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1.0 Introduction

This Design & Access Statement (DAS) is submitted in support of a full planning application for planning approval for the erection of a mansard extension to roof of 151-153 St Pancras Way, Camden. The proposal will see the development of high quality 3 bedroom self contained flat. The new residential unit will involve:

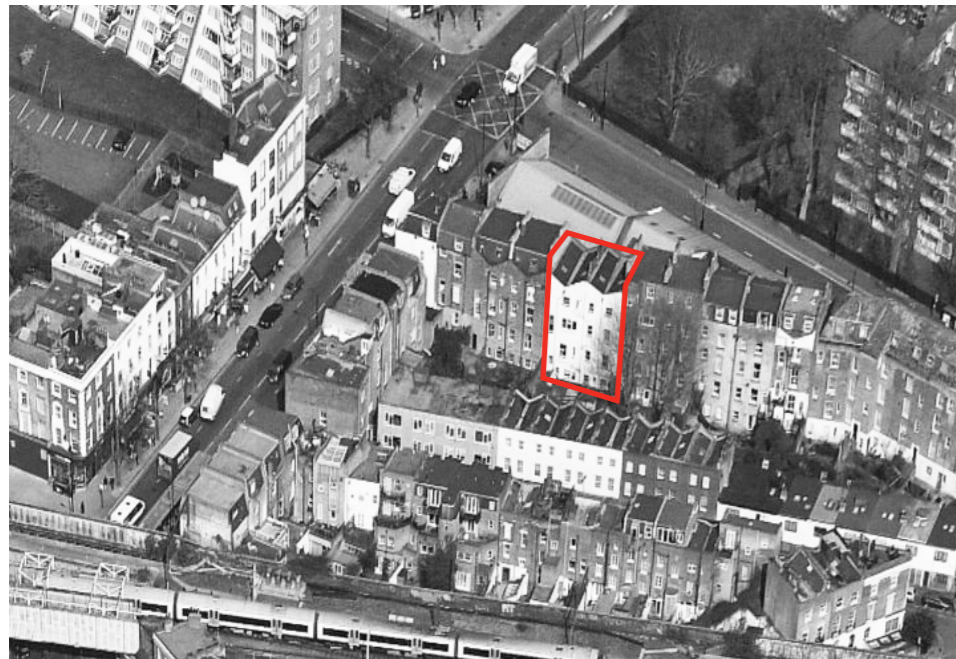
- Demolition of the existing roof structure.
- Erection of a mansard extension.
- Erection of four dormer windows to the front elevation.
- Addition of rooflights as shown on the drawings.

1.1 Structure of the Document

The DAS is structured as follows;

1. Introduction: this sets out the purpose and structure of the document;
2. Context Assessment: this summarises the context within which the proposal has evolved physically, historically and in terms of relevant planning policy;
3. Aims and Objectives: Summarises the inputs of the client and statutory bodies consulted in advance of submission;
4. Design Principles and Concepts: this describes the design intent for the home, including the uses, the amount of new floor space to be added to the site, form and scale, the appearance of the facade, internal planning and technical requirements.
5. Access: this describes how the design of the home is accessible to all;
6. Conclusion: a summary of the proposal which has been presented.

2.0 Context Assessment



Aerial view of site from South



Site location map



1875 Map of the Camden Broadway Conservation Area



1914 Map of the Camden Broadway Conservation Area

2.1 Site Location

The site lies within the Camden Broadway Conservation Area which was designated on 20/09/2005. The area has a mix of commercial and residential uses. In contrast with Camden Road, which is a noisy, busy road with commercial uses at ground floor level, St Pancras Way is quiet and residential. In general, the area has an early 19th century identity and building types are mainly three to four-storey brick terraces, with some containing stucco detailing.

A map of the Camden Broadway Conservation Area in 1802 shows the land as open fields. Following the completion of the Regent's Canal in 1820, the area developed rapidly, with Royal College Street and Camden Road laid out in about 1820. By 1832, the area surrounding Royal College Street, Camden Road, St Pancras Way and Randolph Street was rapidly constructed. It was this rapid development that gave the area its architectural uniformity and special character.

In 1851 the area's original character was altered following the building of the North London Railway between 1846 and 1851, which resulted in the demolition of terraced houses at the junction of Camden Road and Royal College Street and also on either side of Randolph Street. Despite the loss of the terraced houses and the introduction of brick and iron railway bridges, the area still has a distinct character with strong visual links to the past development.

- Application Site
- Main Throughfare