

19th December 2008

Our ref: 0309-3.1-04

Planning Department
Camden Council
Camden Town Hall,
Judd Street.
London.
WC1H 9 JE.

Dear Sir or Madam

Re: 6 St. Thomas Gardens. NW5 4EX.

DESIGN & ACCESS STATEMENT

Hogarth Architects

1/ The Property

No.6 St.Thomas Gardens is a 3 storey residential property located within the London Borough of Camden. It is a single family dwelling that is to be converted into a 4 storey residential 2 flats property. It is not within a conservation area.

2/ The Proposal

The proposal is a conversion of a single family dwelling into 2 flats, which is to include a new

roof extension, as well as a new rear extension at basement and first floor level.

A similar proposal for the same property was submitted in 2005 – permission was granted for it. Application no. 2005/0772/P.

This current proposal was designed in accordance to what was granted previously.

At basement level; the rear extension has been improved to inhabit the full width of the site, as with application no. 2005/0772/P. The only alteration is that we have lowered the basement extension to the same level as the internal floor level at the front end of the property. This allows for a much simpler, spacious open plan basement flat, which sits discretely amongst its surrounding neighbours. The large opening at the rear enhances the connection between the inside and out, as well as improve the quality and amount of light entering the dwelling, providing a larger area for it to penetrate.

At raised ground level; the rear extension keeps in line with the existing, but has a glazed door linking the kitchen to a terrace that overlooks a garden. Again, strengthening the connection between the inside and out and improving the view out into the garden.

At first floor level; we are proposing a small rear extension which is stepped back, to accommodate a family bathroom – allowing for 2 spacious bedrooms at this level.

At roof level; we have extended the loft space to create a new storey. This is a common feature for many of the properties on the same street as well as the neighbouring dwellings on either side of no.6 St. Thomas Gardens. (Please see drawing no. L(-4)302 Proposed Elevations in context).

DENSITY

Level	Existing Area/m2	Proposed Area/m2
basement	48.7	65.3
ground	42.2	43.2
1 st	32.1	37.3
2 nd	0	27.6
total	123.0	174.4

3/ CONTEXT

The front elevation will remain largely unchanged, aside from the loft extension, which in context is in keeping with other properties on the same street. (Please see L(-4)302 Proposed Elevations in context).

The heights of the extension at basement and raised ground level are below the height lines granted previously for the earlier application submitted in 2005. (Application No.2005/0772/P). Also please see drawing no. L(-3)301.1 Proposed Section.

At raised ground level the height the rear extension remains as existing.

To maintain privacy between the neighbours translucent privacy screens are located on either side of the terrace.

4/ SUNLIGHT & ENCLOSURE

Our proposal has been designed to increase the amount of daylight entering the house, hence increasing the quality of the dwelling, namely at basement level. The rear of the property is south facing and therefore our proposal has utilised this orientation by creating a number of glazed openings at the rear of the building. Our previous application for no.6 St. Thomas Gardens proposed a rear extension at raised ground level which came up to the same level as the top of the neighbouring window of the adjoining property. This application (2005/0772/P) was approved. Therefore our additional extension at first floor level does not obstruct the light entry into the neighbouring window anymore than the previous application that was approved.

5/ APPEARANCE

The proposed changes to the building use a palette of materials, which are in keeping with the existing building and the neighbouring properties. These materials are glass, brick and white render, all of which are used in the immediate surroundings and remain respectful to the existing brick building, while still creating a subtle difference between the old and the new.

6/ ACCESS AND MOBILITY

On a macro scale, the existing dwelling already has good transport links. It is within a short walking distance from Chalk Farm tube station (on the Northern line) and is located very near to a number of main bus routes.

On a micro scale, the house is currently reached via a stepped approach from street level to raised ground floor. Our proposal does not alter access to the front of the property. Access at the rear from basement level to the garden will be made easier by levelling the threshold and creating a larger opening to it.

7/ SUMMARY

Overall no. 6 St. Thomas Gardens has been sensitively designed to respect the existing building and its surrounding neighbours. The proportions of the rear extension have been largely maintained as existing and has kept in line with the previous application we submitted for the same property (application no. 2005/0772/P), which has been approved, with the only exception being the first floor rear extension for this application.

HOGARTH ARCHITECTS LTD