



50 St. Augustine's Road
DESIGN & ACCESS STATEMENT
Single Storey Rear Extension

April 2016

Executive Summary

This Design & Access Statement has been prepared by Krystin Schwendel Smith on behalf of the applicants, Ms Paola Somaini and Mr Gus Tugendhat, the owner-occupiers of 50 St. Augustine’s Road, NW1 9RN, a semi-detached single family dwelling.

This report forms part of the Planning Application outlining the following modifications the applicants wish to make:

- **Erection of a full width, single storey rear extension**
- **Replacement of Front Elevation door and window to match existing**
- **Increasing existing window height (opaque and fixed) to garden side elevation**

The purpose of this report is to demonstrate that the proposal is in line with the relevant planning policies, a sensitive alteration that is sympathetic to the existing fabric and will not have any negative impact on the neighbouring properties or the character of the local area or the urban grain.

The alterations would provide a more flexible kitchen to enjoy full views of the beautifully established garden and improve the energy-efficiency and security of the building.

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1. The Site

LOCATION AND LOCAL CONTEXT

The application site is situated midway along St Augustine's Road and lies within the Cantalowes Ward, the Camden Square Conservation Area (Fig 2). No. 50 St. Augustine's Road (Fig 1) is not listed. There are no listed buildings on this street. It is considered an asset and has been identified as a positive building (Fig 9) and as such of character and appearance of which it is desirable to preserve and, where possible, enhance it. This is the case with the majority of houses in the Conservation Area. It is not currently subject to an Article 4 Direction.

The Camden Square Conservation Area is a planned suburban development, predominantly residential and primarily built in the 19th Century. It is in a gridded street layout running parallel to and perpendicular from Camden Road, and the layout is focused around Camden Square.

As outlined in the Camden Square Conservation Area Appraisal and Management Strategy, "there is an underlying architectural hierarchy from the largest semi-detached houses facing the major route of Camden Road, and Camden Square and 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."

"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."

THE EXISTING BUILDING

The property is a four storey Victorian semi-detached house constructed of yellow London stock brick in predominantly Flemish Bond. The street elevation has a large set of steps leading to the front door portico, set into a plinth of white stucco (Fig 3).

Adjacent to the main entrance is a lean-to side extension that allows direct covered access to the lower ground floor accommodation. The front garden is walled with a gate, paved and planted with mature shrubs and dwarf trees. The rear of the house has a three storey masonry bay window with windows facing out directly into the garden. (Fig 5)

The building has a tiled roof with chimney stacks on the party wall line. The property has a back garden that extends approximately 19.5m from the house (Fig 4). There are no views of the back garden from the street.

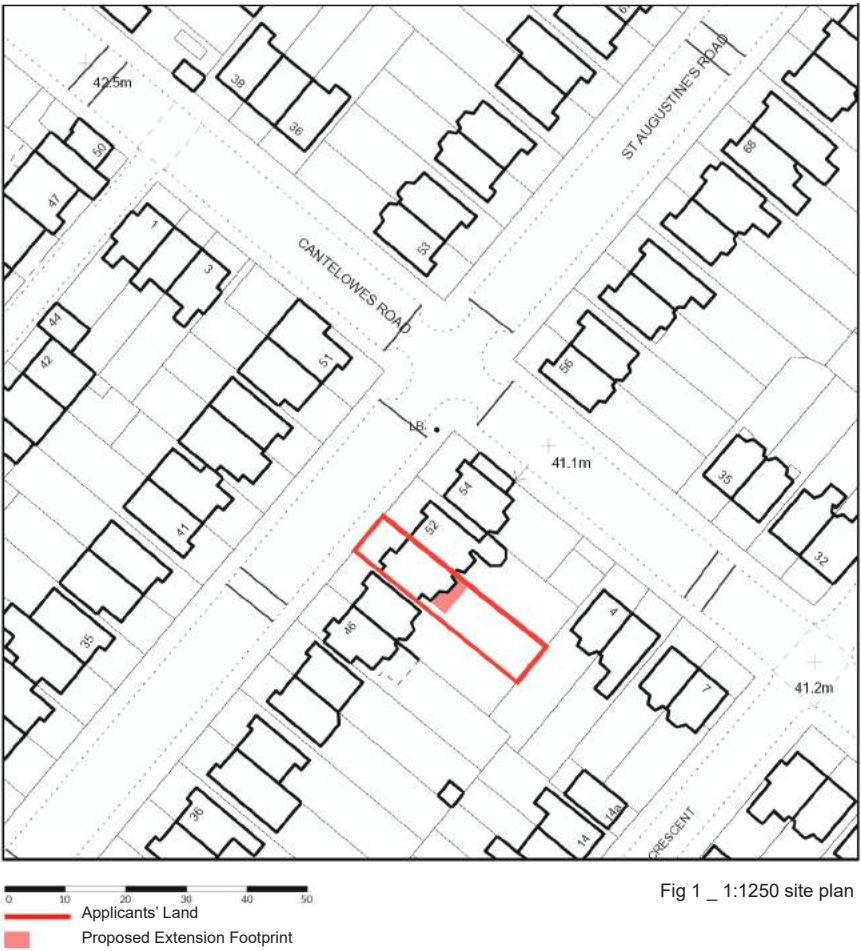


Fig 1 _ 1:1250 site plan



Fig 2 _ Camden Square Conservation Area Map with No 50 St. Augustine's Road



Fig 3 _ Street View of No 50 St. Augustine's



Fig 4 _ Bird's Eye View of No 50 St. Augustine's



Fig 5 _ Rear View of No. 50 St. Augustine's

2. The Planning Context

SITE SPECIFIC PLANNING CONTEXT AND HISTORY

The initial intent was to submit a Permitted Development Application, as it was felt parameters set out on the official Camden planning website on ‘Do I need Planning permission?’ and ‘Extensions and Conservatories’ were met and because the site also did not form part of the Article 4 Direction exclusions from Permitted Development.

Permitted development rights are nationally set and allow certain building works to be carried out without having to make a planning application. Permitted development rights are set out in The Town and Country Planning Order 1995 as amended, which permits “the enlargement, improvement, or other alteration of a dwellinghouse” within the limits laid down for extensions. In certain situations such ‘Permitted Development’ rights are removed, such as within a conservation area if there are any trees which will be affected, if any relevant Article 4 Directions have removed these rights ...or ‘if an extension is added to the side of the house’.

We have subsequently been informed that the bay window to the rear of the building is in fact deemed a side wall of the house and as such Permitted Development footprints would only be acceptable as illustrated below (Fig 7). These options did not appear satisfactory, which is why the decision has been made to submit a formal Planning Application.

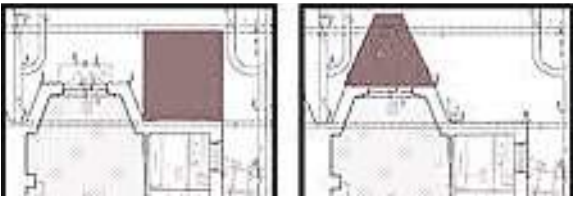


Fig 7 _ Permissible permitted development footprint

Options that do not fully wrap around the bay window have been explored, but seemed less successful because the cheek of the bay window – as it meets the garden wall to the Adjoining Owner – forms an awkward 22 degree angle, a deep unusable, overshadowed space that inevitably poses an avoidable security risk (CPG1/ 9 Designing safer environments). The structural solutions to retain part of the cheek would result in unlogical recesses internally (Fig 8).

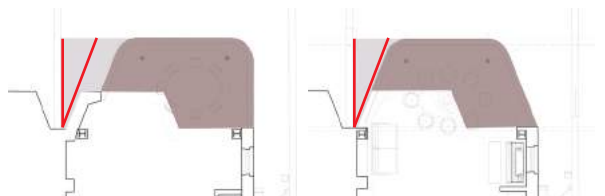


Fig 8 _ Options that do not fully wrap around the bay window

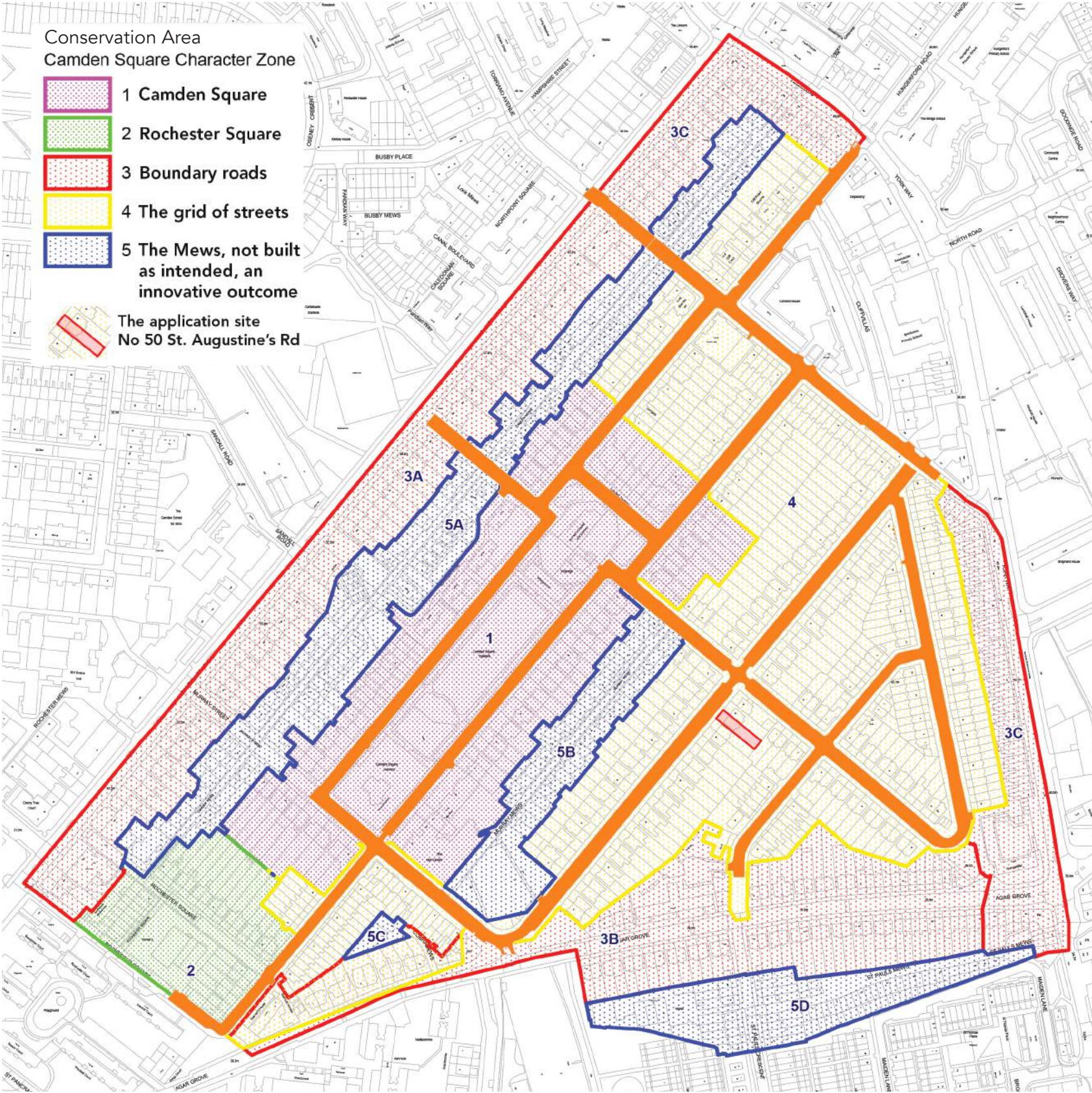
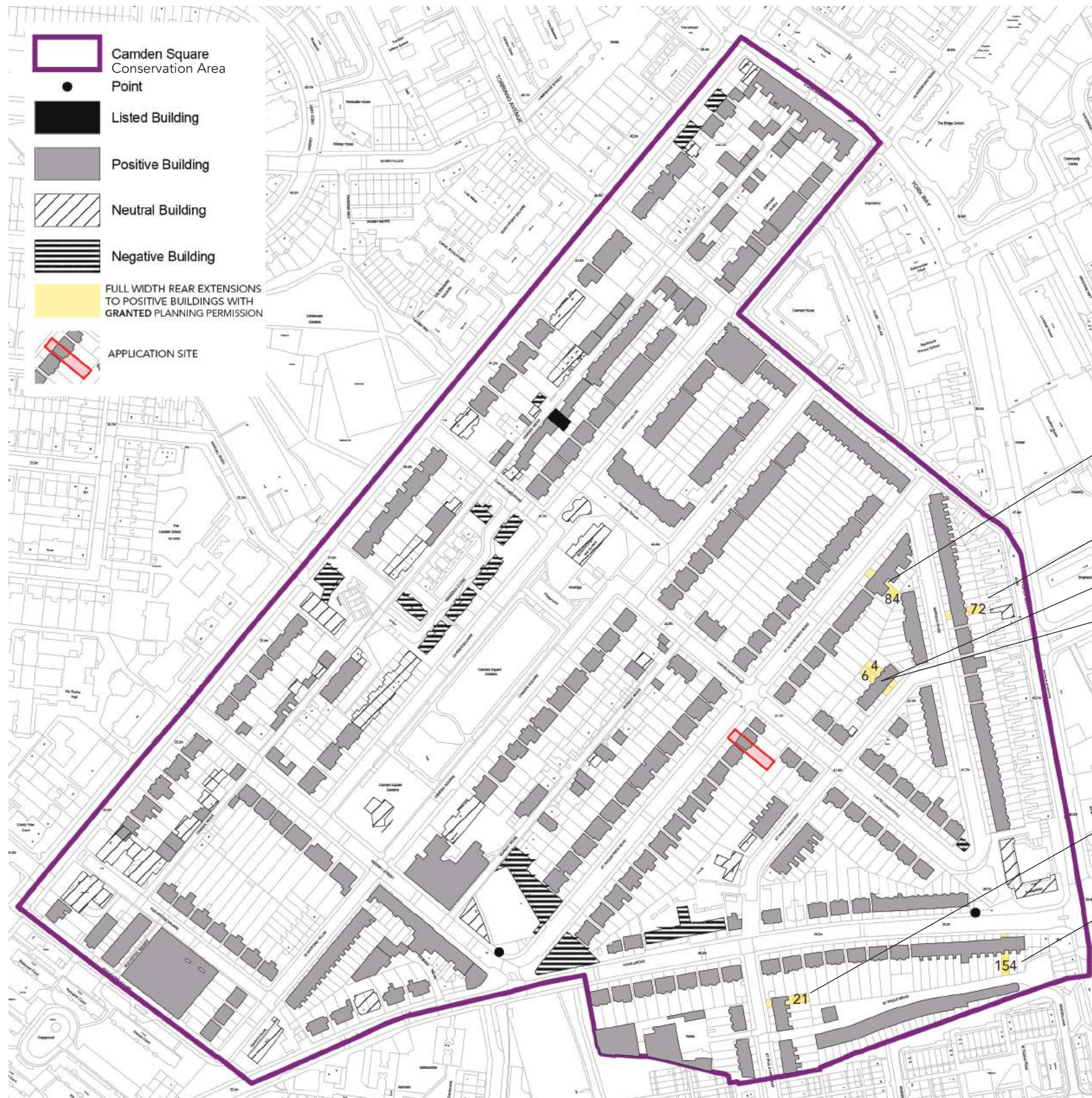


Fig 6 _ Character Zones Map for the Camden Square Conservation Area showing No 50 St. Augustine's in the 'grid of streets'



PLANNING PRECEDENTS IN THE CONSERVATION AREA

There are a number of modest and well designed full width extensions in the Camden Square Conservation Area, such as No 4 and No 6 St. Paul's Crescent, both 'positive buildings' with a rear bay window. Further relevant precedents are listed below and highlighted on adjacent map (Fig 9).

- **2015/1965/P** _ Ground & first floor flats 84 St Augustine's Road, NW1 9RP.
Erection of a ground floor rear extension and alterations to the rear fenestration. **Granted**
- **2015/1603/P** _ 72 Marquis Road, NW1 9UB.
Erection of single storey ground floor rear extension. **Granted**
- **2015/7286/P** _ 4 St Paul's Crescent, NW1 9XS.
Erection of single storey rear extension and replacement of existing windows (...) to match existing. **Granted**
- **2015/0971/P** _ 6 St Paul's Crescent, NW1 9XS.
Erection of a single storey full width rear extension, removal of tree, demolition of front boundary wall and re-instatement of original front boundary wall and entrance. **Granted**
- **2014/3817/P** _ 21 St Paul's Crescent, NW1 9TN.
Erection of replacement ground and first floor extensions and raised terrace to the rear of dwellinghouse. **Granted**
- **2015/3965/P** _ 154 Agar Grove, NW1 9TY.
Erection of single storey rear extension with roof terrace over, alterations to window opening at upper ground floor level to form French doors to roof terrace. **Granted**

Fig 9 _ Townscape Appraisal Map for the Camden Square Conservation Area

3. The Proposal and Planning Guidance

PLANNING LEGISLATION

The design of the proposed extension has been informed by the recommendations set out in the **Camden Planning Guidance (CPG)**, which makes reference to:

- Camden Council: Core Strategy
- Camden Council: Development Policies
- Camden Square Conservation Area Appraisal and Management Strategy (Part 2: Camden Square Policies):
 - 5.5 - Alterations and Repair
 - 5.11 - Rear garden spaces

DESIGN PRINCIPLES _ ERECTION OF FULL WIDTH SINGLE STOREY EXTENSION

- The scale and massing of the proposed 15sqm extension is clearly secondary to the main building’s 70sqm footprint that is being extended. The proposed extension will only take up about 10% of the rear garden area [CPG1/4 (Extensions)].
- To improve the home without adversely affecting the character of the building, the street, or Conservation Area; by enhancing the character and nature of the existing building and therefore be of positive contribution to the surrounding rear gardens. The rear bay window still extends over two storeys (Fig 12) and remains a clearly legible feature of the garden elevation [CPG1/ 3 (Heritage) + 4 (Extensions)].
- To provide improved quality usable space for the applicants’ family, updating the Lower Ground interior and thermal properties of the windows of the building where required, whilst respecting and enhancing the original character of the Victorian property. The applicants are very keen to lose the lower ground floor security bars to their window, with an aspiration to comply with current security and thermal standards throughout [CPG1/ 2 (Design Excellence)+3 (Heritage)].
- To respect, and be sensitive to, natural and physical features, such as the applicants’ beautifully matured and maintained rear garden and creating a healthy, positive environment internally allowing sunlight reaching into the depth of the living space and forming strong links between the interior and the garden. The green roof will encourage biodiversity, improve air quality, filter rainwater and have a cooling effect in the summer [CPG3 Sustainability].
- The extension will not significantly overshadow existing outdoor space or overlook the windows or private garden area of another dwelling; the proposed green roof will only be accessed for maintenance [CPG1/ 2 (Design Excellence) and CPG3 Sustainability].
- The main material chosen for the rear extension is a black handmade Coleford Brick (Mixed Antique) with a dark anthracite mortar. This has evolved during the design process to compliment the weathered, stained yellow stock facade, relating well to the character and appearance of the Conservation Area and the neighbouring buildings. Well detailed lead flashings and copings will achieve an extension that forms a built-to-last addition to the host building [DPG1/ 2 (Materials)], Fig 13 to 15.



Fig 10 _ Existing Rear Elevation



Fig 11 _ Proposed Rear Elevation



Fig 12 _ Three-dimensional studies of the rear extension



Fig 13 _ Black brick complimenting the existing yellow stock



Fig 14 _ Examples of lead flashing



Fig 15 _ The green roof will be a foreground garden at Ground Floor blending into the existing garden

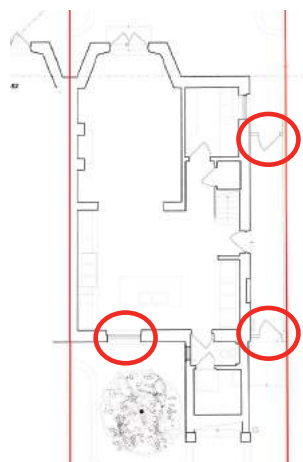


Fig 16 _ Lower Ground Floor plan overview



Fig 17 _ Front Elevation

existing



proposed



Fig 18 & 19 _ Proposal to increase clear opening width to side doors of existing lean-to

existing



proposed



Fig 20 & 21 _ Proposal to remove security bars and replace existing single glazed window with thermally broken steel window

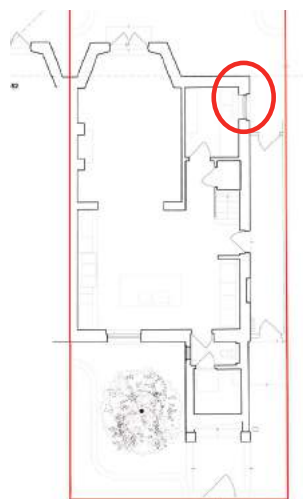
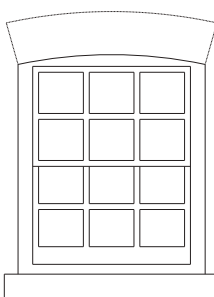


Fig 22 _ Lower Ground Floor plan overview

existing



proposed

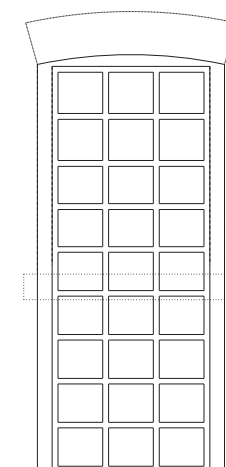


Fig 23 & 24 _ Proposal to increase clear opening width to side doors.

FURTHER PROPOSED MINOR ALTERATIONS

- PROPOSAL TO REPLACE FRONT AND REAR ELEVATION SIDE DOOR & FRONT WINDOW
 - Proposal to increase clear opening width of front and rear doors to the existing lean-to extension to 750mm and to improve security standards. (Fig 16 to 19)
 - Removal of window metal security bars.
 - Replace existing window with upgraded thermally broken slim profile steel window that complies with current security and thermal standards. Colour and fenestration pattern to match existing. (Fig 16 & 17 and Fig 20 & 21)
 - Neither of the proposed changes will adversely affect the quality of the streetscape.

- PROPOSAL TO INCREASE EXISTING OPENABLE OPAQUE WINDOW TO FULL HEIGHT FIXED WINDOW AT THE LOWER GROUND FLOOR (Fig 22 to 24)
 - Proposed is a thermally broken slim profile steel system with opaque glazing that complies with current security and thermal standards, making good brickwork at cill to match existing. Window colour and fenestration pattern to match existing.
 - The existing sash window is fully openable (Fig 23).

ACCESS

Other than the proposed increased clear width to the side doors of the lean-to extension, access to the property remains unchanged.

Appendix

LIST OF DRAWINGS SUBMITTED AS PART OF THE
PLANNING APPLICATION

Site Location Plan	
KS SAR 01 001_rev00	1:1250 @ A4
Existing and Proposed Lower Ground Plan (Extract)	
KS SAR 01 099_rev01	1:50 @ A3
Existing and Proposed Lower Ground Section (Extract)	
KS SAR 02 101_rev00	1:50 @ A3
Existing and Proposed Rear Elevation	
KS SAR 03 101_rev01	1:50 @ A1