

7 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:

2011-271-2-100 Site Existing
2011-271-2-101 Site Proposed
2011-271-2-102 Basement - Existing and Proposed
2011-271-2-103 Ground - Existing and Proposed
2011-271-2-104 First - Existing and Proposed
2011-271-2-105 Second - Existing and Proposed
2011-271-2-106 Loft - Existing and Proposed
2011-271-2-107 Roof - Existing and Proposed

2011-271-2-200 Existing Front / Rear
2011-271-2-201 Proposed Front / Rear

2011-271-2-300 Section AA Existing
2011-271-2-301 Section BB Existing
2011-271-2-302 Section CC/DD Existing
2011-271-2-303 Section AA Proposed
2011-271-2-304 Section BB Proposed
2011-271-2-305 Section CC/DD Proposed

2011-271-2-400 Precedents Map
2011-271-2-401 Conservatory Openings
2011-271-2-402 Glass Box
2011-271-2-403 Rear Light well
2011-271-2-404 Stairs

Additional reports with application:

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

7 St Katharine's Precinct

Applicant:

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Submission Date:

December 2011

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Located just off the Regents Park Outer Circle, 7 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 7 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

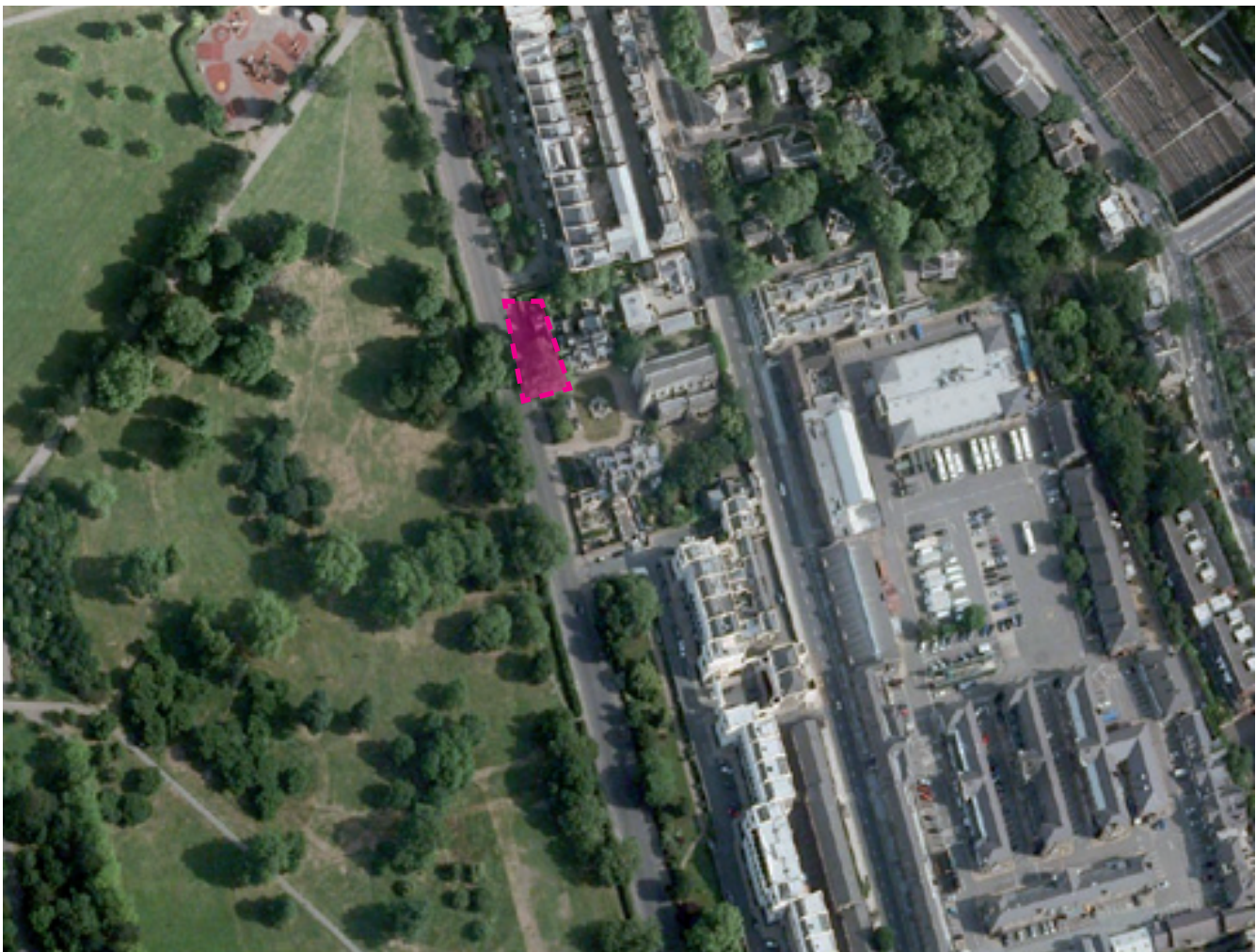
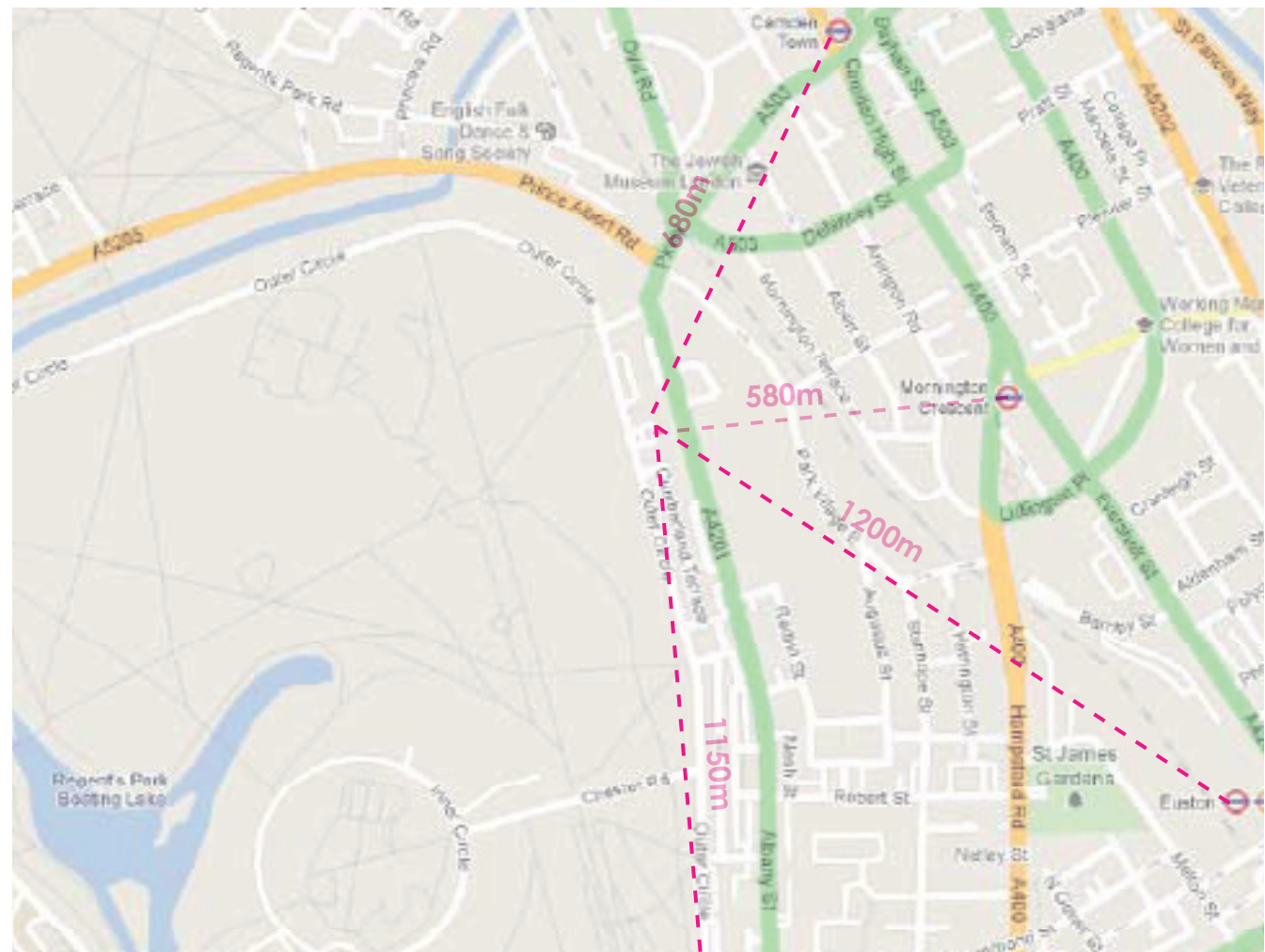
Located in the London Borough of Camden, St Katharine's Precinct fronts onto Regents Park Inner Circle. It has good transport links close by.

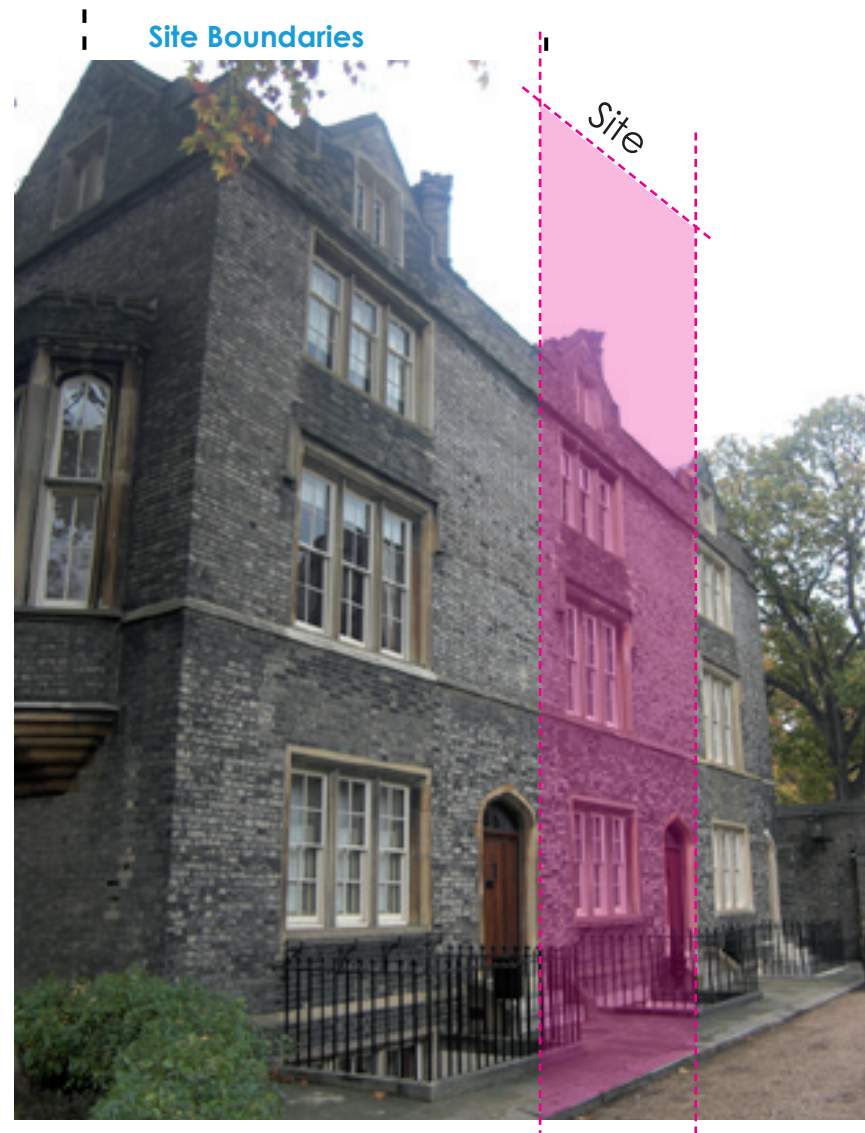
There are also many large green spaces including Regents Park across the road, Primrose Hill and Hampstead Heath further afield.

2.3 Transport

The site has Ptal 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





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 comprises of the following:

Basement: 1no. bedroom, 1no. study, 1no. W.C, external coal store
 Ground: Reception, Library, Kitchen
 First: Reception, Study, Bathroom
 Second: Master Bedroom, Master Ensuite
 Loft: Bedroom

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.

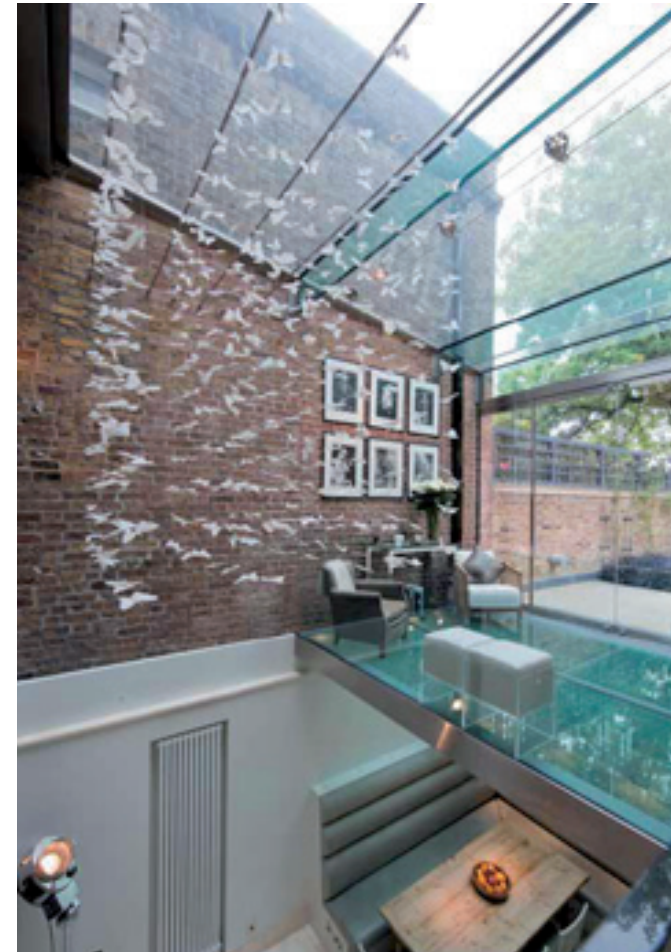
Part of the 'Crown Estate' there are many regulations and criteria that the design and building process has to adhere to in order to provide a sensitive and fitting refurbishment.

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:

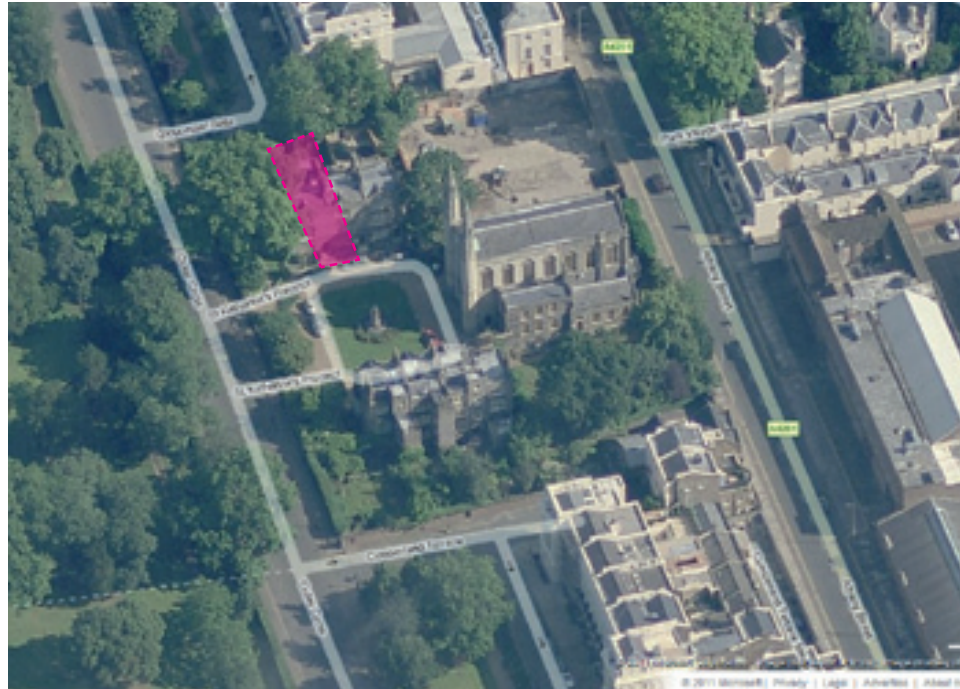
- 2 St Katharine's Precinct Basement Extension
2009/1367/P and 2009/1368/L

- 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

2.8 Site Aerials



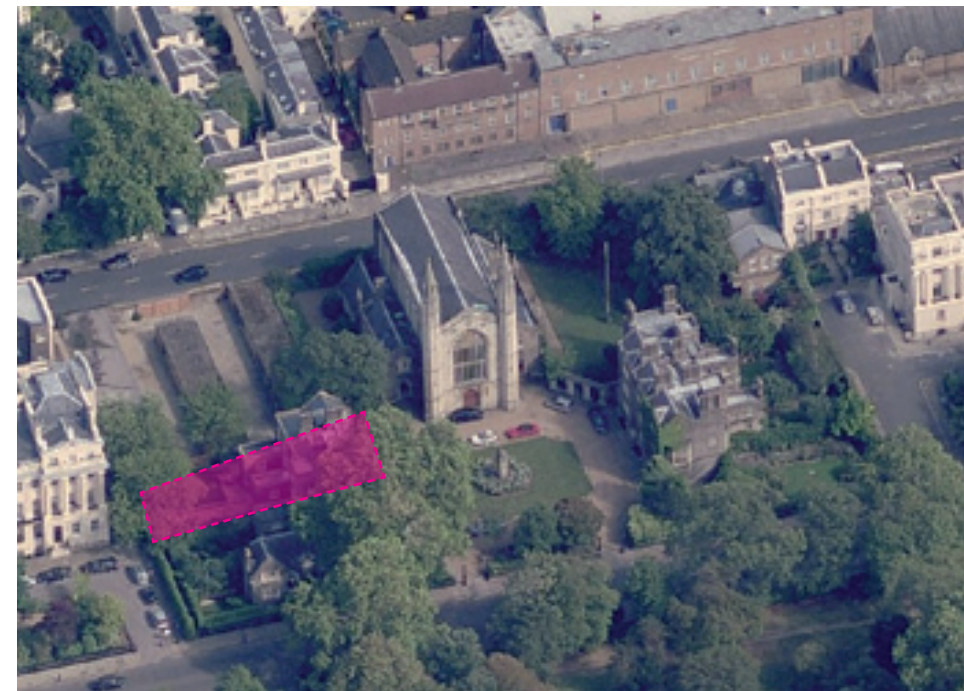
South



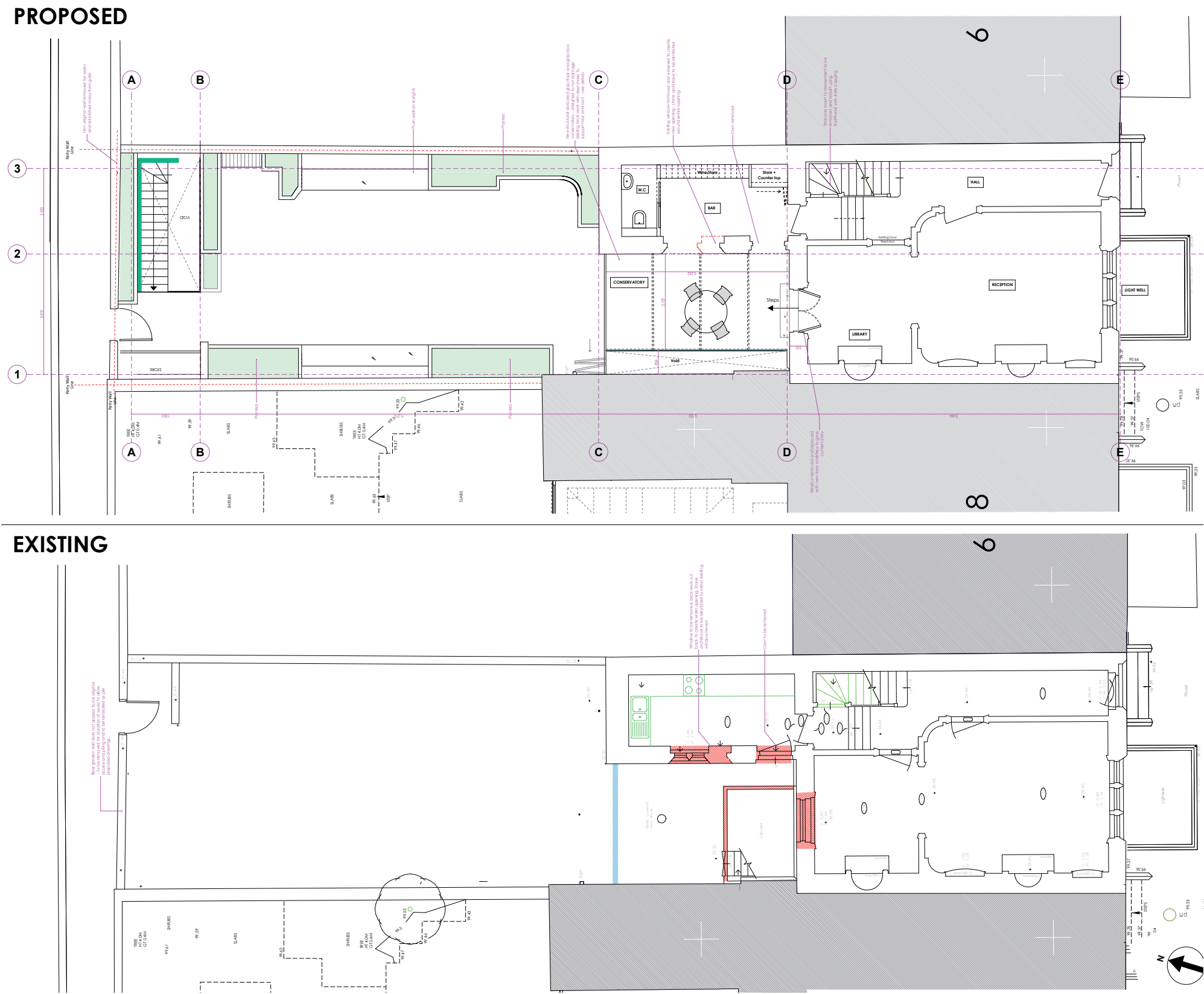
East



North

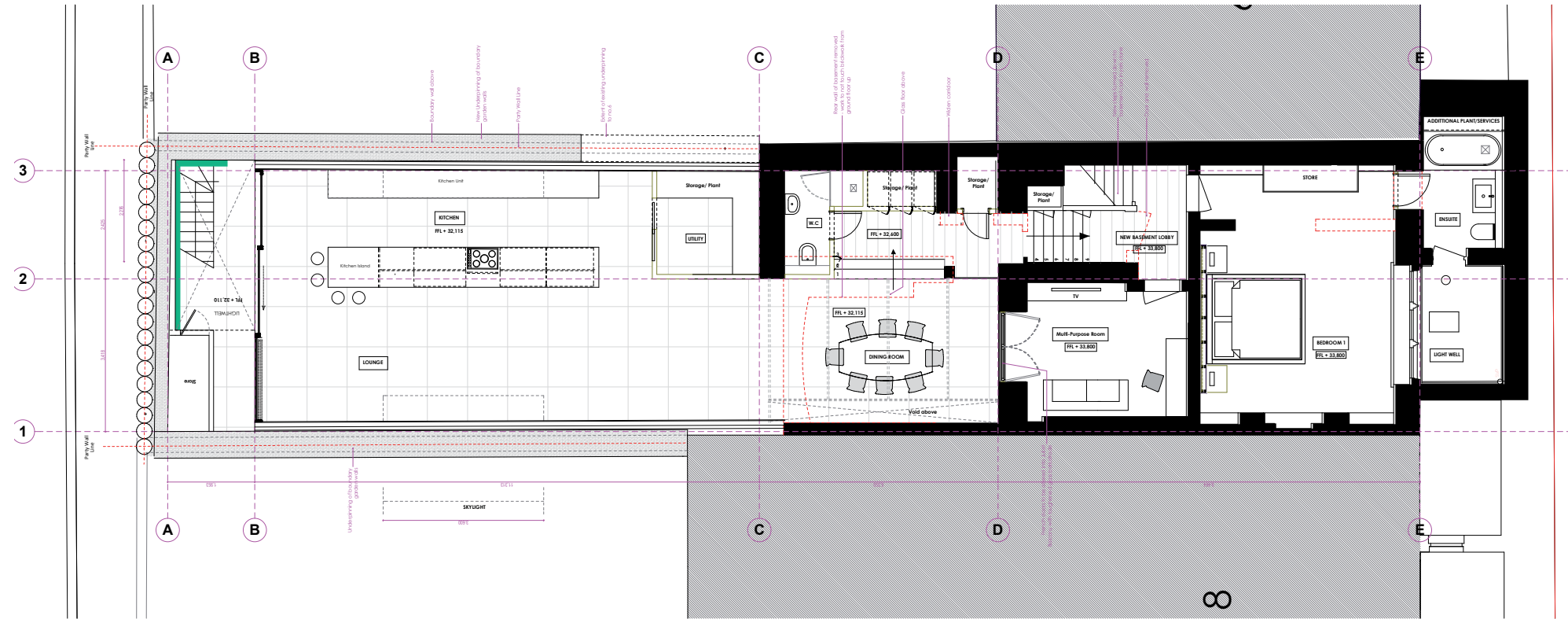


West

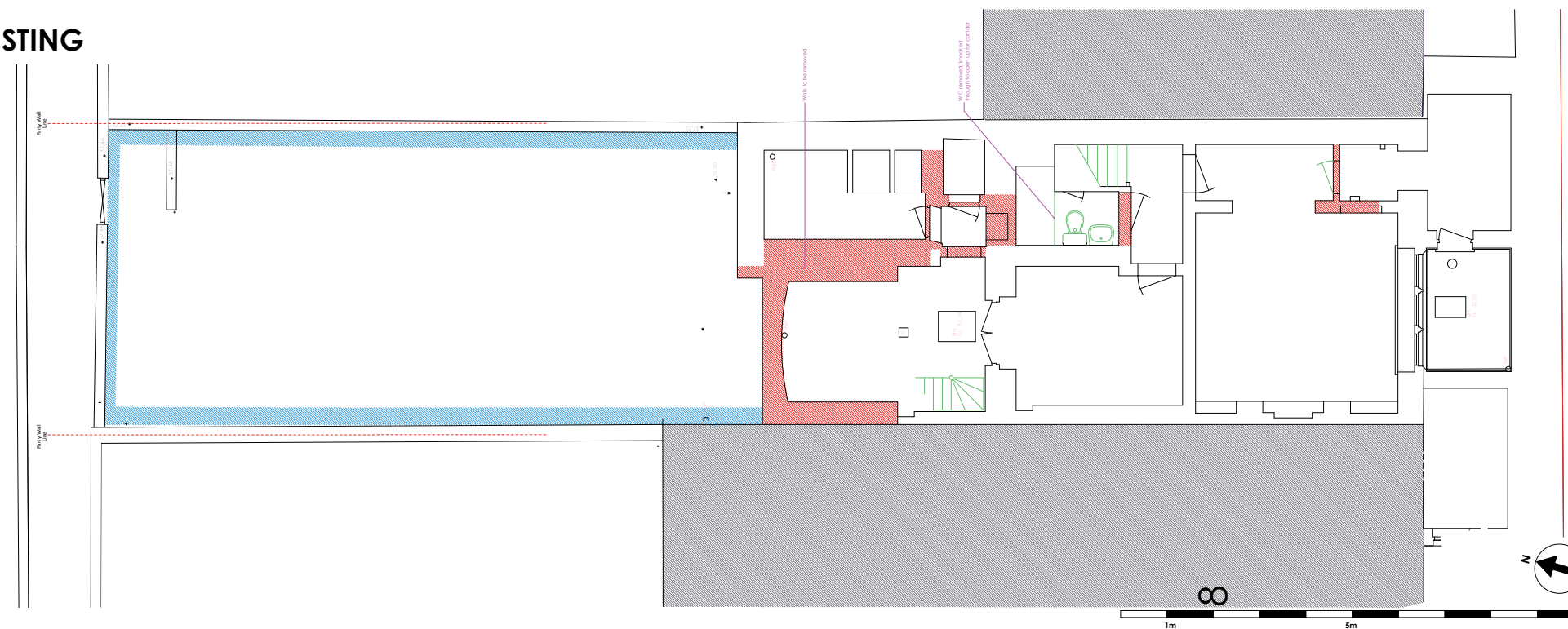


Note: Not to Scale - See drawing package for scale drawings

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 254m². With the proposed basement extension and new conservatory at ground the new proposed gross internal area will be 359m².

Proposed Internal Gross Area:		Existing Internal Gross Area:	
Basement	= 148m ²	Basement	= 62m ²
Ground	= 79m ²	Ground	= 60m ²
First	= 60m ²	First	= 60m ²
Second	= 47m ²	Second	= 47m ²
Loft	= 25m ²	Loft	= 25m ²
Total		Total	
Garden	= 359m ²	Garden	= 254m ²
	= 86m ²		= 100m 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 and a number of bedrooms throughout the rest of the house.

Ground:

1. Create new opening from existing Kitchen:

The application seeks to improve the ground floor layout and increase its circulation by removing the

existing window in the kitchen area, removing the brick wall below and widening the opening to provide a new route into the new conservatory and a more usable space.

The opening will have a stone reveal reinstated around the new opening to reflect the existing window details. See drawing no. 2011-271-02-401 for more details.

2. New opening from Library to Conservatory:

The proposal also seeks to open up the lounge and library area by creating a secondary opening into the conservatory through the rear elevation. As has been done at No.2 St Katharine's Precinct we are proposing to remove the rear window in the Library, cut away the brick below the cill and install 2 new steps to provide a route into the conservatory and garden. The opening will be carefully cut and retain the existing character detail of that window reveal. See drawing no. 2011-271-02-401 for more details.

3. New Glass Conservatory:

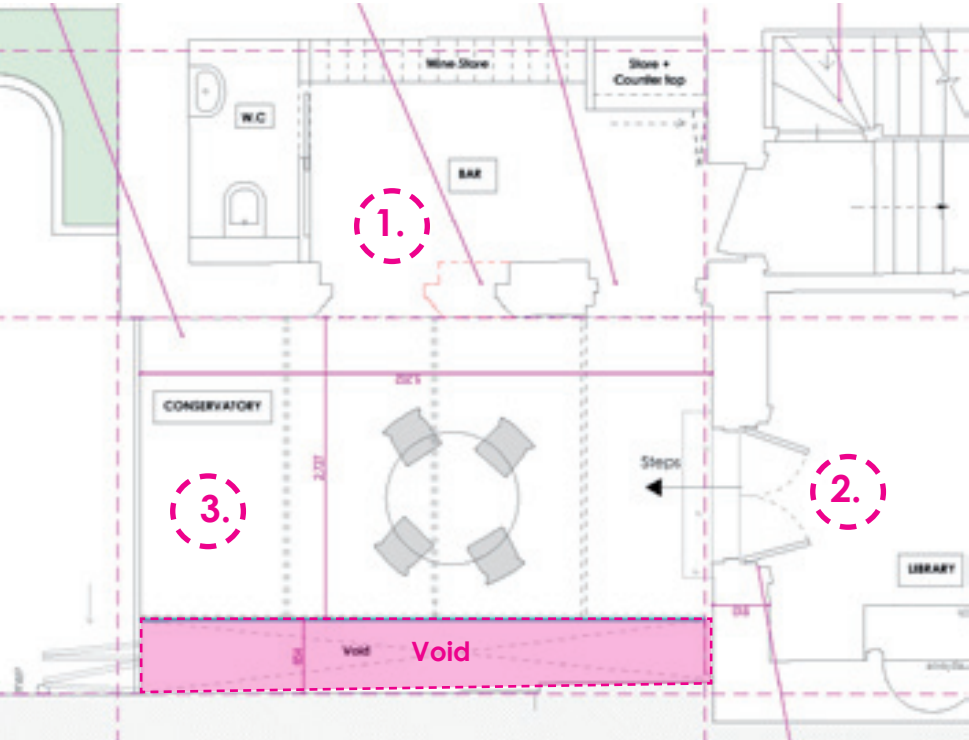
We are proposing a new structural glass conservatory as per drawing 2011-271-02-402. Similar glass enclosures have already been installed at No. 2 and No.6 St Katharine's Precinct. The fixings to the brick wall will be designed to cause minimum impact by hanging glass beams off stainless steel shoes that are attached to the brick work as per the details shown on drawing 2011-271-2-402.

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



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 permitted for No.8.

The proposal for the new basement will require 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.

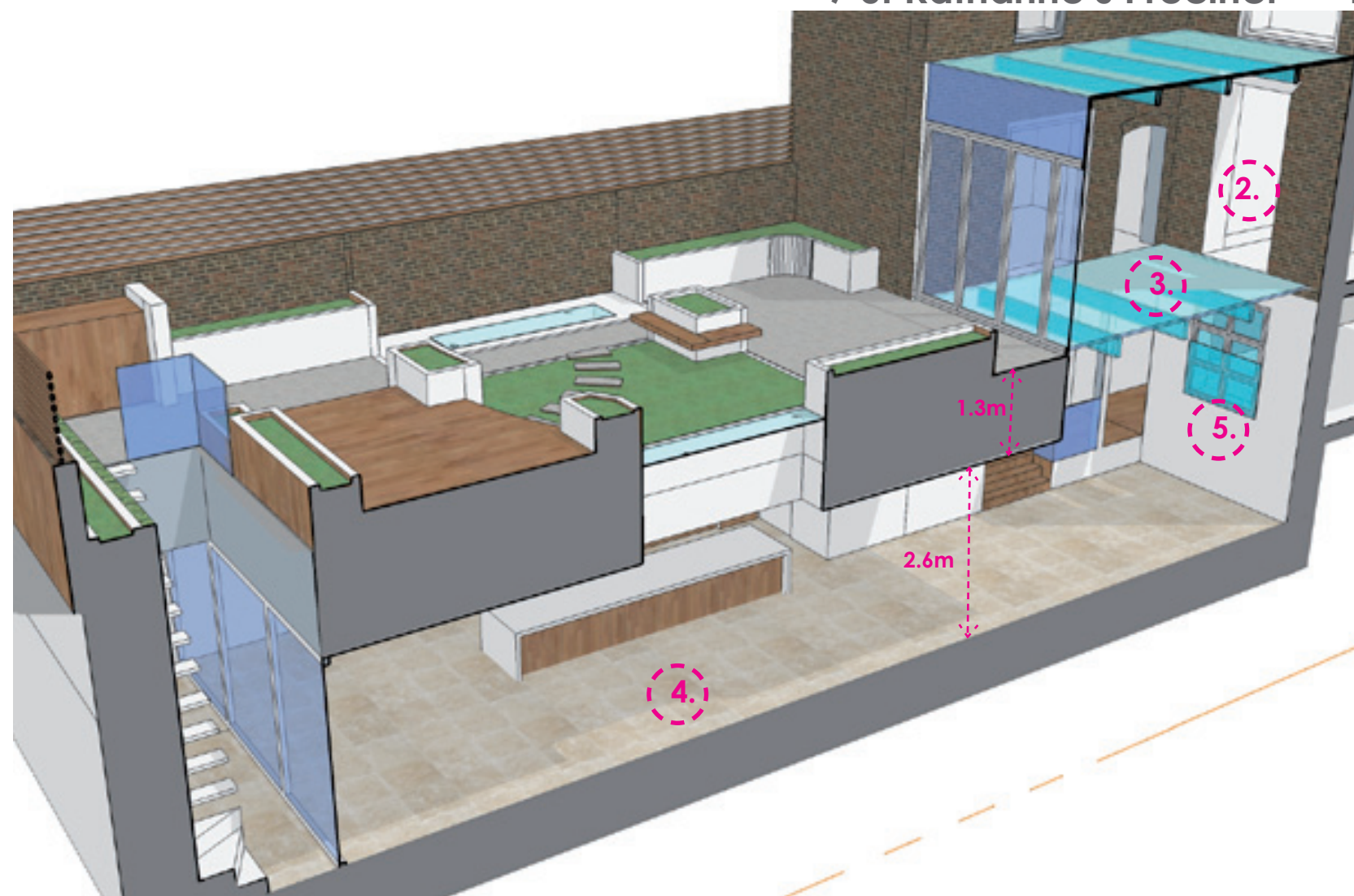
A light well is positioned at the rear of the garden to provide natural light into the basement and also serving as a fire escape stair. 2 Skylights sunk into the garden allow additional light into the basement in conjunction with the new glass conservatory and glass floor.

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.

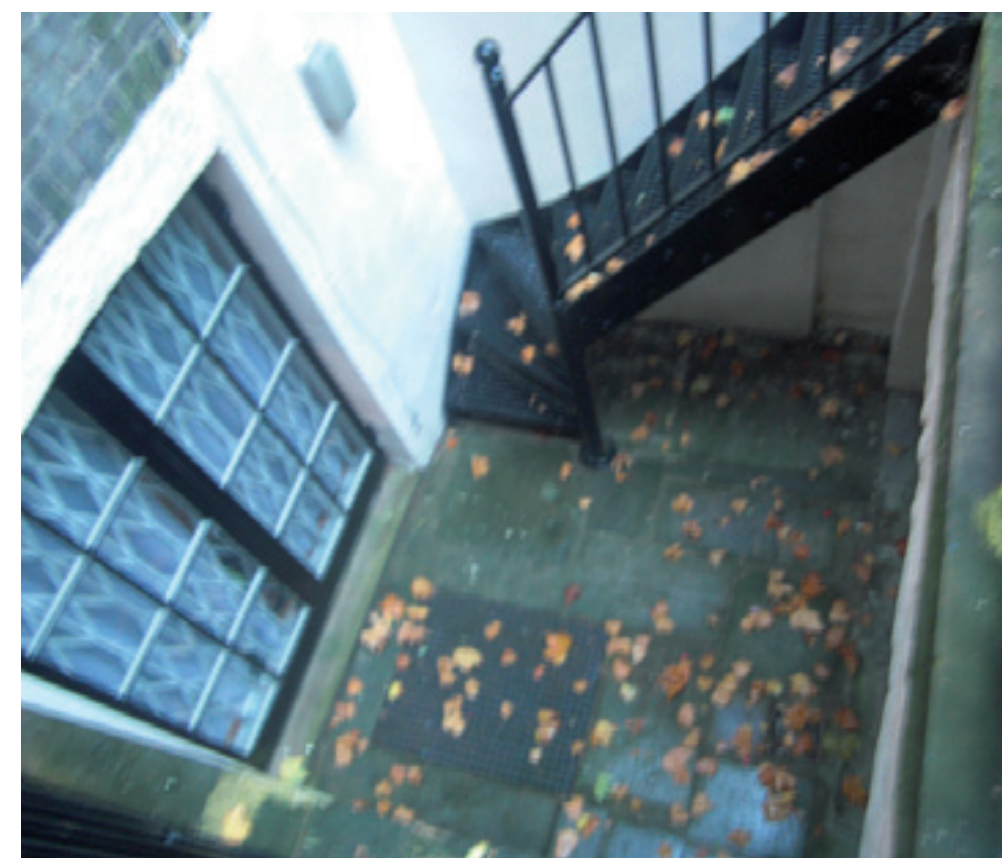
The lid of the new basement will be insulated to a high standard and the extension will be designed to exceed all current building regulations for thermal performance. All redundant plumbing and electrical services will also be modernised during this process with new energy efficient boiler and fittings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



Photos of rear elevation

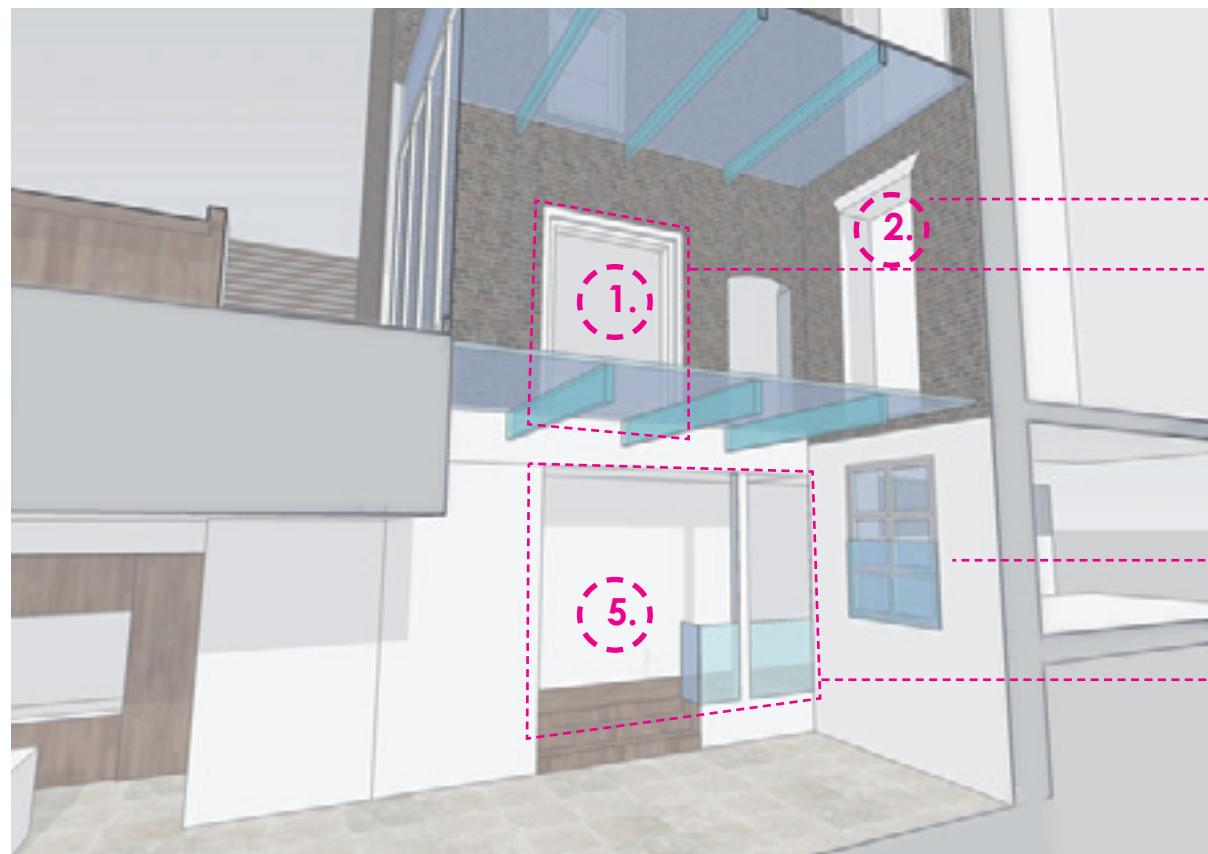
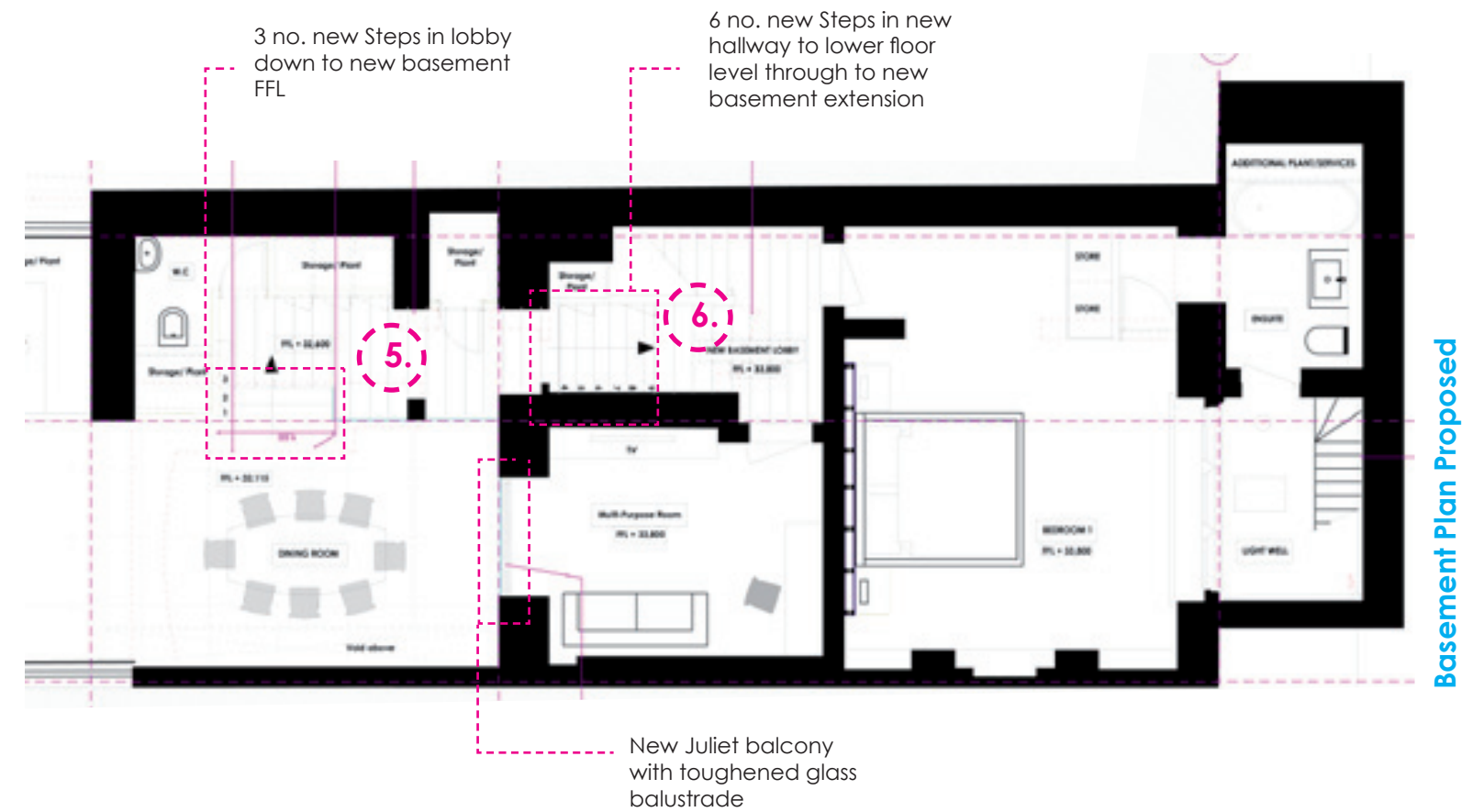
5. Alterations/ removal of rear basement walls:

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 remove the existing W.C in the basement to allow a new corridor to run along the side of the multi-use room to the existing external stores. A number of these walls are also to be removed to allow a new lobby and steps down to the new basement floor level.

The walls to be removed are largely subterranean and therefore not presently visible. Their removal will not be apparent and in addition these walls do not form part of the quality existing brickwork.

The existing French doors in the rear basement room will be altered to form a new Juliet balcony that looks over the new internal basement floor level as illustrated below. The wall will be re-rendered with any new walls at basement level also to be rendered.



6. 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 rear lightwell will also be excavated to the new basement floor level to create a unified level multi-purpose space. To do so we are proposing to create steps in the new hallway leading through to the extension as illustrated on the plan GA's.

Upper Floors:

First:

No structural works are being done to the first floor. The existing bathroom will be replaced and updated along with electrical and plumbing services.

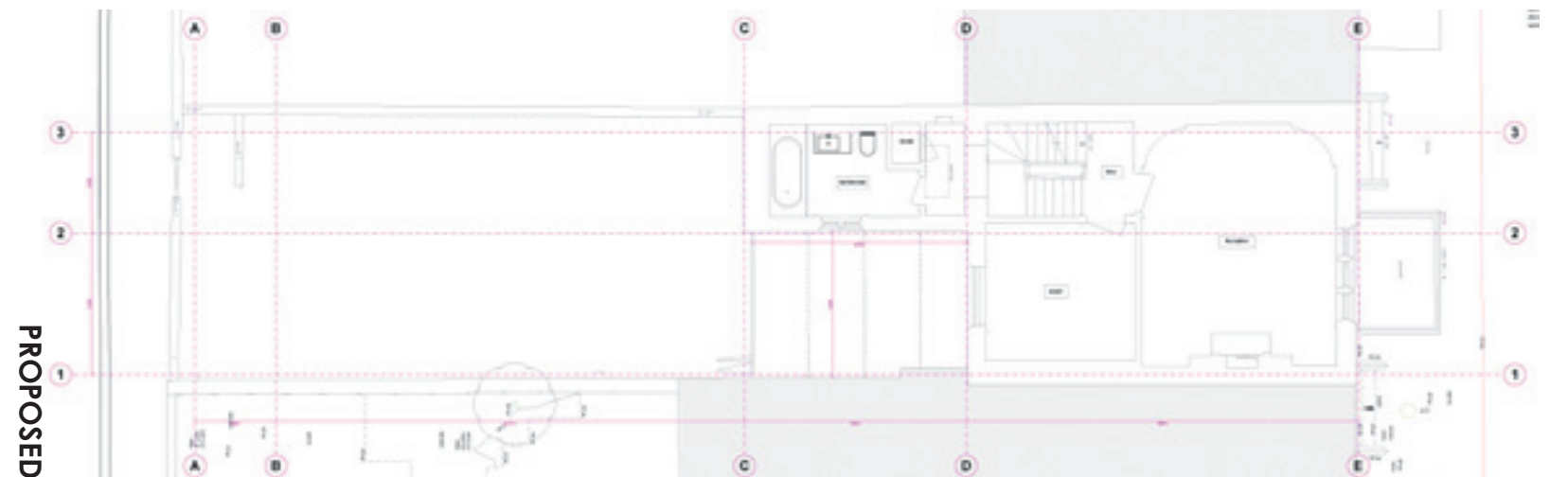
Second:

The master ensuite will be removed and updated with modern fittings in addition to modernising electrical and plumbing services throughout.

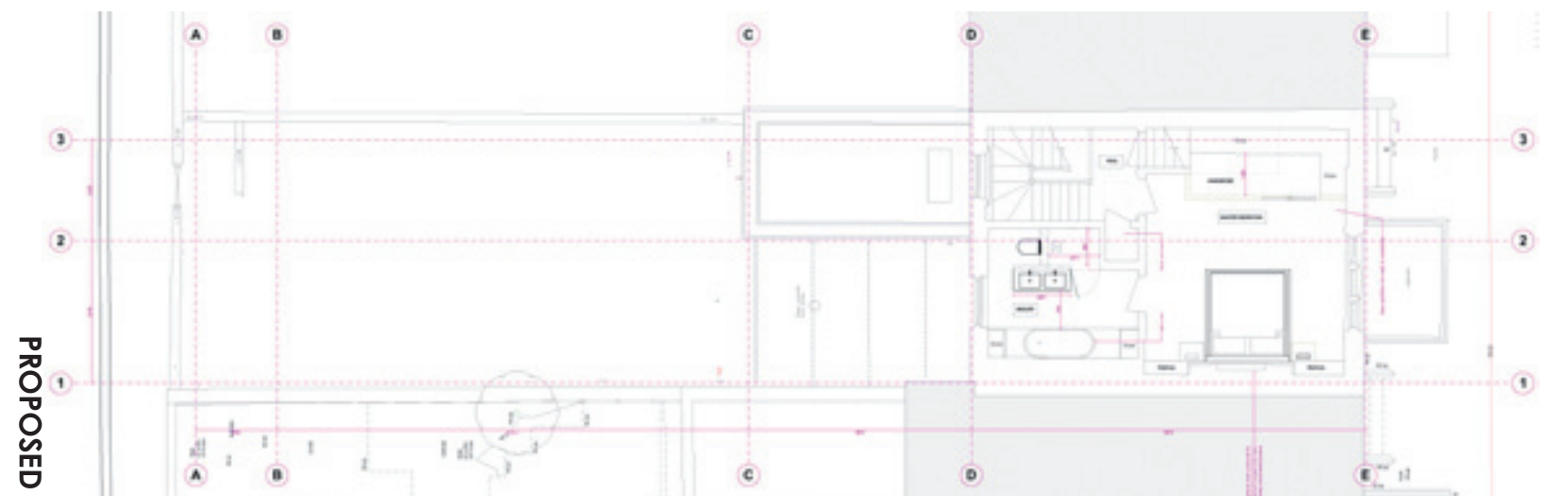
We are also proposing to build out under the stair as illustrated to form a new walk in wardrobe - No.6 St Katharine's Precinct has previously gained permission and carried out a similar alteration.

Loft:

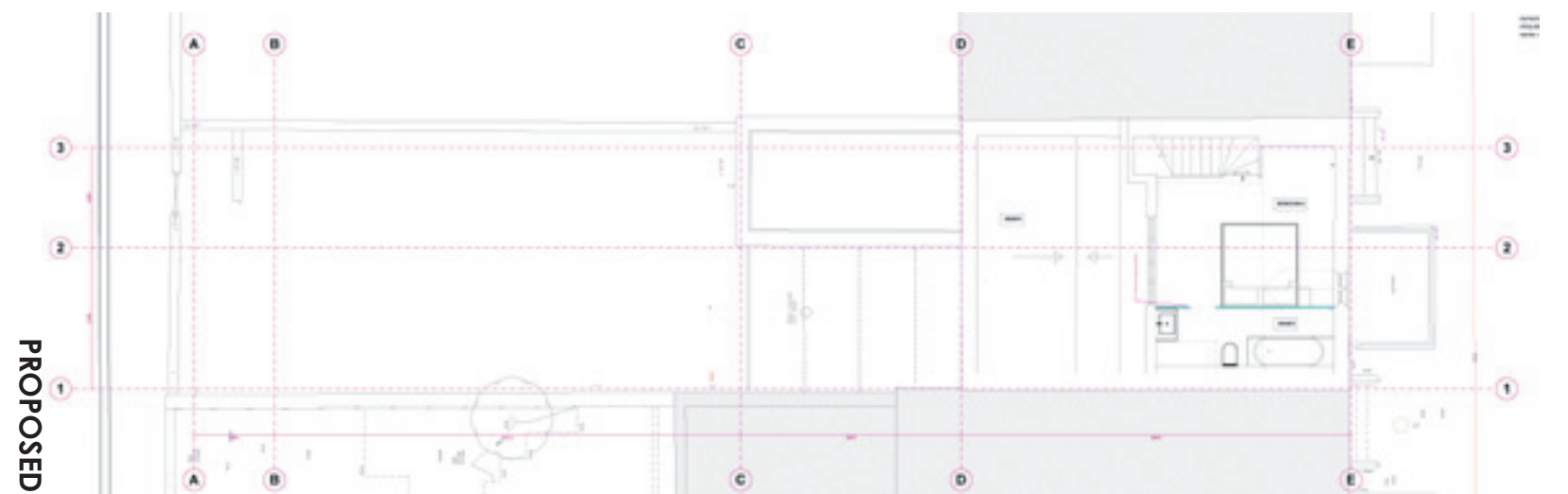
It is proposed to add a new ensuite to the loft bedroom. The ensuite is to be separated using floor to ceiling obscure glass, again a very similar solution has been carried out at No.6 St Katharine's Precinct. The electric services will be updated and new plumbing and drainage will be installed to service the ensuite.



First



Second



Third