



View along St Pancras Way



View of the rear elevations



Looking up towards the roof from street level.



Fenestration diagram showing irregular arrangement to the rear façade



Fenestration diagram showing proposed extension

2.4 Elevation Study

2.4.1 St Pancras Way Elevation

St Pancras Way is a good example of Victorian terrace housing. The streetscape is uniform and in keeping with the local conservation area.

The Camden Broadway Conservation Area Appraisal and Management Strategy notes 'However, there is variety in design above ground floor level: the stuccoed houses in the terrace are painted in differing colours; nos. 147 and 149 are constructed in red brick whilst nos. 143 and 145 are stucco. Mansard roofs exist at nos. 139, 141, 143, 145 and 159; butterfly roofs exist at nos 147, 149, 151, 153 and 155. First floor windows of nos. 143 and 145 are round arched, those of nos. 139 and 141 are square headed.' The appraisal also notes that No.129-155 is deemed to make a 'positive contribution to the conservation area.'

2.4.2 Rear Elevation

The uniformity of the front façades to the north side of St Pancras Way contrasts with the changing rear façades. The grain and fenestration of the rear façades follow no pattern, and the massing and scale of existing neighbouring extensions follow no rhythm. The variation of forms creates an eclectic appearance reminiscent of Camden Town. The rear of the site is totally enclosed with only views from the train viaduct.

The materials used on the rear façades are also varied:

- Nos. 139 is faced in London Stock brick
- Nos. 141 is faced in London Stock brick and white painted render
- Nos. 143-145 have been rendered with no paint
- Nos. 147-149 are faced in London Stock brick
- Nos. 151-153 are faced with white painted render
- Nos. 155-159 are faced in London Stock brick

3.0 Aims and Objectives

3.1 Planning History

The following applications have been associated with 151-153 St Pancras Way, Camden. The determination and planning reference have been provided:

Planning Ref 9401137 – Alterations to the windows and window openings in association with the rebuilding of the rear wall. (Granted).

3.2 Planning Consideration

The policy framework for determination of this application includes:

- The 2012 National Planning Policy Framework (NPPF);
- The 2015 London Plan;
- The Camden Council's Core Strategy 2010-2025; and
- The Camden Council's Development Policies 2010-2025; and
- Camden's supplementary Planning Guidance; and
- Camden Broadway Conservation Area Appraisal and Management Strategy.

The following policies have been of particular focus when developing the proposed scheme:

The London Plan 2015

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.9 Mixed and Balanced Communities
- 4.1 Developing London's Economy
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.13 Sustainable Drainage
- 6.3 Assessing effects of Development on Transport Capacity
- 6.4 Enhancing London's Transport Connectivity
- 6.9 Cycling
- 7.1 Lifetime Neighbourhoods
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 8.2 Planning Obligations
- 8.3 Community Infrastructure Levy

Camden Council's Core Strategy

- CS1 Distribution of growth
- CS3 Other highly accessible areas
- CS5 Managing the impact of growth and development
- CS6 Providing quality homes
- CS13 Tackling climate change through promoting higher environmental standards
- CS14 Promoting high quality places and conserving our heritage

Camden Council's Development Policies

- DP22 Promoting sustainable design and construction
- DP23 Water
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP28 Noise and vibration

Camden's supplementary Planning Guidance

- CPG1 Design
 - Section 2: Design Excellence.
 - Section 3: Heritage.
 - Section 4: Extensions, Alterations and Conservatories
 - Section 5: Roof, Terraces and Balconies
- CPG2 Housing
 - Section 4: Residential development standards

4.0 Design principles and context

4.1 Amount and Scale

The proposal will see the redevelopment of the existing 3 storey property to provide an innovative, functional and sustainable 4 storey building of the highest architectural quality. The proposal will retain the existing property as it is with the addition of a mansard extension to the existing roof. This will see the addition of 75m² of residential floor area to 151-153 St Pancras Way, providing an additional 3 bedroom self-contained flat. The proposal will remain sympathetic to the scale of the terrace and the surrounding context and as such will not harm to the amenities of adjoining occupiers due to the landlocked nature of the site.

4.2 Proposed Use

151-153 St Pancras Way is currently a property which contains 4 self contained flats and the proposed addition of a 3 bedroom self contained flat will increase the property to a total of 5 self contained flats.

4.3 Layout

The layout of the self-contained flat is straightforward, with open plan living/kitchen area to the south of the mansard floor with three bedrooms to the north. There are also two family bathrooms proposed within the flat.

The new flat will see a rational layout that will provide flexible living and light filled spaces and improve the amenity of the currently approved scheme.

4.4 Appearance

The proposal seeks to vastly improve upon the existing condition and provide a high quality and attractive construction which responds to and enhances the appearance of the conservation area. It is the intent of the design that the materiality and proportions of the facade are sympathetic to the surrounding architecture and its existing material palette. The detailing of the building will be modest, contemporary and elegant allowing the building to be discernibly concurrent with its construction, whilst respectfully responding to the appearance, materiality and quality of its context.

The proposal seeks to reinterpret the existing townscape and important features of surrounding buildings, particularly the butterfly roof. The adjacent buildings are characterised by a layering of mansards behind their existing parapets and the proposal has been designed to complement this. The design responds to the butterfly parapet and a buffer zone has been created to enhance the definition and transition to the new addition.

4.4.1 Front Facade

The proportions and size of the existing street facing windows and entrances will remain as existing to maintain the unity with in the terrace. The existing parapet line will be retained.

The proposal will feature a slate hung mansard profile roof with typical traditional dormer windows reflecting the distribution of the window openings below. The roof will be finished with lead flashings and guttering behind the parapet line. The skylight above the bedrooms at the front side of the roof will be a conservation type. The existing party wall have already been constructed and raised due to the developments either side of the application site.

4.4.2 Rear Facade

The design of the elevation responds to the massing inherent in the terraced houses and the rhythm of their facades. Split consistently into vertical bands, each elevation accommodates glazing and openings within that rhythm. The proposed elevation is respectful of this rhythm while presenting a contemporary reinterpretation. The elevation introduces a finer grain of window fenestration which, in addition to responding

to the vertical banding of the terraced houses, also provides solar shading.

Whilst also interpreting the vertical banding the proposed fenestration also responds to its setting and follows the form of the parapet line.

The materials proposed are principally high quality metal, timber and brick. The use of these materials continues the interpretation of the existing terrace scene in a contemporary manner with a light coloured brick unifying the primary building material of white painted render and the neighbouring buildings material of brick. A light coloured brick would harmonise between the two contrasting existing materials. The pre-weathered brass above the light coloured brick looks to insert a long lasting material which responds more conservatively than the neighbouring slate hung mansards.

All materials will be approved with the local authority prior to construction.

4.5 Landscape

The current property has amenity space located to the rear on the ground floor. This use will continue and be shared with the proposed new flat.



Fine vertical banding has defined the proposed window fenestration



A band mimicking the butterfly parapet creates a transition between the existing and proposed. Also harmonising the materials of the existing elevation

4.6 Material Palette

The proposal employs a palette of high quality materials to complement and contrast with the existing site and conservation area.

The overall ambition is to create a robust, warm home that is contemporary in terms of light, space and volume but respectful of the character of the conservation area. The materiality has been chosen to weather the building into the site, harmonising with the natural colours and textures of the materials found on site as well as the wider context in Camden.

Weathered brass cladding would require zero maintenance, a significant benefit given the enclosed nature of the site.

The image to the left highlights the material palette that has been selected.

The images on the following page shows precedents where the materials have been used.



- | | | | |
|---|---|---|---|
| 1 | 2 | 3 | 4 |
| 6 | 7 | 5 | |
- 1 Polished plaster to internal walls.
 - 2 Black walnut for internal joinery.
 - 3 Cast masonry stringers, cills and lintels.
 - 4 Reference image for material palette.
 - 5 Light buff facing bricks.
 - 6 Pre-Weathered Brass cladding
 - 7 Hardwood Utile for infill panels.

4.6.1 Material References

1	2	3
4	5	

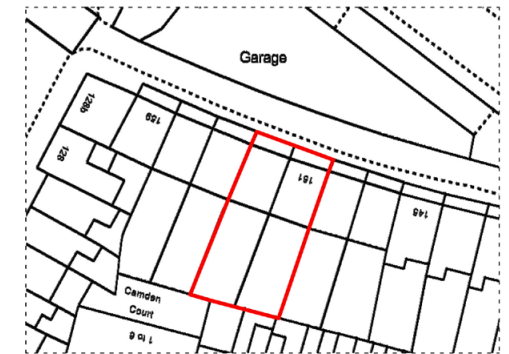
- 1 Kew House - Piercy&Company. Conservative materials in a conservation area.
- 2 Bishop Edward King Chapel - Niall McLaughlin. Finer window divisions.
- 3 Old Church Street - TDO Architects. Conservative materials in a conservation area.
- 4 House of Trace - Tsuruta Architects. Highlighting the existing conditions
- 5 Curtain Road - Duggan Morris. A modern extension within a conservation area
- 6 Wakefield Street - Piercy&Company. High quality materials in a conservation area.





01 02 03 04 05

Notes
 Do not scale from drawing unless for planning purposes.
 All dimensions to be checked on site.
 All levels to be checked on site.
 All setting out must be checked on site.
 This drawing is copyright WhitemanDesign.
 This drawing must not be used onsite unless 'Issued for Construction'.



Notes
 01 - Light coloured fair faced brick.
 02 - Pre-weathered brass standing seam cladding.
 03 - Minimal frame openable double glazed window set within timber frame
 04 - Double glazed windows.
 05 - Hardwood Utile for external joinery.

Rev	Date	Description
0		

Project
 153C St Pancras Way, Camden

Client
 Michael Hubbard

Date 20/02/16 **Scale** 1:25 at A1
 1:50 at A3

Drawing Title
 Proposed Textured Elevation

Drawn LW **Checked** - **Approved** -

Drawing Status
 For Planning

Project	View	Drawing No.	Rev
0066	P	024	-

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5.0 Access

The proposal has been designed to be fully inclusive and takes into account the following legislation and design guidance:

Building Regulations Part M, Approved Document M, 2004

British Standard BS8300:2009 Design of buildings and their approaches to meet the needs of disabled people – Code of Practice

Designing for Accessibility (CAE 2004)

The Applicant and design team are committed to providing facilities and services that are as accessible as possible for all. All parties are committed that wherever possible, the design team have gone beyond minimum requirements of Part M (Building Regulations) and the guidance provided in the Approved Document M.

Detailed design issues which contribute to the accessibility of the property will continue to be considered in the future in the detailed design stage, where the team will ensure that all features and facilities are as accessible as possible.

6.0 Conclusion

Planning permission is sought for the redevelopment of the site to provide a new high quality mansard extension to the top floor of 151-153 St Pancras Way, Camden.

The proposal is considered to enhance the character and appearance of the conservation area while making the best and most efficient use of what is considered to be an undeveloped site. The proposal intends to enhance/improve the existing street scene. The development looks to add a high quality mansard extension which responds to its setting. The proposal for redevelopment has embraced the opportunity to provide a deeply considered response to the unique context of the site, particularly in regards to views and townscape, building form, materials and sustainability.

In responding to both immediate and wider contexts in an imaginative contemporary manner, the proposed building forms and materials serve to both preserve and enhance the uniquely eclectic character of St Pancras Way and the Conservation Area as a whole. This overall approach remains entirely consistent with the design guidance provided by the Camden Council Core Strategy, Development Policies and Camden Broadway Conservation Area Appraisal.

It is therefore respectfully requested that the application be approved subject to conditions.