

12 St Augustine's Road London NW1 9RN

DESIGN, ACCESS & HERITAGE STATEMENT

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INTRODUCTION

1.1 INTRODUCTION

This Design, Access and Heritage Statement has been prepared to support the planning application for the proposed alterations to the first floor flat at 12 St Augustine's Road, London NW1 9RN.

This document contains information describing the proposed site, surrounding context and the proposed design solution.

1.2 THE SITE

The site is located at the southern end of St Augustine's Road near the junction with Agar Grove. The application site is contained within the Camden Square Conservation Area. The outline of the plot indicates the curtilage of the property.



FIGURE 1.2: Site Plan @ 1:1250

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HISTORY AND CONTEXT

2.1 CONTEXT

The Camden Square Conservation Area is centred around Camden Square. The neighbourhood is a planned development, laid out in a gridded street pattern running parallel to and perpendicular from Camden Road.

The Camden Square Conservation Area was designated in October 1974 and extended in 1980 to encompass St Augustine's Road. The immediate surrounding area of this road is predominantly residential and characterised by semi-detached houses. The architectural styles of the buildings along St Augustine's Road vary in detail and height. The new development at 2-4 St Augustine's Road introduces a completely new form and bulk onto the street scene

2.2 EXISTING PROPERTY

The existing building at 12 St Augustine's Road dates from the mid nineteenth century. The building is part of a set of two storey semi-detached houses comprising 6, 8, 10 and 12 St Augustine's Road. Immediately adjacent is 14 St Augustine's Road which rises up a further storey and represents a change of scale along the street scene.

A new development presently nearing completion is located at 4 St Augustine's Road. This structure will house nine new flats and is a full storey higher than its immediate neighbours at 6, 8, 10 and 12 St Augustine's Road and constitutes a significant change of scale. The way that it affects the character and appearance of the immediate area and disrupts the visual homogeneity is clear on images 3.4 and 3.5.

Originally a single family dwelling, 12 St Augustine's Road presently consists of three self contained flats arranged over the lower ground, ground and first floors. The building features London stock brickwork to the street, side and garden elevations. The street elevation continues past the roof eaves to terminate at a simple parapet. This detail conceals the shallow roof pitch. Simple stucco detailing is present around the entrance porch and adjacent windows.

2.3 USE

The building is solely in private residential use.

2.4 ACCESS

The property is presently served by a single point of access directly from St Augustine's Road for pedestrian access only. No change in access will be created by the proposal.



FIGURE 2.1: Aerial view of the application site within the context of St Augustine's Road

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PHOTOGRAPHS



FIGURE 3.1: 12 St Augustine's Road



FIGURE 3.2: 12 St Augustine's Road in context



FIGURE 3.3: Garden Elevation



FIGURE 3.4: St Augustine's Street view looking south west



FIGURE 3.5: St Augustine's Street view looking north east

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DESIGN PROPOSAL

4.1 OVERVIEW

The design proposal for 12 St Augustine's Road seeks to refurbish the existing loft room that forms part of first floor flat to improve the living accommodation. The works will entail the creation of a new side dormer to allow comfortable access to the loft space. The intention is to undertake the extension works in a manner that respects the character of the existing house, its counterpart at 10 St Augustine's Road and the wider streetscape. The primary concern that governs the design approach is to achieve a sympathetic proposal which retains the original character of the building.

4.2 DESIGN PROPOSAL

The existing loft room was poorly converted several decades ago and presently contains a steep and hazardous access staircase. The proposal seeks to replace the long existing roof window with a dormer to the roof slope on the side elevation. The dormer will contain a new staircase that is compliant with the Building Regulations. Locating the staircase in the protected landing area is the only way to comply with both the regulations concerning fire (Part B) and staircase safety (Part K). The creation of a dormer will enable these rules to be satisfied.

The design approach aims to construct the dormer in a manner that will present the smallest profile to the main roof's silhouette. The Camden Square Conservation Area's Appraisal and Management Strategy 2011 states that:

"the regular composition of the roof line is an important element in the appearance of the Conservation Area. Proposals for alterations to roofs within the conservation area will be considered on their own merit but particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views."

The style of dormer chosen is characterised by a gently sloping roof line. The resultant volume has a low profile which, in addition to the fact that the main roof is largely concealed by a brick parapet, will make the dormer appear very slight. In plan projection, the dormer is

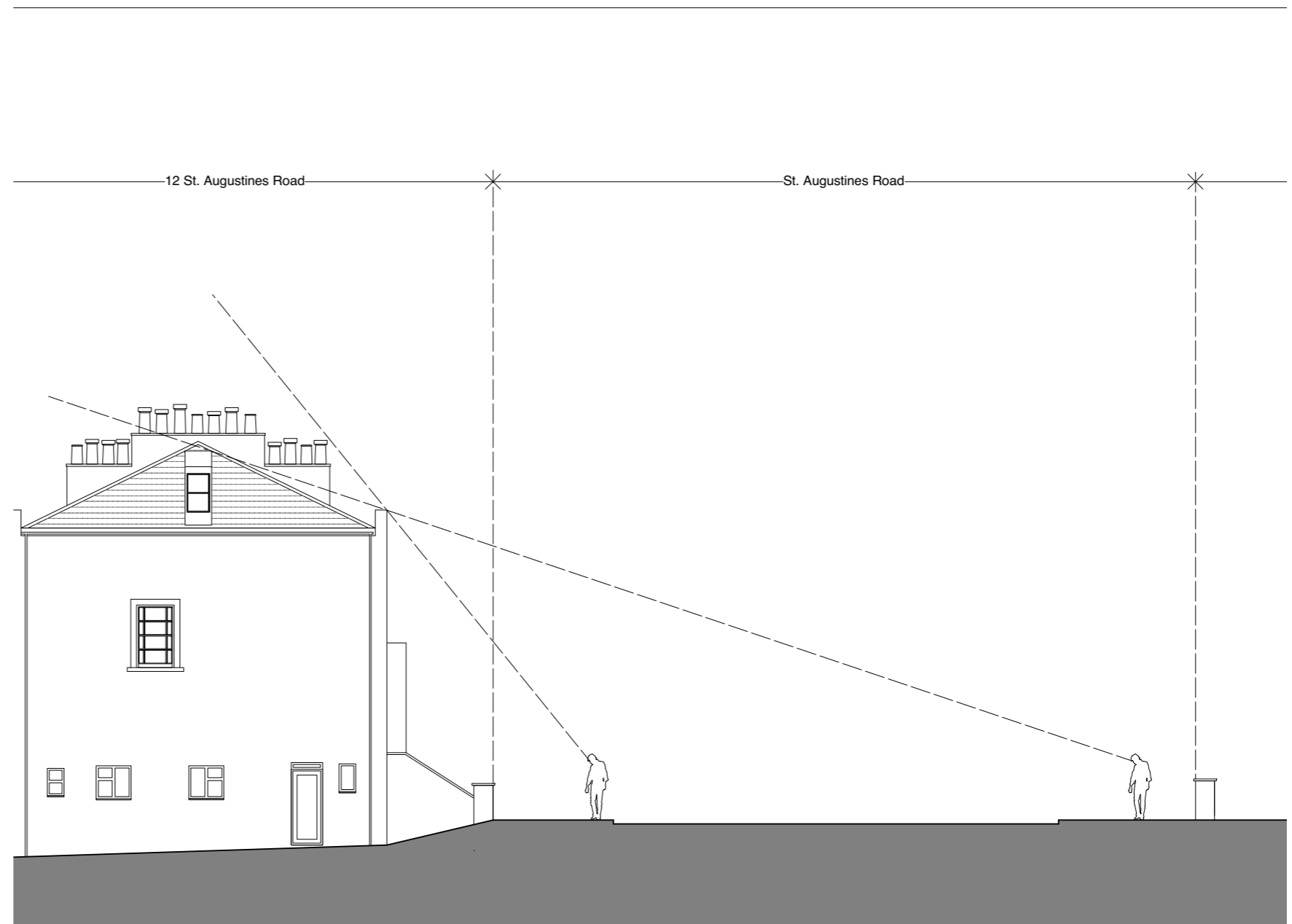


FIGURE 4.1: Visibility of the proposed dormer from St Augustine's Road

set back from the street elevation and therefore its appearance will diminish. Figure 4.1 illustrates the perception of the proposed dormer from a vantage point on the opposite side of the street. The proposed design is in keeping with the guidelines set out in CPG1 and will appear unobtrusive to the roofscape.

The relationship between 12 and 14 St Augustine's Road also has a bearing on one's perception of the proposed dormer. 14 St Augustine's Road is a full storey taller than the proposal site which further conceals views of the subject roofscape. In addition, 14 St Augustine's Road has a very active roof scene with the recent addition of an array of photovoltaic solar panels.

At the other end, the new development at 2-4 St Augustine's Road introduces an even higher profile on the street scene. This will render the appearance of the proposed dormer as visually insignificant. This development features several prominent extrusions, namely its bulbous balconies and full length dormer. In this context, the proposed dormer can do no possible harm to the character and appearance of the buildings in this area. Figure 4.4 illustrates not only the invisibility of the roof slope from a street vantage point but also the relationship to the taller neighbouring building.

The recently approved development for nine new flats at 4 St Augustine's Road re-introduces a taller building form to the end of the street. In addition, this development contains a roofscape that includes pitched roof, recessed dormer and roof level balcony elements. The street elevation (drawing 261.320) illustrates the relationship of this development to the neighbouring buildings. The impact of the proposed dormer will be negligible on the varied street scene.

4.3 PRECEDENTS

A number of dormers presently exist to properties on the opposite side of St Augustine's Road; namely 7, 13, 19 and 21 St Augustine's Road. The buildings that make up these properties are of a greater architectural importance than the subject property. The approval of planning permission for the dormer at 13 St Augustine's Road dates from 2013 (application reference number 2013/5715/P) and is presently under construction. Figure 4.2 illustrates that the roof to this



FIGURE 4.2: 13 St Augustine's Road approved dormer



FIGURE 4.3: Proposed dormer to 12 St Augustine's Road

property shares the same shallow roof pitch to 12 St Augustine's Road. Accordingly, the resulting dormer will share a similar relationship to the roof and the building as a whole. As 13 St Augustine's Road does not have a parapet, its dormer will be more visible than at our proposal.

4.4 MATERIALS

The materials to be used in the construction of the new dormer shall be in the manner of traditional dormers. This will entail lead cladding to the dormer cheeks and flashing.



FIGURE 4.4: Street Elevation illustrating the invisibility of the roof

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DRAWINGS

261.110	1:50	GROUND FLOOR and FIRST FLOOR PLANS as existing
261.111	1:50	LOFT and ROOF PLANS as existing
261.120	1:50	FRONT ELEVATION as existing
261.121	1:50	REAR ELEVATION as existing
261.122	1:50	SIDE ELEVATION as existing
261.130	1:50	SECTION AA as existing
261.200	1:50	GROUND FLOOR and FIRST FLOOR PLANS as proposed
261.201	1:50	LOFT and ROOF PLANS as proposed
261.300	1:50	FRONT ELEVATION as proposed
261.301	1:50	REAR ELEVATION as proposed
261.302	1:50	SIDE ELEVATION as proposed
261.310	1:50	SECTION AA as proposed
261.311	1:50	SECTION BB as proposed
261.320	1:200	STREET ELEVATIONS as existing and as proposed
261.321	1:100	STREET SECTION as proposed