

23 November 2016

Ref: 173/02

London Borough of Camden
Planning Department
2nd Floor, 5 Pancras Square c/o Town Hall,
Judd Street London
WC1H 9JE

Dear Madam/Sir

DESIGN AND ACCESS STATEMENT

for

GROUND AND FIRST FLOORS EXTENSION WITH ADDITIONAL MINOR ALTERATIONS

at

11&11A St Martin's Almshouses Bayham Street NW1 0BD

Our Clients' property contains a 3 bedroom ground floor flat and first/second floor maisonette with 3 bedroom and 2 studies including the one in loft conversion.

The proposal is for replacing the existing conservatory with a ground and first floor extension in traditional construction. There are additional proposed minor works, namely removal of the existing disused external fire escape staircase retaining the top landing, altering two windows to the existing ground floor windows to a patio door for courtyard amenity space access and a new garden door to the same courtyard from the front room to become the new living room.

The internal layouts will also be altered. On the ground floor, the 3 bedroom flat will be reduced to a 2 bed room flat. The remaining area will be linked with the upper floors maisonette and will be used as guest accommodation.

The first floor will also be remodelled to eliminate the access to the studio through the bathroom.

With the removal of the existing external fire escape staircase, left over from previous institutional use, the courtyard will be made usable for the ground floor flat as private amenity space, in addition to the small private terrace outside the new extension to the east.

Design and Access Statement

1. The property is not within a conservation area and not a listed building.
2. The property is adjacent to the footpath backing rear gardens of 9 Grade II Listed former Almshouses with their various incongruous rear extensions and alterations. However the proposed works will not be visible from the backs of the listed properties with the exception that the existing fire escape staircase will be removed, but the top landing will be retained.

3. The removal of the staircase will have positive contribution by reducing the impact of the staircase and improving the setting. The use of the top landing as a balcony will be improvement over the impact of the existing staircase institutional appearance.
4. There will be no change to the south elevation.
5. The front (West) elevation of the property will remain unaltered other than the removal of the staircase mentioned above and the two utilitarian looking kitchen windows alteration to the patio door but this work will not be visible from public front path as there is an existing high brick wall between the courtyard and the footpath.
6. These changes were illustrated below.

Comparative West elevations:



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The drawings are for the purposes of design and build, contact employer's requirements. All dimensions and quantities to be confirmed on site.

EXISTING STRUCTURE PLAN - SECTIONS
PROPOSED STRUCTURE PLAN - SECTIONS



Rev
11A St Martin's Almshouses
Bayham Street NW1 0BD

PROPOSED WEST ELEVATION
architect: [unreadable] 020 7766 8844
10 Southview Road, London W8 7TH | [unreadable].co.uk

date: 21 10 2016
scale: 1:50 @ A3 dwg no: 173-P23



7. The North elevation will be altered by change from the existing conservatory to traditional extension on the ground floor and the south staircase facade mirrored as 1st floor extension as well as the existing side extension increased in depth.
8. A new ground floor door to courtyard from the front room is also proposed but as the patio door to the west elevation above, it is not visible from the public pathway. The front room will become a living room.
9. The removal of the staircase mentioned above is another proposed change.
10. The proposed extension will be visible from St Martin's Gardens at the rear (East elevation). The façade will be altered with the proposed extension.
11. The back elevation is currently asymmetrical, unlike the adjacent house and the further St Martin's Chapel which are symmetrical. (Please note that the chapel is converted to residential use)
12. The proposed ground floor extension will be similar to the existing conservatory in volume.
13. The first floor extension will restore the façade to symmetry and with the proposed rendered panels will reduce the apparent bulk of the property as well as improve to more elegant vertical proportions. Please see below comparative illustrations and the photographs.

Comparative East elevation drawings:





Views from St Martin's Gardens:





14. The neighbours' amenity has been protected with the first floor extension foot print stepped at the critical corner to clear a 45 degrees line from the neighbours' nearest first floor window centre as shown in dotted line on the proposed 1st floor plan. The extension façade will mirror the relationship of the adjoining property with St Martin's Chapel to the other side of the property.

15. However the pre application advice requested the sunlight/daylight assessment to evaluate the impact on the neighbours' property. We attach to this submission our shadow study, illustrating the shadows of the existing volumes on the left hand column and the shadows with the additional volumes of the proposed extensions on the right hand column for direct comparison.
16. The study is carried on MicroStation CAD program <https://www.bentley.com/en/products/brands/microstation> and the difference is practically unnoticeable. This is due to the existing steep roof and dormer windows are shadowing the proposed extension in March and December. Also, the shadow created by the steeper sun angle in June does not reach the neighbouring property at the critical positions.
17. As the overshadowing is not materially changed, there is no need for daylight study.
18. There are no new windows on the north elevation therefore there is no change in terms of overlooking or artificial lighting impact on the neighbouring property. However, bringing the existing side extension west windows forward will reduce the overlooking from our clients' property into the private rear garden of the adjoining property.

Materials

All facades will be in bricks, matching the existing as far as practical.

The new roof will be slate matching the existing as far as practical.

The patio doors will be grey powder coated aluminium as well as the roof glazing frames.

The rendered panels/feature areas, will match the white render features/facades of the similar age properties.

Accessibility

The property does not meet the requirement of accessibility and not practical to be upgraded to accessibility standards. However the guest accommodation will be design close to the accessibility standards if not complying fully.

Pre Application Advice

Pre application advice was obtained – see letter dated 11/11/2016 Council Ref: 2016/5797/PER – and further clarified – please see our emails Tue 15/11/2016 11:33 and confirmation of our telephone conversation with Ian Gracie on 23/11/2016.

The requirements of the pre application advice, namely,

- omit proposed south patio door
- provide daylight/sunlight study – see above and the attached shadow study
- demonstrate no overlooking issues – as no new windows on the north façade is proposed the overlooking parameters not changes – however bringing the existing side extension west windows forward will reduce the overlooking from our clients' property into the private rear garden of the adjoining property
- clarify staircase removal and retention of the top landing details – see below for further information

On this last item we would repeat the information provided in our email of Tue 15/11/2016 11:33:

While we consider that for the reason of overlooking the proposed landing retention may be questioned, we would like you to take into account the following:

- A. The top landing of the existing staircase is in use since 1991 as a balcony.
- B. The balcony is essential necessity and amenity for our clients on health grounds.
- C. Our clients have very good neighbourly relations with all their neighbours and their use of the landing as balcony has been welcomed by all neighbours.
- D. Our clients consulted all their neighbours and none of them have any objection to the proposed works and they confirmed so in their correspondence.
- E. It is intended that the railing to the top landing will be fitted with plant boxes to reduce the overlooking as well as improving the view of the balcony from the gardens and properties around in addition to the views out from the balcony.

I would also like you to note and take into account the following text, taken from our clients' own email to me, explaining the current situation and expressing her requirements with great desire and reason.

"To clarify the existing situation:

I often perch on the existing platform or steps with a cup of tea when the sun is out at breakfast or late afternoon.

Something more comfortable and modern would be nice.

This is at present the only way of getting fresh air without going through the whole first floor and down the indoor stairs.

As I get older this becomes impossible and I would miss the existing outlet very much.

Our kitchen window gives a much more direct view of all our neighbours' back gardens and right inside their houses.

In the night time we often draw the blind for that reason on our own initiative, but not in the daytime.

It is rare for neighbours to have a party or indeed do a lot in their gardens.

When they do, we all abut each other with no problems.

When we first moved in there were nice trees screening a few of the gardens, but neighbours had to cut them down because of insurance claims from other neighbours and nobody has bothered since.

I work late at night in my study which is directly overlooked by the people in no 6 & no7 on both their floors.

I could see them if I wanted to, though they're mostly asleep.

So it feels as if making each unit for private and sealed off would be the more inappropriate option for our Almshouses.

.....

our tenants and neighbours have always been happy with a certain amount of coexistence. In fact we share our garden with our present tenant, and we share plants with neighbours, and call to each other over the back fence. We're about to hold a Residents' meeting in our home, etc."

Conclusion

We believe that the application complies with the planning policies while meeting the needs of the owner occupiers. It will enhance the surrounding area.

The proposals *will be environmentally sustainable by virtue of the improved use of the land resources, increased density, efficiently used extensions; reduce heat losses in particular, compared to the existing conservatory.* Further energy saving internal insulation measure will be incorporated is planning permission is obtained, in particular for the first floor extension.

We look forward to receiving the planning permission in due course but please do not hesitate to contact us should you need any further information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Oktay Karel', written in a cursive style.

Oktay Karel *Dipl. Arch. RIBA*

for **a**plus**d**

Enclosures:

Location Plan

Drawings: existing (E prefixed) and proposed (P prefixed) drawings

Shadow Study