

Design & Access Statement



4 St Paul's Crescent
London
NW1 9XS

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This report has been prepared by Wilkinson King Architects.

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Executive Summary

The Case in Essence

- The entire property belongs to the applicant.

Application

Modifications that the Applicant wishes to propose in this application include:

- Construction of full width, single storey rear extension.
- Replacement of existing windows with timber framed double glazed sash windows to match existing.

- This Design & Access Statement has been prepared to accompany the drawings submitted as part of the planning application for 4 St Pauls Crescent.

- This statement is an integral part of the planning application, and as such should be read in conjunction with the enclosed drawings and not treated as a separate document.

- The description of the proposal should read as follows:

" Construction of full width, single storey rear extension. Replacement of existing windows with timber double-glazed windows to match existing."

- We trust that the above provides an accurate description of the proposal.

1.0 Site Analysis and Evaluation

1.1 The Site and Local Context

Location

- 4 St Pauls Crescent is located in the London Borough of Camden, within the Camden Square Conservation Area.
- The applicant's property is situated on the north side of St Pauls Crescent. St Pauls Crescent runs north south from Marquis Road to the north and cuts across Agar Grove to the south, ending in a cul-de-sac of the Maiden Lane estate. The immediate locality can be described as predominantly residential.

Local Listed Buildings

- 4 St Pauls Crescent - the subject of this application - is not listed.
- There are no listed buildings along St Pauls Crescent, although the majority of them are designated as positive contributors to the conservation area.

Historical Context

- St Pauls Crescent forms part of a planned grid layout of estate development, set out from Camden Road in the mid to late 19th Century. Many of the houses in the conservation area were built with the intention of attracting "middle-class" residents to an increasingly populated area with good railway links. No. 2, and the other buildings forming the terrace, is likely to have been constructed during this period as a speculative project.

During the Second World War Camden Square was heavily bombed and St Pauls Crescent does contain later development where damaged Victorian houses have been demolished.



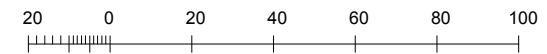
St Pauls Crescent running from Marquis Road, crossing Agar Grove to the south.

Site Plan

- The 1:1250 Site Plan reproduced here identifies the site boundary with a red line.



Aerial View of 4 St Pauls Crescent showing the site boundary in red dotted line



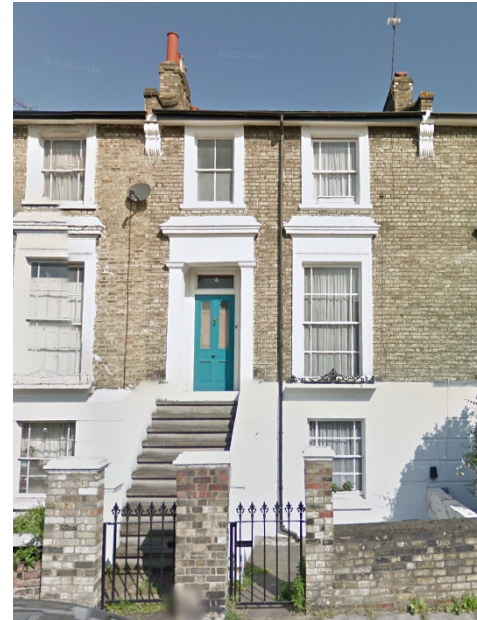
Metres



Not to scale

1.2 The Existing Building

- 4 St Pauls Crescent is not listed, but is located within the Camden Square Conservation Area.
- 4 St Pauls Crescent is a single family dwelling.
- The property is a Victorian terraced house constructed of London stock yellow brick.
- The building's front elevation has a large set of steps leading to the front door. By the door is a small porch with a stucco portico detail that is mirrored on the large sash window adjacent to the main entrance. A band of white stucco runs along the ground floor storey. The front garden is walled with two gates and has been paved. Access to the property is also possible via a door located on the side of the external stairs.
- The rear of the house has a two storey masonry bay window with windows facing out directly into the garden. There is a small extension with monopitched roof to the rear, alongside the bay window element.
- The building has a tiled roof with chimney stacks on both party wall lines.
- The property has a back garden that extends approximately 12.5m from the house.
- Since the property is part of a terrace there are no views of the back garden from the street.



Front View



Rear View

2.0 Design Principles and Proposals

2.1 Main Design Principles

The main design principles which have informed the proposals are:

- To provide improved accommodation for the applicant's family, by updating the fixtures and fittings of the building where required, whilst respecting the original character of the Victorian property.
- To do so without effective impact upon the amenity of adjacent properties and without adversely affecting the character of the building, street, or Conservation Area.
- To provide usable space for the applicant's family directly linked to the rear garden with better access to the outdoor space.
- To improve the condition and thermal properties of the windows.

2.2 Planning Policies

- The design of the proposed extension has been informed by the recommendations set out in the following relevant planning policies:

Camden Local Development Framework Core Strategy

- Policies: CS5 - Managing the impact of growth
CS14 - Promoting high quality places and conserving our heritage

Camden Local Development Framework Development Policies

- Policies: DP2 - Making full use of Camden's capacity for housing
DP24 - Securing high quality design
DP25 - Conserving Camden's Heritage
DP26 - Managing the impact of development on occupiers and neighbours

Camden Square Conservation Area Appraisal and Management Strategy

Part 2: Camden Square Management Strategy

- Policies: 7.7 - Alterations and Repair
7.10 - Development in front garden spaces
7.11 - Rear garden spaces

London Plan 2011

- Policies: 3.5 - Quality and Design of Housing Developments
7.4 - Local Character
7.6 - Architecture

3.0 Existing Access Principles

- The applicant's property is accessed from St Pauls Crescent via a paved front garden with stepped access to the primary front door. This serves as the main access route to the applicant's property for pedestrians, cyclists, emergency services and general services however level access is also possible via a door built into the side of the external steps.
- These two doors provide the only access points into the property and there are no side passages.
- St Pauls Crescent is a controlled parking zone for permit holders only.



Front gate and steps to small porch and front door



Door on side of external stairs

4.0 Precedent

4.1 St Pauls Crescent

- A number of the properties on St Pauls Crescent have rear extensions which vary in size, shape and use of materials.
- The proposed extension to No. 4 is in keeping with the size and scale of other extensions along the street and will not adversely affect the character of the original building or the Conservation Area.

Relevant approved precedents

- Planning permission was granted on 30/10/2015 to No. 14A St Pauls Crescent for a full width single storey extension with sliding glazed doors. The proposal is similar in the extent to which the single storey extension extends into the garden.

(Application number: 2015/5096/P)

- Planning permission was granted on 26/06/2015 for the neighbouring property No. 6 St Pauls Crescent for a full width single storey extension, with sliding glazed doors, which has been the key precedent for this application.

This proposal consciously matches a number of aspects of this application, including the height, extent of extension into the garden and general materiality. This will help create a coherent pair of neighbouring proposals.

(Application number: 2015/0971/P)

- Planning permission was granted on 17/09/2014 to No. 21 St Pauls Crescent for the replacement of existing single storey extension on the ground and first floor of the property. The proposal is similar in the extent to which the single storey extension extends into the garden.

(Application number: 2014/3817/P)

5.0 Design Proposals

In order to meet the design principles, the following solutions have been proposed, as indicated in the drawings enclosed as part of the planning application:

Rear Extension

- The proposed full width extension, extending 3.2m into the rear garden, will ensure the primary living area of the house is generously proportioned for modern usage as a family home.
- The scheme has been well informed by precedents in the area, in particular the extension proposal granted to the neighbouring No .6.
- The proposed scheme has been designed with glazing that looks directly into the applicants garden only and with an inaccessible roof to avoid affecting the amenity and privacy of neighbouring buildings.
- The scheme has been designed as a single storey to avoid affecting the light conditions of the neighbouring properties.

Throughout

- The existing windows will be replaced with double-glazed, timber frame sash windows to match the design of the existing windows.

5.1 Materials

- The materials of the proposed extension will respond to and complement the materials of the existing building and the neighbouring buildings.
- The brick work of the proposal will be specified to match existing hues and details where relevant.

Glazing

- The extension is conceived as an open plan kitchen and dining space with generous glazing linking the internal space to the garden.
- The glazing will be double glazed panels and access to the rear garden is provided through the glazed doors that open onto the terrace.
- The specification of the new glazing will exceed Building Control Approved Document L requirements and will therefore make a sustainable long term contribution to the Conservation Area.



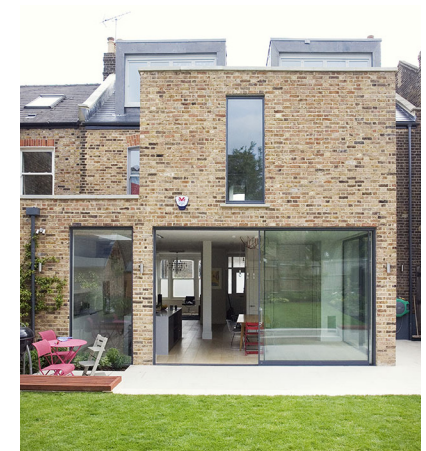
Harpenden
Wilkinson King Architects
Sedum roof

5.2 Scale + Elevation

- In terms of its scale and massing, the proposed extension will be read as a subordinate addition to the existing building.
- The extension will extend 3.2m into the garden and the 15m² increase in gross internal floor area has been considered to ensure the proposal remains fully subservient to the existing building.



Maida Vale
Wilkinson King Architects
AJ Robin Ellis Small Project Award, 1998
Sympathetic extension with full height glazing



Ferne Park Road
Wilkinson King Architects
Brick detailing with glazing

6.0 Access Proposals / Solutions

- There will be no changes made to current access arrangements.

7.0 Conclusion

- The design of the proposed extension has been developed through careful analysis of the surrounding context and site constraints. Precedents have informed the density, scale, massing, choice of materials. The impact, of the development as a whole, on the special surroundings of the Conservation Area and the environment, has also been well considered .
- The design solutions have been informed by relevant local planning policies and guidance on best practice for design and construction.
- The proposal is modest in scale, visually well integrated with its neighbours and shall not harm the ecology of the local conservation area or the amenity of neighbouring dwellings. The extension is also shielded from public view from St Pauls Crescent.
- The proposed extension is a contemporary addition that acknowledges the value of the original building through its detailing, choice of materials, high quality specification and standard of design.
- The proposed alterations will bring a neglected property up to modern living standards and meet the applicants' needs, whilst enabling a family to occupy the building in a more efficient and sustainable way.
- The increased energy efficiency of the proposed services and building fabric will reduce the impact on climate change through savings in everyday energy use and reduced heat loss.
- There is no reason that old and new structures cannot successfully co-exist and such development should not be seen as a threat to the quality and attractiveness of the Conservation Area. We believe this to be a high quality creative design that is sensitively handled. The extension is designed to complement what already exists whilst conferring new character in a positive manner.
- For these reasons, we hope this application will receive your support and we welcome the opportunity to receive your views through consultation on the proposal and to work with the local planning authority to progress the project.