

DESIGN AND ACCESS STATEMENT JANUARY 2008
23 ST LEONARD'S SQUARE NW5



1.0 THE PROCESS - ASSESSMENT

1.1 Physical Context

St Leonard's Square is a very pleasing cul de sac of 3 storey Victorian terraced houses in West Kentish Town. The houses which were built between 1849 and 1862 are flat fronted and 2 windows wide with a moulded cornice and parapet hiding the "London", valley roof. The uniformity of the houses on three sides gives a very nice feeling of enclosure in the street.

The rear of the houses are not worthy of mention in the Conservation area statement and are not so uniform. They were refurbished and altered by Camden Council in 1976. A lot of the rear elevations were substantially rebuilt - in particular, outbuildings were removed and new bathrooms constructed with adapted windows on the first floor (refer to the drainage plans drawn by Roy Fawden Associates in Camden's offices).

Number 23 St Leonard's square is on the south side of the road. 12 of the houses on this side were originally constructed with single storey rear extensions. These all back onto Newberry Mews. The last 4 houses (21-24) have longer gardens and were built with 2 storey rear extensions as well as additional outbuildings. Indeed Camden's Ordinance survey plans still show these extensions (refer to drawing 23SLS01 -site plan and appendix 1 - 1870 site plan)

In 1976 these 2 storey rear extensions were demolished. The line of the original extensions are indicated on the Roy Fawden drawings enclosed (Appendix 2 and 3). We have also enclosed a drawing from 1953 showing the rebuilt 2 storey extension to number 24 next door (Appendix 4).

We propose to rebuild the original 2 storey rear extension at number 23, using sympathetic materials, to provide additional living accommodation in this house. It would be nice to think that all the houses could eventually be restored to the original. However, in the short term there should be very little loss of amenity to number 22 as the proposed extension is next to the staircase half landing windows and a conservatory already exists on the ground floor of number 23.

1.2 Social and economic context

(how people in the locality will be affected by the proposal)

(contribution to local economy)

This section relates to larger planning proposals

1.3 Planning policy

St Leonard's Square is in the West Kentish Town Conservation area (appendix 6).

Precedent - A three storey rear extension was recently constructed at number 21 St Leonard's Square (it had full planning permission).

Camden Councils UDP - in particular Camden Planning Guidance 2006 - Extensions, alterations and conservatories (appendix 5).

2.0 THE PROCESS - INVOLVEMENT

2.1 Consultation

2.1.1 Neighbours - The owners of the house have contacted all of their immediate neighbours to discuss his plans.

2.1.2 Planners - A preliminary meeting with the planners (Hugh Miller) took place in December 2007.

3.0 THE PROCESS - EVALUATION AND DESIGN

4.0 USE

The use of the house will remain unchanged. The extra space will be used as additional living accommodation.

5.0 AMOUNT

The density of the area will increase by 1 habitable room. Please note that we are reinstating the extension demolished 32 years ago.

6.0 LAYOUT

The layout of the house is to be exactly as it was originally constructed (between 1849 and 1862). We therefore propose to reinstate the rear 2 storey extension demolished 32 years ago.

7.0 SCALE

The scale of the proposal is to match the original building. We have established that the original extension extended 3.8 meters into the garden and we are replicating this.

8.0 LANDSCAPING

The garden will be landscaped (applicable to larger schemes)

9.0 APPEARANCE

The proposed extension is to be built in masonry construction with white painted render. This is because all the houses in this part of the terrace have white render up to this height. The windows are timber sashes to match the existing

10.0 ACCESS

This is a private dwelling. Disabled or elderly access are not therefore a high priority with this extension proposal.

The area is well served by local bus routes and Camden and Chalk Farm stations are close by.

11.0 SUMMARY

The "general principles" for rear extensions in Camden's Planning Guidance 2006 is as follows:

Rear extensions should be designed to :

- be subservient to, not dominate, the building being extended, in terms of location, proportions and dimensions;
- respect the original design and proportions of the building
- respect important elevation features, such as projecting bays or decorative balconies;
- respect the historic pattern of the surrounding area
- make sure it does not cause loss of amenity to adjacent properties with regard to sunlight, daylight, overshadowing, privacy/overlooking, sense of enclosure or visual appropriateness, and
- allow for retention of a reasonably sized garden

We would contend that in rebuilding this modest extension we will be restoring the original building and complying with all of the above.