



119B Queens Crescent, London NW5 4HE

Revised Design & Access Statement

November 2014
Revision A.

Habit Architecture

119B Queens Crescent London NW5 4HE
Design and Access Statement – July 2014



01. Aerial view of the site and surrounding context



Habit Architecture

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02. Perspective / Google Earth view of the site and surrounding context



03. Location Plan (NTS - Proposed Building Extension in grey)

Introduction & Background

119B Queens Crescent, London, NW5 4HE – Design and Access Statement

This Design and Access Statement accompanies the revised submission for the planning application for the extension of 119B Queens Crescent, London, NW5 4HE

Existing Condition

The existing property is within the London Borough of Camden and is a 3 bed maisonette over three main floors, with entrance at ground floor from a communal hallway. The main living areas are from first to third floor and there is an existing roof terrace. The dwelling is situated above a ground floor flat owned by the Council. The Council are Freeholders of the property. A separate application and licence for the works is being sought directly from them.

Proposal

The proposal is for a rear extension comprising a new bedroom and bathroom to replace the existing roof terrace of the maisonette at first floor. The extension will be approximately 8.7 x 2.5m with windows to the side and rear of the proposed bedroom and hallway. The roof terrace will be relocated to the roof of the proposed extension. The revised submission information has removed the small glass conservatory at this level. The purpose of the extension is to improve the habitable space for the current owners and to match next doors previous extension, bringing back a sense of balance to the rear elevation. A rooflight is also proposed to the main house over the existing staircase to allow better natural light to this space.

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Planning Policies

The Design and Access Statement has been prepared with specific reference to the national and local planning policies outlined below:

- National Planning Policy Framework (March 2012)
- London Plan (July 2011)
- Interim London Housing Design Guide
- Camden Core Strategy (2010) with reference to policies DP24 and DP26
- Camden Planning Guidance - CPG1 Design – which acts as an SPD and provides guidance relating to residential extensions among other topics

Existing Condition

Surrounding Context

Queens Crescent is a residential street in the London Borough of Camden with connections to Kentish Town Overground station. The majority of the street is 3 storey terraced houses with some roof extensions. The facades are a mixture of white render interspersed with some London stock brick further down the street. The ground and first floor ceiling heights and windows are taller proportioned than the top floors. Opposite the property is a 1960s/1970s red multi-brick residential dwelling. Further along the road is the Queens Crescent Market.



04. View north-east, up Queens Crescent, towards market



05. View south-west, down Queens Crescent



06. Queens Crescent view of buildings opposite



07. Queens Crescent Existing Streetscape

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Existing Street Frontage

119 provides access to flats A and B. Flat A is the ground floor flat with flat B on the upper floors. The property has similar details to other properties within the terraced street. Tall proportioned sash windows with white arched surrounds at first and second floor are arranged as singles and pairs. On other properties within the terrace the same windows are arranged as triples. 119 has a white rendered façade, 121 is also white rendered with 117 with a grey/green toned rendered facade. To the rear the elevation is of a multi style London Stock brick with a variety of window styles from traditional sash style to more modern 'punch' windows.

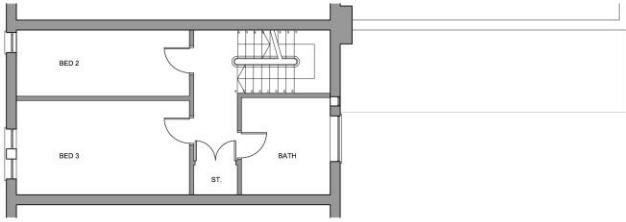


08. 119B Queens Crescent, Existing Street Frontage

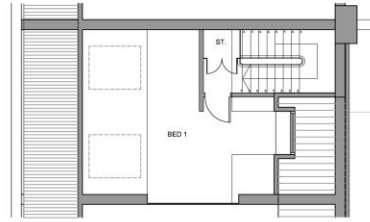


09. 119B Queens Crescent, Existing Rear Elevation from Roof Terrace

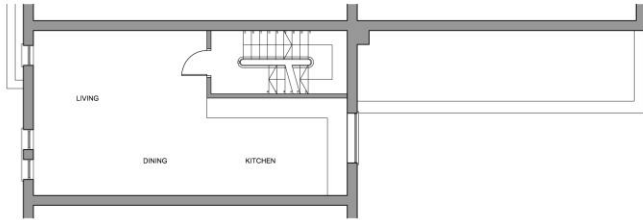
Existing Plans, Elevations & Sections (NTS)



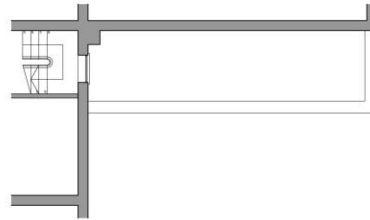
SECOND FLOOR PLAN



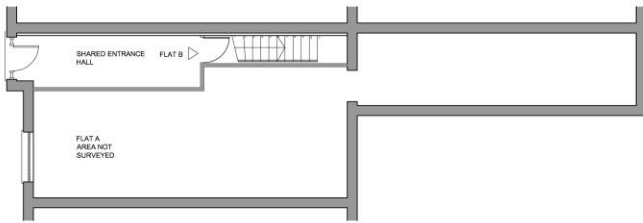
THIRD FLOOR (ROOF) PLAN



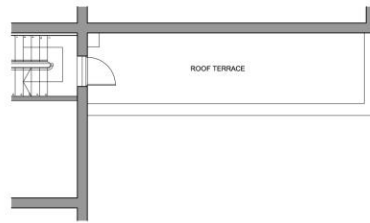
FIRST FLOOR PLAN



HALF LANDING SECOND FLOOR PLAN



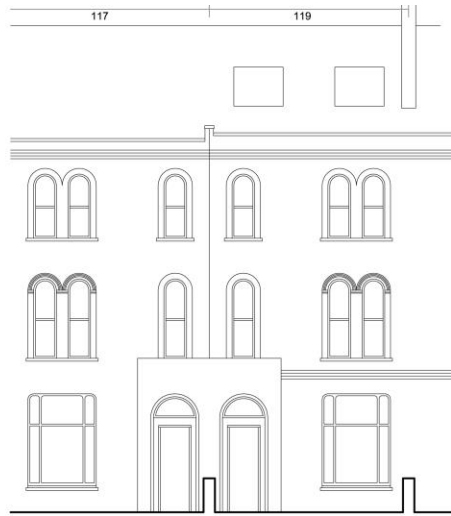
GROUND FLOOR PLAN



HALF-LANDING - FIRST FLOOR
ROOF TERRACE

10. Existing Floor Plans (NTS)

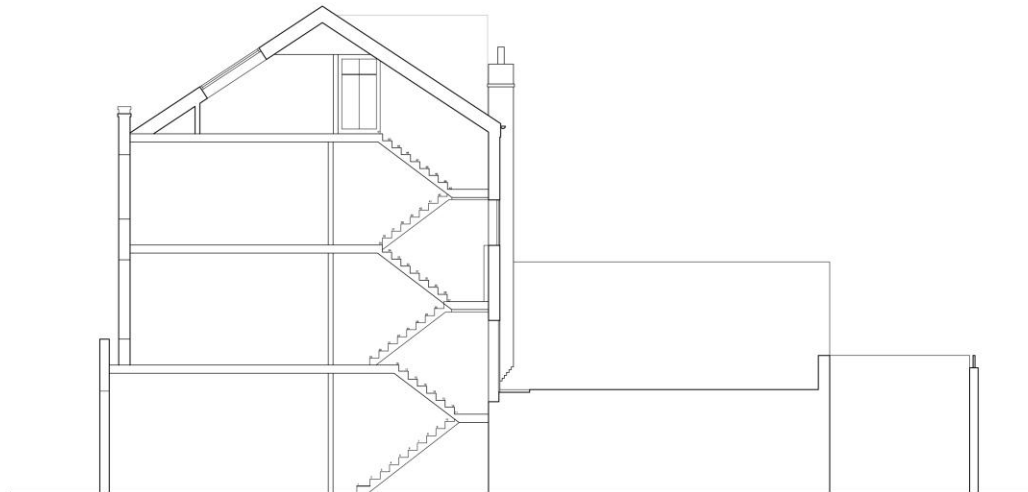
Existing Plans, Elevations & Sections (NTS)



EXISTING FRONT ELEVATION



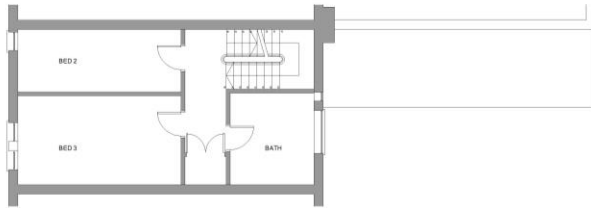
EXISTING REAR ELEVATION



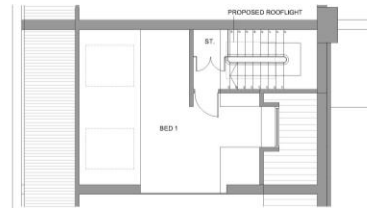
EXISTING SECTION

11. Existing Elevations and Section (NTS)

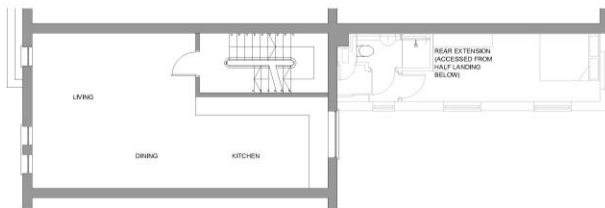
Proposed Plans, Elevations & Sections (NTS)



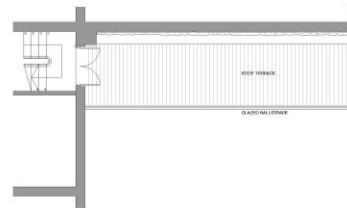
SECOND FLOOR PLAN



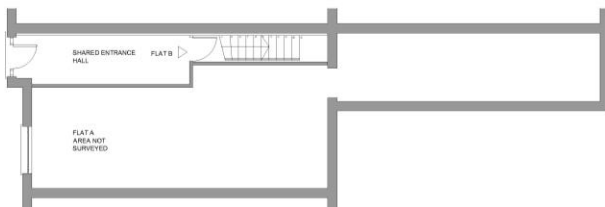
THIRD FLOOR (ROOF) PLAN (UNCHANGED)



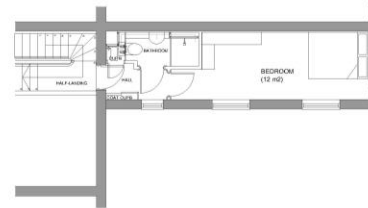
FIRST FLOOR PLAN (MAIN HOUSE UNCHANGED)



HALF LANDING SECOND FLOOR PLAN



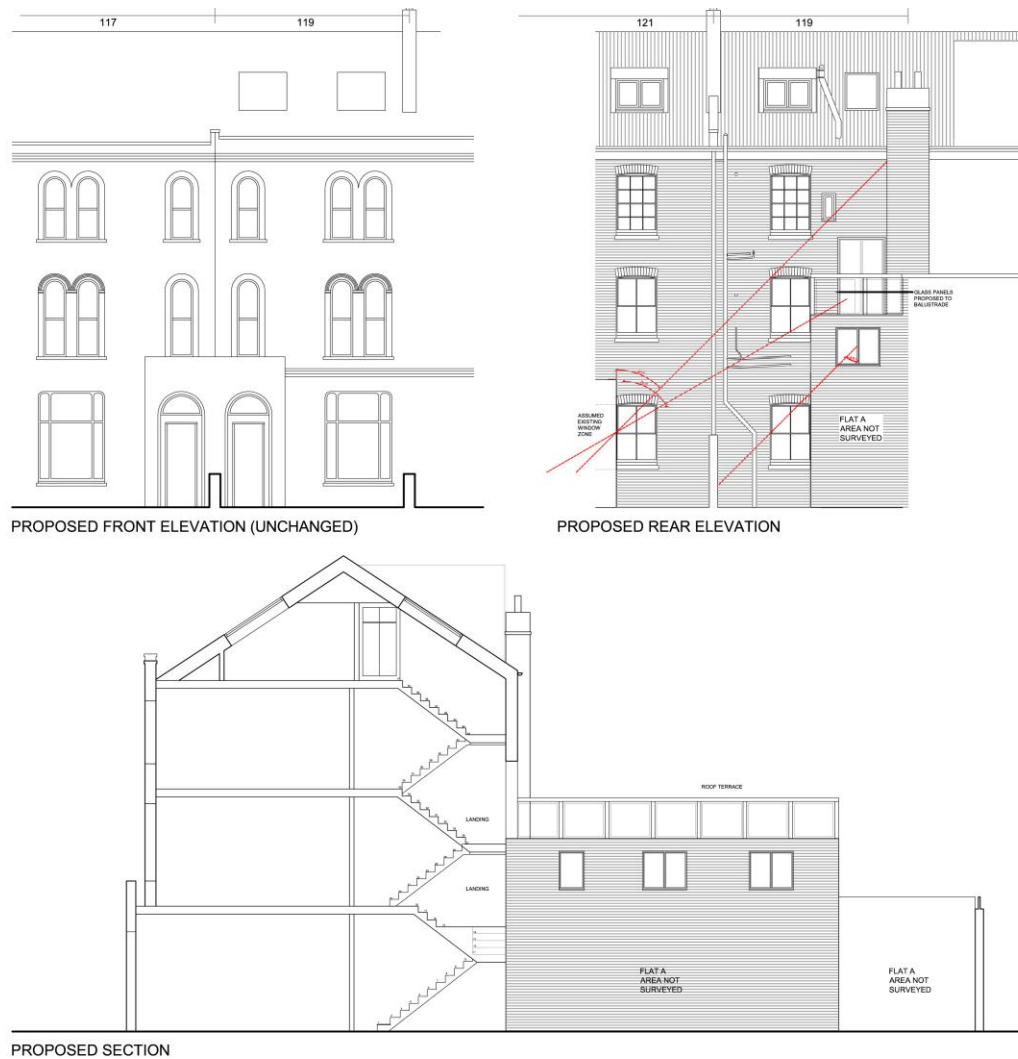
GROUND FLOOR PLAN (UNCHANGED)



HALF-LANDING - FIRST FLOOR PLAN
(FORMER ROOF TERRACE)

10. Proposed Floor Plans (NTS)

Proposed Plans, Elevations & Sections (NTS)



13. Proposed Elevations and Section (NTS)

Proposal

Purpose & Use

The purpose of the proposed rear extension is to improve the existing habitable space to the 3 bed maisonette. The rear extension is for an additional bedroom and bathroom to the area currently occupied by the existing roof terrace. This will be accessed from the first half-landing through a re-positioned door. The existing roof terrace will be relocated to the roof of the rear extension, as per 117's rear extension and roof terrace. The proposal for a lightweight glass conservatory has been removed as per discussions with the planning officer.

Design & Appearance

The proposed extension is in keeping with the surrounding context and the scale and massing of the adjacent property at 117. The extension will be made from brick to match the existing main house elevation material, which is in the style of a multi London stock brick. The windows are modern, white framed to match the existing and the design provides a transition between the traditional taller proportioned sash windows to the main house and the newer more modern windows used elsewhere on the neighbouring facades. The windows are shorter in depth to reflect the subservient nature of the rear extension and the proposed lower ceiling heights. The proposed rooflight to the staircase is of a similar design to those at the front of the maisonette. It is smaller in scale to reflect the proportions of the rear dormer and so as to sit comfortably between the existing dormer and chimney.

Amount

The rear extension for the bedroom and bathroom adds approximately 21.7m² gross internal area to the maisonettes area.

Layout

The remainder of the maisonette will remain unchanged, no other internal or external changes are proposed.

Scale

The design of the proposed rear extension harmonises with the existing scale and historical nature of the area, it is subservient to the existing building. Neighbouring properties on Queens Crescent have rear extensions and roof terraces which are comparable in size and scale to the proposed. The proposed extension and roof terrace to 119 are designed to tie in with the existing levels of the extension and roof terrace to the adjacent property 117. The impact on other neighbouring properties is minimised with the proposed flat roof terrace and glass conservatory limited to 2.5m deep. The conservatory depth allows for two people to sit out at a table but limits the impact on the light to 117, which if the same layout as 119, will be circulation space. The proposed rooflight to the stair is of an appropriate scale and proportion in line with the existing dormer.

Vehicular, transport links & Access

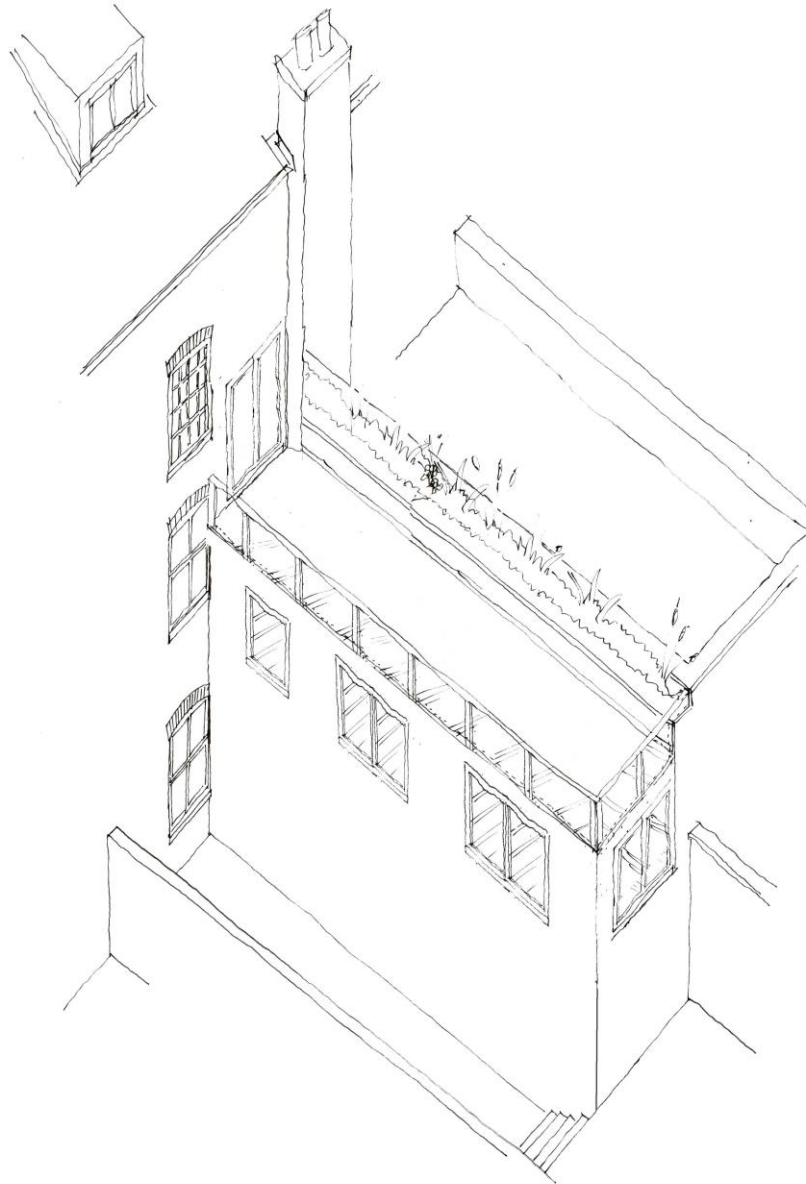
The proposal will have no impact on vehicular and transport links or public access in the vicinity

Inclusive access

The proposal is for a private residence and does not discriminate against users regardless of age, disability, ethnicity or social grouping. It is designed to meet Part M of the building regulations.

Conclusion

In conclusion we have submitted a robust strategy outlining the suitability of the proposal in terms of design, scale and appearance. Whilst adhering to relevant planning policies, the proposed rear extension improves the existing building by providing an additional bedroom and bathroom. The proposed rooflight provides natural light to the existing staircase improving the internal environment.



29. Proposed Revised Rear Extension Sketch Impression (Axo)