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1.1 EXECUTIVE SUMMARY

This design report has been prepared by Granit Architects to accompany drawings submitted in June 2016 to The London Borough of Camden as part of a Householder Planning Application.

1.2 DEVELOPMENT OBJECTIVES

- Rear ground floor side extension, with rooflights and full-height glazing overlooking towards the garden.
- Internal re-configuration of rear rooms into one large living room.

2.1 EXISTING SITE APPRAISAL

- 13 Ascham street is part of a quiet residential terraced road in Kentish Town.
- It is a 3-storey terraced house with a short rear garden.
- The property is south-west facing on Ascham Street.
- Generally, Ascham Street has an even building line with a large number of properties having had ground floor rear extensions.
- The area has a lot of backland vegetation, including a vine tree at the rear of the property.
- It is located 0.20 miles away from Kentish Town tube and rail station.
- Under Camden council's planning authority.
- Under Kentish Town conservation area.

2.2 PLANNING POLICY

CPG 2: HOUSING

4. Residential development standards

4.8 Wherever practical dwellings should be designed to enable greater flexibility in construction design so that they can be capable of some form of extension or adaptation in order to accommodate changing lifestyles and family needs or other social use.

4.9 For example design features that could be considered, include:

- open plan layouts or generic layouts/floor plans;
- avoiding load bearing internal walls;
- easily accessible services and utilities e.g. a central accessible core or accessible floor/ceiling cavity.

CAMDEN DEVELOPMENT POLICIES 2010

Policy DP24 - Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.



Aerial view



Birds eye view

2.3 EXISTING PHOTOS



Living Room



Kitchen



Bedroom



Bathroom

2.3 EXISTING PHOTOS



Window and side door



Rear elevation



Side Elevation



Vine structure

3.1 DESIGN PRINCIPLES

PROPOSALS

The overall improvement of the existing exterior with remodelling of rear extension

Ground Floor Front:
No works planned

Ground Floor Rear :
Single story side extension and internal re-configuration of existing rear extension:
- Rear bathroom, bedroom and rear entrance door to be demolished.
- Instead open plan living space to be created.
- Rooflight and full height glazing will be introduced facing the garden.

First Floor:
No works planned

Roof/Loft:
No works planned

3.2 USE

The property will continue to be used as a private residential family home. There is no plan to change this.

3.3 ACCOMMODATION/AMOUNT

The development is planning reduce the amount of accomodation by one bedroom.

3.4 LAYOUT

- The existing layout consisted of a corridor leading to the rear side exterior, a bedroom and a bathroom.
- The Layout of the ground floor at the rear will be reconfigured to create a more usable family space, half of which will be within the footprint of the existing building.

3.5 OVERLOOKING/PRIVACY

The extension will not overlook any neighbouring properties as the extension is confined to the ground floor and all side-facing windows proposed are in place of existing openings.

3.6 SCALE

The ground floor extension will increase the floor area of the property by approximately 13 sqm (GIA).

3.7 DAYLIGHT/SUNLIGHT

- The proposed extension will not limit sunlight to neighbouring properties.
- To prevent the creation of darker spots within the building (especially in the kitchen), daylight into the property has been considered thoroughly, with the introduction of new enlarged rear glazed doors and the rooflight above the extension.

3.8 LANDSCAPING

The rear garden of the property will be reduced by 11.5 sqm, but will fully consist of hard landscape.

In terms of soft landscaping, the house will not lose any green space or plantation. The vine tree will be preserved.

3.9 APPEARANCE & MATERIALS

The materials chosen are, in the main, to match the existing as closely as possible.

The introduction of all the glazing parts will add a modern tone to the proposal.

3.10 ACCESS

The access route to the property will not be altered, while no vehicular access will be considered.

FIRE SAFETY/MEANS OF ESCAPE:

The new proposal requires no additional means of escape.

4.1 SUMMARY OF PROPOSED DEVELOPMENT

The proposal offers a good opportunity to create high quality dwelling whilst having little impact on the character of the conservation area. We have tried to develop a proposal that meet the needs of our client whilst having minimal detrimental impact on the surrounding area, and therefore hope that the proposal finds favour.

4.2 CONSULTANTS

It is envisaged that as part of a full planning application the following would need to be consulted and reports prepared to accompany the submission:

- Building Control
- Party Wall Surveyor
- Structural Engineering Consultancy

5.1 SUSTAINABILITY

We have considered a few aspects of sustainability in this project as well as build principles into the construction and use of the house.

Energy Use

- 2: Highly airtight and highly insulated, with high performance glazing to reduce space heating requirements. Upgrade existing fabric where possible. New elements to surpass regulations.
- 3: Low energy lighting throughout where appropriate.

Water

- 1: Highly efficient fittings to reduce water consumption where appropriate.

Materials

- 1: High BRE green rating of materials used in construction, cladding and fit out.
- 2: Materials chosen for longevity and low maintenance.
- 3: Use of timber from sustainable sources where specified.

Surface Water Run Off

- 1: Reduction of run off by use of sustainable surface if utilised.
- 3: Maintaining maximum area of soft landscaping.

Pollution

- 1: Avoid use of ozone depleting materials, with particular regard to insulants

Health and Wellbeing

- 1: Provision of good quality daylight to the living spaces and kitchen.
- 2: Provision of high quality, generous and well planted amenity space,
- 3: Sufficient sound insulation between adjoining dwellings.
- 4: Compliance with Lifetimes Homes guidance .(allowing for expansion into family dwelling or future users of house.