

Reference: 1767.DAS

## **Design and Access Statement**

**Project – 61 Bayham Place, Camden, London NW1 0ET**

### **Design**

#### **Assessment**

Knowing the desirability of retaining buildings in conservation areas an assessment was made of the potential of the existing building as a sustainable dwelling. The site area is the same as the foot print of the existing and it was thought a design for a 3 storey dwelling with 3 bedrooms would be a welcome addition to the housing stock but would require an additional floor. A scheme was prepared which included a basement storey to substantiate the requirements for a family home. A pre-application submission was made for advice on this proposal.

#### **Involvement**

Following the pre-application submission understandably the result of this consultation was to advise that an upper extension of one storey would be detrimental to the conservation area and the change of character resulting would cause similar harm. This exercise proved that with the small foot print a family dwelling could not be achieved. The planning authority gave a written report of its opinion summarising that it would not expect to approve a scheme of this type and sought retention of the existing character of the mews buildings. Because the building is cited as making a positive contribution to the conservation area substantial demolition was noted as not being acceptable.

#### **Evaluation**

Having received the advice from the planning authority it was clear that no additional upper storey could be contemplated, but there would be no objection in principle to the building of a basement storey. The proposal for which we are now applying retains all the walls, both façade and rear, the first floor and the façade windows. We do ask however for consideration to the proposal to replace the rear windows with a reversible painted timber type so that they can be maintained in the future, there being no access to the rear except through a terraced house on Crowndale Road. These windows would replicate the existing pattern.

#### **Design**

Following from the assessment and evaluation the proposals now retain all of the elements which are of most importance as contributors to the conservation area. Included in the proposal is a new roof which would also serve as an amenity space. To achieve this a staircase to the roof is required and the roof housing which affords the access is reduced to the absolute minimum height so as to have no adverse impact on the long views of the building.

A basement forms part of the proposals and by including this, the ground floor can be rebuilt to provide a highly desirable open plan space and a suitably large kitchen with dining area can be installed in the new basement. Open voids in the ground floor would provide some degree of natural light and ventilation to the basement storey.

The approval to residential use has meant that the existing structure has to be proven against the requirements of the national building regulations. The first floor has been checked by structural engineers on the instruction to retain this floor. The response is that the existing floor is not to the building regulations standard and has to be replaced. Although the intention was to retain this floor it appears that there is no alternative but to replace it with a structural sound floor. The engineers' confirmation is appended.

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### **Use**

The building is intended to be used purely as a dwelling for a small family or couple. With access to a flat roof an external amenity space is also available for use by the occupants.

### **Amount**

The site area is the same as the footprint of the existing building. Over and above the original building an extra floor is envisaged by the inclusion of a basement storey. This will mean the completed dwelling would be of 3 storeys. The gross internal areas of each floor are:

Basement – 40.5 sq.m.  
Ground floor – 44.9 sq.m  
First floor – 47.2 sq.m.

### **Layout**

The proposed alterations to the existing building retain the existing façade and rear wall and first floor. In this regard there is no change to the original plan profile. The alterations are confined to the interior layout which accommodates 2 bedrooms, 1 en-suite bathroom to the master bedroom, 1 en – suite shower room to the single bedroom, a separate WC in the basement and a good sized kitchen with utility facilities in the basement. There would be no effect on the relationship with the adjoining buildings and space around the dwelling.

### **Scale**

Above ground the existing building will be retained and therefore will remain the same height and will retain the original parapet. The width and length of the building remains the same as the original. The only additional space will be below ground level. There is therefore no visible impact on the scale of the development.

### **Landscaping**

There is no ground around the site in the same ownership. As a result there can be no proposals for landscaping with the exception of the proposal to create a green roof as far as practical. The roof is to be part covered with sedum and other suitable plant life in conjunction with the space for an amenity for the occupants. There would be no impact on the existing character of the place by any change in the open spaces which, by nature of the proposed development, cannot be provided.

### **Appearance**

To the frontage the completed development will retain the existing façade and therefore the appearance of the mews terrace including the retention of a loading door at first floor level will remain.

It is proposed to replace the windows to the rear elevation simply because they are not accessible and should be made to be reversible to allow future maintenance. Nevertheless the new windows will conform to the general pattern, shape and size of the rear of the terrace as can be seen by the elevations submitted with this application. The original openings will be retained. These new windows will have the primary benefit being able to be maintained from within the site which is not the case now. The current windows cannot be accessed without having to arrange to pass through the number 68 of the terrace of houses along Crowndale Road.

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## **Access**

The site has a near level access from the pavement and can be made wholly accessible for any potential occupant and can provide inclusive access. Within the proposed dwelling the stair flights are straight and can therefore allow the installation of stair lifts which would then provide access to all floors including the roof amenity space.

Due to its location the site has excellent public transport links within easy walking distance to 2 underground stations at Mornington Crescent and Camden Town, the same to Camden Town over ground station and to many bus routes running along Bayham Street.

The existing entrance door is retained and provides excellent and easy step free access.

Vehicular access to the site is simple allowing access within 1 metre right of the entrance door. There is no parking allowed outside the site and this will ensure ease of dropping off from vehicles at all times.

18<sup>th</sup> November 2014

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