
Design and Historic Impact Statement

Proposed Extension – 111 Camden Street, London, NW1 0HX
Applicants: Mr D Roddick

Date: June 2017
Revision -

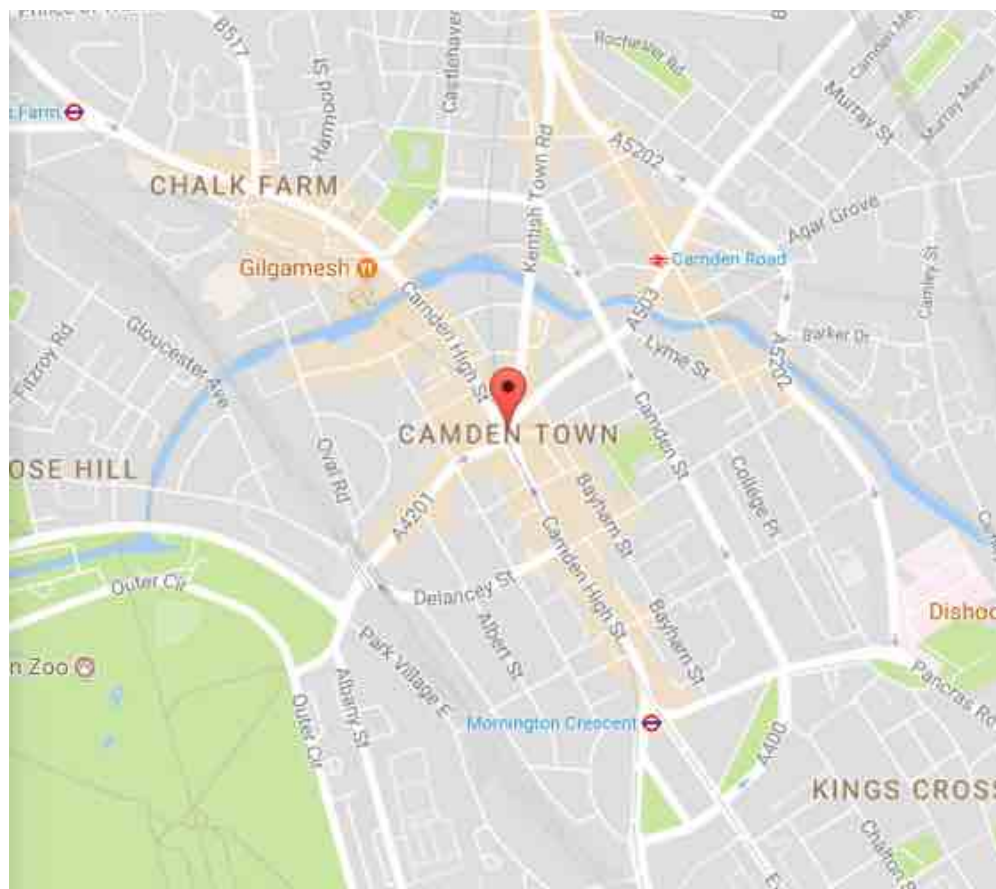
ANA architecture + design

5 The Malthouses, Canterbury Road,
East Brabourne, Kent, TN25 5LL

Alan Miller BA.Hons DipArch RIBA
Tel: 07904168 733 em: anaarchitecturedesign@gmail.com

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1.0 INTRODUCTION

This document has been prepared in support of the Planning and Listed Buildings Application and follows on from the initial Design Proposal document that supported the recent Pre-Application (ref:2017/2083/PRE) for the same property and works proposed. Following the informative site visit with both Planning Officer and Conservation Officer, the Pre-application tabled seven variants of the proposal for a rear single storey extension to the rear of the property. This maximized the Pre-application feedback from which our application has been made, taking on board the valued comments raised in anticipation that the Council continues to support this particular application.

Situated 3/5minutes from Camden Station, Camden Street forms part of the residential district that evolved as early as the 1790's, when the London Canal network and the advent of the Railway supported Camden's main industry. Today the 'Town' revolves around its retail, entertainment and tourist industry supported by markets, music venues, many bars, retail outlets, restaurants and cafes. Camden Town remains a trendy spot in London for many who visit and reside there and Camden Street although a main vehicular connection, its unique position does offer some seclusion from the busy day and night life of central Camden.



2.0 111 CAMDEN STREET

The Flat A 111 Camden Street is part of a Grade II Georgian terrace, which is not situated in Camden's Conservation Area. The front façade of the property is finished in sand/cement painted render with brickwork above in keeping with the particular architectural style/period. The rear elevation plays down the decorative element of the front with mainly masonry finish relying on its expression of symmetry and proportion. At lower level where the render band does exist, the window and door configurations stray from the facade's upper symmetry with windows and doors in places that are not in keeping with the overall appearance.

The property underwent conversion to two self-contained maisonettes in 1971 (ref: 12066, Granted 16/11/71) with Flat A referring to the lower maisonette with floors at upper and lower Ground floor. Kitchen and Living room with main entrance situated at upper floor and two bedrooms and bathroom at lower ground floor, both floors providing access to the rear garden.

The client wishes to take this opportunity to extend at the rear given ownership of the garden.

3.0 DESIGN



The client recently purchased this property and wishes to take the opportunity to extend into the rear garden and reconfigure the interior to suit his needs. Mindful of the Grade II Listing, a Pre Application was made to obtain a clear understanding of the way forward for such a development.

Initially the design centred on a rear flat roof extension across the lower ground façade. The heights being dictated by the existing boundary walls at either side that served to mask the extension's very existence. However following the Pre-Application site visit it became very clear that a full extension across the rear façade (incorporating the removal of the existing Lean to) would not be recommended.

The sunken terrace that provided access to the rear garden from the lower ground floor was very appealing opportunity in terms of a half extension across the rear. Further discussions on site also highlighted the massing and material of such an extension with preference leaning towards a glazed transparent finish that minimized visual impact upon the rear façade. The options 1-3 presented a glazed approach that received a favourable response in principle. The possibility of a glazed conservatory at the upper level did not receive a positive response and on this, we have omitted the Glazed Conservatory in its entirety. Remaining with the smaller extension for this Planning and Listed Application.

The Conservation Officer also pointed out concerns with the existing external apertures/door ways, implying that any enlargement or reconfiguration as per the initial submission would not receive a favourable response. The revised scheme for the smaller extension has taken this into consideration and we have omitted the works proposed to alter these apertures (doors etc), which we again trust will meet with your approval.

The final adjustment to the rear concerns the 'Lean to' extension and proposed roof light mentioned in the Pre-Application. On this we have retained the existing 'Lean to' and openings as aforementioned. Our revised scheme also takes onboard the Pre Application comments regarding the proposed roof light, which has been removed and replaced as suggested with a high-level flank window, which does not impede on neighbour's privacy given the location of the existing 'Lean to' and boundary wall.

4.0 CONCEPT IMAGES



The selection of images has been compiled to give a flavour of the finish and appearance of what is proposed, in terms of glazing, aluminium frame and powder coated finish.

The images also serve to reflect the design approach towards the extension with large glazed transparent screens in folded, sliding and pivotal door configurations. We trust the glazed approach mentioned within the Pre-Application letter remains favourable to you.



5.0 HISTORIC STATEMENT

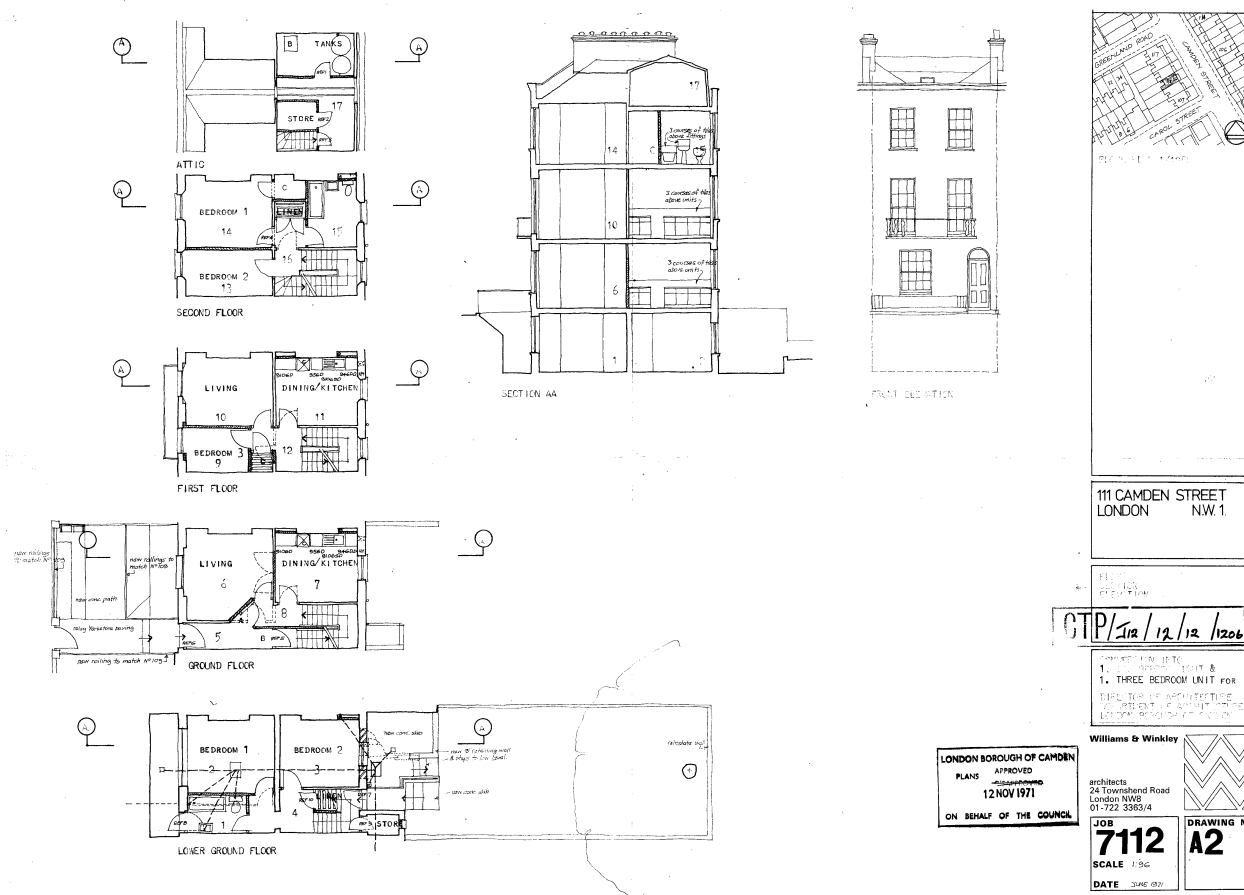
Given the Grade II Listing, careful consideration of the existing fabric has been observed with comments and concerns raised by the Officers involved acknowledged and addressed in the design. The exploratory works have provided evidence to prove that the walls affected by the proposed scheme are in fact those new walls associated with the 1971 works and therefore do not affect the original structure (see the following GA excerpts of the 1971 proposals).

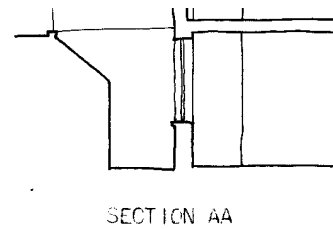
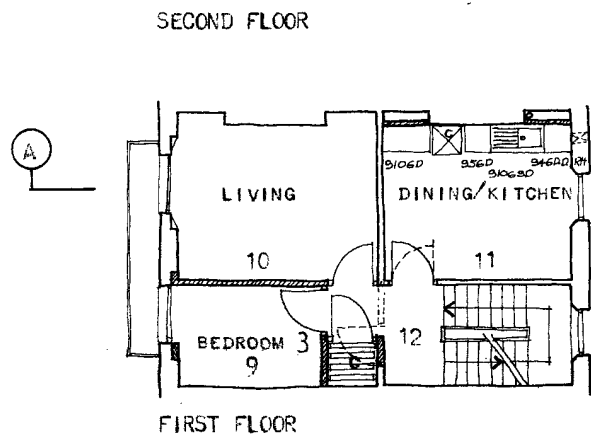
With regard to ceilings and cornice, given the proposed development of two self-contained maisonettes and the services involved to make this so, we understand and it would seem logical that these too are no longer original, but all part of the 1971 works. The appearance of the coving and plastered ceilings do seem to support this. That said, extensive works to the ceilings and cornice are not proposed in this application with only limited making good to ceilings or cornice where applicable, all works generally to match existing.

The openings in the walls and additional walls proposed will require localised making good to match existing. The skirting in these locations will also be adapted and amended much the same as the cornice with all works proposed to match existing. Original openings will not be affected and will remain as existing, there had been a proposal to widen and alter apertures into the extension and out into the garden from the existing Staircase, but following the on site visit and comments these proposals were omitted.

During the works such features as fireplaces will be protected and a detailed condition survey undertaken before any works commence.

The following photographs and drawing excerpts all supporting adaptations to the 1971 works and not the original structure.





Apartment above
client's property.

6.0 INTERNAL LAYOUT (1971 TO DATE)

Following the Pre-Application site visit we also received concerns over the opening up of the existing floor plan and its impact on the Listing and existing fabric. It was agreed that we should further investigate the layout proposed and carry out exploratory works to the structure/walls to be removed to understand if these were original.

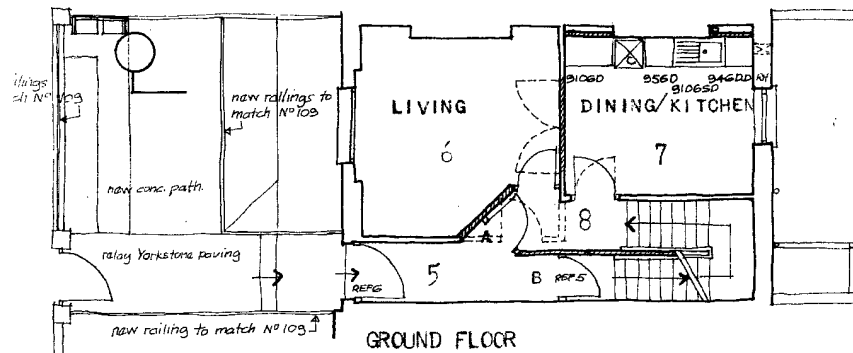
The proposal calls for the following internal works, which caused the officers concern;

- The opening up of the existing wall between the Kitchen and existing Living room.
- The relocation of the existing staircase wall (that subdivides the Kitchen and Living rm) back on its original line.
- Removal of the diagonal wall that forms part of the access into the Living room from the Main entrance.

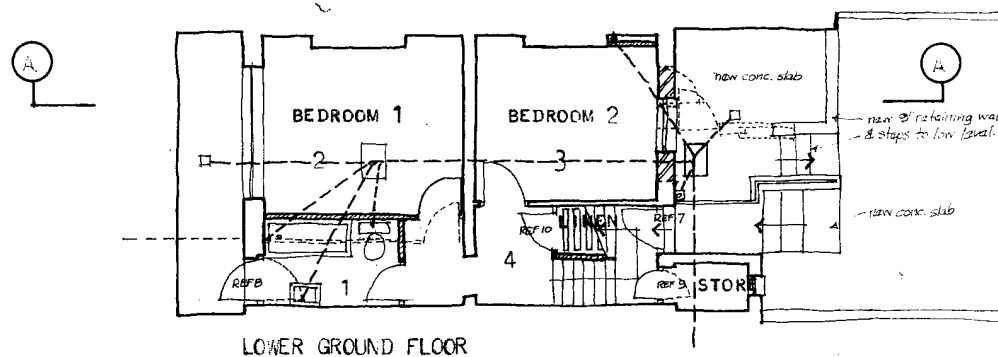
Following our meeting we have established that our works would in fact revert back to the pre 1971 layout. That today's layout refers to the post 1971 maisonette alterations. During our investigation we were able to find the 1971 general arrangement drawing (Adjacent), which indicates the work proposed and the alterations to layouts. The 1971 works supports our proposal;

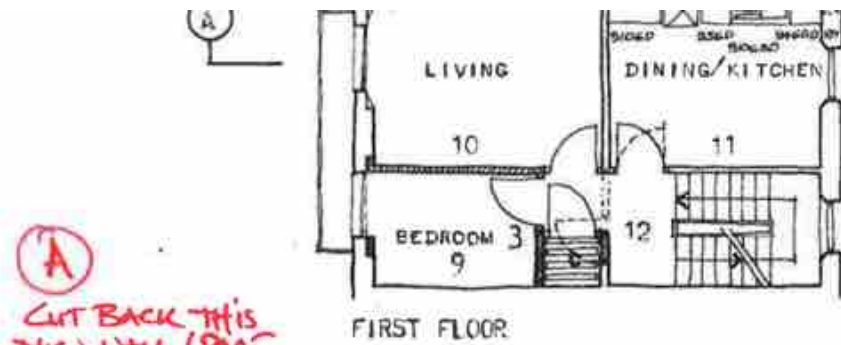
- to open up an aperture between Living room and Kitchen that once existed there before 1971.
- That the removal of the nib wall adjacent the main entrance would also remove a wall that was constructed in 1971.
- The construction of a new wall adjacent the staircase and main entrance, would position the wall back to its original pre 1971 position.

We therefore trust our interior design based on these findings and the supporting document continues to be acceptable in principle as per your comments within the Pre-Application.



Dotted lines indicate removal of doors and walls, in this instance the opening to be reinstated and the wall adjacent the number 8 (to the left), with new wall to be reinstated on this line.

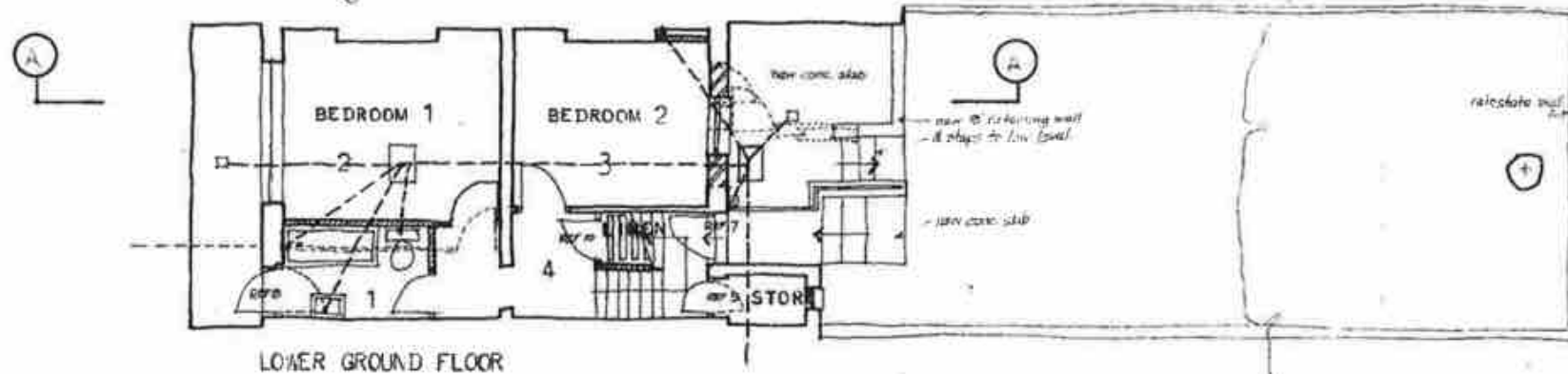




SECTION AA

INTERNAL LAYOUT

Expanded excerpt of the 1971 GA drawing has been marked up to show where our works take place. This should indicate that our works will be carried out on the post 1971 structure and not original as first thought.



7.0 INTERNAL INVESTIGATION

The photographs adjacent are a result of exploratory works undertaken to the walls to be adapted/opened or removed within our scheme.

P1 - Shows recent plasterboard construction where our new opening has been proposed between the existing Kitchen and Living room. This is also the location where double doors have been removed and infilled on the 1971 drawings.

P2 - Shows the same construction where the wall shall be removed adjacent the actual main entrance/opening to the apartment. Again this is shown as new works and indicated and part of the 1971 works. The timber frame in both cases being new and not original.



P1 - Dividing wall between Kitchen and Living room to be re-opened up.



P2 - Wall to the left to be removed as part of the proposed scheme.



P1 - Wall construction, Plasterboard and timber frame post 1971 dividing wall



P2 - Wall construction, Plasterboard and timber frame post 1971 to wall above in Living rm, close up of timber adj





8.0 MATERIALS AND APPEARANCE

The options put forward referred to two differing finishes/materials and design. The first opted for a design in keeping with the brickwork and render that currently adorn the rear elevation. The extension was finished with a parapet wall, which we assumed was a more sympathetic capping to the extension, with new sash window in symmetry with the existing sash windows above. A smaller extension (option 6) also incorporated this principle. However, both options were not positively received at Pre-Application stage, it was believed that the materials proposed were too heavy.

The second and alternative material followed on from our Pre-Application meeting and took on board the comments of the officers for a transparent approach, with the use of glass across the facade. The scheme was revised with this in mind and positively received by the officer concerned. We have therefore chosen to remain with the glazed finish with minimal masonry to the flank of the elevation, with the opposite flank being the actual boundary wall.

The parapet has been removed and the roof (a slender approach) finished with lead sheeting as stated within the Pre-Application report.



9.0 FLOOD RISK ASSESSMENT

A review of the property's location, confirms that it does not fall within a flood risk zone (see excerpts adjacent). That said the subterranean construction of the rear extension to suit the sunken terrace, will incorporate all necessary damp and waterproof membranes to comply with the current Regulations providing a water tight environment for the client to live. The threshold to the main rear glazed opening will be elevated to 150mm min above ground level with relevant dpc and dpm application to suit the design. The external decking will be designed with relevant surface water drainage and fall away from the rear extension opening as a matter of course to protect against unnecessary flooding.

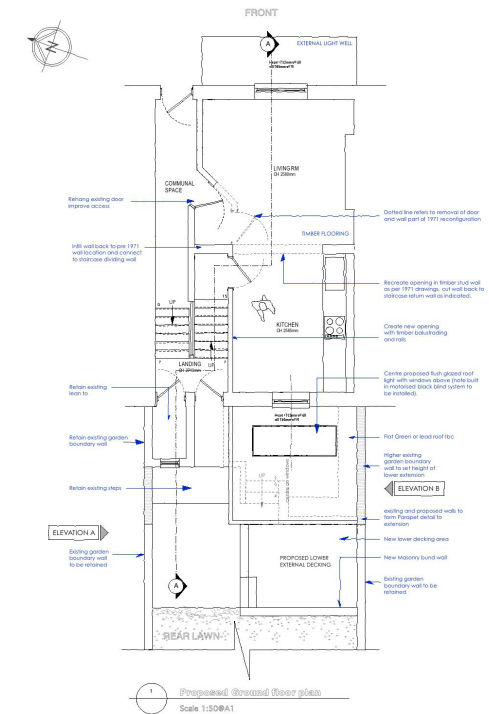
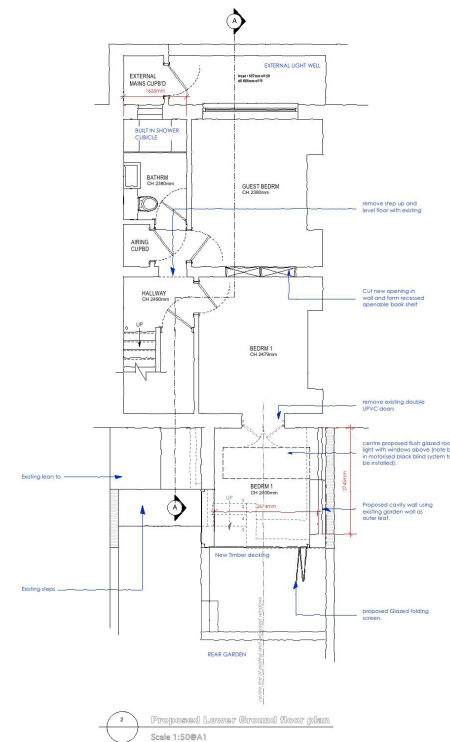
10.0 ACCESS

There are no perceived access requirements given the nature of the single storey flat roof design. The roof is easily accessible off ladders for maintenance. The main access to the property remains as existing with no changes to levels or the like. The rear access will be adjusted to suit the new extension and made good to match existing levels. decking will be introduced at the lower terrace to provide level access from the existing bedroom.



11.0 PRE-APPLICATION DESIGN

After a number of options were submitted (see attached design proposals document sent with the Pre Application) the finalised design refers to an extension to the low level area only with the existing lean to and door opening being retained. The extension has a glazed frontage that opens up the massing of the extension itself, in this instance with large folding doors. This scheme was acceptable to the Officers overseeing the Pre-application at the time.



12.0 3D CONCEPTUAL IMAGES

The images below provide a general view of the lower extension with the glazed frontage with folding doors.



13.0 ASSESSMENT ON IMPACT OF DESIGN

By virtue of the proposal to situate the extension at the lower level on the rear of the property, we perceive any interference as minimal. The design envisaged in terms of mass, depth and height should not create a significant visual impact on the public or neighbours adjacent in terms of Planning requirements. In terms of the Listing, the extension has been designed taking on board the Conservation Officer's comments for a transparent structure that does not impose itself upon the overall facade of the building. The use of glazing is seen as a better option than masonry, which as suggested presented a heavy mass to the rear. We trust the introduction of glazing and the reduced size of the extension will be viewed favourably as suggested following the Pre-application.

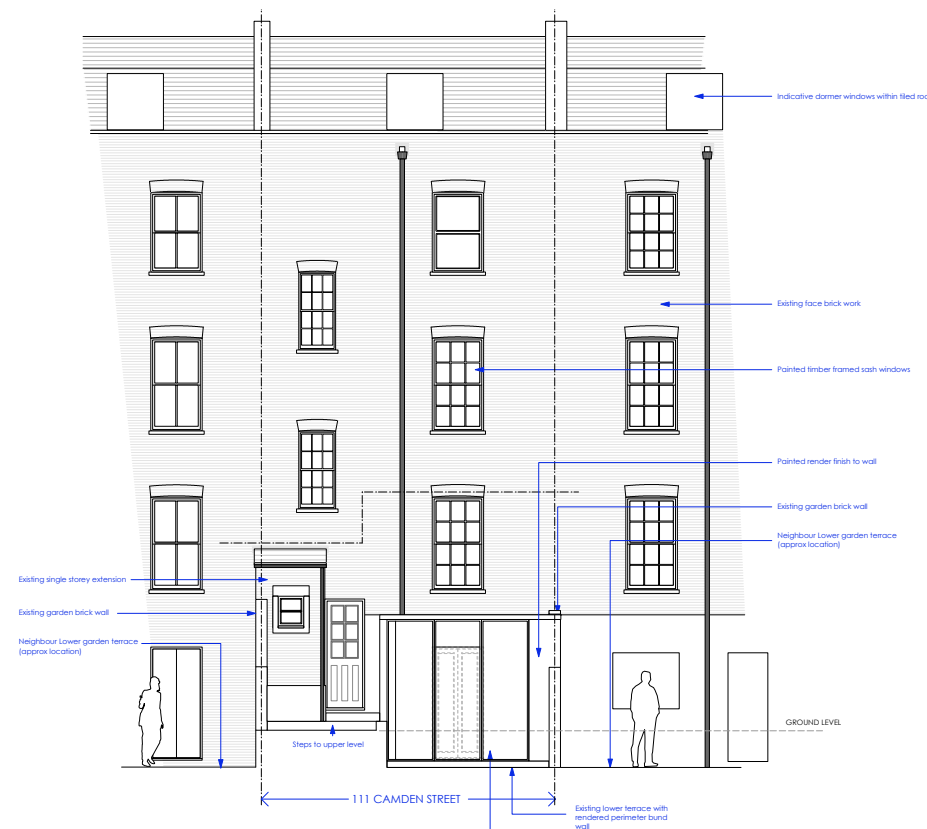
On the assessment we wish to highlight the following:

- The nature of the proposed works we trust will not have a major affect on the adjacent properties or adjoining gardens. The extension has been designed as such to prevent any overlooking or privacy issues with the neighbours.
- The extension and any guttering will be built within the curtilage of the property's boundaries (to the rear) and will match the existing finishes as a matter of course.
- The proposed work's in this instance will not affect any Rights of way.
- There are no projections or the like which will affect the adjacent properties in terms of Rights of light or daylight factors.
- The construction works are not major in this instance but applicable to a typical internal fitout and single storey extension.
- The scheme should not effect the existing rainwater outlets/ down pipes. There is existing Manhole, situated within the extension, this will be investigated with works carried out to Building Control or Local Water Authority recommendations.
- Current access routes should not be affected and there are no plans to remove any existing mature trees or the like, from the surrounding area as they are located away from the proposed scheme.

14.0 CONCLUSION

Following the recent Pre-Application and detailed response during the site meeting, we have made every effort to meet the comments made within the report. The scheme has been greatly reduced and the options we provided have given us a clear indication of what the Council would deem acceptable. On this we have followed and adapted our proposal to suit, in terms of design and materials used. We are not removing the original structure or areas of concern, but only adapting or removing walls and the like associated with the 1971 works.

We hope for a favourable determination given the positive response within the Pre-Application report and our endeavours thereafter to meet the comments raised by the officers concerned.



15.0 PHOTOGRAPHIC SURVEY



1. Kitchen (Upper ground floor) - rear wall over looking garden to remain as existing.



2. Kitchen (Upper ground floor) - stud wall to be opened up on to stair case adjacent



3. Kitchen - Location of existing kitchen to remain in this position



4. Kitchen (Upper ground floor) - Dividing wall between Living room and Kitchen to be removed to suit open plan design with nib walls and downstand to form opening



5. Front Living room (Upper ground floor) wall and fixtures to remain as existing



6. Living room (Upper ground floor) - Fire place to be retained and protected during the works



7. Living room - Opposite wall and party wall to entrance lobby to be retained.



8. Ex Living room - Dividing wall to be removed as part of the open plan works and made good to match existing. Supporting nibs and downstand to be retained to form entrance between spaces.



9. Existing Bedroom 2 Lower Ground floor - Rear doors onto rear decking, to be removed and opening created as part of the works into the new rear extension.



10. Bedroom 2 - Fire place to be retained and protected



11. Existing Bedroom 2 - Existing wall between staircase and Bedroom 2 to be retained.



12. Bedroom 2 - Wall to receive build in fitted book shelving that act as double doors between bedrooms.



13. Ex Bedroom 1 - Lower ground overlooking front light-well. No proposed works.



14. Ex Bedroom 1 - Fireplace to be retained and protected.



15. Ex Bedroom 1 - Fire place and walls to be prepped and decorated as with all rooms



16. Ex Bedroom 1 - Bathroom and bedroom dividing wall to be retained.



17. Ex Bedroom 1 - Wall to receive build in fitted book shelving that act as double doors between bedrooms.



18. Existing Bathroom - Lower Ground floor to be redecorated.



19. Bathroom - to undergo localised repairs and redecoration only at this stage.



20. Bathroom - to undergo localised repairs and redecoration only at this stage.



21. Neighbour's rear garden from kitchen window.



22. Looking down over existing rear garden



23. Existing rear gardens of neighbour (to the left) and 111.



24. Existing rear gardens of neighbour (to the right) and 111.



25. Existing Patio and sunken terrace to lower Ground floor



26. Taken from rear garden overlooking garden to the left of the property.



27. Front elevation of terrace to remain as existing, no works proposed.



28. Rear access to garden and mono pitch extension to be removed as part of the works.



29. Sunken terrace to be utilised to maintain low level extension.



30. Location of rear extension to be no higher than existing garden walls.



31. Garden wall to be retained, new extension to lower in height than existing extension.



32. Existing rear facade



33. Existing rear facade of adjoining neighbours and 111. Noted lower windows do not conform with upper style.



34. Existing rear facade of adjoining neighbours and 111



35. Further view of rear and proposed location of extension



36. Noted lower neighbour's windows on both side do not conform with upper style.

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