



PROPOSED EXTENSION AND ALTERATIONS
AT
43 CAMDEN SQUARE
LONDON NW1 9XA

DESIGN, ACCESS AND HERITAGE
STATEMENT

Carolyn Squire Architect
122 Church Walk
London N16 8QW
07976 374 221
mail@carolynsquire.co.uk

Contents

Introduction

Property Location

House

Proposals Outline proposals

Planning history

Policies

Use and amenity

Scale

Refuse

Details

Parking

Access

Sustainability and biodiversity

Quality and workmanship

Neighbourhood consultation

Summary



Introduction

The owners of the property have lived in the house for a few years and have modernized the upper floors. They now wish to open up the lower ground floor to provide a kitchen and family area with direct garden access which will work better for a growing family. This will involve making a wider opening at the rear of the house and cutting away the ground at the front in order to bring more light into the house. It is also proposed to extend at the side on the lower ground and ground floors to provide ancillary accommodation

Property – Location

The property is located in the Camden Square Conservation Area. It is not a Listed Building

House

No 43 Camden Square is a 4 storey dwelling which forms a pair of large semi-detached properties. It is constructed of yellow stock bricks and painted stucco with painted softwood windows and doors.

Proposals Outline

The proposal is to change the rear lower ground floor windows and door to a larger door opening with fixed panels and double doors leading to the garden. The cill of lower ground front window will be lowered and the external area removed with a new set of access steps. The majority of the front garden which is at street level will remain. There will be a two storey side extension which will be set back from the front elevation on both levels

Planning history

The house itself has no planning history but there has been a recent application [2017/2175/T] to remove 2 trees in the rear garden. This received a 'no objection' decision on 02/06/17

Policy considerations

LDF Core strategy

CS5 Managing the impact of growth and development
CS14 Promoting high quality places and conserving our heritage

Development Policies Development Plan

DP24 Securing high quality design
DP25 Conserving Camden's Heritage
DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance-SPG 5.23 and 5.24

Use and amenity

It is not proposed to change the use of the property as a single family dwelling house. The accessibility and the quality of both the front and the rear garden will be maintained. The side access will be used to accommodate a utility room and garden store at the lower level and a cloakroom and WC on the main entrance floor. This will enable the original large rooms to remain uninterrupted spaces

Scale and Layout

The proposed side extension is of modest proportions and will not be obtrusive to neighbouring properties. The extension will be set back so that it is barely visible from the street and will be subservient to the main house

Refuse and Parking

There will be no change to the current refuse facilities or to the parking arrangements

Privacy and light

The side extension is located so it does not affect the privacy currently enjoyed by the occupants of the adjacent property. A screen of timber trellising currently acting as a security and visual barrier will be re-erected when the new extension has been built. This will partially conceal the new extension .

Access

The current level street access will be unchanged

Sustainability and Biodiversity

The new rear doors will be double glazed with an argon gas infill to improve insulation. No existing trees will be affected by the development

Quality and workmanship

The render will be painted to match the rest of the render to the house. The rear ground floor window and the front lower ground floor window of the side extension will be in painted s/w with frames, mullions and transoms to match existing. The materials, techniques and fittings used in the proposal will be of high quality and be executed to a high standard

Neighbourhood consultations

The owner has discussed the project with the adjacent owner of no 42 who have said they have no objection to the proposals

Summary

The overall design objective is to be in keeping with the existing square in terms of design, scale and material. It also takes precedence from similar neighbouring properties and recent applications.

The current proposal is to build a traditional construction so that it will be appropriate to its location.

