

design and access statement

*66 Queen's Crescent . West Kentish Town . London . NW5 4EE*

**Planning Application**

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The team

Client  
Architects

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**1.01 Introduction**

This Design and Access Statement is written to support the Planning Application for the remodelling of the upper parts of 66 Queen's Crescent, Belsize Park, London. The aim is to provide additional and appropriately refurbished accommodation for the current occupiers, whilst providing external amenity space for the property.

The Planning Application seeks full planning permission from Camden Borough Council for the following works:

- A single storey mansard roof extension, including external amenity space
- A single storey extension, on top of the existing rear kitchen accommodation, with roof terrace on top of the new structure

The applicants' aim is to explore how their terraced house can be renovated to meet new thermal standards and improve the quality of home life without affecting the quality of life - both theirs and neighbours.

**1.1.1 Consultation**

The Applicant met with the Duty Planning Officer, Mr Edward Bailey, on 12th November 2012 at Camden Council's Offices on Euston Road. Having reviewed the drawings and photographs tabled the Officer stated that the proposed development was deemed 'Acceptable in Principle'.

Consultation has also occurred with owners of neighbouring properties in the terrace and the freeholder Mr. Frank Streeter (also resident at 62 - 64 Queen's Crescent and the Landlord at 70 Queen's Crescent).

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Aerial view of site



OS map of site

## 1.02 The Site

The site area is approximately 122 m<sup>2</sup>. The property forms part of a terrace that runs along Queen's Crescent, which is a typical commercial street in this parts of London.

The existing property comprises of a three storey mid-terrace arranged as follows:

- Ground Floor - Supermarket; street entry, hall with a stair leading up to a kitchen half a storey above (protruding out the back of the property with a mono pitch roof)
- First Floor - Bedroom and Living Room
- Second Floor - Bedroom and Bathroom

It is a two up and two down house with a small kitchen protruding out to the rear. It was constructed as part of the development that occurred all at one time, comprising shops with residential accommodation above of similar sizes along the Crescent between number 60 and number 100 Queen's Crescent, all built during expansion of the area in about 1862.

The property has not been renovated since the early 1930's and is largely original but with a rather tired appearance and now in need of renovation to bring it up to modern standards, most of which is internal, but superficially outside as well.

The 'Butterfly' roof has slumped due to age and decay because of water penetration through to the minimally sized timber joists. It leaks from the central gutter into the bathroom immediately below; the slates have slipped and delaminated, the original flashings were replaced by inferior materials which have been poorly installed and badly maintained.



View of property from Queens Crescent



View of neighbouring extensions and roof terrace



Existing rear elevation



View of property along Queens Crescent

### 1.03 Context

The site does not sit within a Conservation Area, though the West Kentish Town Conservation Area is close by to the south.

Over time, the south elevation of the properties facing the Conservation Area have been altered in a varied palette of window materials and styles which has destroyed the character of the original. A number of the properties have added one or two storey brick extensions to the rear. (See attached photographs). A number of the houses along Maldon road within the conservation area have two or three storey extensions some extended up to roof gutter level.

The massing of the proposed roof extension is held back to preserve the existing 'vee' roof profile to create a shallow roof terrace. For reasons of safety and to maintain clear views south from inside the new upper room, a 1.1m high toughened glass balustrade will be fixed across the southside of the terrace behind the vee brick side profiles - this also distinguishes between new and original construction.

The existing London yellow stock brickwork requires repointing and repair. All paintwork to windows and their reveals will be refreshed to match the original paint scheme.

We propose to move the kitchen above its existing first floor location, in a new single storey extension, with a stepped roof which will create an external roof terrace.

The new external space to the flat will be a welcome addition, which currently has no external amenity space.

On the north Elevation facing onto Queen's Crescent, the terrace elevation above the ground storey shopfront (not part of the Application) is flat and made of Yellow London Stock Brickwork with white painted sash windows, reveals and a cement render cornice at high level.

The existing wall construction is in solid, single brickwork, predating modern cavity wall construction. To provide the necessary improvements to the U-value of the existing building fabric to meet current Building Regulation Standards, it is proposed that a proprietary phenolic foam insulation boarding faced in plasterboard be fixed as a lining to the inside face of the external walls.

A number of the neighbouring buildings already have mansard roof extensions - six have been added in recent years; one such property is number 68 Queen's Crescent next to the Application site.

## 1.04 Proposed Elevations

### 1.4.1 Queens Crescent Elevation

We propose to replicate the roof extension seen on No. 68 Queens Crescent, thereby not introducing an alien language to the streetscape.

The extension will be flanked by a new London stock brick wall, topped out with white painted coping stone to mirror the existing. The dormer windows will be wrapped in zinc, dropping back into the slate clad mansard elevation behind the existing parapet. By doing this we aim to have as little impact on the existing architecture when seen from the street.

The proposed mansard roof will be raked back from behind the existing parapet at an angle of 70 degrees to the horizontal. Its height will closely approximate that of the existing Mansard roof extension to No. 68 Queen's Crescent.

The new western party wall with No. 64 Queen's Crescent will be extended up in Yellow London Stock brickwork to exactly match the profile and construction of that with No. 68 Queen's Crescent. The proposed shallow pitched roof will be clad in dark grey zinc metal standing seam laid to a 3 degree fall from the central ridge to 300mm wide gutters flashed into the existing party wall and the new party wall. The zinc metal gutters will fall southwards to the back of the property collecting 85% of rainfall onto the new roof. A rainwater outlet built into the new gutter behind the existing parapet on Queen's Crescent elevation will drain the mansard back internally via an insulated downpipe within the house.





#### 1.4.2 Rear Elevation

The south elevation will be changed by the addition of a one storey extension over the existing rear brick and slate extension, its roof will provide a much needed decked amenity space facing south, with parapets on the east and west sides to aid privacy and a low glazed balustrade on the south side to optimise the views to the south.

The existing brickwork will be cleaned and repointed to blend it in with new areas of Yellow London Stock brickwork. The existing windows will be repainted.

The existing rainwater goods will also be refurbished and painted.

At parapet level the existing Butterfly roof profile will be retained and finished in a brick-on-edge coping. A new toughened 1100mm high glass balustrade will be placed behind it as a safety barrier to the proposed terrace; the glazing will permit views south over London from the living room

Dark grey metal framed, double-glazed sliding doors enclose the living space behind providing access to the terrace and views to south London.

The dark grey standing seam metal roof will project beyond the glazed doors by approximately 600mm to provide weather protection and sun shading to the space behind. This will cap off the property with a definitive line as seen at No. 68 Queen's Crescent.



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Proposed materials

### 1.05 Materials and colours

#### 1.5.1 External Walls

- Yellow London Stock brickwork
- Standing seam VM zinc - Dark grey

#### 1.5.2 Windows

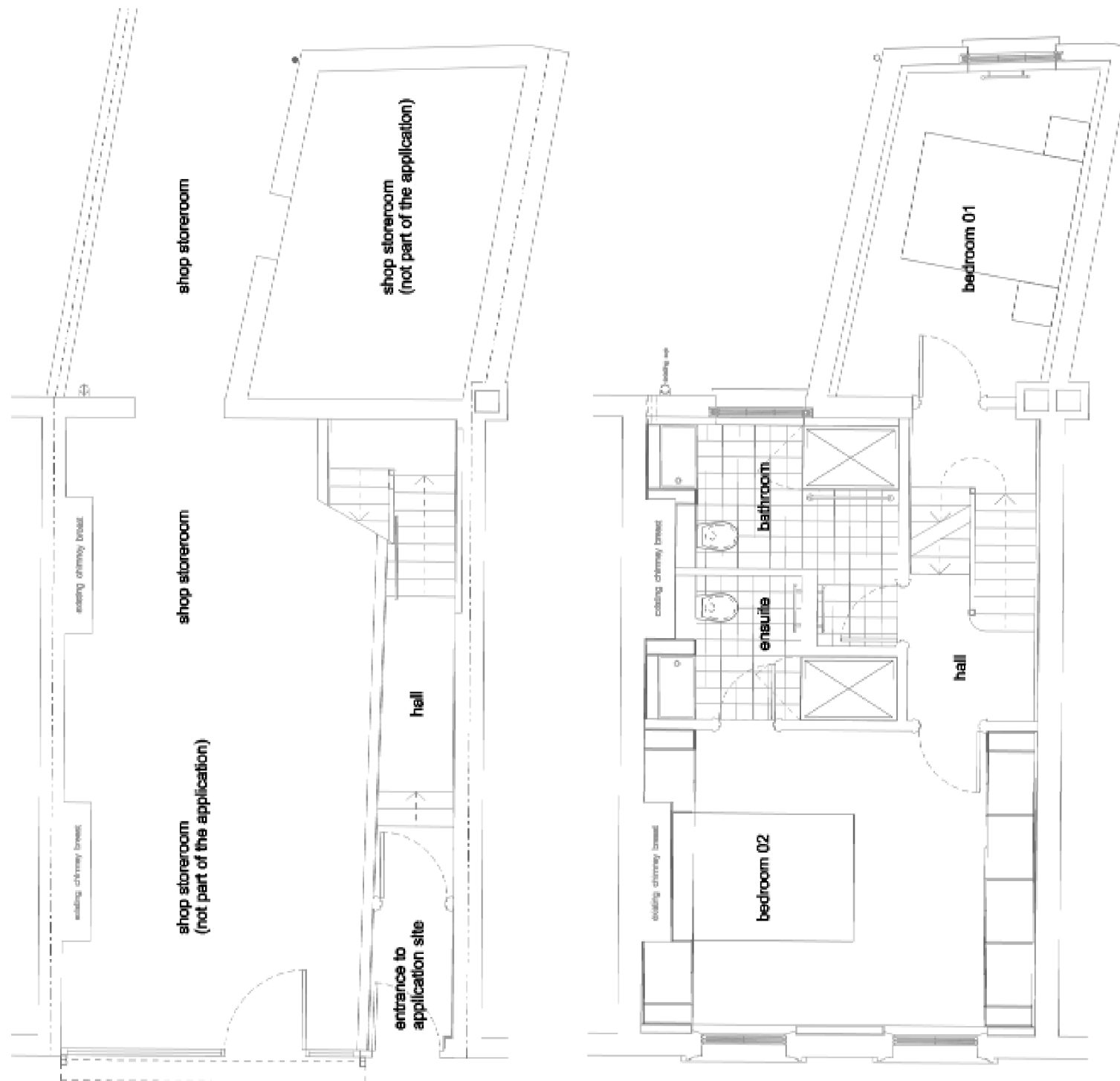
- Hardwood timber - Argon filled and gasketed double glazed, finished in white

#### 1.5.3 Doors

- Finedline bi-part sliding doors - Argon filled and gasketed double glazed, finished in grey aluminium frames

#### 1.5.4 Roofs

- Reclaimed slate from existing roof - where possible
- Standing seam VM zinc - Dark grey



## 1.06 Proposed plans

### 1.6.1 Ground Floor

No change is proposed to this level.

### 1.6.2 First Floor

The envelope remains the same at this level. The existing kitchen is converted to a new bedroom. The existing bedroom will be remodelled to form two new bathrooms, one as ensuite, associated with the bedrooms at this level. The second bedroom will be formed from the existing living room.

**1.6.3 Second Floor**

The new extended rear structure, continues at this level, providing a new kitchen for the dwelling. Again this area is accessed from the half landing, with a roof light to the terrace above, providing light into the stairwell.

The stairwell is extended at this level, to provide access to the new third floor.

At the main living level, the floor is remodelled into the master suite, with the existing bathroom opened up to the existing bedroom to provide an ensuite facility.

**1.6.4 Third Floor**

This is a whole new level to the property, providing the new living room and amenity facilities to the dwelling.

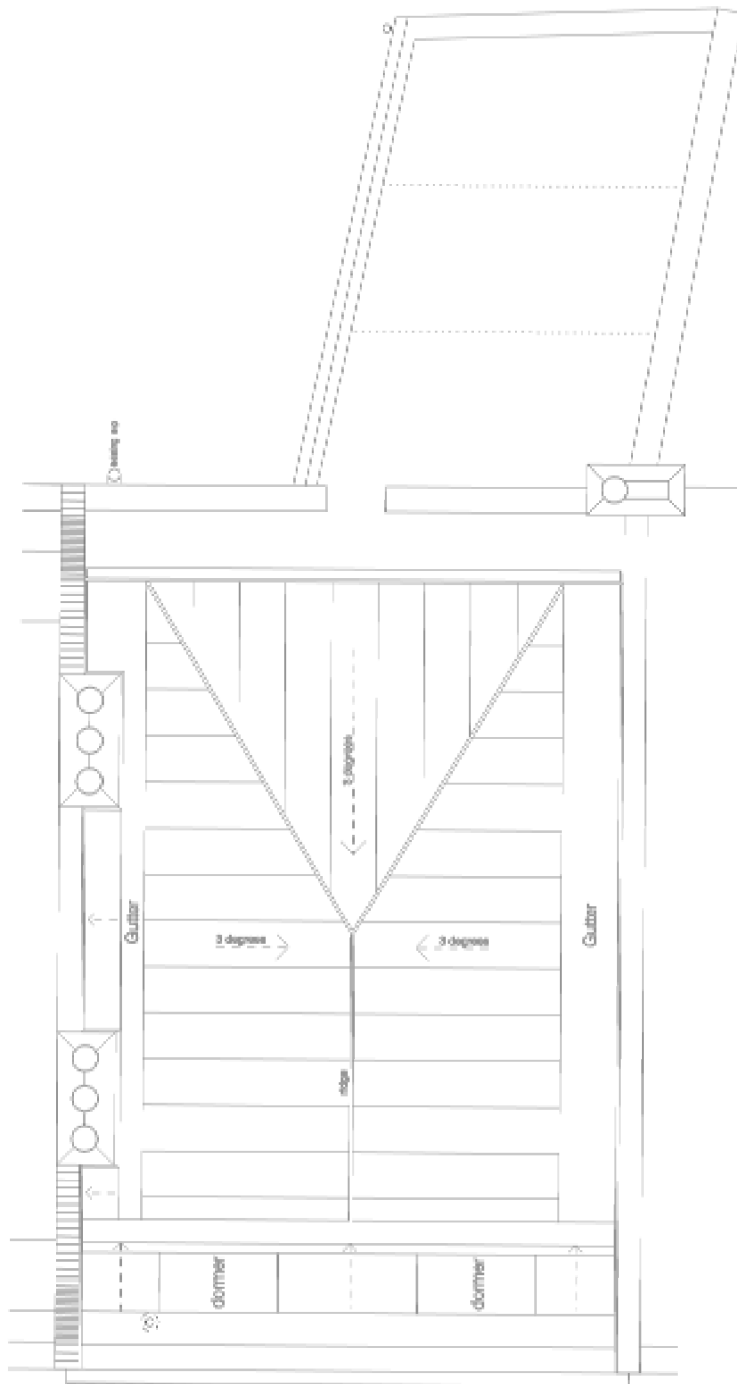
Dormer windows are punched into the front of the property, onto Queen's Crescent and to the rear a slimline glazing system is provided to allow daylight in and views out across London.

These bi-parting, sliding doors provide access to the new amenity areas, created to the rear of the property. This will be surrounded by frameless glass balustrade for safety and to provide screening for occupants.



### 1.6.5 Roof

The new western party wall with No. 64 Queen's Crescent will be extended up in Yellow London Stock brickwork to exactly match the profile and construction of that with No. 68 Queen's Crescent. The proposed shallow pitched roof will be clad in dark grey zinc metal standing seam laid to a 3 degree fall from the central ridge to 300mm wide gutters flashed into the existing party wall and the new party wall. The zinc metal gutters will fall southwards to the back of the property collecting 85% of rainfall onto the new roof. A rainwater outlet built into the new gutter behind the existing parapet on Queen's Crescent elevation will drain the mansard back internally via an insulated downpipe within the house.



## 1.07 Areas

Floor	Area - Existing		Area - Proposed		Area - Difference	
	sqm	sqft	sqm	sqft	sqm	sqft
Ground	8.25	88.80	8.64	93.00	0.39	4.20
First	49.00	527.43	49.46	532.38	0.46	4.95
Second	38.07	409.78	49.76	535.61	11.69	125.83
Third	0.00	0.00	26.42	284.38	26.42	284.38
Amenity space	0.00	0.00	17.85	192.13	17.85	192.13

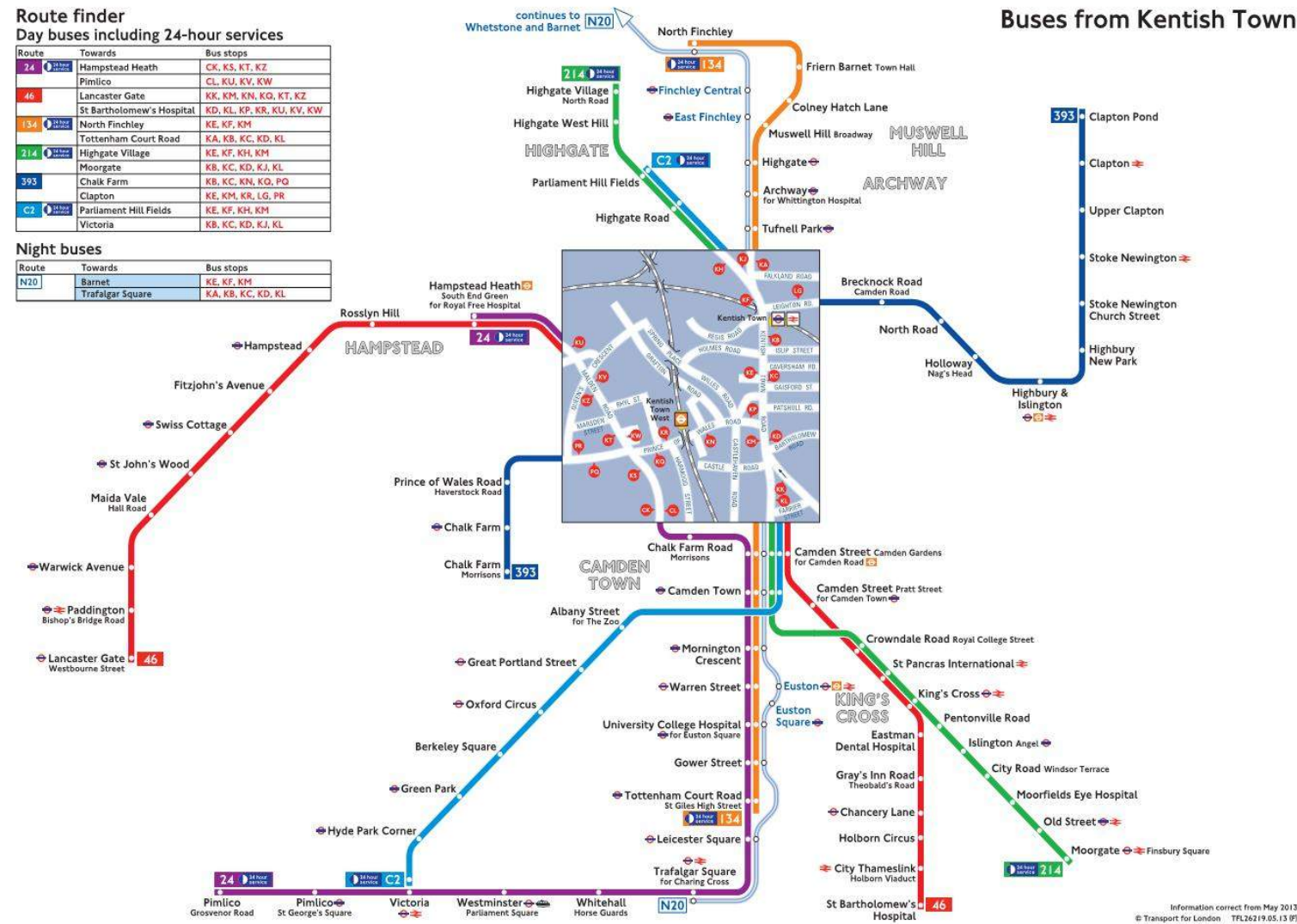
1.7.1 Area schedule (GIA)

**Route finder**  
Day buses including 24-hour services

Route	Towards	Bus stops
24	Hampstead Heath	CK, KS, KT, KZ
46	Lancaster Gate	CL, KU, KV, KW
134	St Bartholomew's Hospital	KD, KL, KP, KR, KU, KV, KW
214	North Finchley	KE, KF, KM
214	Tottenham Court Road	KA, KB, KC, KD, KE, KF, KM
393	Highgate Village	KB, KC, KD, KE, KF, KM
393	Moorgate	KB, KC, KD, KE, KF, KM
393	Chalk Farm	KB, KC, KD, KE, KF, KM
393	Clapton	KB, KC, KD, KE, KF, KM
393	Parliament Hill Fields	KB, KC, KD, KE, KF, KM
393	Victoria	KB, KC, KD, KE, KF, KM

**Night buses**

Route	Towards	Bus stops
N20	Barnet	KE, KF, KM
N20	Trafalgar Square	KA, KB, KC, KD, KE, KF, KM



**Buses from Kentish Town**

The purpose of this section is to consider the accessibility of the proposal with regard to Mobility Impaired Persons (MIP), wheelchair users, ambulant disabled and people with limited dexterity, limited comprehension or sensory impairment. The criteria used for this assessment, were those set out within Approved Document Part M of the Building Regulations (2016 Edition), Approved Document Part K of the Building Regulations (2013 Edition), Lifetime Homes and Camden's Guidelines.

**2.1 Car parking and setting down points**

The site has no offstreet parking, setting down is at the roadside.

**2.2 Public transport**

The site is well served by public transport, listed below are the available services.

**2.2.1 London Underground**

The Kentish Town, Belsize Park and Chalk Farm Stations on the Northern Line are 5 minute's bus ride away from the site. The stations are in Travelcard zone 2.

**2.2.2 London Overground**

The Gospel Oak (North London Line), Kentish Town (Thameslink, Midland Main Line and North London Line) and Kentish Town West (Nprth London Line) Stations are 10 minute's bus ride away from the site. The stations are in Travelcard zone 2.

**2.2.3 Bus Routes**

There is a bus stop within minutes walk from the proposed application site on Malden Road serviced by the 24, N24 and 46 bus routes.

**2.3 Building approach**

The current hard landscaping provides a relatively level and unimpeded access to the development.

**2.4 Principle entrance**

There is a set of stairs up to the principle levels of the dwelling. At this stage as there is no requirements for level access by the inhabitants, no change is proposed. The entrance is illuminated. The floor finishes both internally and externally use slip resistant materials.

**2.5 WC provision**

The proposal will introduce three WC provisions on two levels of the dwelling.

**2.6 Internal access**

The existing stair is under 1000mm wide, with balustrade to one side, which would be difficult for ambulant disabled people to negotiate. Currently there is no provision to change the vertical access and circulation.