

# Planning: design & access statement

Demolition of the existing single storey detached garage and erection of a single family dwelling house on Land adjacent to 14 St Paul's Crescent, London NW1 9XL  
for  
Mr. M. H. Albedin-Zadeh

prepared by: AA

checked by: MW

authorised by

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**1.0 INTRODUCTION**

1.1 Cousins Wojciechowski Architects have been instructed by Mr. M. H. Albedin-Zadeh to prepare architectural designs for the enlargement of an existing planning consent for a single family dwelling on the application site. The site currently consists of a single storey detached garage.

1.2 The client's design brief is to create a high quality single family dwelling.

**2.0 SITE DESCRIPTION AND CONTEXT**

2.1 The application site is located on Land to r/o 6 -7 Canteloves Road and Land adjacent to 14 St Paul's Crescent, London NW1 9XL. The site is within the Camden Conservation Area.



Photo showing the existing site.

2.2 The application site comprises a single-storey former garage situated at the rear garden boundaries of two properties in Canteloves Road and adjacent to a terrace of five three-storey mid Victorian properties. Similar terraced, or semi detached, Italianate villa style properties dating from similar period surround the site to the rear, flank and opposite side of St Paul's Crescent to the south. Investigation into the planning history reveals that a planning consent was granted for a single dwelling house in February 1990 after the refused application of December 1988 was appealed. Planning permission and conservation area consent for demolition of existing garage and the erection of a new 3

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storey dwelling house was granted in June 2006. A further planning permission for a larger (3 storey) dwelling was granted in February 2008.

- 2.3 The garage has been in use as domestic storage for a period of 15 years or more and is legally unrelated to any adjoining residential properties.

### **3.0 PROPOSED DEVELOPMENT STRATEGY**

- 3.1 The proposed use as dwelling house would increase supply of residential accommodation in the area, which is identified as a priority in the Camden UDP. The proposal would provide a four bedroom dwelling house, which would meet housing demand in the borough and provide a sufficient standard of residential amenity for new occupiers to accord with Supplementary Planning Guidance.

The front elevation is contemporary in design, constructed predominantly in stock brick, with large areas of glazing in both the front and rear elevations. Horizontal banding picks up that of the neighbouring terrace. Such features continue the rhythm and proportions of the adjoining terrace. Due to its smaller scale, the dwelling would remain subservient and separate from the terrace without appearing as an inappropriate form of replicated design. The proposal incorporates a dwarf wall to the front boundary with a metal balustrade and planting behind. Together with the glazed frontage, these work to restore an active ground floor frontage to the scheme, and would be similar to other properties within the street.

The second floor addition is limited to a front mansard roof, set back some distance behind the parapet wall, diminishing its presence when viewed from the street scene of St Paul's Crescent and Cantelowes Road.

The proposal would appear as a flank wall, when viewed from the rear windows of no's. 6 & 7 Cantelowes Road. In the previous application, there were concerns regarding the impact this increased scale of development would have on the amenities of these properties in terms of loss of daylight, sunlight, visual intrusion and privacy. This impact was considered in relation to Building Research Establishment Guidelines, and the approach is supported in draft policy, given that the distance of the development from the nearest affected windows is approximately 11 metres. This distance in the previous application was approximately 9m, which was based on inaccurate survey information. After checking the survey on site, the distance between the effected windows and the proposal site boundary was discovered to be approximately 14.0 metres.

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3.2 In conservation terms, we are not proposing to increase significantly the detail of the consented proposal 2007/4085/P.

3.3 Internally the proposals follow the precedent set in planning application 2007/4085/P and provide living/kitchen accommodation at ground level, opening onto a private garden to the rear. At first floor, two bedrooms are provided either side of the staircase and bathroom. At second floor, a further two bedrooms are proposed, set back behind a parapet wall. The proposal is for a mansard development, traditional in scale to those found elsewhere in the Conservation Area.

3.4 In terms of sustainability and the efficient use of energy, it is intended that the design principles, from the construction phase to the on-going running of the dwelling all make a positive contribution towards energy efficiency and low carbon emissions. This will be achieved in a number of ways:

- The design of the dwelling will be based upon the principles set out in the BRE EcoHomes appraisal guidelines.
- All timber specified will come from FSC certified sources.
- Thermal insulation within building fabric to meet the latest Building Control requirements (Part L – revised October 2010).
- Utilise low-energy lighting throughout the development.
- Natural materials to be specified throughout interior of house wherever possible

#### **4.0 Access Statement**

4.1 The proposal is for a single family dwelling accessed at street level from the footpath to St. Pauls Crescent. The ground floor will be fully accessible for ambient disabled. A WC is provided to the ground floor.

#### **5.0 Conclusion**

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- 5.1 The proposals have been designed with reference to the Supplementary Planning Guidance.
- 5.2 The scheme has been developed from an urban design strategy derived from analysis of the site and its surroundings and are based on a precedent set by virtue of planning consent 2007/4085/P. The quality and authenticity of the built environment will be enhanced. The proposed development would be to the highest building standards and will be an opportunity to create a first class, best-practice project.
- 5.3 The proposed building will preserve and enhance the established character of the Conservation Area, without use of pastiche, whilst being sympathetic in scale and materiality to its neighbours, and would make a positive contribution to the conservation area.
- 5.4 The scheme would implement the latest low and zero energy techniques to help minimise the effect of carbon emissions on the environment