

122A Camden Street  
London NW1 0HY  
Planning Application

Design & Access Statement

## Introduction

This planning application is for a single-storey rear extension and alterations to basement front entry area (below street level).

In addition the following is proposed:

New door to basement front entry moved outwards

New roof over the above

Wall infill adjacent between the basement front entry staircase and existing retaining wall to street



## Existing property

The existing property is a flat occupying the lower ground and ground floor of a four storey terraced house. The site is not within a Conservation Area and has no statutory or local listing.

The rear of the terrace exhibits a typical saw-toothed form with most of the houses having a closet wing of two to three storeys varying in height and depth. However some houses show evidence of original demolished closet wings which have been demolished and the brickwork has been rendered to hide the removed structures. The applicant site is one such property.

Most of the terrace backs onto a commercial property facing a high brick wall and the site cannot be seen from the public street.





Photos



Rear elevation



Street elevation



Boundary condition - towards No.124



Boundary condition - towards rear



Boundary condition - towards rear



Boundary condition - towards rear



Front entry area showing existing canopy over front door



Boundary condition - towards No.120





## Proposal

The proposal is a single-storey full-width extension at the rear

It is also proposed to move the front basement entry door forwards to the front line of the existing canopy.

## Scale

The extension is of such a scale as to remain subordinate to the main house. The house benefits from a large garden and so the extension would not impact on this amenity in line with CPG1: 4.24. It will also closely follow the outline of the original closet wing extension but being single-storey the impact on adjacent neighbours is much less than the original two-storey closet wing would have caused. No.110 exhibits a larger extension which is both full-width and has the original two-storey closet wing.

All basement front entry areas to the street are different in appearance primarily as they cannot be seen from the street. This is further enhanced by the presence of a bin store area which sets the basement entry area further away from the public street. There is also an established canopy over the front door although this is in a poor state and does not enhance the character of the building as it is visible from the street.

The new entrance area will infill under this canopy area and continue the surrounding floor finishes over. This will harmonize and improve the appearance of the frontage.



door moved forward to this line

## Layout

The single storey extension will house a much needed utility area and living space and extend into the garden as far as neighbouring closet wings.

## Use

The additional accommodation will allow for a growing family to remain in and maintain the property whilst adding to the city's housing stock and appealing to a wider demographic.

The project will also involve internal refurbishment to provide for a modern family. This will ensure that current and future residents with the resources to maintain the property are able to live to current day standards and hence the property will earn its keep.

## Materials

Unlike the other existing closet wings, this will be a new structure and as such will not attempt to look like an original part of the building. It will distinguish itself through the use of timber as the cladding material to provide contrast to the original building as suggested in CPG1 para. 4.7:

*“A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building “*

*“In historic areas traditional materials such as brick, stone, timber and render will usually be the most appropriate complement to the existing historic fabric;”*

Timber is a much more sustainable product than brick and will allow

for greater levels of insulation without sacrificing habitable internal space. The applicant is also keen to exceed building regulation requirements to ensure the house is as sustainable as possible.

## Planning history

The applicant site has had a previous planning permission approval for a two-storey rear extension. This was permitted in April 1984 under reference no.: PL/8400345

Several properties along this street have had approval for two-storey rear extensions and in one a use of a roof as a roof terrace. For example , no.110 ref P9603337R1.

A previous application was made for a closet wing extension and a single storey infill extension. This was refused on grounds that the proposal was overbearing on the host house. Taking this into account, this application only seeks to restore the house to its original form.

## Consultation

The applicant has been in consultation with both neighbours either side on the previous application. Both neighbours were in support of the application. The letter of support from no.120 is attached here.

**Raana Walker**  
120a Camden Street  
London  
NW10HY

Camden Planning Services  
Camden Council  
Town Hall Extension  
Argyle Street, London  
WC1H 8NJ

11<sup>th</sup> December 2013

For the attention of the case officer

Dear Sir / Madam

**Reference: PLANNING APPLICATION for 122a Camden Street**

*Proposed extension of number 122a Camden Street to provide a ground floor living room and amenities with one additional bedroom at first floor level.*

I write in connection with the above planning application. I have examined the plans and I am in contact with the owner Mr Keeble and his architect Peter Chiu, who have given me updates during the design process. I offer my support to the proposal, for the reasons outlined below;

- I believe the materials and design of the extension will provide a modern addition to the original terrace, with a design that is sympathetic to its context and reflective of the living that drives its necessity.
- The modernisation will bring the residence into line with needs of living of today, while adding to the character of housing that has lasted more than a hundred years
- The design aesthetics will significantly enhance the look of the current dilapidated rear elevation of the terrace, creating a new standard for neighbouring properties to emulate, improving the outlook, and overall appearance of the rear of the terrace block.
- I feel that the design will improve the attractiveness, status and live-ability of the area, from which all local residents stand to benefit, without adversely impacting neighbours.

In summary I am happy with the proposal and happily anticipate its approval and construction in the new year.

Regards



Raana Walker