

DESIGN AND ACCESS STATEMENT

REFERENCE: UPPER MASONETTE, 24 EDIS STREET, LONDON, NW1 8LE

13th Ugr vgo dgt 2014

PROPOSALS

This statement is to accompany an application for alterations to a freehold upper masonette at 24 Edis Street.

The proposals applied for as part of this application are as follows;

1. Rear first floor brick extension raising existing terrace up one level
2. Insertion of timber sash window into rear wall and new black painted metal railings to terrace
3. Altering existing large window opening into timber framed single door onto proposed terrace

JUSTIFICATION

In order to fully describe the justification behind each proposal, the following comments are to be read in conjunction with the drawings submitted. It should be noted that the site is within the Primrose Hill Conservation Area and it is not a Listed Building. There are no Article 4 restrictions on the property and the planning history does not reveal any other restrictions on the property. The site is situated on the South side of Edis Street and it shares rear views of similar properties backing on to Princess Road to the South. The property is a five-storey mid-terrace Victorian house typical of the area. These villas at front ground level are covered by stucco with London brickwork above. The Upper masonette shares the freehold with the other two apartments in the building and has had a roof mansard constructed in the past.

1. Rear first floor brick extension raising the existing terrace up one level

The applicant wishes to extend the existing first floor at the rear of the property. With reference to Camden's UDP and Supplementary Planning Guidelines, CPG1 Design 2013 will 'Positively enhance the character, history and nature of existing buildings.' The proposed rear brick extension does not seek to overdevelopment the property in terms of height and depth, in fact the massing of the proposed extension is taken from the neighbouring extensions that have been approved at the rear of Edis Street and Princess Road. The proposed yellow London stock brickwork will be carefully chosen by the Architect to match the existing and can be held as a condition if the full application is approved.

The proposed amenity space for the upper masonette will remain as existing and will continue to contribute to the outdoor terrace at the rear of these properties. The proposed extension will fully comply with Building Control and written consent will be achieved by neighbouring properties before any work will be undertaken to the Party Walls. The extension is considered modest in scale to the existing property and as such these proposals are not considered out of keeping in the surrounding conservation area.

2. Insertion of timber sash window into rear wall and new black painted metal railings to terrace

To enable this application to positively enhance the Primrose Hill Conservation Area, the traditional materials and style of windows and railings are very important. We are proposing one single timber sash window [scaled from surrounding windows] and located centrally to allow for maximum usability and storage inside the office room extension. The new metal railings fixed into the coping stone above

the brickwork wall will be traditional in style and again will reflect the original materials of the Conservation area.

3. Altering existing large window opening into timber framed single door onto proposed terrace

In order to retain access onto the proposed terrace, we propose to replace the existing timber sash window with a timber framed traditional door. Again, the design and fenestration of the door have been designed to take into account the Primrose Hill Conservation Area and to match the other surrounding properties.

CONCLUSION

The proposals are viewed to be sensible, considered and holistic in their treatment of the existing building and neighbouring properties. The first floor rear extension is within the material and massing guidelines in the borough, and the proposed extension is taken from neighbouring built volumes and match the existing materials. The proposals do not involve the removal of any trees or landscaping within a conservation area. The design and scale of the proposed extensions takes reference from the neighbouring built volumes, respects the character of the existing building and, in our opinion, conforms to current planning policies. In terms of amenity, the proposals do not cause harm to either neighbour and should be considered acceptable. 24 Edis Street, particularly at the front elevation makes a positive contribution to the Conservation Area and our proposal responds directly and conforms to Camden's UDP & SPG planning policy documents. Our proposals seek to ensure that development in this conservation area preserves and enhances its special character and appearance, and is of high quality in terms of design, materials and execution.

Primrose Hill Conservation Area document clearly states

PH26, "Rear extensions should be unobtrusive as possible and should not adversely effect the character of the building or conservation area. In most cases extensions should be no more than one storey in height."

Our proposals are no more than one single storey extension and as demonstrated above can not be said to adversely effect the character of the building or conservation area.

PH27, "Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace group of buildings."

Our proposals take into consideration already built forms, the materials in a conservation area and current Camden Planning Policies, in our opinion we comply on all three levels.

PH28, "Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an un-spoilt terrace or group of buildings."

This is an important point, but does not apply to our applicant at 24 Edis Street. As can be viewed by the aerial images at the rear of Edis Street and Princess Road, the rear of the properties consist of a mix match of partially and fully developed first floor extensions and terraces. In fact the property next door has already broken this uniformity and as such PH28 can not be said to apply to this application.

ACCESS

The only alteration to the means of access to the building includes the proposal to create an additional level to the rear first floor terrace and as such the existing window is proposed to be made into a door for sufficient access. In our opinion, these proposals are making the Conservation better because at present some of the openings and terrace materials do not conform with the materials you would expect in this conservation area.

EXISTING PHOTOGRAPHS

Aerial view of rear of Edis Street with 24 Edis Street highlighted in colour



Aerial view of rear of Princess Road opposite 24 Edis Street rear elevation



View from the top floor of 24 Edis Street looking down on neighbouring first floor extension [left] and existing ground floor terrace [right]



View from the top floor of 24 Edis Street looking south-east at rear of other properties at rear of Princess Road



View from existing terrace of 24 Edis Street up at neighbouring property first floor extension and terrace

