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The Practice

National award-winning practice Robert Dye Associates is based in NW London, and has more than 20 years experience in the design and management of domestic/residential architecture. Architectural project experience ranges from new-build houses, careful restoration and conversion of existing buildings for residential and commercial use, to international museum and university buildings.

Following RIBA regional success in London, the practice received the profession's highest award for residential architecture in 2005, winning the RIBA Manser Medal for a sustainable modern house in a sensitive conservation area context in Southwark.

The practice has a burgeoning reputation for delivered projects that have sustainability at their core, and has well-established contacts with structural and environmental engineers, quantity surveyors, and landscape/arboricultural consultants who are sympathetic to the studio's particular approach within new and existing contexts.

Typically the studio manages projects from inception through all stages to completion; it has extensive experience of preparing construction documentation and administering building contracts on site, from one-off residential to large-scale public works. The practice is particularly experienced in London's complex urban and suburban context, whether building new or modernising and extending historic residential buildings.

The work of Robert Dye Associates has been televised in the UK and Japan, the subject of various exhibitions in London over the last decade, and is regularly published in the architectural press worldwide.

Principal, Robert Dye BA Hons Dip Arch RIBA

Robert won the annual RIBA student prize before graduating with honors in 1977. He has practised architecture both in England and abroad. Working for Sir James Stirling, his major projects included the Clore Gallery at the Tate, London, and as project architect a new-build expansion of the Fogg Art Museum for Harvard, and a new Performing arts Centre for Cornell University.

Since establishing his own practice in 1989, he has continued the successful pursuit of design quality in more fine-grain, predominantly residential work. The practice's (timber-framed/recycled materials) new-build Stealth House was a finalist for a RIBA sustainability prize, then for the European Conference of Leading Architects annual Putz prize, and picked up the prestigious Manser Medal for 2005's best contemporary house at the Stirling Prize ceremony.

Robert has taught sustainability, architecture and urban design at various universities in the UK and America for more than 20 years, and is currently a lecturer on sustainable cities for the Urban Design Masters course at the Bartlett School, University College London.

He has received several awards, contributed to a BBC2 programme on the future of London's architecture, was a member of the LDDC Urban Design Advisory Group shaping the future of Docklands, and is active in judging architecture awards for the RIBA.



Stealth House, Grove Lane, SE4 - Manser Medal winning semi-detached house, adjoining Conservation Area.



Newcombe Park, NW7 - Extension & modernisation of detached house



Kingstown Street, NW1 - Partial rebuild & extension to article 4 conservation area news house



Hamilton Terrace, NW8 - Extension & modernisation of grade II listed terrace house.

This design and access statement has been prepared on behalf of Emma Friedman, in support of an application for planning permission for alterations/ extensions to 5 Kingstown Street, NW1 in accordance with the requirements set out in Circular 01/2006. It has to be noted that the proposed development has no effect on existing access arrangements, which remain unchanged.

SITE AND SURROUNDINGS

No. 5 Kingstown Street lies on the south side of the street, within the Primrose Hill Conservation Area designated in 1971. The property is not listed.

Kingstown Street is a narrow road running east-west and linking Fitzroy Road with Princess Road on the southern edge of the Conservation Area, close to St Mark's Square.

The development of the former fields around Primrose Hill commenced in the 1840s following the building of the London and Birmingham Railway. It consisted, initially, of large semi-detached and detached villas surrounding Primrose Hill and as the railway related activities grew, smaller properties were built in the vicinity of the railway line. The development was completed by 1870 with more modest buildings erected during these latter stages.

The alignment of what is today Kingstown Street first appears on a map of 1860 and by 1870 a terrace of cottages appears on both sides of what was then known as Princess Mews. The terrace on the south side of the narrow road comprised a group of 19 two-storey railway cottages. It is interesting to note that what is now known as No.1 Kingstown Street was not originally part of the railway cottages but formed part of the rear garden of the house on the corner (now No.9 Princess Road) which predates the development in the mews. In 1872 the mews was renamed Kingstown Street.

The railway cottages survived the WWII bombings (map of 1952). During the late 1960s, most of the cottages were condemned as slums and pulled down to make way for modern housing. In 1967-69 permission was granted for a partial redevelopment for social housing known as Auden Place, which bisected the mews.

At the eastern end of Kingstown Street only two of the original railway cottages remain (Nos. 3 and 5). The small footprint of these two-storey cottages occupied the entire plot with imperforate walls at the back; they later benefited from the acquisition of land from the gardens of the larger houses on Regent's Park Road. At the time of the extensive demolition that made way for Auden Place, No.5 became an end of terrace and acquired a strip of land to the side.

No.3 was modernized and extended to the rear in the early 1960s and in 2005 it underwent further remodeling, including alterations to the ground floor of its front elevation.

The original accommodation at No.5 was increased with the erection of a small back extension and, following planning permission in 1997 a mansard with dormers was added.

POLICY FRAMEWORK: GOVERNMENT GUIDANCE AND CAMDEN UDP POLICIES AND GUIDELINES

In addition to Government advice contained in PPS5, the Camden UDP adopted in June 2006, contains the relevant policies. The Primrose Hill Conservation Area Statement has been adopted as guidance and together with sections of Camden's Planning Guidance, adopted in December 2006, is a material consideration in the determination of all development proposals in this Conservation Area.

The relevant UDP policies in relation to this development are contained in Section 1 on Sustainable Development and 3 on the Built Environment, in particular SD6 (amenity for occupiers and neighbours), SD9 (resources and energy), B1 (general design principles, B3 (alterations and extensions) and B7 (conservation areas).

Camden's Planning Guidance covers detailed advice on conservation areas (Section 10), design (Section 15), energy and renewable facilities (Section 17) and, most important, extensions and alterations to existing buildings (Section 19). Other sections deal with other relevant matters such as overlooking and privacy.

In addition, of particular interest is the supplementary guidance contained in the Conservation Area Statement for Primrose Hill, published in January 2001, which has been through consultation prior to adoption.

Kingstown Street falls within the Regent's Park Road South Sub-Area (Area 1) although it sits on its borders. Its character is defined as one of three mews within the Conservation Area that provide a contrast to the wide roads and villa style properties that dominate this Sub-Area. Sporadic development of the mews began in the late 19th Century and continues to this date, encompassing a wide range of architectural styles. The buildings are described as abutting the highway, two storeys high, with flat fronts and strong parapet lines.

Nos.1, 3 and 5 Kingstown Street are listed as buildings that make a positive contribution to the conservation area in the Audit Section of the Statement. The relevant advice is contained in PH1 (new development), PH11 and PH12 (materials), PH25 to PH28 (rear extensions) and PH29 (side extensions)

THE PROPOSALS

Both the history of the site and the policies have been the starting point for the design of the proposals. The aim is to adapt the existing house to the changing needs of the family. To this effect it is proposed to create additional accommodation by excavating a basement that would provide space for storage and utilities. This part of the proposals has been granted a Certificate of Lawful Development on 23 April 2010 and does not form part of this application.

The proposals are shown on plans (EX)000-005,010-012,020,100,200-201 (existing) and (PA)000-005,010-012,020,100 (proposed).

The current proposals consist of:

- The remodeling of the rear extension:

The existing rear extension will be demolished and the existing back wall at ground floor will be extended outwards. This will improve the usefulness of the small garden and the relation between the living areas and the external amenity space. In order to emphasize this relationship and acknowledging the deep extension at No.3, the roof will have an overhang. The design consists of narrow metal framed sliding doors that span the width of the cottage and an artificial slate panelled roof.

In this group of two surviving cottages, there is no established pattern at the rear to follow as the original terrace did not have any land at the back for extensions. On that basis, at ground floor, there are no original features to preserve or any pattern to follow. Furthermore, in the tradition of other precedents in Kingstown Street (including north of Auden Place), a contemporary design approach was considered appropriate.

This aspect of the application complies with general policies on design, in particular B3, paragraphs 19.12 to 19.18 of CPG and paragraphs PH25 to PH28 of the Primrose Hill Conservation Area Statement. No amenity issue arises from this part of the proposals in terms of overlooking of neighbours or daylight/ sunlight, which in fact is improved for the occupiers of the cottage, in conformity with policy SD6

In any case, this part of the application is considered to be permitted development under Part 1, Class A.1(e) and A.3(a) of the Town & Country Planning (General Permitted Development) Order as amended 2008.

- Erection of side extensions:

This aspect of the proposals consists of the demolition of two separate external structures comprising a bin store and a shed that stand on the land to the side of No.5, adjoining Auden Place car park. These would be replaced with a single storey structure pursuant to a better internal layout.

Improved daylight would be achieved through the proposed glass roof and the glazing facing the street. This results in the removal of an existing window on this flank elevation, which at present poses a security risk. Considerably set back from the building line, the extension will be finished in white painted render so as to match the existing flank elevation.

It is also proposed to insert a couple of bay windows at first floor level with a glass roof and narrow glazed (fixed) panels to the front and back, to increase daylight to the bedrooms. Although the properties across the road in Kingstown Street and on Regent's Park Road cannot be overlooked from these new windows, it is proposed to use partially sandblasted glass.

Again, at this level, like at ground floor, the extension will be white painted render and will not be conspicuous within the context of the existing flank wall.

As this building was originally a mid-terrace, historically there is no merit in protecting the flank wall from development. These side extensions, by virtue of their simplicity of design and sympathetic materials would be completely subordinate to the cottage and the replacement of the rather unsightly structures would result in an enhancement of the conservation area in accordance with policy B7.

Well set back and small in scale they will have no adverse impact on the street scene and their design and materials is in keeping with the building and its neighbours, thus also complying with policies SD6, B3.A (a), (b), (c), (d) and (f) and Camden's guidance on side extensions 19.19 and 19.20 and PH29.

- Alterations to the front elevation:

Records of the development of this part of Primrose Hill show that although at first glance one may think that there is some cohesion between Nos.1, 3 and 5 Kingstown Street, No.1 has followed a different evolution. East of Auden Place only Nos.3 and 5 remain of a terrace of 19 cottages dating from the 19th Century and as such they display similar characteristics. It is considered that there is merit in treating them with this history in mind.

In 2005 permission was granted for alterations to the front elevation of No.5, next door, which was subsequently implemented. This was designed by the same architects who are submitting this application. The proposed changes will only be at ground floor level; they will retain the structural elements that give the elevation its rhythm as only the infill panels will be altered. The first floor elevation will remain unchanged.

The design, in a contemporary vocabulary will echo the treatment of No.3's façade and create a stronger visual cohesion between the two properties. The remodeled elevation would incorporate a bin store, as the present one would be demolished to make room for the proposed side extension.

The amenities of neighbouring occupiers or passers-by will not be affected

These alterations would be permitted under Part 1 Class A but as the materials introduced include painted metal, the Council may consider that condition A3 (a) has not been met. In any case, given the approval in recent years of very similar alterations, it is not anticipated that this aspect of the application will be controversial as the proposal satisfies policies SD6, B1 and B3 (in particular (d) and (f)).

Within the limitations of the proposed works, affecting only a small part of the house, all the elements described above will be built in accordance with sustainable principles. The existing building has been largely rebuilt in the post-war period as a cavity brick construction. A new mansard roof was added in the 1990s to a higher thermal insulation standard. The new works will continue to upgrade much of the rest of the existing envelope to current standards of insulation. Glazed areas will be to a better U-value than the existing brick walls and any windows they replace and new walls will have better insulation than the existing.

Perforated panels at the front of the house will provide summer cooling. This passive ventilation technique will reduce energy consumption and has been proved to work well following installation at No.3 Kingstown Street. In the winter, the solar thermal gains will be harnessed from the south facing glazed panels to supplement mechanical heating. This aspect of the proposals satisfies UDP policy SD9 in terms of improved energy conservation and use of resources.

CONSULTATIONS

Prior to submitting this application, the agent has sent the drawings to:

- The Conservation and Urban Design Team (C Rose) in order to ensure that the relevant officers were satisfied. In a telephone conversation on 20 April the officer stated that he had no objections to the design or conservation area implications which are within his remit.

- The Primrose Hill CAAC as they had shown an interest in the application for No.3 Kingstown Street some years ago. The proposals were discussed at their meeting in early April when they supported the proposals which are now the subject of this application.

CONCLUSION

Little remains of the 19th Century terrace of railway cottages in Kingstown Street and the two that survived east of Auden Place have been extensively altered over the years.

Although these buildings have been identified (together with No.1) as making a positive contribution to the conservation area, this has largely to do with their modest scale, their relationship to the street and the simplicity of their design rather than any intrinsic architectural merit.

The proposed extensions represent a very small increase in both area and volume so that the impact of the development on the area is negligible. The change to the front elevation would restore the original cohesion of the pair of cottages so that altogether this scheme is beneficial to the streetscene and the conservation area. An improved internal layout and relationship to the amenity space are also achieved.

Altogether, the proposed development, which has raised no objections during the informal pre-application consultations, complies with the relevant policies and guidance and enhances the conservation area.

201 EX 100 Existing Location Plan	1:1250
201 EX 000 Existing Block Plan	1:200
201 EX 001-005 Existing Floor Plans	1:50
201 EX 010-012 Existing Elevations	1:50
201 EX 020 Existing Section AA	1:50
201 EX 200 Existing Photographs Front & Side of House	NTS
201 EX 201 Existing Photographs Rear of House	NTS
201 PA 100 Proposed Location Plan	1:1250
201 PA 000 Proposed Block Plan	1:200
201 PA 001-005 Proposed Floor Plans	1:50
201 PA 010-012 Proposed Elevations	1:50
201 PA 020 Proposed Section AA	1:50



Notes

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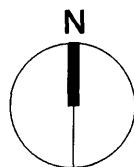
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DO NOT SCALE FROM THE DRAWING

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project	5 Kingstown Street, London NW1 8JP	project no 201
drawing	Existing Location Plan	scale 1:1250 @A3 drawn by AB
drawing no	EX 100	rev - date 04.05.10 dwg status planning



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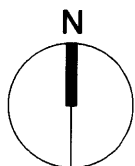
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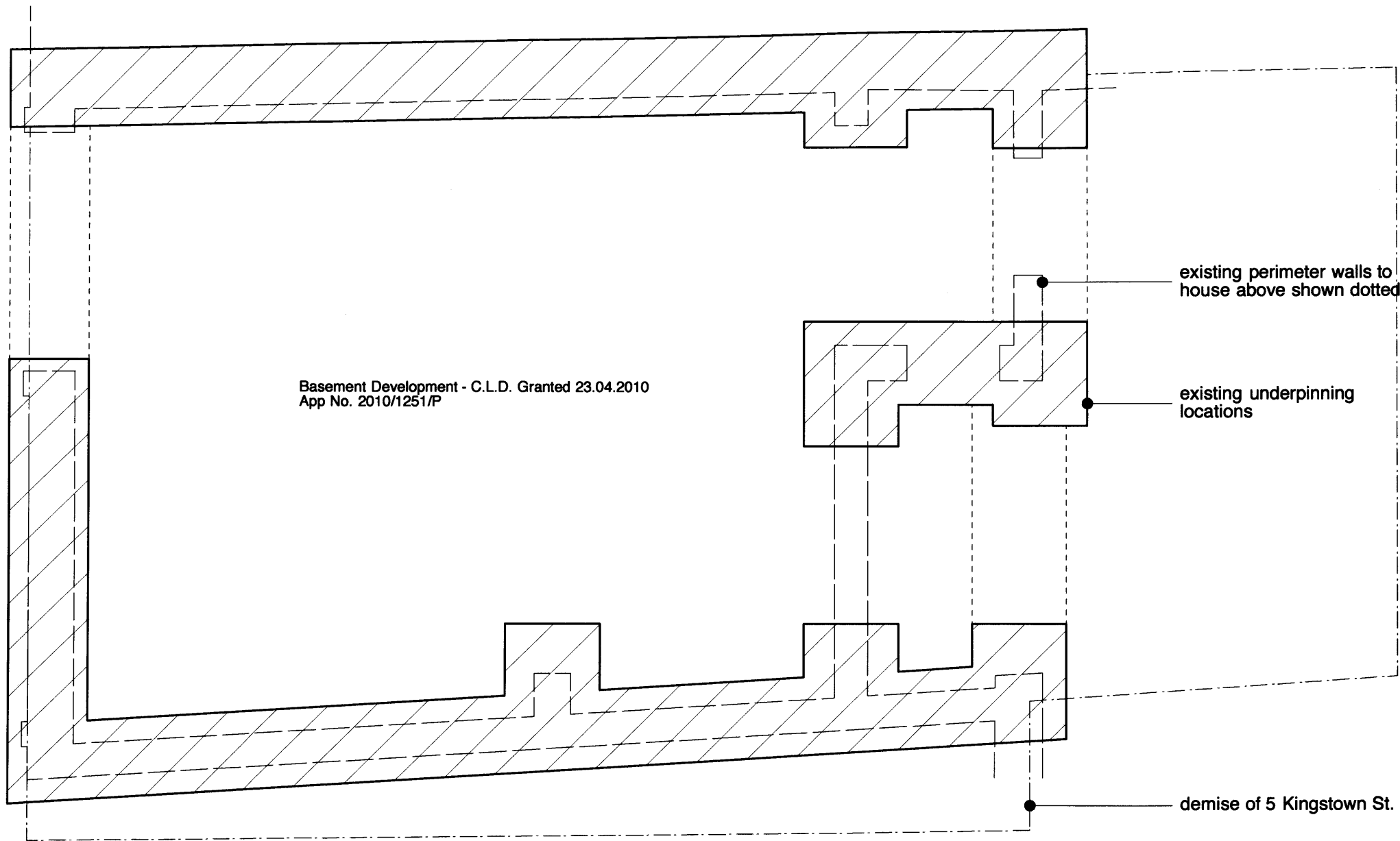


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			5 Kingstown Street, London NW1 8JP	201
			drawing	scale 1:200 @ A3
			Existing Block Plan	drawn by AB
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Basement Development - C.I.D. Granted 23.04.2010
App No. 2010/1251/P

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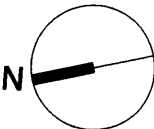
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			project	5 Kingstown Street, London NW1 8JP	project no	201
			drawing	Existing Below Ground Plan	scale	1:50 @ A3
					drawn by	AB
			drawing no	EX 001	rev	04.05.10
					dwg status	planning

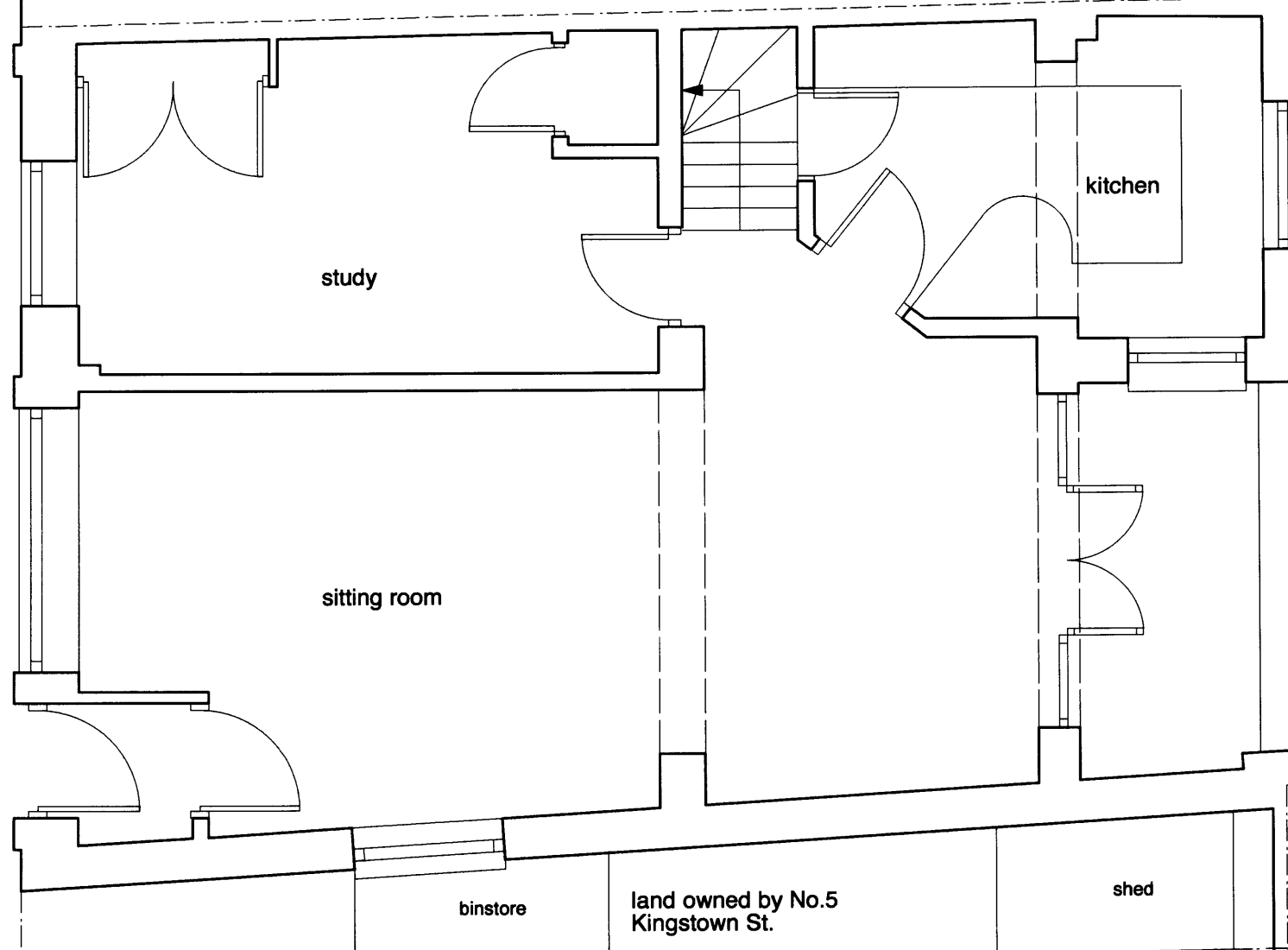
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No. 3



No. 5



(garden to No. 3
Kingstown Street)



(garden to No. 40 Regent's Park Road)

AUDEN PLACE

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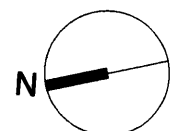
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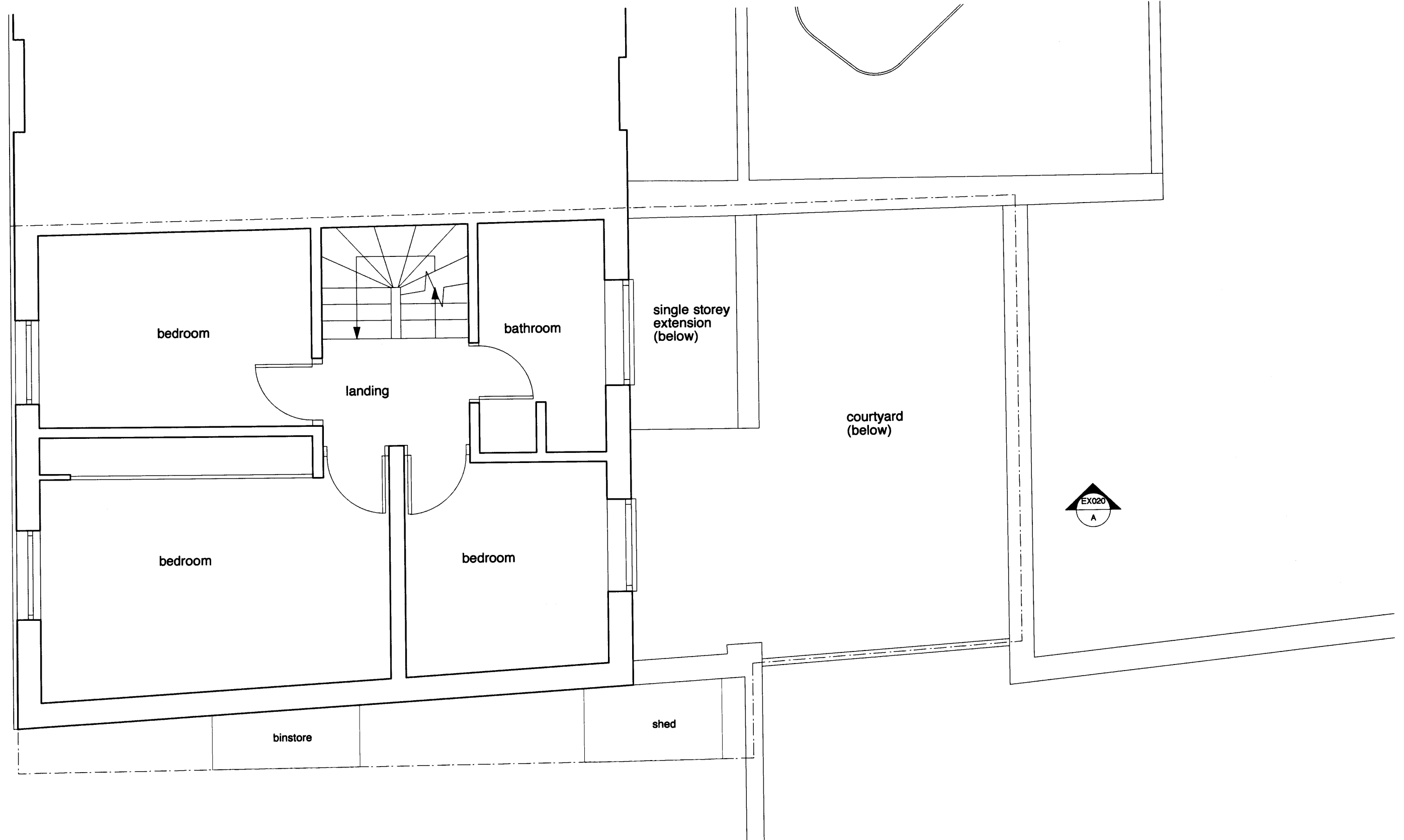


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			project	project no
			5 Kingstown Street, London NW1 8JP	201
			drawing	scale
			Existing Ground Floor Plan	1:50 @ A3
				drawn by
				AB
			drawing no	date
			EX 002	04.05.10
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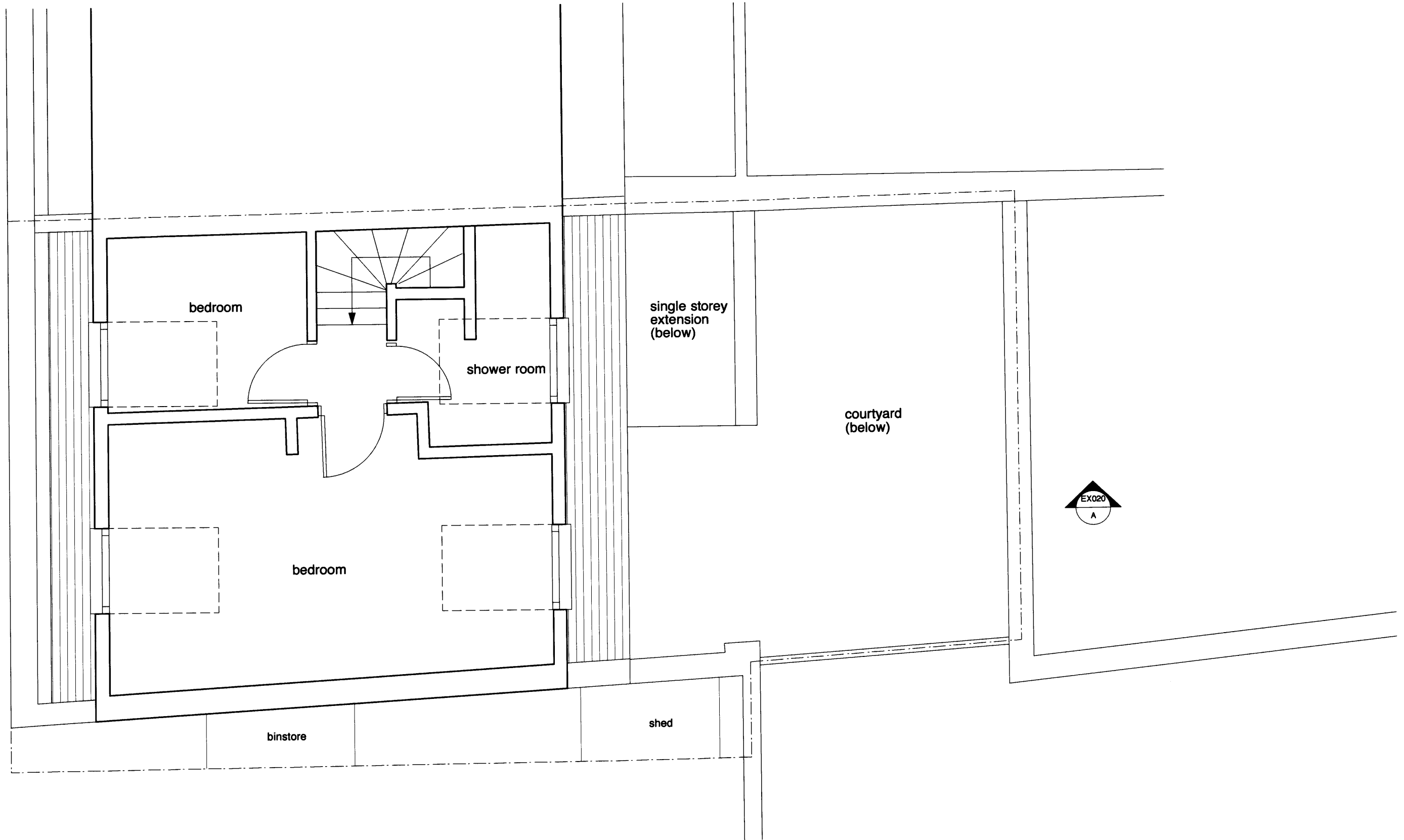
Robert Dye Associates
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fax: 020 7267 9345 email: info@robertdye.com

project	5 Kingstown Street, London NW1 8JP	project no 201
drawing	Existing First Floor Plan	scale 1:50 @ A3 drawn by AB
drawing no EX 003	rev -	date 04.05.10 dwg status planning

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project no
201

scale
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drawn by
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date
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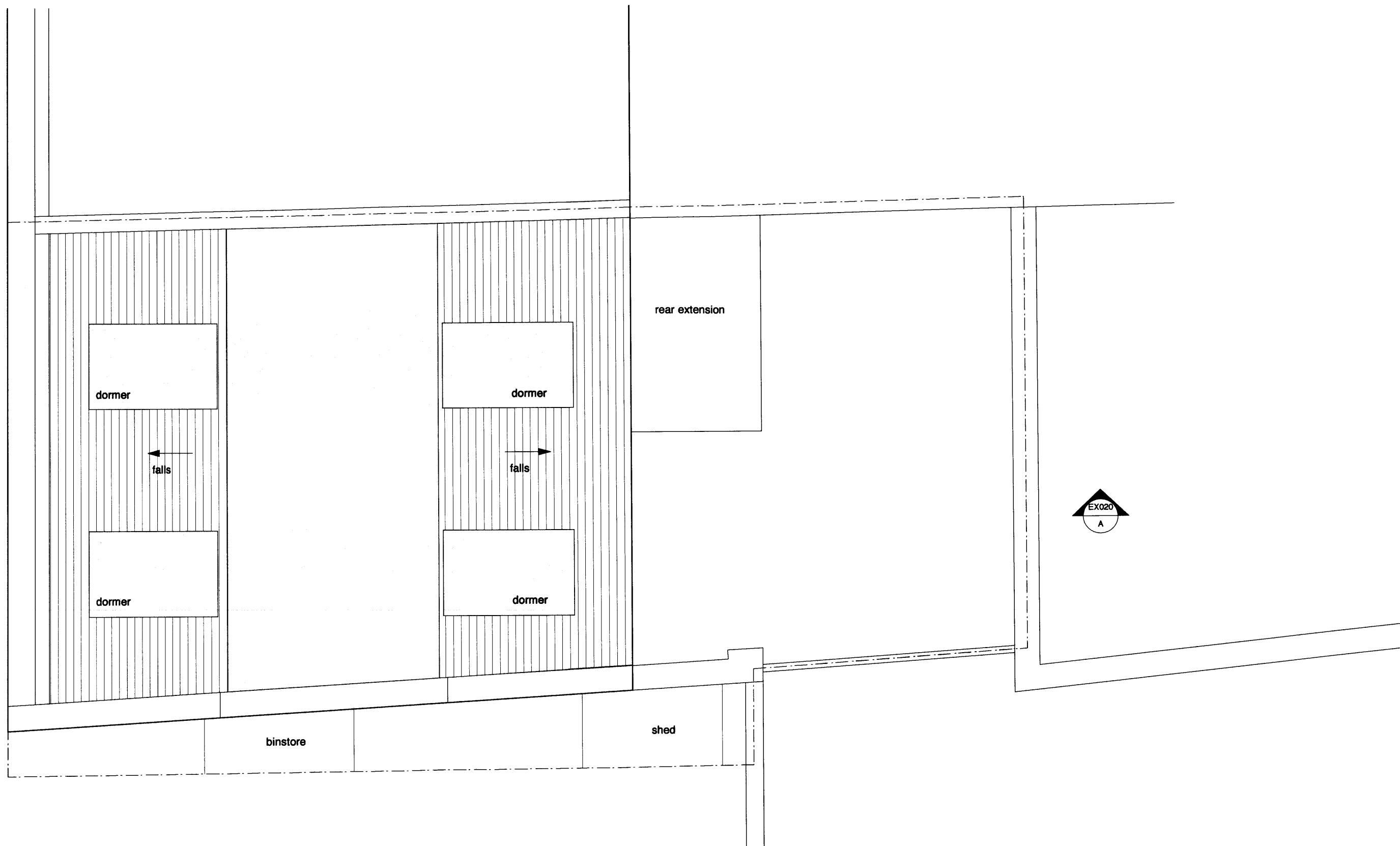
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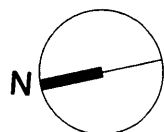
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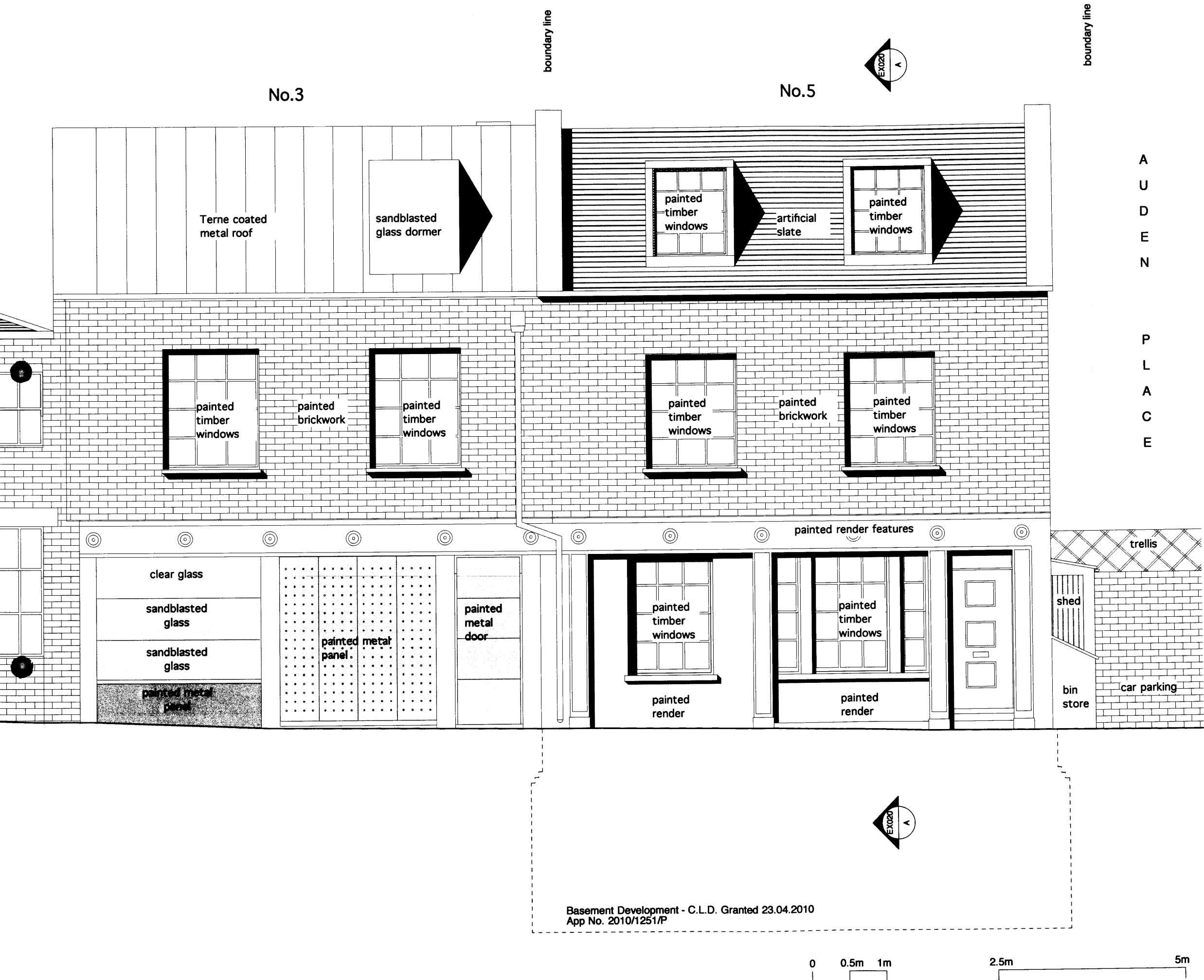
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project	5 Kingstown Street, London NW1 8JP	project no 201
drawing	Existing Roof Plan	scale 1:50 @ A3 drawn by AB
drawing no	EX 005	rev - date 04.05.10 dwg status planning



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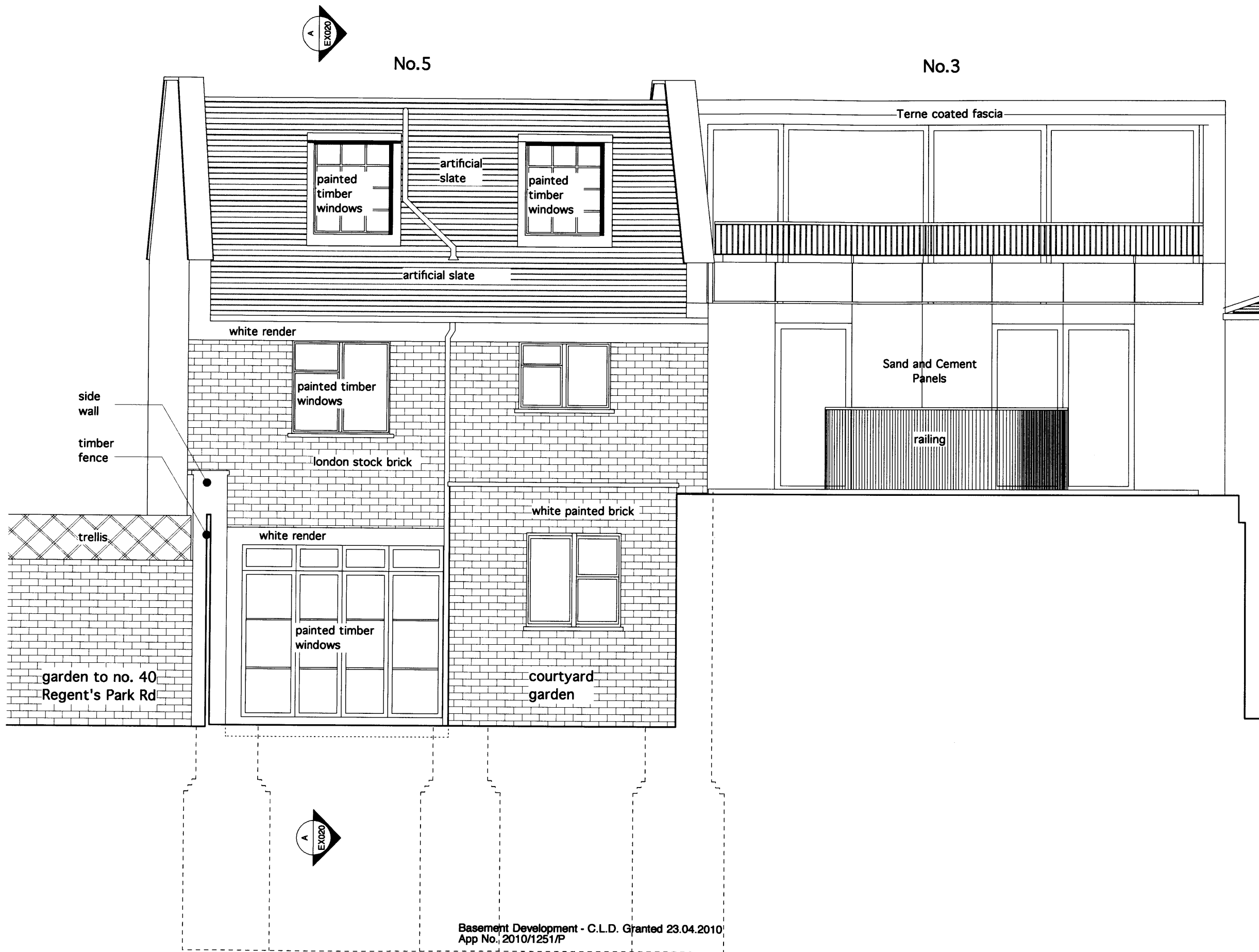
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project	5 Kingstown Street, London NW1 8JP	project no	201
drawing	Existing Front Elevation	scale	1:50 @ A3
		drawn by	AB
drawing no	EX 010	rev	-
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		dwg status	planning



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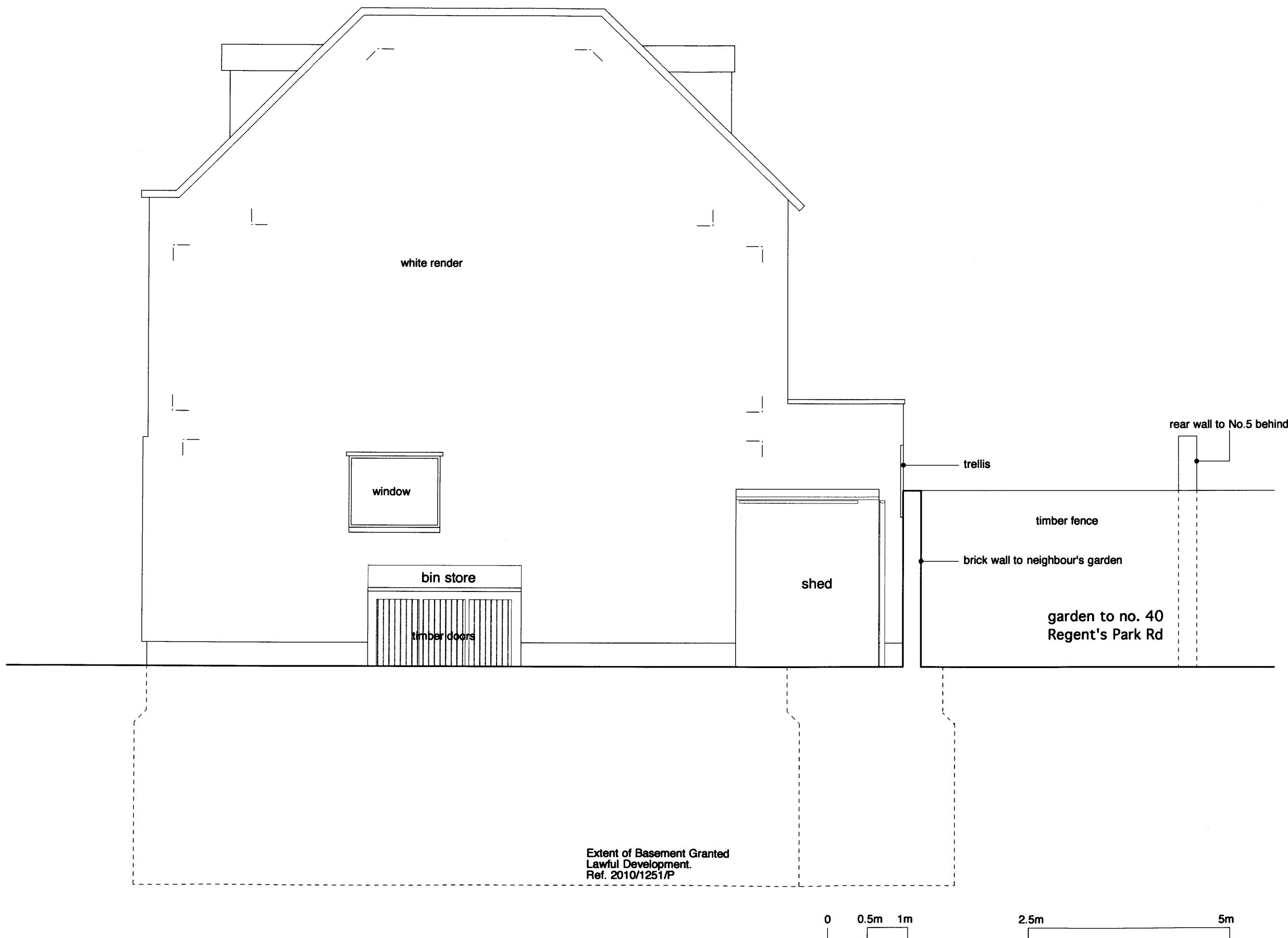
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project	5 Kingstown Street, London NW1 8JP	project no 201
drawing	Existing Rear Elevation	scale 1:50 @ A3 drawn by AB
drawing no EX 011	rev -	date 04.05.10 dwg status planning

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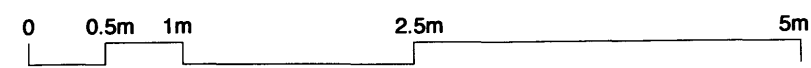
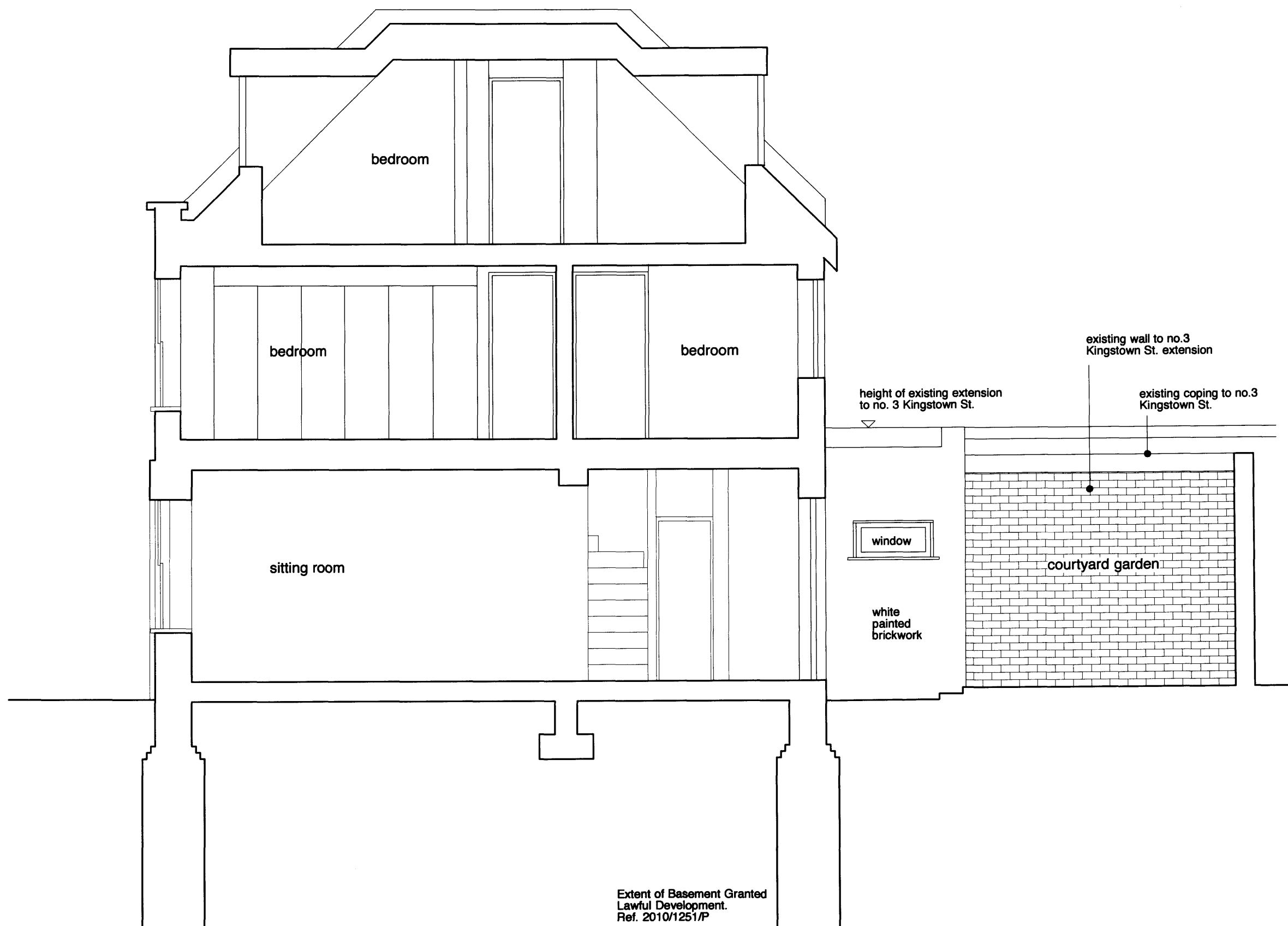
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DO NOT SCALE FROM THE DRAWING

Rev	Date	Notes

robertdye Robert Dye Associates Unit A2 Linton House 39-51 Highgate Road London NW5 1RS tel: 020 7267 9388 www.robertdye.com fax: 020 7267 9345 email: info@robertdye.com			
project	5 Kingstown Street, London NW1 8JP	project no	201
drawing	Existing Side Elevation	scale	1:50 @ A3
		drawn by	AB
drawing no	EX 012	rev	-
		date	04.05.10
		dwg status	planning



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robertdye
 Robert Dye Associates
 Unit A2 Linton House 39-51 Highgate Road London NW5 1RS
 tel: 020 7267 9388 www.robertdye.com
 fax: 020 7267 9345 email: info@robertdye.com

project	5 Kingstown Street, London NW1 8JP	project no	201
drawing	Existing Section AA	scale	1:50 @ A3
		drawn by	AB
drawing no	EX 020	rev	-
		date	04.05.10
		dwg status	planning



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[illegible]

robertdye

Robert Dye Associates
Unit A2 Linton House 39-51 Highgate Road London NW5 1RS

tel: 020 7267 9388
fax: 020 7267 9345

www.robertdye.com
email: info@robertdye.com

project	5 Kingstown Street, London NW1 8JP	project no	201
drawing	Existing Photographs Front & Side of House	scale	NTS
		drawn by	AB
drawing no	EX 200	rev	-
		date	04.05.1
		dwg status	planning



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robertdye

Robert Dye Associates
Unit A2 Linton House 39-51 Highgate Road London NW5 1RS

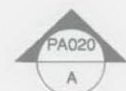
tel: 020 7267 9388
fax: 020 7267 9345

www.robertdye.com
email: info@robertdye.com

project	5 Kingstown Street, London NW1 8JP	project no	201
drawing	Existing Photographs Rear of House	scale	NTS
		drawn by	AB
drawing no	EX 201	rev	-
		date	04.05.10
		dwg status	planning

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AUDEN PLACE

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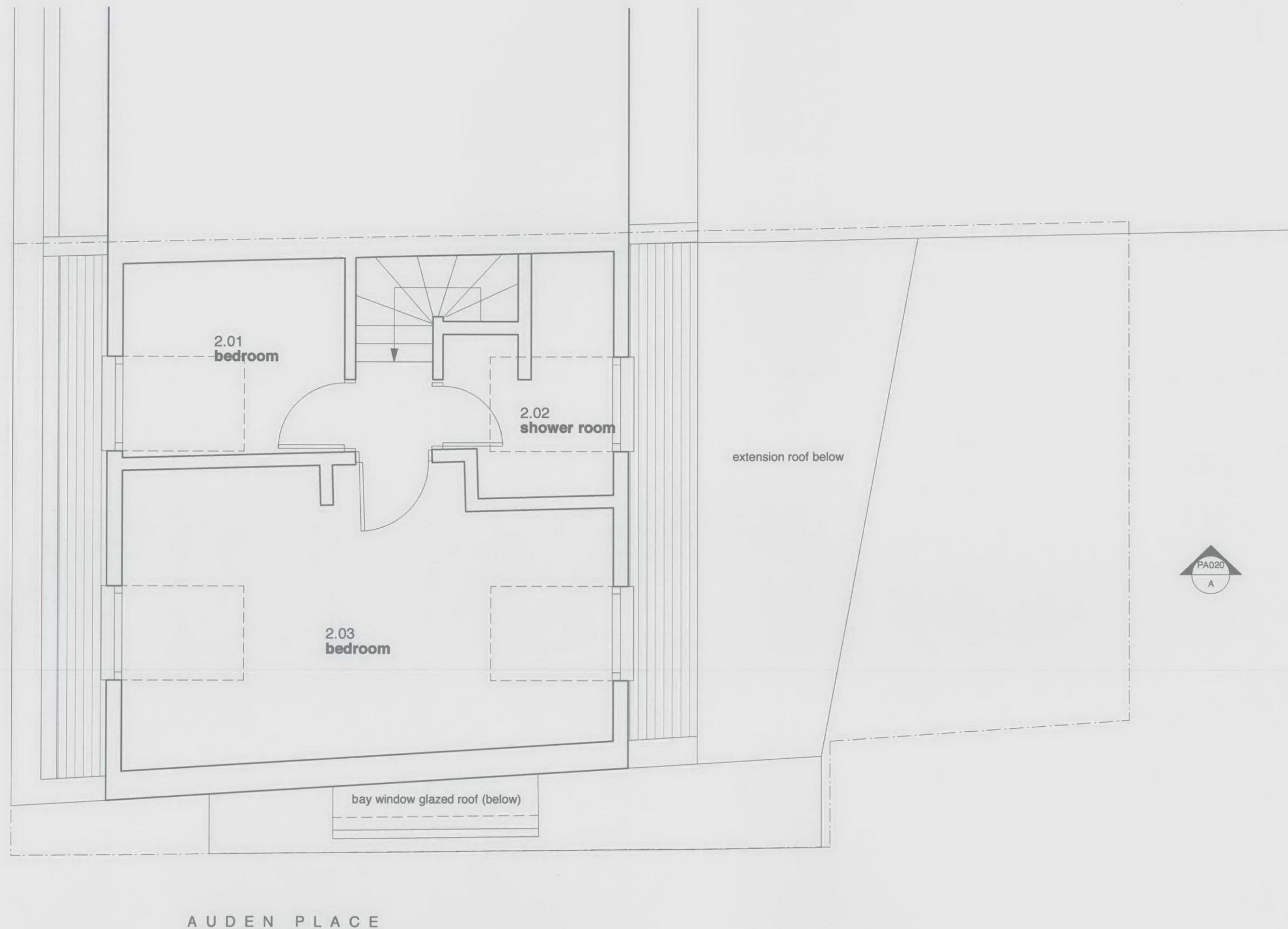
0 0.5m 1m 2.5m 5m



Rev	Date	Notes
robertdye Robert Dye Associates Unit A2 Linton House 39-51 Highgate Road London NW5 1RS tel: 020 7267 9388 www.robertdye.com fax: 020 7267 9345 email: info@robertdye.com		
project	5 Kingstown Street, London NW1 8JP	project no 201
drawing	Proposed First Floor Plan	scale 1:50@A3 drawn by AB
drawing no	PA 003	rev - date 04.05.10 dwg status planning

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AUDEN PLACE

Notes		Rev	Date	Notes	robertdye	
These plans and specifications prepared by Robert Dye Associates as instruments of professional service shall remain the property of Robert Dye Associates.					Robert Dye Associates Unit A2 Linton House 39-51 Highgate Road London NW5 1RS tel: 020 7267 9388 fax: 020 7267 9345 www.robertdye.com email: info@robertdye.com	
These plans may not be copied or re-used without the express written consent of Robert Dye Associates. The use of these plans for construction is permitted only when specifically released for construction reference by a dated authorised signature.					project	project no
These plans are project and site specific and shall only be used for their intended purpose unless otherwise permitted by written consent of Robert Dye Associates.					5 Kingstown Street, London NW1 8JP	201
All dimensions shown are indicative and must be double checked on site by the contractor. Any inconsistencies found must be reported to Robert Dye Associates.					drawing	scale
DO NOT SCALE FROM THE DRAWING					Proposed Second Floor Plan	1:50@A3
					drawn by	AB
					drawing no	date
					PA 004	04.05.10
					rev	dwg status
					-	planning

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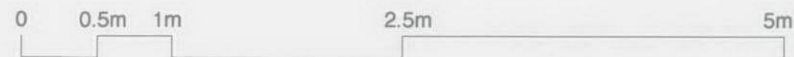
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			Robert Dye Associates Unit A2 Linton House 39-51 Highgate Road London NW5 1RS tel: 020 7267 9388 fax: 020 7267 9345 www.robertdye.com email: info@robertdye.com		
			project	5 Kingstown Street, London NW1 8JP	project no 201
			drawing	Proposed Roof Plan	scale 1:50@A3 drawn by AB
			drawing no	PA 005	rev - date 04.05.10 dwg status planning



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robertdye Robert Dye Associates Unit A2 Linton House 39-51 Highgate Road London NW5 1RS tel: 020 7267 9388 www.robertdye.com fax: 020 7267 9345 email: info@robertdye.com		
project	5 Kingstown Street, London NW1 8JP	project no 201
drawing	Proposed Rear Elevation	scale 1:50@A3 drawn by AB
drawing no PA 011	rev -	date 04.05.10 dwg status planning

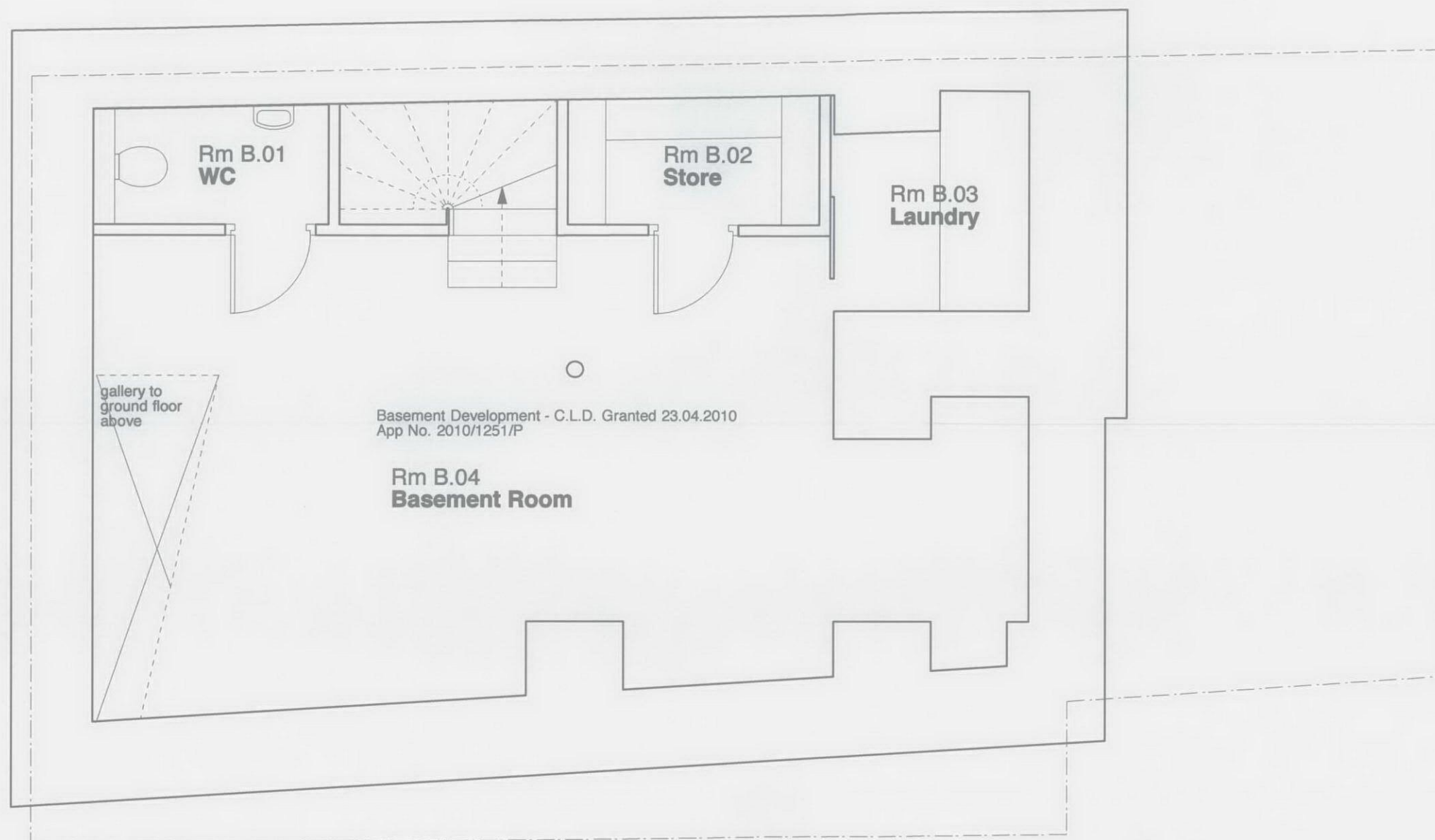


Notes

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			Robert Dye Associates Unit A2 Linton House 39-51 Highgate Road London NW5 1RS tel: 020 7267 9388 www.robertdye.com fax: 020 7267 9345 email: info@robertdye.com	
			project 5 Kingstown Street, London NW1 8JP	project no 201
			drawing Proposed Basement Plan	scale 1:50@A3 drawn by AB
			drawing no PA 001	rev - date 04.05.10 dwg status planning