

DESIGN & ACCESS STATEMENT

19 St. Paul's Crescent, NW1 9XN

04.08.2015

Introduction



Photograph of the front elevation at 19 St, Paul's Place

The property is a three storey Victorian end-terrace, used as a single family dwelling within the Camden Square Conservation Area. Due to changes in the family circumstance, additional space is required to make the property viable for the current occupants. The proposal therefore is for a pair of extensions to the existing property, while the use remains identical.

Design

The immediate vicinity of the property demonstrates acceptance of high quality modern designs that do not detract from the character of the existing properties.



36a St. Paul's Crescent - 2008/4760/P



14a St. Paul's Crescent - 2007/4085/P



Granted project at adjacent site 51-53 Agar Road, from dMFK Design & Access Statement - 2014/2833/P

Through a range of materials including masonry, timber and metal, these precedents demonstrate a modern design aesthetic successfully used in this conservation area.



Proposed front elevation at 19 St. Paul's Crescent

Built to replace an existing ground floor extension and part of a first floor terrace, the side extension to 19 St. Paul's Crescent uses a timber cladding in a way which complements the masonry of the main building, and the proposal embeds itself as part of the garden adjacent. Examples of timber cladding can be seen on adjacent properties as mentioned above. While its simple elevation gives it individuality in order to complement the older Victorian terrace, it uses similar lines in the roof, lintels and sills in order to remain synchronised with the street scene. The proportion and design of windows are also similar to those approved for the nearby new developments.

Stepped back from the street to remain subservient, the proposed side extension is lower in height than much of the recently approved developments in close proximity, meaning it will not detract from the street scene, nor will it interfere with public amenity. At the rear, the side extension is also stepped back on first floor level and part of the existing first floor terrace will remain.



Proposed side elevation at 19 St. Paul's Crescent

To the rear of the property, a second floor half-length rear extension over the back addition retains the existing building materials. This extension is also lower in height than the consented scheme given to 51-53 Agar Grove and the proposed window will look out onto the neighbour's proposed blank brick facing wall and 1.8m tall timber screens on second floor level, overlooking from the proposal at No.19 would be negligible.

This type of development is not unusual; No.54 has been granted permission for a rear extension at second floor level (2010/3754/P) while others, such as No.7, already use the roof level of their back additions as roof terraces. Other properties on adjacent streets also demonstrate much taller rear additions that face onto the back of No.19.

Access

The existing building is a single family dwelling with the entrance at street level. This access remains unchanged.