

# DESIGN, CONSERVATION AREA AND ACCESS STATEMENT

Rear extensions and internal  
alterations to a single family dwelling

12 Rousden Street, NW1 0SU, London



This design and access statement has been prepared in support of Householder planning application for rear extensions and internal alterations to a single family dwelling at 12 Rousden Street, NW1 0SU, London. Please refer to Architect's drawings for further information.

The property is in the Camden Broadway Conservation Area. "The Camden Broadway Conservation Area is a small area comprising a mix of commercial and residential uses. Its character can be divided into two distinct types, and is defined by the busy, main traffic routes through the area (Camden Road, Royal College Street and St Pancras Way) which, on Camden Road and Royal College Street support commercial uses at ground floor level, and by the quieter, residential streets which run between these (Rousden Street and Randolph Street), the height, materials and plot layout broadly respect the C19 development of the area. Camden Broadway Conservation Area was designated by the London Borough of Camden on 20 September 2005."

Rousden Street | *"Rousden Street, once known as Little Randolph Street but later re-named after a Dorset village like the nearby Lyme Street and Lyme Terrace, is a short street which has its origins in the 1820s but has since undergone much repair, rebuilding and re-development.*

*Views east and west are terminated by buildings on Randolph Street and Camden Road respectively. This, together with the narrow width of the street and the presence of three-storey terraced housing on either side built directly onto the pavement, gives a strong sense of enclosure. The enclosed character diminishes slightly at the junction with Randolph Street where, on the north side, there is a short length of flat-roofed two storey housing.*

*The north side of the street has been much altered but contains the grade II listed Greenwood Almshouses, built in the 1820s as twelve dwellings in a terrace of four three-storey stucco houses. In 1840 four of the properties were converted into almshouses by Mrs Esther Greenwood as homes for aged women of 'indigent circumstances and good character'. The twelve dwellings are in a terrace of four three-storey stucco houses in a distinctive Victorian Gothick style and have square-headed sash windows with chamfered reveals and pointed lights under Tudor drip moulds. It was refurbished in the mid 1980s and again in 2004.*

*Attached to the west of the almshouses, no. 17 (Camden Court) is a 1950s building of little architectural merit which has horizontal rectangular window openings that are at odds with the vertical emphasis characteristic of the early 19th century buildings in the area. To the east is a terrace of eight flat-roofed two-storey houses (2-9) dating to the 1950s which replaced a 19th century terrace cleared following bomb damage. Although one storey shorter than the prevailing character, this short stretch of terrace is unassuming, and retains much consistency in appearance having been little altered.*

*The south side is more consistent in appearance, having a more or less uniform parapet height and recessed window openings aligned at first and second floor that create a strong horizontal line along the length of the street. No. 24/25 is a late 20th century infill with references to the style of the rest of the terrace, although is the only building on the south side not to have a stucco ground floor. Although undoubtedly more successfully in keeping with the appearance of the street than no. 17 opposite, the central square-headed doorway and red brick soldier courses above the windows are perhaps somewhat crude.*

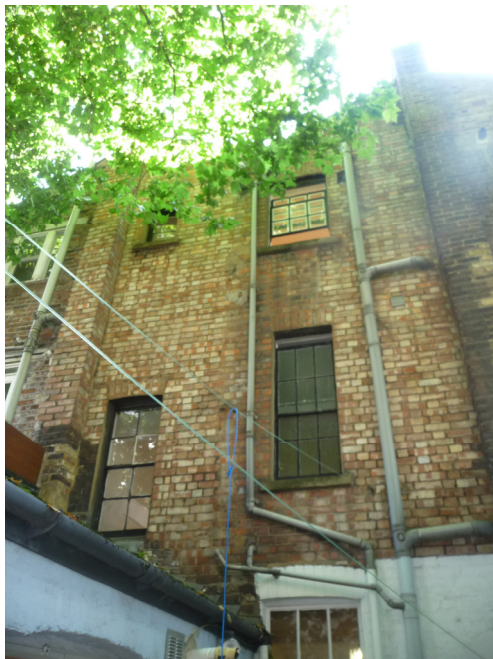
*No. 22 has a traditional timber shopfront with moulded pilasters, console brackets and cornice. At the other end of the street, on the corner, stands no. 40 Randolph Street, also with a shopfront. This building has its frontage to Randolph Street, whose buildings are larger in scale than those in Rousden Street, and thus the building's tall side façade with heavily moulded parapet dominates the east end of Rousden Street."*

No. 12 is a three storey property with a long and narrow rear garden area we look to remodel in order to improve the available and create a dwelling that responds better to the contemporary needs of a family; as part of the current proposals we also look to extend on two levels and also carry out internal alterations.

Our proposals are in-keeping with the character of the host building and of the terrace, do not affect the amenity of the adjacent properties and we do not propose to alter the access around the front of the building or the access to the property in general; for anything further please see the attached drawings and forms that accompany this application.



**View of rear elevation (low level)**



**View of rear elevation (high level)**



**View of rear / side boundary**



**View of rear / side boundary**





**View of rear boundary**

No. 11 Rousden Street

No. 12 Rousden Street

No. 13 to 16 Rousden Street



Rear extension fills garden.

Rear extension to all three floors.

**View along the rear elevation of the terrace**