

Owen Architects

46 Britton Street
London EC1M 5UJ
United Kingdom

t +44 (0)20 7608 2889
e office@owenarchitects.co.uk
w owenarchitects.co.uk



Elaine Quigley
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Application for Minor material amendment . variation of Condition 2
Unit A, 44 St Paul's Crescent, London NW19TN

Design and Access Statement for the alterations and replacement of the windows of the existing building at ground and first floor levels from aluminium framed windows to flush glazed windows.

Existing

The existing two-storey building is located within a private mixed-use development, with a range of live work and commercial units, many of them constructed in 2005. The property is located within the Camden Square Conservation Area, which is characterised by a palette of 19th, 20th and 21st-century architecture. The Conservation area displays many examples of contemporary buildings and extensions.

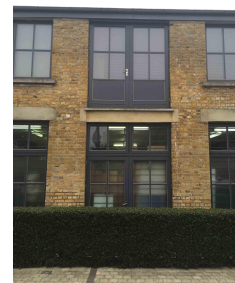
The site is completely screened from the public realm by neighbouring houses on Agar Grove and St Paul's Crescent.



44 St Paul's Crescent development



Unit A



Unit 10

Owen Architects Ltd Registered Office
2 Hilliards Court, Chester, Cheshire CH4 9PX
No. 07590024 Registered in England and Wales

The existing building was constructed in the early 20th Century for the purpose of light industry. In 2008 the building was completely refurbished and converted from a joinery workshop into a series of photography studios. At this time all external windows and doors were replaced to match the adjacent properties.

Proposal

Following the approval of the scheme in July 2015, we would like to apply for the replacement of the existing windows for flush triple glazed windows. This is to harmonise the new development and to respond to the requirements of a modern photographic studio.

The Camden Square Conservation Area Appraisal and Management Strategy states that a successful modern design can (6) enhance the conservation area, by carefully assessing and responding to the forms and qualities of surrounding buildings and spaces.+



Example of flush glazed windows

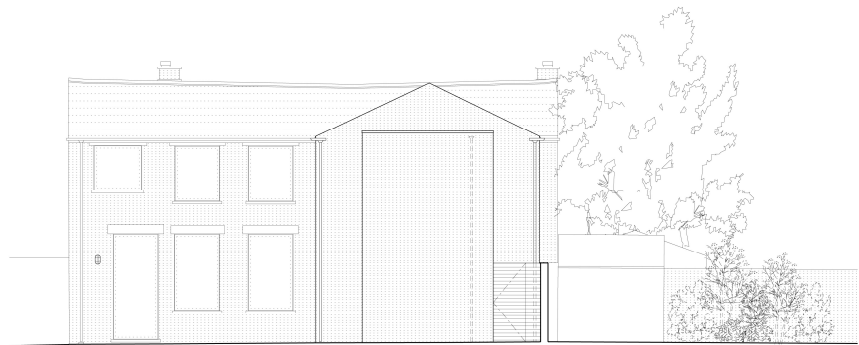
With new vertical proportions, the proposed windows replicate the rhythm of the neighbouring industrial style facades and also those of the new extension. The frame of the proposed windows, concealed behind a pane of glass, is still visible but softened. It creates a seamless transition between the existing bricks and the glass, and we would like to use this detail to underline the difference between the original building and the extension.

The simplicity of the proposed façade with very few details, doesn't confront the industrial style of the neighbouring properties but creates a discreet transition between the existing development and the new extension.

The design of the windows is also more adapted to the use of the building: it minimises the projection of shadows inside the photographer studios but also allows the existing building to be thermally and acoustically performant with the use of triple glazing.

The Camden Square Conservation Area has always been a welcoming environment for contemporary architecture which is an asset for the area. We believe that the proposed windows will be a great addition to the existing building, by creating a subtle transition between the surrounding properties and the new extension and also by ensuring the durability and adaptability of the envelope.

If you have any questions relating to any of the above, please do not hesitate to contact us.



01 South Elevation
Existing



02 West Elevation
Existing