

52 ST AUGUSTINE'S ROAD, CAMDEN, NW1 9RN

Design and Access Statement / Justification Statement

1.0 INTRODUCTION

1.1 The house and outbuilding at 52 St Augustine's Road were purchased by the present owners in 1968. The Applicants seek consent to carry out works to provide additional accommodation at lower ground floor level and to improve the energy-efficiency of the building.

1.2 The house is not listed but it lies within the Camden Square Conservation Area. The house has been subject to alteration over the years. The Applicant intends to show proper respect for historic building fabric and to carry out works in a sympathetic and informed manner so as not to detract from the character and appearance.

2.0 HISTORY AND DESCRIPTION

2.1 Camden Square Conservation Area is a primarily nineteenth century inner London suburb. It is a planned development, in a gridded street layout running parallel to and perpendicular from Camden Road, and the layout is focused around Camden Square.

2.2 There is an underlying architectural hierarchy:

1) The largest semi-detached houses face the major route of Camden Road, and Camden Square which pivots around two detached houses on its east side;

2) Narrower plots with mostly semi detached and some terraces on the St Augustine's Road area, around Rochester Square and the streets leading from the Square;

3) the mews: Camden Mews and Murray Mews, two long, smaller scale service areas developed incrementally over a hundred and fifty years and packed with ingenuity and variety.

2.3 St Augustine's Road has an apparently consistent arrangement of set-back grander houses. On closer inspection there is a subtle change in character starting from the south, as it was built chronologically with larger plots, stucco and pediments, progressing to stucco or a mix of brick over stuccoed ground and lower floors, to the smaller terraced houses at the northern end. This is all consistent with the overall pattern and evolution of the Estate, as it grew north east up the hill.

3.0 PROPOSED WORKS

3.1 There are three areas of work for which planning permission is sought:

i) Replacement of glazed conservatory roof with a solid insulated roof by specialist company. The artificial tiles will reduce light pollution and will follow the profile of the existing roof. The roof material proposed is the 'Tapco' artificial slate pitched

roof cladding by Supalite (<http://www.supaliteroof.co.uk>) or similar approved. Refer to photograph of existing conservatory.

ii) Construction of a single storey extension within the side passage behind the existing gates. Low profile rooflights in the single ply roof will admit light and ventilation into the spaces created (<http://roof-maker.co.uk>) or similar approved. Party wall matters will be addressed by the Applicants directly with the adjoining owners. All structures will bear independently on new raft foundation and blockwork lining as indicated. The side door will be formed using brickwork to match. New door will be half-glazed and painted to match the rest of the external joinery. Refer to floor plans.

iii) Alteration of ground floor window at rear to form French doors to match existing example on the lower ground floor exactly. Refer to photograph of rear elevation.

3.2 In advance of the proposed works, it is the Applicant's intention to erect scaffolding to facilitate the repair and redecoration of rainwater goods and sash windows. We have been advised by Camden Borough Council that works to reinstate the cast iron rainwater goods and measures to improve the energy efficiency the existing windows do not require planning permission if their appearance remains unchanged. No. 52 is not currently subject to an Article 4 direction.

4.0 LANDSCAPE AND ACCESS

4.1 The entrance yard will remain unaltered except for the replacement of steps with a shallow ramp. This will require minimal alterations to the timber gates which will be repaired.

4.2 Existing access arrangements to the site will be maintained. These are convenient for all purposes anticipated including emergency services.

5.0 JUSTIFICATION

5.1 The Applicants wish to carry out modest alterations to create much-needed additional accommodation in an under-used side passage. These changes would overcome deficiencies in terms of living accommodation needed to house their ageing dependants. Although not listed, they understand fully the special qualities of these buildings in St Augustine's Road and are sensitive to the need to preserve and enhance the conservation area. These proposals represent the minimal scope of work which we consider necessary to achieve the stated aims.

5.2 The extension is set back approximately 2.4m from the building line and has been designed with a flat roof to be as low key as possible and preserve the semi-detached plots which contribute to the character of the conservation area.

5.3 The small amount of materials and elements used in the proposals will match and blend in with the original walls.

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