



Unit A
44 St Paul's Crescent
Design & Access Statement

January 2015

Application for proposed building works at 44 St Paul's Crescent, Unit A, NW1 9TN

On behalf of our client, Mr. Howard Shooter, please find enclosed drawings illustrating a proposed two storey extension to an existing photographic studio.

Existing

The existing two-storey building is located within a private mixed use development, with a range of live work and commercial units, many of them constructed in 2005. The property is located within the Camden Square Conservation Area, which is characterised by a palette of 19th, 20th and 21st century architecture. The conservation area displays many examples of contemporary buildings and extensions (see photos attached).

The site is completely screened from the public realm by neighbouring houses on Agar Grove and St Paul's Crescent.

The existing building was constructed in the early 20th Century for the purpose of light industry. In 2008 the building was completely refurbished and converted from a joinery workshop into a series of photography studios. At this time all external windows and doors were replaced to match the adjacent properties.



Front Elevation, Unit A, St Paul's Crescent



View of 44 St Paul's Crescent Mews from the Street



38A St Paul's Crescent



36A St Paul's Crescent



Murray Street



14A St Paul's Crescent



41 Camden Mews



77 Camden Mews



103 Camden Mews

Proposal

Our client wishes to extend the existing studio building along the east fringe of the site, providing a double garage and storage space at ground level, and a new photographic studio above. An application for a similar scheme on the same site (2008/1485/P) was granted planning permission in 2008 but never realised.

Design

The concept of our proposal is to take reference from the architectural form of the host building, and reinterpret it in a more contemporary manner.

The Camden Square Conservation Area Appraisal and Management Strategy states that *“a successful modern design can (...) enhance the conservation area, by carefully assessing and responding to the forms and qualities of surrounding buildings and spaces.”* We have therefore taken into consideration the heights and architectural forms of the host building and the neighbouring properties.



Proposed Extension

At first floor level, a pitched roof volume will reflect the shape and form of the host building, with matching roof pitch and gable ends. The roof and façades at first floor level will all be clad in brass, helping simplify and style the built form and tonally compliment the surrounding London stock brick. The west / south façade will be articulated with a wraparound picture window framed in dark grey Douglas Fir. To the east we have limited windows to a series of sloping roof lights, in order to retain privacy to neighbouring gardens.

The ground floor volume will be set back from the line of the first floor, maximising external amenity space and visually reducing the overall height of the extension. At ground floor level the extension will be clad in dark grey stained Douglas Fir slats, set within an exposed dark grey timber structural frame. On the south elevation the volume will be set back even further provide an external disabled parking bay. Windows will sit behind the hit and miss slats, allowing light to filter into the garages within.

By introducing a glazed link between the host building and the extension we aim visually separated the two buildings, allowing them to be read as two different structures, from two different eras. The glazing will also allow natural light to filter down through the building into the existing photographic studios in the north east corner.

Massing

In order for the extension to remain subservient to the host building it will be lower in height than neighbouring properties and in line with the ridge height of the host building. The gross internal area of the extension will also be 40sqm less than the host building.

Privacy and Amenity

The proposed extension will be located 17m from the rear elevation of neighbouring residential properties on St Pauls Crescent. On this basis there should be no loss of natural light or outlook over the current situation.

The proposed extension will be located 10-13m from the nearest elevations of neighbouring residential properties to the South & West. On this basis there should be no loss of natural light or outlook over the current situation.

There is no proposed change to the current operating hours of the photographic studio.

Conclusion

The proposed extension has been developed with an emphasis on its relation to the local context as well as a great consideration to enhance the existing building. The design of the new extension refers to the shape and proportion of the host building and its surrounding, but introduces a new palette of materials and architectural details which respond to the requirement of a modern photographic studio (large windows and roof light, generous width and height)

We believe that the Camden Square Conservation Area has always been a welcoming environment for contemporary architecture, and that it is an asset for the area. Therefore we conclude that planning should be granted accordingly.

If you have any questions relating to any of the above please do not hesitate to contact us.



Proposed South Elevation