

**PROPOSED REAR TERRACES AND MINOR INTERNAL ALTERATIONS TO THE FIRST
AND SECOND FLOOR FLATS AT 84 ST AUGUSTINE'S ROAD LONDON NW1**

DESIGN, ACCESS & HERITAGE STATEMENT

Ref: 10584/TP3/DA

Introduction

This Design & Access Statement accompanies the planning application by KSTTK Properties for the addition of rear terraces and minor internal alterations to the 1st and 2nd floor flats at 84 St Augustine's Road.

The property is a large terraced house built in the late 1800s and is within the Camden Square Conservation Area. It is currently undergoing conversion from its last use as 1x flat and 1x maisonette to 4x flats (2015/1968/P).

Currently neither flat has access to outdoor amenity space (apart from the shared front garden which is taken up by cycle/refuse storage) and this application seeks to improve the resulting poor living standards so that they are closer in line with the minimum standards set out in CPG2, Housing (specifically paragraph 4.29).

Minor internal alterations are proposed in order to remove a change in floor level within the 1st floor flat. There is no material impact to either property as a result of this change.

The property is located within the Camden Square Conservation Area however there is no specific guidance within the Management Strategy (2011) that relates to this proposal other than to ensure that it is of good and appropriate design. Further guidance has been taken from CPG1, Design, CPG2, Housing, and CPG6, Amenity, to ensure that the proposal is in accordance with current planning policy.

Design

The rear elevation of numbers 82-88 St Augustine's Road is largely non cohesive in its appearance, being characterised by the many changes made to the original houses, including dormer windows, extensions, terraces and the fenestration of the rear projections. It faces the rear of the properties at Marquis Road, forming an acute corner at the top of a large wedge shaped area of rear gardens. This arrangement means that number 84 is within close proximity to the rear elevations of 39-35 Marquis Road but is largely out of view to those further along the terrace.

This application seeks to enlarge the approved rear facing window openings to accommodate double doors that open onto small terraces. No original window openings to the neighbouring rear projections at numbers 82 and 86 remain. Specifically, number 82 has an extension at 1st floor level with a timber framed casement window and at 2nd floor a full

height double door with narrow windows to each side which opens onto a terrace over the extension below. Number 86 has had its original window openings reduced in height to accommodate timber casement windows at both the 1st and 2nd floors.

The proposed double doors are designed with strong references made to the existing sash windows elsewhere on the property, each being the same individual width and having frame details that are as close to matching as is possible. The head height of the opening at 1st floor shall remain as existing and at 2nd floor drop slightly to suit the proposed change in internal floor level. Soldier course brick lintels will reflect those of the original building.

The currently ongoing conversion includes the reconfiguration of the internal accommodation so that the rear facing windows of the rear projection now serve habitable rooms as supposed to bathrooms. To protect the privacy of the rear of 35-39 Marquis Road the existing permission is for these windows to be obscured to a height of 1500mm. The current proposal maintains and improves this privacy by way of obscured glazed screens, to a height of 1700mm, on all sides of both terraces. The combination of obscured glass and stainless steel framework shall be in contrast to the traditional materials of the original house but their lightweight appearance will not detract from the original form of the property, providing the best possible combination of function and attractiveness.

It is therefore considered that the principle of introducing the terraces and enlarging the existing openings will be in keeping with the site's immediate context, and that the sympathetic design of the doors and screening shall further help to preserve the character and appearance of the conservation area, which has already been heavily eroded in this location. As one moves further along the rear of Marquis Road the increasingly poor visibility of the site will ensure that any wider views of the terrace shall also be protected from any perceived negative impact. The site is not visible from any public highway.

Heritage

No changes are proposed to the front elevation and all those proposed to the rear have been designed in accordance with the Camden Square Conservation Area Management Strategy.

Access

Access to the flats will remain as existing.

Access to the terraces shall be via the proposed double doors. The first floor terrace also incorporates external steps to accommodate the drop down to the flat roof, which shall form the terrace, below.