

DESIGN & ACCESS STATEMENT

for

EXTENSION TO GROUND FLOOR FLAT AT 71 ST AUGUSTINE'S ROAD

1 BACKGROUND AND CONTEXT

St Augustine's Road sits within the Camden Square Conservation Area on the east side of Kentish Town, which is bounded by Camden Road, York Way and Agar Grove to the south. The area is characterised by a grid of streets of predominantly residential buildings centred on Camden Square, which was laid out and developed in the mid nineteenth century. St Augustine's Road is typical of the area, and is flanked on either side with rather grand mansion blocks, many of which have been converted into flats.

Number 71 is situated towards the northern end of St. Augustine's Road, and comprises half of a four storey semi-detached block. The property has been subdivided into flats, Flat A being on the ground floor, and having a separate entrance on the side of the building. Although the street façade of the building is generally intact, retaining much of its original grandeur, the rear elevation has been altered with a rather unsympathetic three storey extension which provides a limited amount of additional space to the lower flats.

The property has a large enclosed garden, which is owned by Flat A.

2 THE PROPOSAL

2.1 Summary

The proposal is for a new rear extension to the Flat A which will allow the internal layout to be reconfigured to accommodate an additional bedroom and shower room, plus additional storage. The proposal also includes enclosing the entrance passage at the side of the building to provide a new conservatory / entrance lobby adjacent to the living room, which is then continued as a simple roof to provide shelter out to the garden. In connection with this, the existing ramp from street level down to the flat is to be extended and modified to provide improved access and a more gentle approach to the entrance.

2.2 Scale

The rear extension is a single storey pavilion which spans the full width of the flat and extends to align with the existing rear addition at the neighbouring property – number 73 – and the end of the existing brick boundary wall between 71 and 73. The extension has a maximum height of 3m. The new glazed roof and conservatory encloses the width and length of the existing side passage, and has a maximum height of 3m measured from the lowest point at number 71, with the eaves being at about 1.9m measured from ground level at number 73.

2.3 Appearance and Materials

The rear extension faces onto – and provides access to – the garden, and so is conceived in the tradition of the garden pavilion, but with a contemporary approach taken to the structure and detailing. The extension uses a limited pallet of material, being finished predominantly in timber and glass, and has simple massing intended to complement the existing building.

The primary structure is an exposed timber frame, which is subdivided on the back elevation into fixed frameless windows and large sliding glazed doors allowing access to the garden. Two secondary sliding panels fitted with opening timber louvers provide additional privacy and shade to the bedrooms when needed. The visible side elevation (facing number 73) is faced with horizontal timber cladding, and incorporates high level opening windows (above head height) to provide allow ventilation to the rooms.

The new glazing roof to the side access path is a simple lean-to structure built off timber posts abutting the existing brick boundary wall, with the glass set into traditional metal patent glazing bars. Because of a difference in ground level of about 60cm between the two properties, the height of the boundary wall at number 73 is currently only about 1.3m, which allows overlooking directly into number 71. To provide improved privacy to number 71 and the necessary headroom at the entrance from the street, the eaves of the glazed roof have been raised about 50cm above the boundary wall, with the section below faced with horizontal timber cladding. The new glazed roof does not extend above the existing timber screen facing St Augustine's Road so the street façade is unchanged, and the roof is largely hidden from view.

3 ACCESS

Access to the flat is improved by providing a more gentle ramped approach and an enclosed entrance space entered directly from the street.

End.