011-269-2-106 Second - Existing and Proposed
2011-269-2-107 Loft - Existing and Proposed
2011-269-2-108 Roof - Existing and Proposed

2011-269-2-200 Existing Front / Rear
2011-269-2-201 Proposed Front / Rear

2011-269-2-300 Section AA Existing
2011-269-2-301 Section BB Existing
2011-269-2-302 Section CC/DD Existing
2011-269-2-303 Section AA Proposed
2011-269-2-304 Section BB Proposed
2011-269-2-305 Section CC/DD Proposed

2011-269-2-400 Precedents Map
2011-269-2-401 Conservatory Openings
2011-269-2-402 Glass Box
2011-269-2-403 Rear Light well
2011-269-2-404 Stairs

Additional reports with application:

- Acoustic Report
- Tree Report
- Basement Impact Assessment
- Historic Building Survey
- Schedule of Proposed Works

Applicant:

George Farah
No.8 St Katharine's Precinct, NW1 4HH

Submission Date:

December 2011

Agent:

Crawford Partnership Architects

The studio
1a Muswell Hill
London
N10 3TH

0208 444 2070

Located just off the Regents Park Outer Circle, 8 St Katharine's Precinct is a grade II* listed building and as such its material and historical importance have been taken into account throughout the design process.

1.1 Design and Access Statement

The purpose of this design and access statement is to give details of the proposed development at 8 St Katharine's Precinct.

This application seeks full planning and listed building consent from the London Borough of Camden for the aforementioned site for the creation of rear basement and internal alterations.

The site also falls within the jurisdiction of the Crown Estate and as such this document will be forwarded to them for discussion and license to carry out the works.

The proposal is to create a sustainable addition to the property while upgrading the rest of the buildings efficiency through new energy efficient boilers and plumbing along with energy efficient lighting and control systems. The design will also adhere to Lifetime homes standards where possible.

1.2 Crawford Partnership

Our projects are driven by a clear and concise design philosophy that is concerned with maximising opportunities to create interesting spaces and forms that combine dramatic use of materials and light, and address issues of sustainability and energy efficiency.

We have an established and growing reputation for high quality refurbishments on listed buildings and have previously completed a similar project at No. 2 St Katharine's Precinct.



2.1 Policy Context

The design has followed requirements and guidance of the relevant policies and recommendations from:

- National Planning Policy
- London Plan
- UDP's and Local Development framework
- Development Plan Documents
- Construction Area Guidelines
- Crown Estate Guidelines
- Camden Basement Policy "CPG4"

2.2 Location

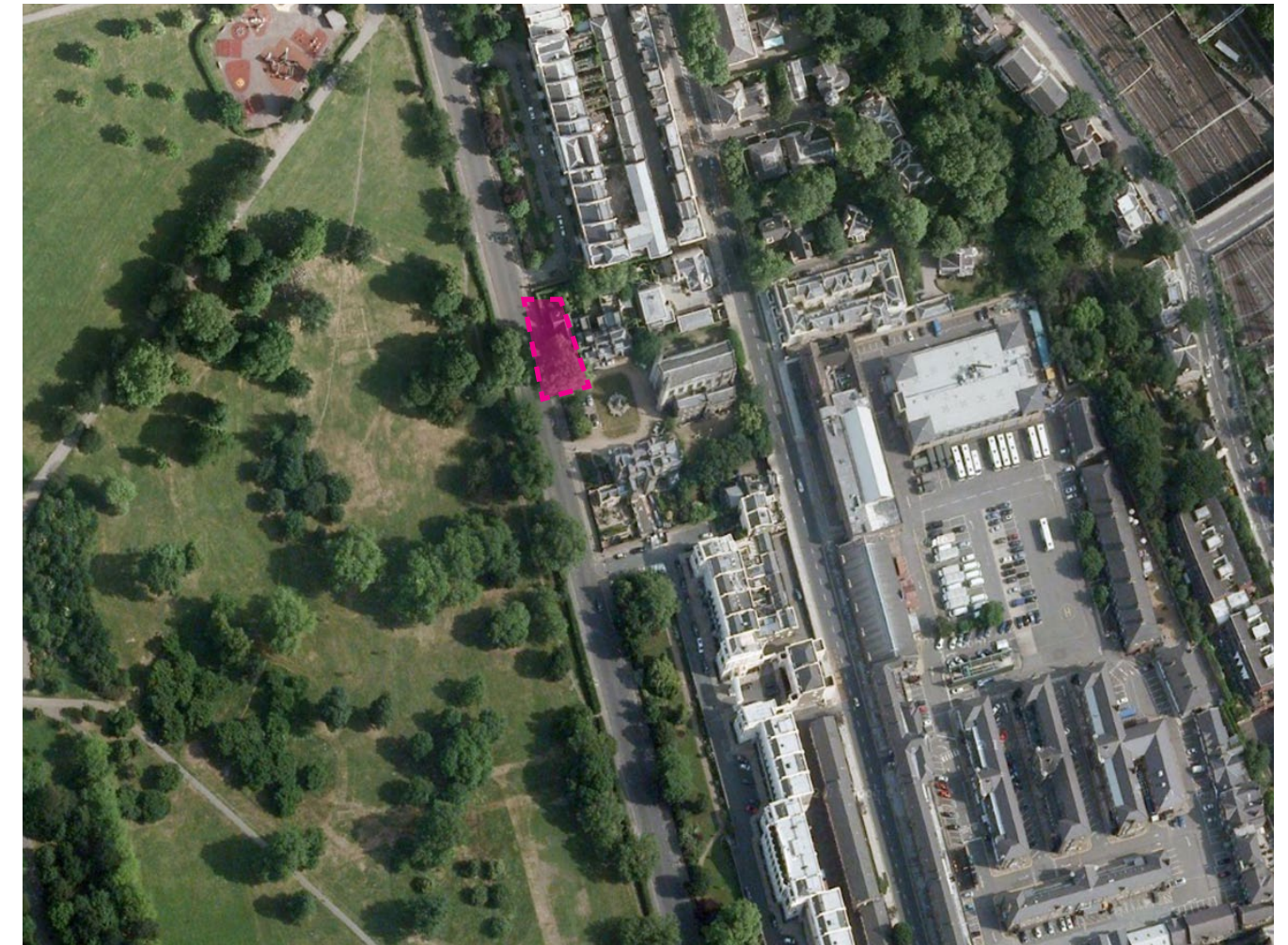
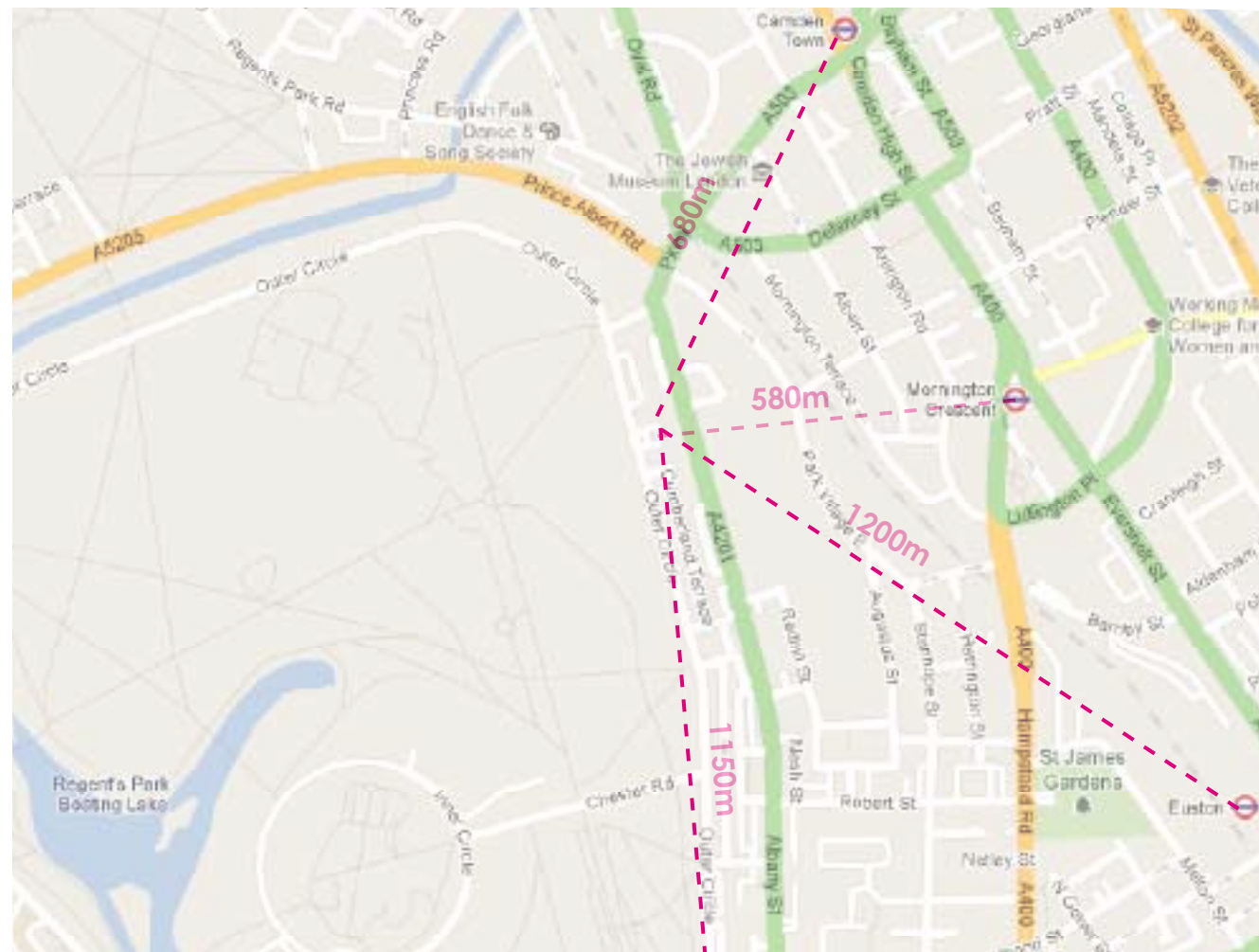
Located in the London Borough of Camden, St Katharine's Precinct fronts onto Regents Park Inner Circle. It has good transport links close by.

There are also many large green spaces including Regents Park across the road, Primrose Hill and Hampstead Heath further afield.

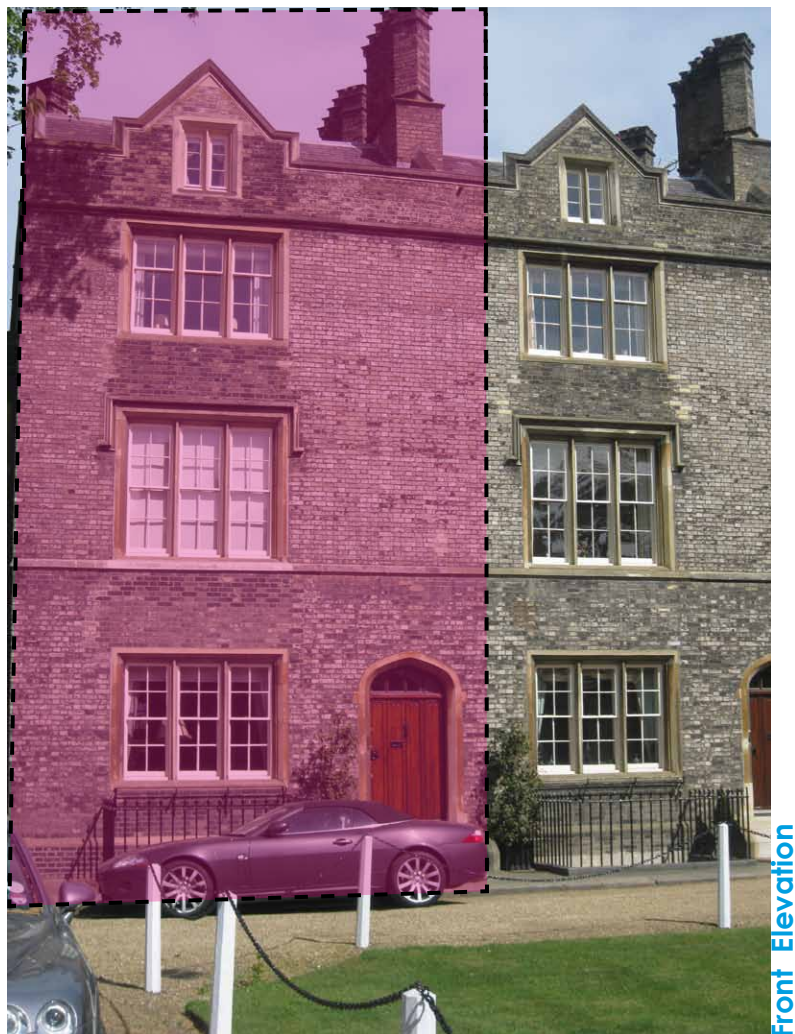
2.3 Transport

The site has Pta rating of 3 and the site is very close to several major tube stations and bus routes.

There is also private 'off street' parking provided for the residents of the Precinct



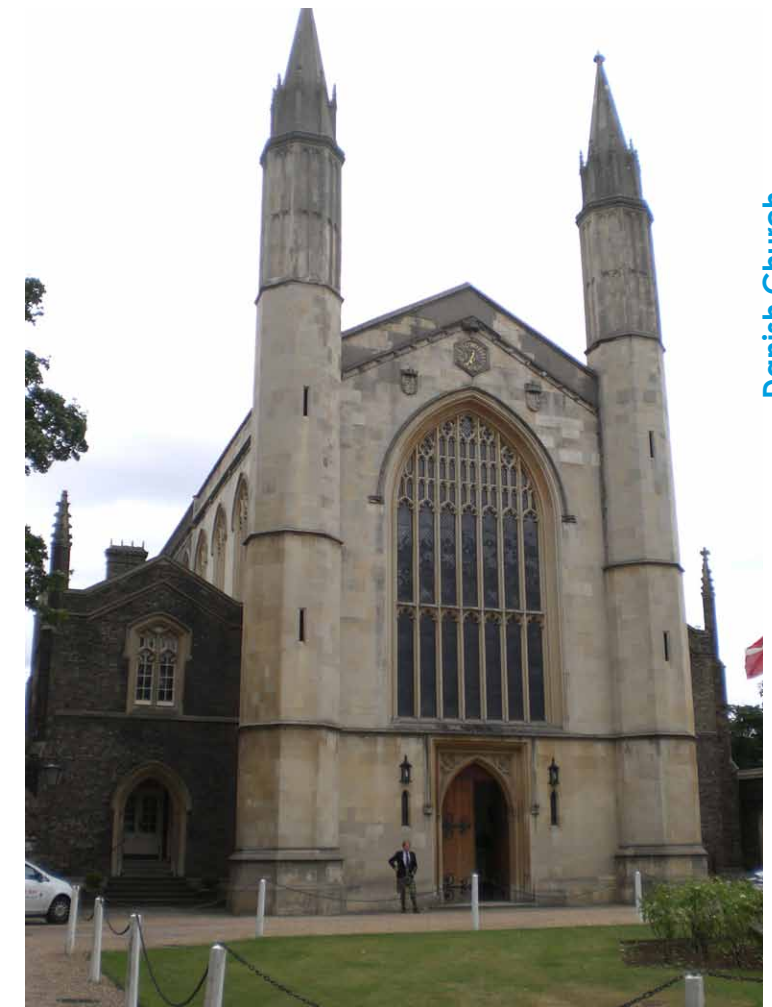
Site Boundaries



Front Elevation



Opposite Property



Danish Church

2.4 Site Description

The property comprises a large middle of terrace house on five floors. We understand it was built in about 1826 and is Grade II* Listed. It is of traditional brick and slate construction with rear additions having been built over the years. We have also included a historic building report for the Precinct and the house.

The accommodation currently comprises the following:

Lower Ground Floor: Dining room, kitchen, breakfast room, small bedroom, shower room and cellar/store.

Upper Ground Floor: Sitting room, study, laundry/utility room, WC, Conservatory.

First Floor: Two living rooms, dressing room.

Second Floor: Master bedroom and en-suite bathroom.

Third Floor: Double bedroom with en-suite bathroom.

The Conservatory leads out onto a small rear garden.

2.5 Context

St Katherine's was founded in 1147 by Queen Matilda, wife of King Stephen, as a religious community and hospital for the poor and infirm, in memory of her sons Stephen and Eustace, who had died at birth. The foundation was originally located immediately by the Tower of London. The precinct, totalling around eleven acres, grew to be a medieval village east of the City walls, with strong links to merchants and foreign craftsmen outside of the City's guild restrictions.

The move to Regent's Park fundamentally and irreversibly changed the nature of the institution. The houses were built for couples of a respectable rank, and are of typical terraced house plan for the time. Having been responsible for the temporal and spiritual welfare of several thousand people in east London the institution was reduced to 'a kind of aristocratic Almshouse for the support by Royal Bounty of certain well-born persons of narrow means'.

Despite the Gothic style being at odds with the neoclassical surroundings, the buildings mark the successful arrival of the Gothic style in London. St Katherine's is identified by John Summerson as one of the early 'good' neo-Gothic buildings in the capital.

2.6 Site Photos



2.7 Local Precedent

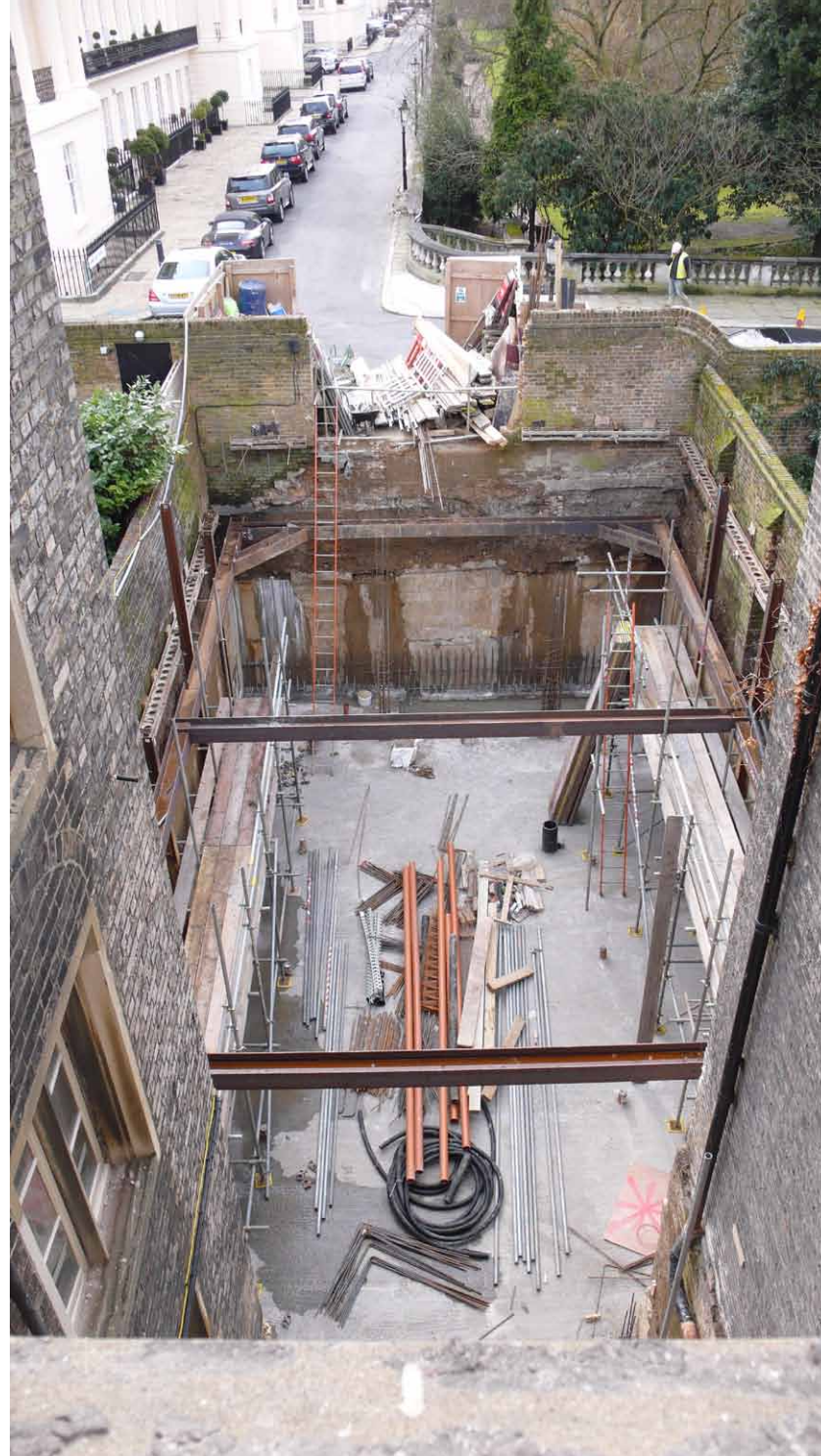
Crawford Partnership have previously worked on neighbouring 2 St Katharine's Precinct and are fully aware of the importance of retaining the history and quality of our listed buildings.

2 St Katharine's was a sensitive and subtle proposal which looked to refurbish and extend the property with a full basement under the rear garden.

Part of the 'Crown Estate' there are many regulations and criteria that the design and building process has to adhere to in order to provide a sensitive and fitting refurbishment.

Additional precedents for our scheme comes from other properties in the precinct with basement extensions approved and constructed at 1, 6 & 8 St Katharine's Precinct.

Excavation of the rear garden at 2 St Katharine's Precinct Planning Permission Granted



6 St Katharine's Basement Extension



2 St Katharine's Precinct Basement fit out

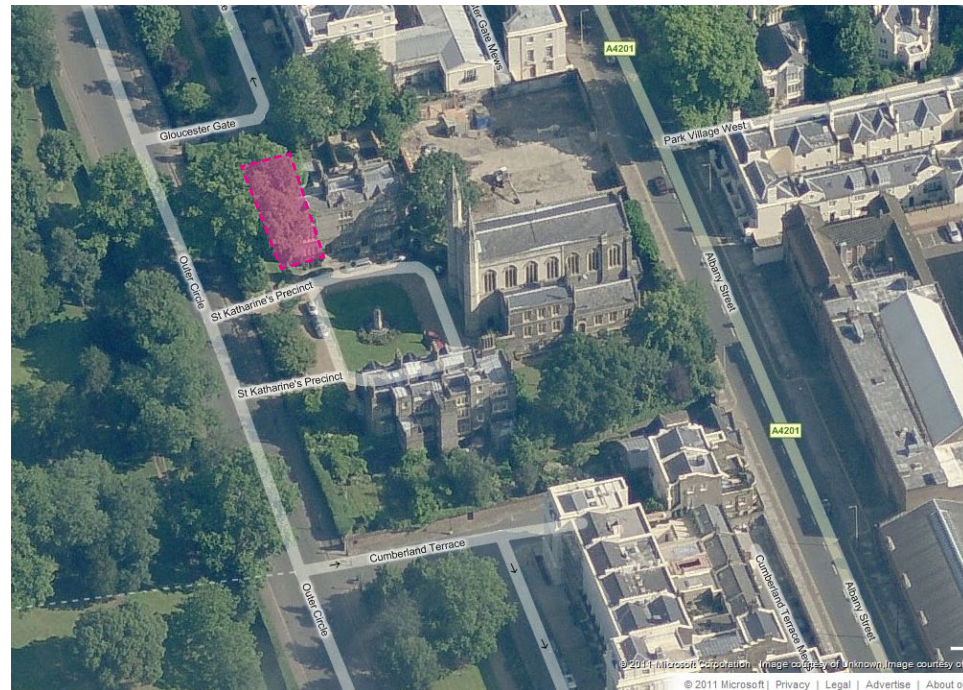
St Katharine's Planning Application Precedent:

- 2 St Katharine's Precinct Basement Extension
2009/1367/P and 2009/1368/L

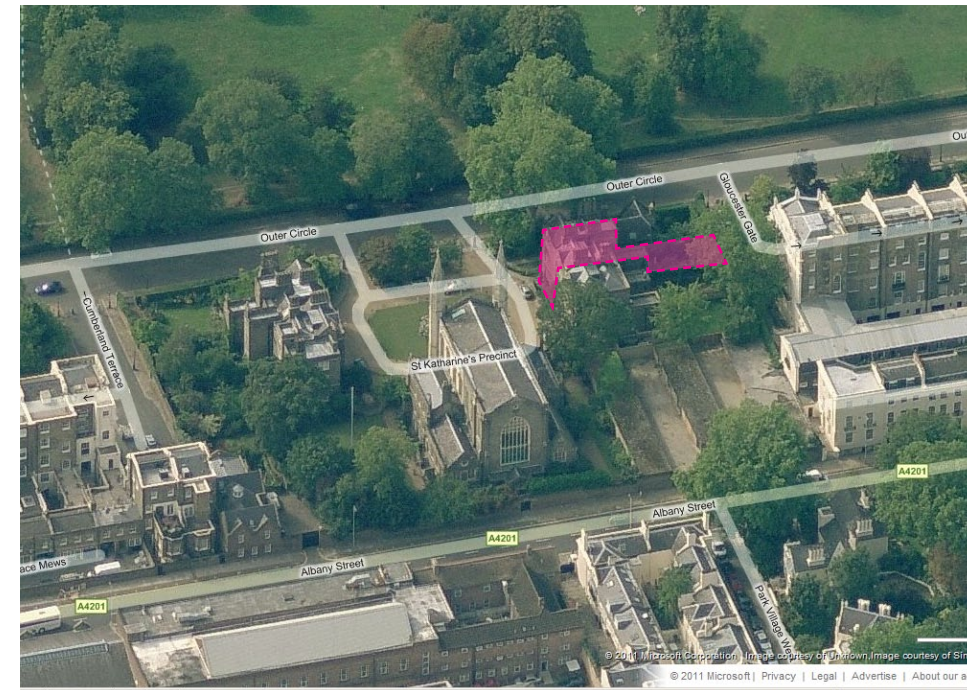
- 8 St Katharine's Basement Extension
2008/3419/L

- 1 St Katharine's Precinct Basement Extension
2006/0699/L and 2006/0698/P

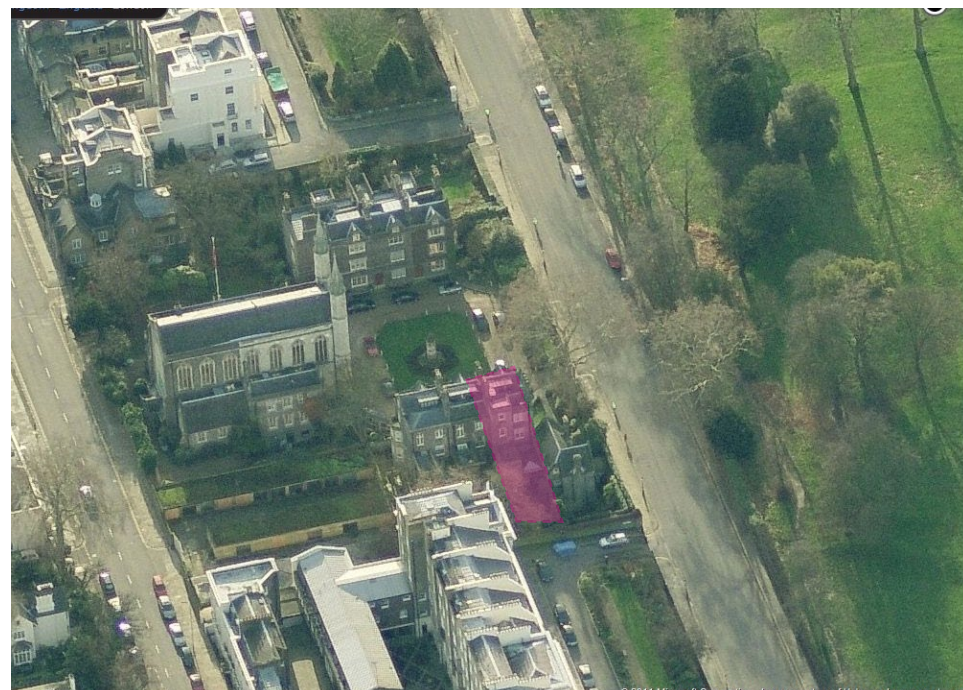
- 6 St Katharine's Precinct Basement Extension
PEX0200381



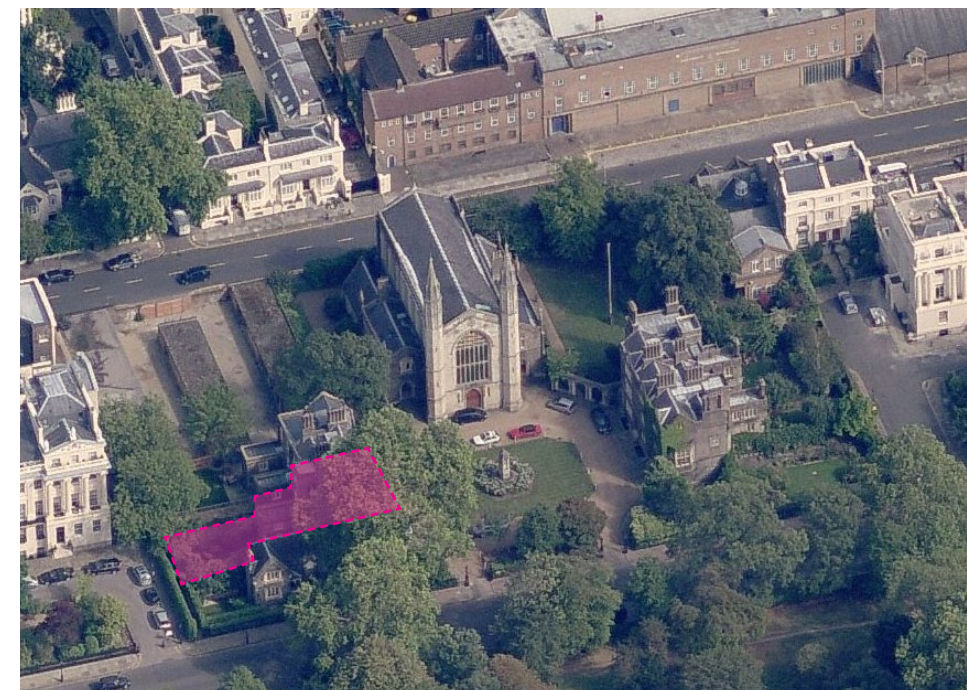
South



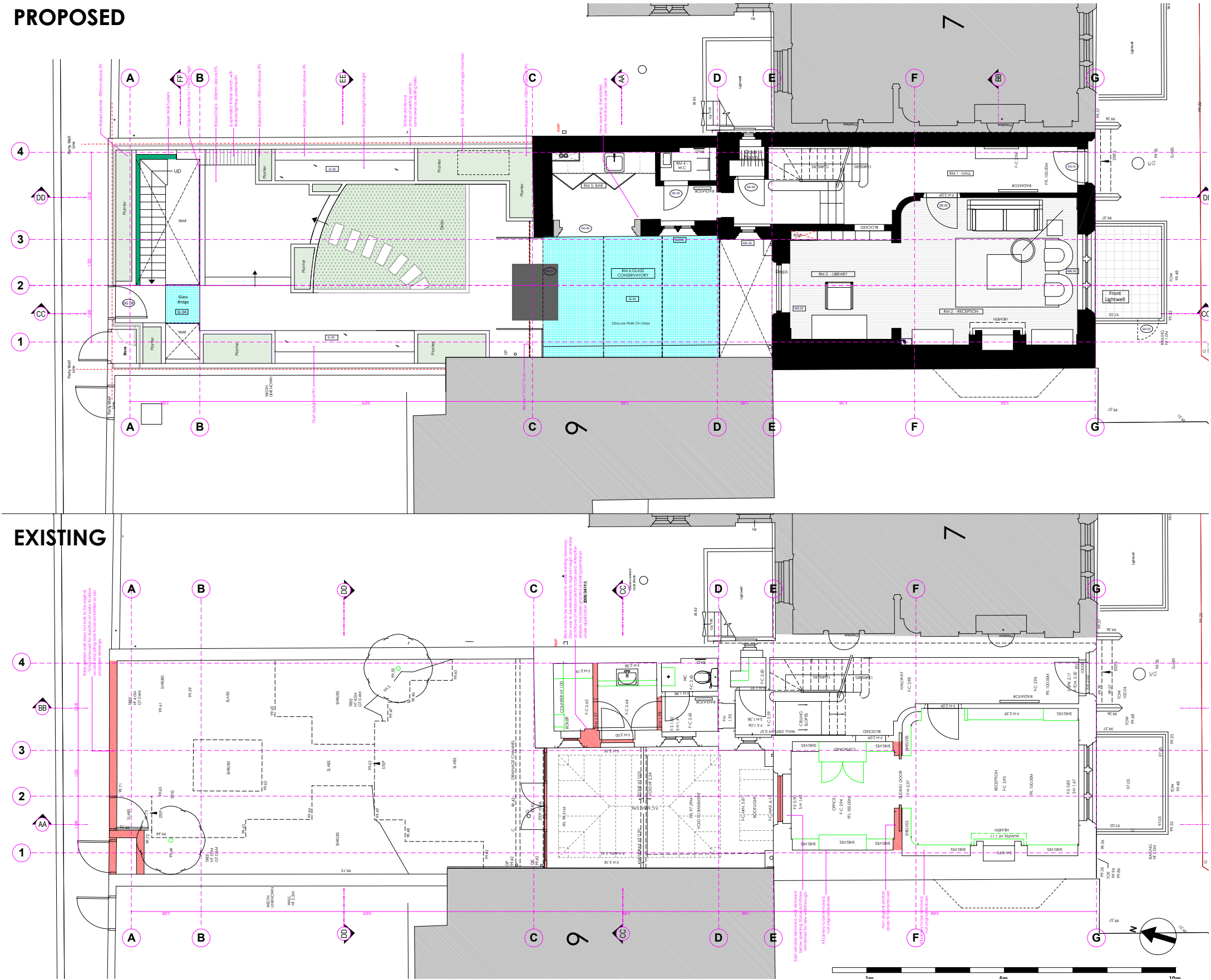
East



North

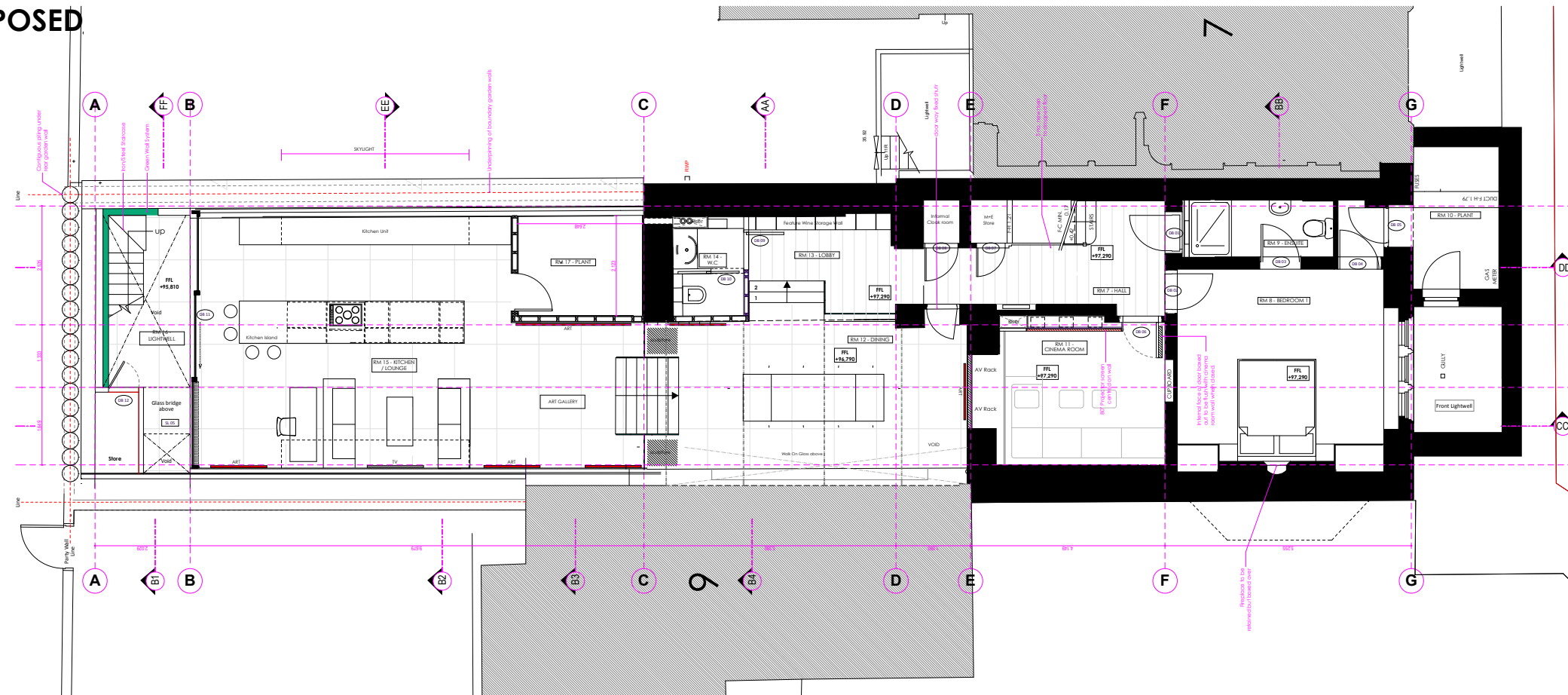


West

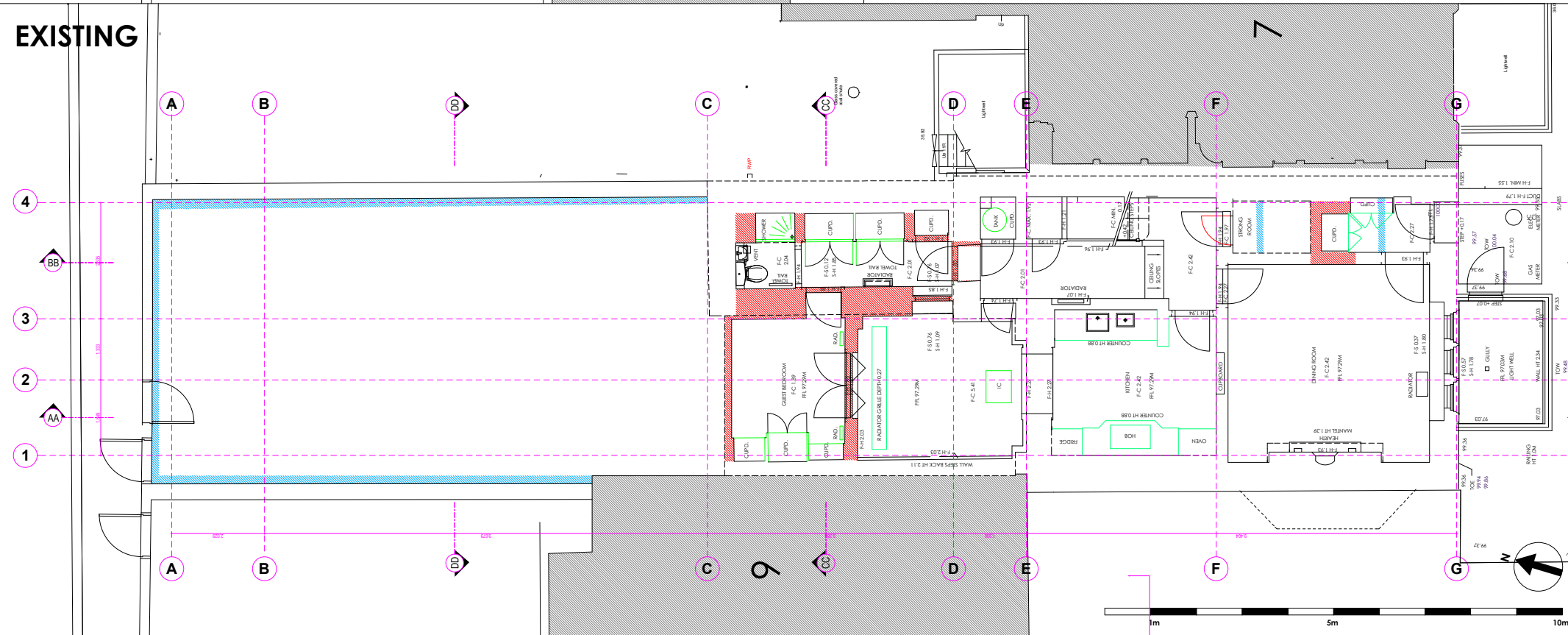


Note: Not to Scale - See drawing package for scale drawings

PROPOSED



EXISTING



Note: Not to Scale - See drawing package for scale drawings

4.0 PROPOSAL

4.1 Use

The property is currently a private residential family home split over Basement, Ground, First, Second and Loft levels.

The proposal is to continue this use with alterations to the basement level for new kitchen, dining and lounge areas.

4.2 Amount

The existing property has a gross internal area of 352m². With the proposed basement extension and new conservatory at ground the new proposed gross internal area will be 425m².

Proposed Internal Gross Area:		Existing Internal Gross Area:	
Basement	=145m ²	Basement	=89m ²
Ground	=88m ²	Ground	=88m ²
First	=68m ²	First	=68m ²
Second	=52m ²	Second	=52m ²
Loft	=55m ²	Loft	=55m ²
Total	=405m ²	Total	=352m ²
Garden	=76m ²	Garden	=76m ²

4.3 Layout + Proposals

The house is currently split over five floors with reception and kitchen on ground, another reception and study on first, Master bedroom and ensuite on the second and a bedroom and ensuite on the third. Many of the original features of the interior were lost in a previous renovation undertaken 20 years ago.

Ground:

1. Widen opening from hallway:

The application seeks to improve the ground floor layout and increase its circulation by removing one of the windows in the long hallway, removing the

brick wall below and partition between the existing opening create a new wider opening and unite the two spaces.

Permission for this has already been granted previously in planning application 2008/3419/L

The opening will have a stone reveal reinstated around the new opening to reflect the existing window details. See drawing no. 2011-269-2-404 for more details.

3. Replace existing conservatory:

We are proposing to replace the existing timber conservatory (that was an addition in the 1990's) with a new structural glass conservatory as per drawing 2011-269-02-403. Similar glass enclosures have already been installed at No. 2 and No.6 St Katharine's Precinct.

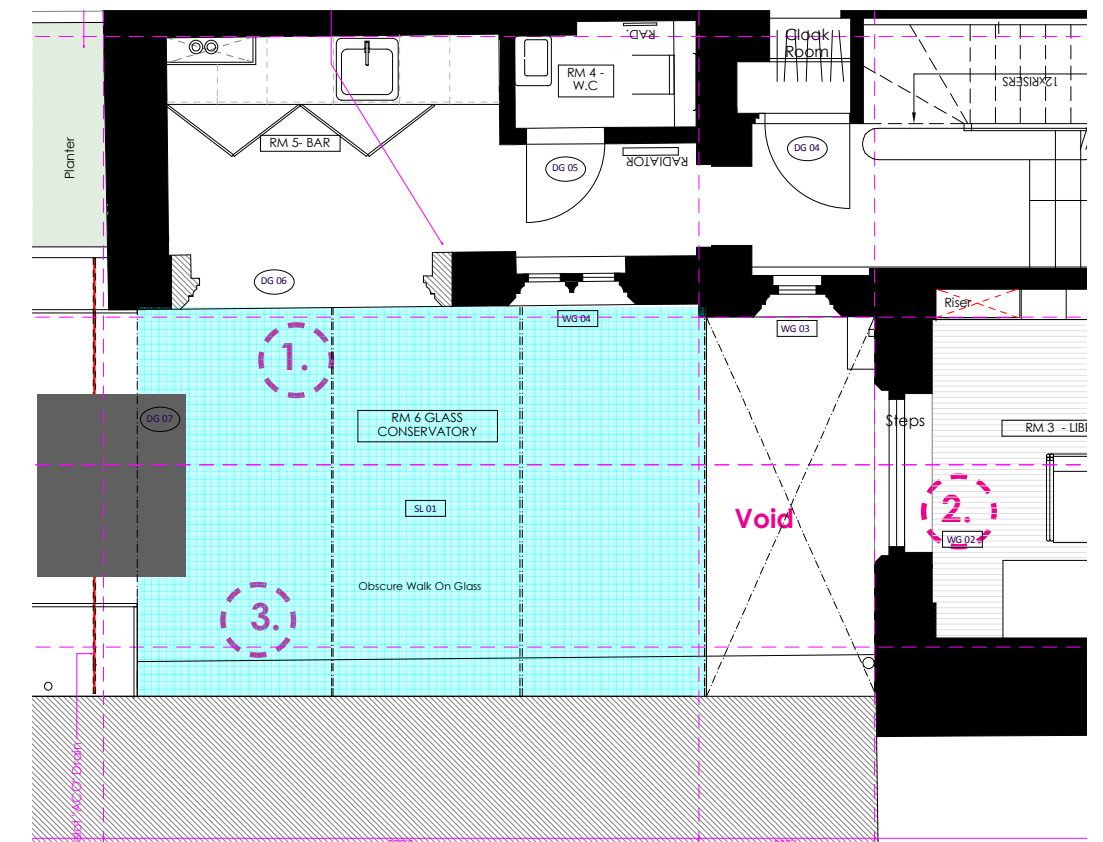
The fixings to the brick wall will be designed to cause minimum impact by hanging glass beams off stainless steel shoes that are attached to the brick work as per the details shown on drawing 2011-269-2-403 and 404

Within the glass enclosure we are also proposing a structural glass floor, similar to installations approved by the council and the Crown Estate at No. 2 + No.6 St Katharine's Precinct.

This will allow natural daylight to filter down into the new basement extension. A void (hatched area to the right) will be left along the long edge of the floor to provide a double height space from the basement.



Precedent at 2 St Katharine's Glass floor and box



4.0 PROPOSAL

Basement:

4. Basement Extension:

The proposal seeks to excavate the rear garden and construct a new basement structure and to reinstate the garden above. Please see the schedule of works and basement impact assessment (provided by Michael Alexander Engineers) included in the application for more detail on the construction methodology and process for this construction.

Previous basement extensions have already been built at No.1, No.2 and also No.6 St Katharine's Precinct and permission has also been previously permitted for a slightly smaller proposal for No.8 as well.

The proposal for the new basement will require the main excavation of the rear garden down to a depth of approximately 4m, as the section opposite indicates the basement allows for 0.5m of top soil above the basement to allow future planting and aiding drainage as specified in the "Basement Impact Assessment" requirements.

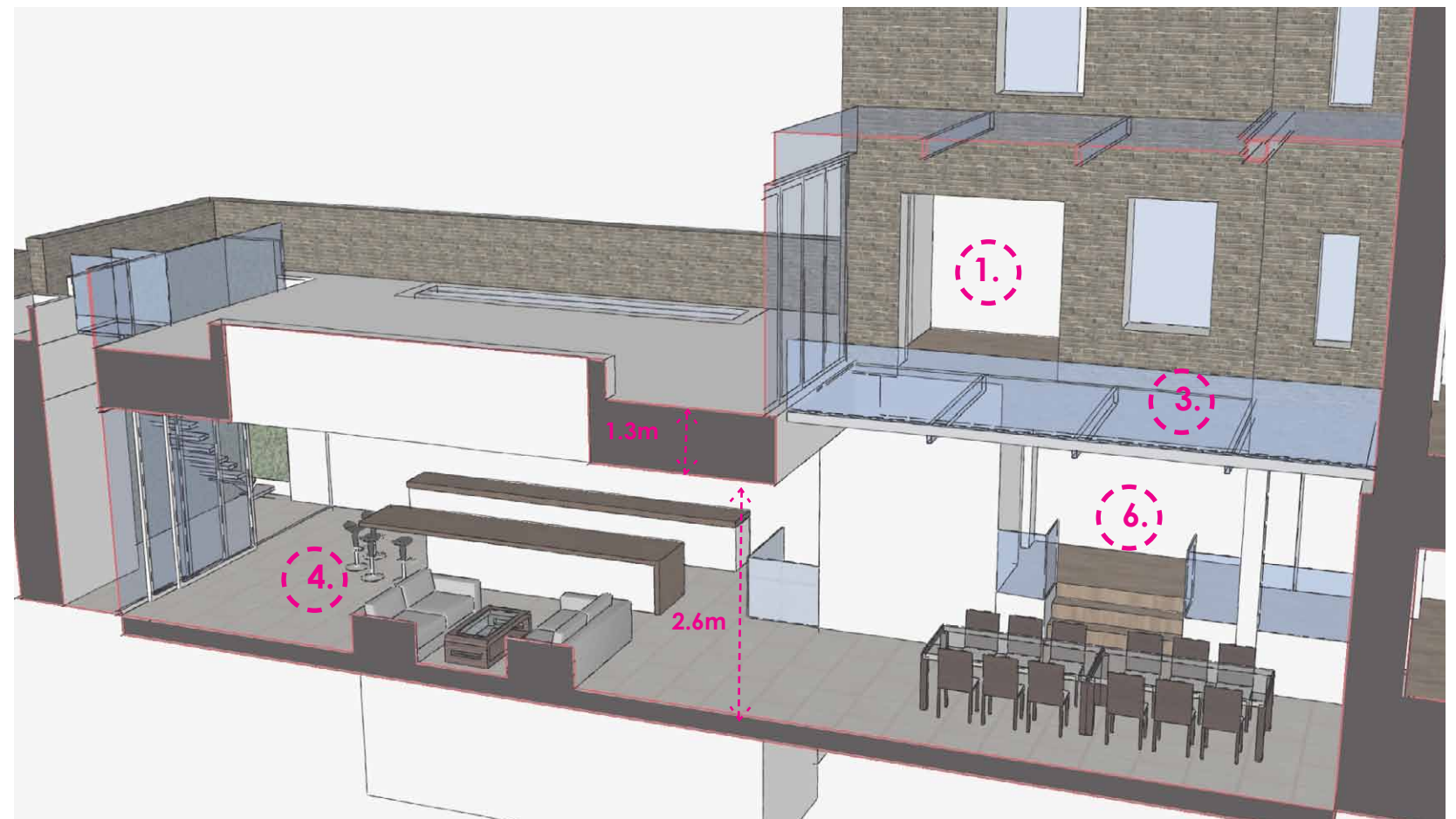
A light well is positioned at the rear of the garden to provide natural light into the basement and also serving as a fire escape stair. 2 Skylights sunk into the garden allow additional light into the basement in conjunction with the new glass conservatory and glass floor.

The proposed new basement will have minimal impact upon the existing house as it will be hidden below ground and there will be a clear transition from existing to new.

The lid of the new basement will be insulated to a high standard and the extension will be designed to exceed all current building regulations for thermal performance. All redundant plumbing and electrical services will also be modernised during this process with new energy efficient boiler and fittings installed throughout.

Lifetime homes criteria will be met where possible but all may not be feasible due to the properties Grade II* listing.

Air-conditioning will be utilised for the new basement area and conservatory - the unit will be installed in the rear basement light well for which there is an accompanying noise report.



Section Illustration

The design also proposes an additional excavation under the main basement to form a new plant room for the house. This will be centred on the footprint of the basement in order to keep it away from any boundaries and minimise its footprint and impact.

The plant room will be accessed via a hidden staircase in the kitchen and will house equipment such as the new energy efficient boilers, water treatment, house control systems and megaflo tanks. A more detailed explanation of the structural impact of the plant room can be found in the Basement Impact Assessment.



Photos of front light well

4.0 PROPOSAL

5. New Access stair in front light well:

A new wrought iron open tread stair case is proposed for the front light well to allow an additional fire escape route. The staircase and access gate will be designed to match the style of the existing wrought iron balustrades with traditional details to blend in and keep the front of the terraces to appear unaltered.

6. Alterations/ removal of rear basement walls:

Due to the nature of the basement extension and existing basement layout it will be necessary to remove some existing walls and reorganise the layout to make the new spaces fully functioning for modern living.

We are proposing to a short section of the side basement wall as can be fully understood in drawing 2011-269-2-404. As the image above and to the right indicate, we will not be touching any of the original brickwork and will instead be making the openings where the yellow Tadelakt plaster finish is. These wall would have originally been exterior and probably white painted or rendered.

The removed portion of wall will allow new steps to lead from the existing hallway down into the new basement area.

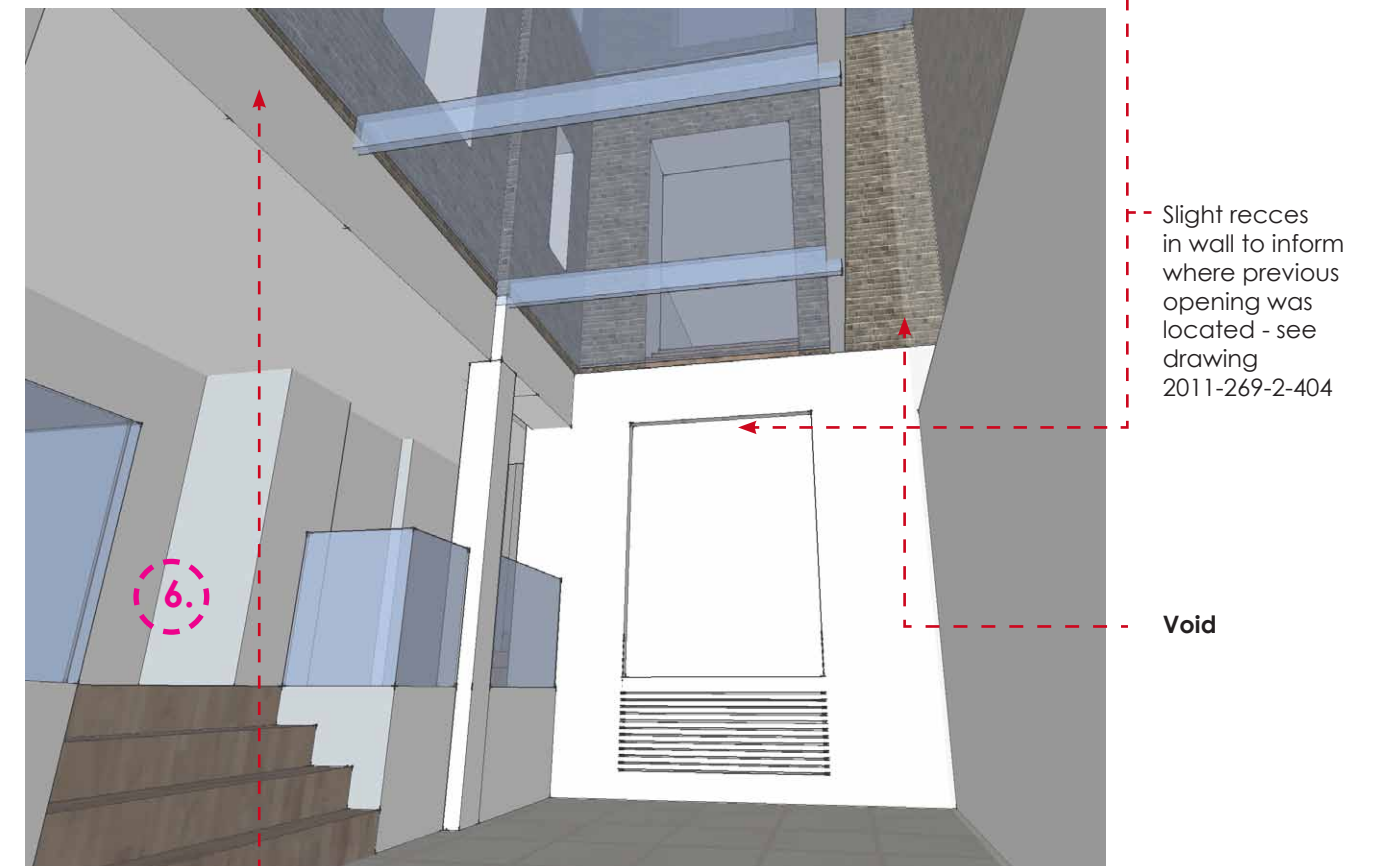
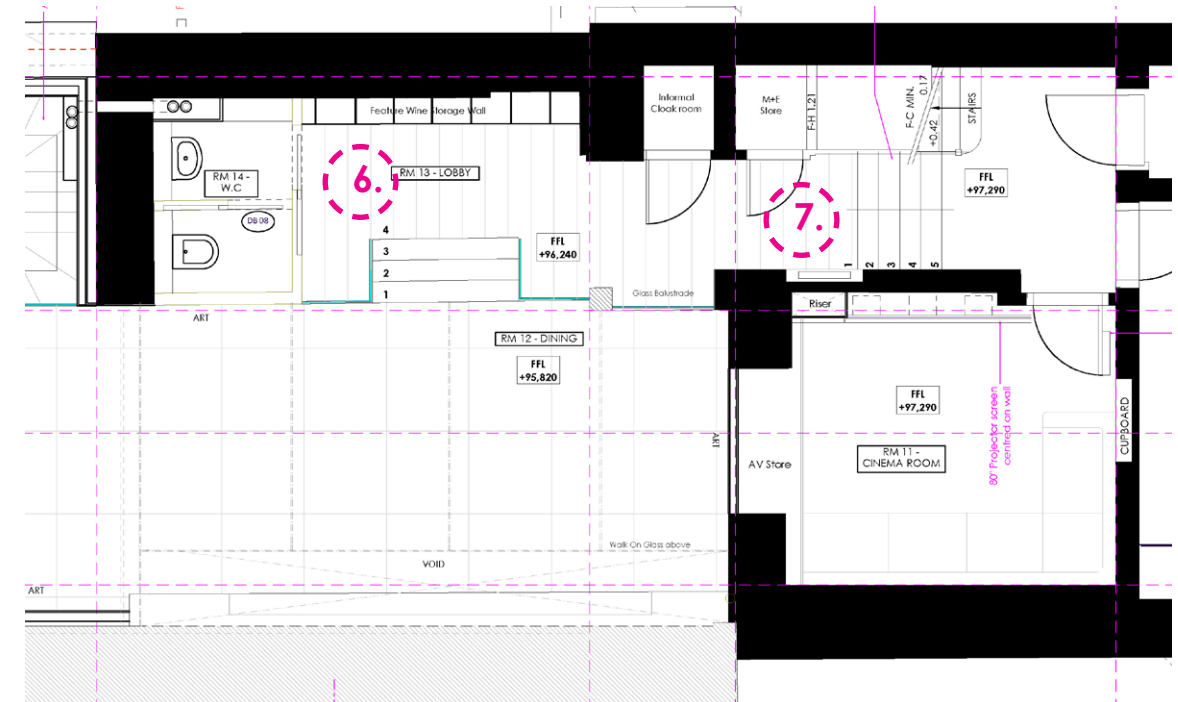
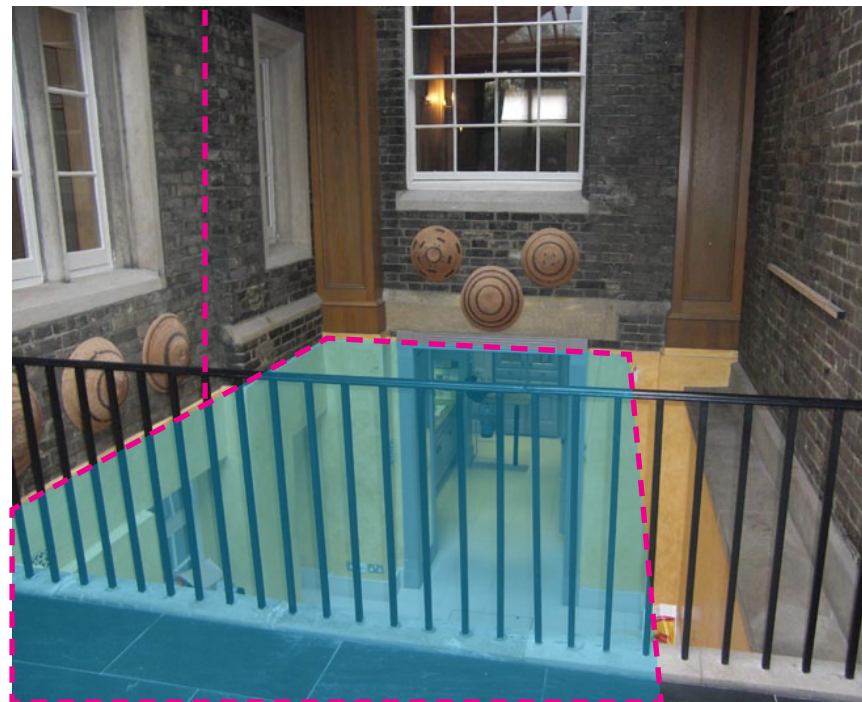
The existing opening from the kitchen to the current basement conservatory is to be blocked up. Originally a pair of french doors would have exited onto an external courtyard - although this was altered long ago to the condition you can see in the photos. We will offset the wall finish in the location of the current opening to create a recess to indicate where the previous opening was, keeping trace of the history of the building.

7. Hallway Excavation:

As indicated on the drawings the new basement floor level will be approximately 1.6m lower than the existing basement floor level. This is in part due to higher ceiling levels but primarily due to the depth of build up for the basement lid (Insulation and ground cover) as required by Camden Planning Policy.

The existing basement floor in the conservatory will also be excavated by 500mm to the depth of the existing foundations, with steps leading down to the full basement level. To do so we are proposing to create steps in the existing hallway leading through to the extension as illustrated on the plan GA's. This allows for no underpinning of the existing structure.

Proposed Glass Floor location



Non original plaster finish removed, replaced with plaster work. Bulkhead formed around new supporting beam - original brick work not altered

Upper Floors:

First:

The existing reception room is to be refurbished to form a new master bedroom. The existing study is to have its door to the landing fixed shut and a new doorway formed to enter the room from the master bedroom. The study will then be modernised and fitted out to create a new master ensuite.

All architrave, coving, skirting and doors will be retained and reinstated where required. Plumbing and electrical services will be renewed throughout.

Second:

We propose to remove the existing door to the bedroom and form out a new lobby area with timber stud partitions. This will form a new shared bathroom and reduce the size of the existing bedroom. The door from existing bedroom to existing ensuite will be fixed shut.

There is currently a door onto the landing to access the steam shower controls for the existing ensuite. We propose to knock through this to allow access to the rear room from the landing to form this into a new bedroom.

All architrave, coving, skirting and doors will be retained and reinstated where required. Plumbing and electrical services will be renewed throughout.

Third:

We are retaining the bedroom and ensuite but refurbishing and installing new fittings and finishes.

All architrave, coving, skirting and doors will be retained and reinstated where required. Plumbing and electrical services will be renewed throughout.

