

DESIGN & ACCESS STATEMENT

Project	Top Floor Apartment 31 Cathcart St London NW5 3BJ	Ref	CTH / DAS 01
Name	Maria Zappone	Date	6 November 2017



Front Facade



Rear Facade

SITE CONTEXT, HISTORY AND EXISTING BUILDING

No. 31 Cathcart Street falls within, however located on the very edge of the northern border of the Inkerman Conservation Area, within the London Borough of Camden.

The architecture of the terraced houses on the south west side of Cathcart Street, opposite the subject site is understood to be from the mid-19th century, as can be seen through the portal of the 'Rear Façade' photo above. To south east the houses adjoining the site (Nos. 32-35) are of a later Victorian design, built in the latter half of the 1800s. To the north-west the adjoining houses are a modern terraced housing development just outside the conservation area boundary.

No. 31, a mid-20th century building, is an unusual building due to the tall vehicle portal at the street level with 2 apartments above the portal, and its gambrel roof with dormer windows is not typical of the area. It was constructed as the entrance to a former Post Office vehicle depot which replaced a number of war damaged late Victorian terraced houses. It is built in London stock facing brick, as the older adjoining houses. It is not a Listed Building.

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The dominant feature of the front elevation is the very large vehicle opening, which is currently in use to provide access to the business premise (of the same address) in the yard beyond. The portal opening has a white painted stucco surround with mouldings. The surrounding fascia is stepped to accommodate the original premises name, which no longer exists. The stucco surround seems to be influenced by the stucco features to the adjacent Victorian houses. To the left of the opening there is a single blue doorway leading to two dwellings above. Above the door is a metal framed, casement window, which is believed to be original within the circulation space. In the façade above the large vehicle opening there are residential style windows in an asymmetrical arrangement. This pattern is repeated in the dormer windows to an unusual slated gambrel roof. The roof is flanked with brick parapet party walls, two with chimneys, finished with a brick on edge capping.

DEVELOPMENT PROPOSAL & DESIGN

The proposal, for the top floor apartment, is to change the existing, non-approved, UPVC windows to reinstate Crittall style metal framed windows with double glazing, which are thought to be original; to widen one window in the Reception living area of the apartment; to change one window to a door with raised sill in the Kitchen; and to increase the height of the dormer windows by 200mm.

- Generally the window arrangement is proposed to have 2 transoms for each casement, in response to the original windows arrangement.
- The proposal to widen the narrow window on the Front Façade is to enhance the principle living space internally. Currently the front bedroom has 2 double casement windows, whereas the Reception has an odd arrangement with one double casement and one single casement window. Two double casements would balance the living area space which has an open plan living connection to the Kitchen.
- The kitchen has a single double casement, and it is proposed to lower the sill of the window, maintaining the regular sized window pane of the other casements, with the intention of allow more light and airiness to the contemporary living arrangement. The Kitchen window is located on the rear façade and is not visible from the street.
- It is proposed to increase the height of the windows, again with the intention of allow more light and airiness to the contemporary living arrangement. And reduce the attic feeling created by the gambrel roof shape.
- The dormers are to be refurbished. It is proposed the walls and roof are to be clad in lead or zinc.

It is not known when the UPVC windows were installed, however it was before the property was purchased by the current owners.

It is assumed that the original windows were metal framed, as 2 remain in the communal circulation areas of the building, which can be seen in the images above. They are located above the blue front door on the 'Front Façade' and the lower window on the right hand side of the building of the 'Rear Façade'.

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Justification for these proposals:

- Although the proposed window changes to the top floor of the Front Façade vary in layout to the windows on the lower level within the brick facade, we feel they can be justified due to the windows being in the gambrel roof zone, which separates the elevation.
- The 4 symmetrical windows on the Front Façade are more in keeping with the surrounding building facades, in lieu of the irregular window arrangement.
- The dormers would not be brought forward, but extended upwards to reduce the impact on the roof form. The height increase falls within the lower roof slope and respects the roof hip line.
- It is proposed the metal window frame would be in a dark grey colour such as RAL Traffic Grey B, which would be similar in colour to the lead or zinc cladding, and would make the windows less prominent, as compared to the white framed windows of the existing UPVC windows and of the windows on the floor below.
- As the windows are on the highest level they will appear short from the street level due to the perspective view.
- There is no alignment of windows of the subject property and the adjoining properties. Therefore increasing the height of the windows may be less prominent. The material and colour selection also assists in this regard.
- The windows on the rear façade are irregular in layout, most likely having been modified to accommodate 2 dwellings, such as the smaller windows to the bathroom, it is assumed.
- The proposed materials of metal framed glazing and lead or zinc cladding are in keeping with the Conservation area materials.
- The two dwellings may have been a single dwelling in the past with principal living spaces on the lower level. It is acceptable that the occupants of the top floor apartment would like to enhance the spaces and modern living.
- These proposals are considered not to have an adverse effect on the skyline or street scape.
- The proposed metal double glazed windows will enhance the thermal performance of the building and consequentially lowering running energy costs and using less resources, which is environmentally beneficial.
- The client is investing financially to restore the original features of the building.

It is thought that the proposals are not considered detrimental to the form and character of the existing building.

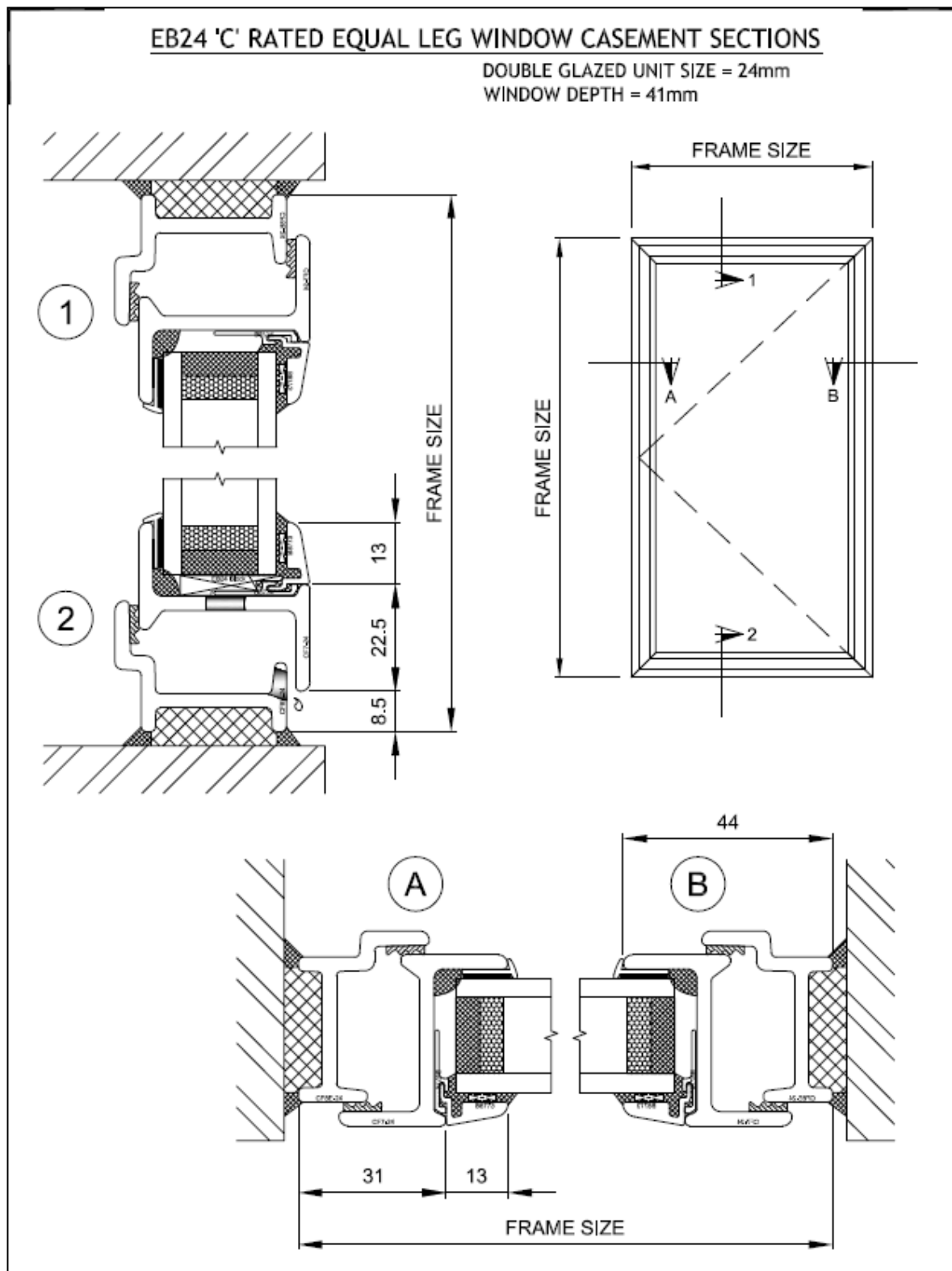
ACCESS

No amendments are proposed to the existing access, which is via a long flight of stair to the top floor apartment.

WINDOW DETAILS

Below are typical window frame sections details for the Crittall style metal framed windows with double glazing proposed to be used.

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END