

No.9 St Paul's Crescent
Camden, London
NW1 9XN

Design & Access Statement

08/02/2018

mountain

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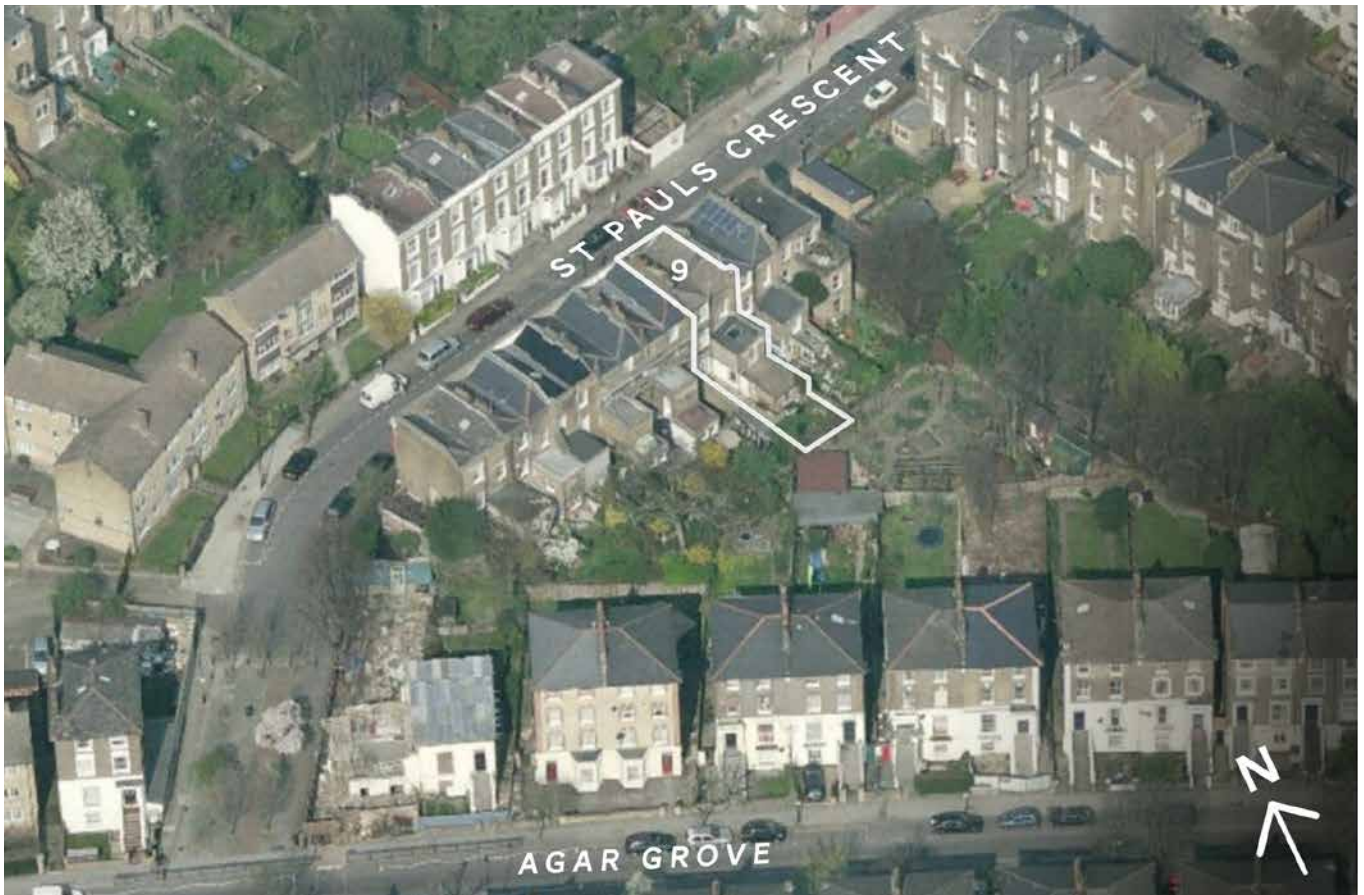
Introduction

No.9 St Pauls Crescent is a three-storey, Victorian terraced house with a garden. The building lies within the Camden Square Conservation Area. The existing dwelling-house has 4 bedrooms, 2 bathrooms, living room, dining room, kitchen and a rear garden. The building is constructed in masonry and brick, with timber floors and a series of pitched roofs in dark concrete tiles. Painted timber framed windows sit within original masonry framing.

The proposal is for the demolition of the existing one and two-storey extension, replacing it with a new building to accommodate the needs of the growing family who occupy the house. The new proposal is a combination of a like-for-like two storey extension and a new-build single storey extension.

The new single-storey extension to the rear of the property is intended to expand the size of the kitchen and link it into the main dining room more effectively. The new extension will replace a poorly built extension building that is not in-keeping with the other buildings in the row. The existing extension also suffers from rising damp and has been constructed and 'tampered with' in a piecemeal way. The new proposal has carefully adhered to the principles set out in Camden Planning Guidance and in particular CPG1, CPG 3 and CPG 6.

This proposal is a simple amendment to previously consented scheme 2015/7254/P. This proposal reduces the overall volume of the current permission and removes the step in the garden elevation.



Aerial Photograph Indicating Property and Rear Garden

Existing Site Layout



Composite Photograph of Rear Elevations of Houses

Existing Site Layout



Rear garden of no.11 looking over boundary wall with no.9



Rear garden no.9



Rear garden no.9



Rear garden of no.9 Standing in garden of no.7

- 1) First floor bathroom
- 2) single storey extension

Both of these were later additions to the original house. Both are proposed to be demolished.

Proposal

The existing extension has a low ceiling and the floor construction is poor quality. The building is generally in need of upgrading due to issues with rising damp and poor insulation. The 2 storey bathroom block will be demolished as will the single storey rear extension.

The boundary wall to no.7 will be mostly retained. The boundary wall with no.11 will be demolished and rebuilt. Parts of this new wall will be higher and longer than the existing 'stepped' boundary wall.

A new flat roof extension is proposed, 'infilling' the narrow strip of garden between the existing extension and the boundary with no.11. This will 'pull-in' the extension so that it is in-keeping with the prevalent line established in neighbouring extensions. This will also create a better proportioned rear garden space.

All additional accommodation will be provided at ground floor level only.

The wall between no.9 and no.7 St Pauls Crescent will be approximately 2.3m* high; the wall between no.9 and no.11 will be approximately 2.5m* high.

*Note that levels refer to height compared with +0.00 datum set within no.9 St Pauls Crescent- levels vary across the site (refer to design drawings).



Application site

Site Plan - nts

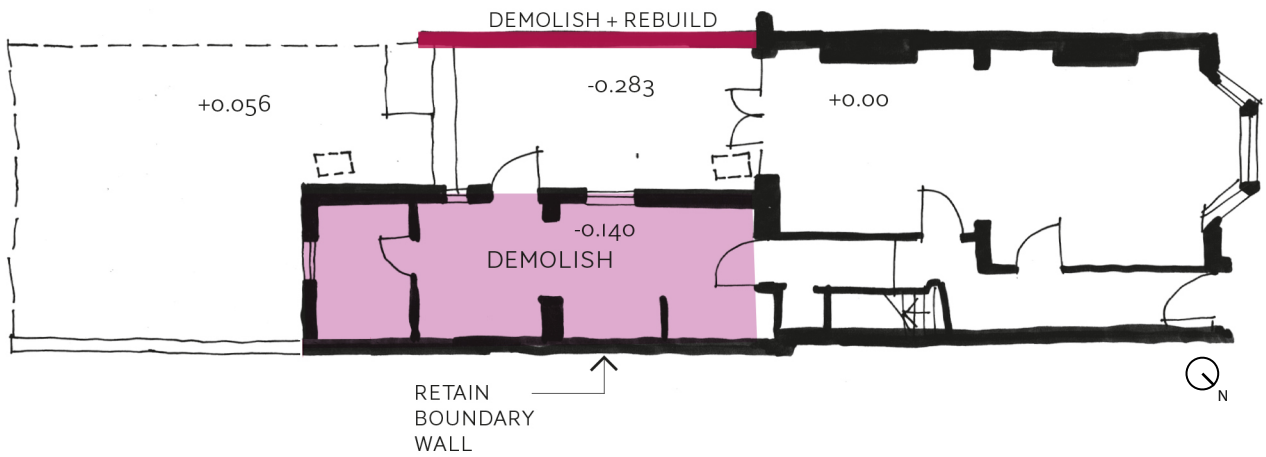
Area

The front and rear gardens amount to approximately 58 sqm of curtilage site to the main house.

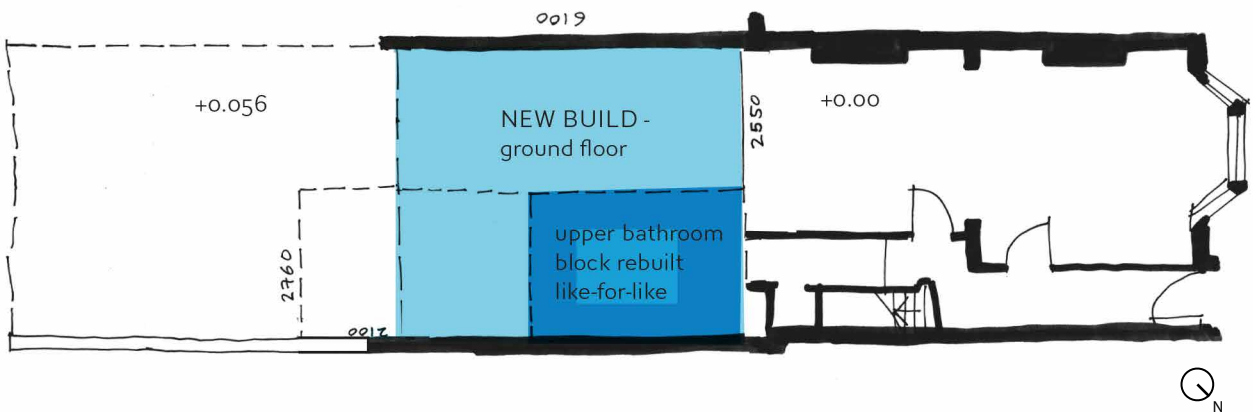
Under Permitted Development rules, by extending 3m out from the rear of each external wall, an additional floor area of 16.33 sqm could be built on the site.

The new infill part of the proposal is approx 15.6 sqm.

Existing Plan w/ Proposed Demolition Indicated - nts



Existing Plan w/ Proposed Works Foot print Indicated - nts



Design

The external appearance is simple and of a high quality, clearly complimenting the existing historic house, with a new sympathetic form.

The existing 2-storey extension will be rebuilt like-for-like (with a steel frame structure supporting it from below at ground floor level) This volume will be brick to match existing and a new tiled roof.

A new steel at ground floor level will support the first floor pitched roof with roof-lights. The volume of the ground storey extension will be a flat roof that sits roughly 150mm above the South West party wall. The rear extension will include a 350-400mm excavation of the foot print of the proposed ground floor works and subsequent transition space to garden to allow for the opening of rear facade doors.

The end wall of the new extension will be predominantly glazed with slim frame doors.

The roof of the extension will be a sedum green roof with a number of small to large roof-lights providing light and ventilation into the interior space.

It is proposed all existing windows be replaced with new slim line double glazed traditional timber box sash windows. Sight lines and glazing patterns are to match existing.



Proposed Rear Elevation - Scale 1:100 @ A4

----- Outline of roof line of approved planning

Policy

CAMDEN PLANNING DESIGN GUIDE

The proposal has been designed to adhere to Camden Planning Design Guidance

DESIGN OF EXTENSIONS

CPG01 Section 4.7 p.23

“Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building;”

The proposal takes cues from the roof-scape of surrounding buildings and re-interprets them into a new building that is clearly different, but complimentary to the main houses.

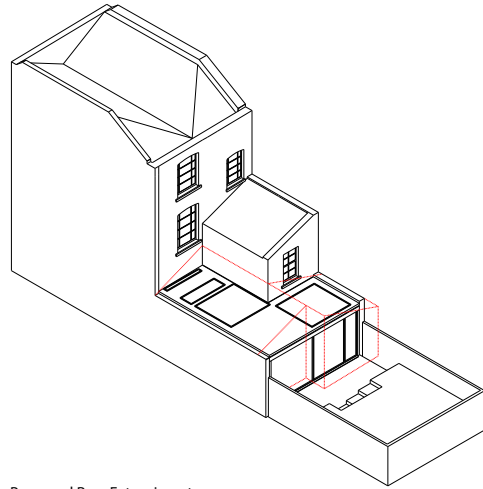
OUTLOOK

CPG 06 Section 7.8 p.38

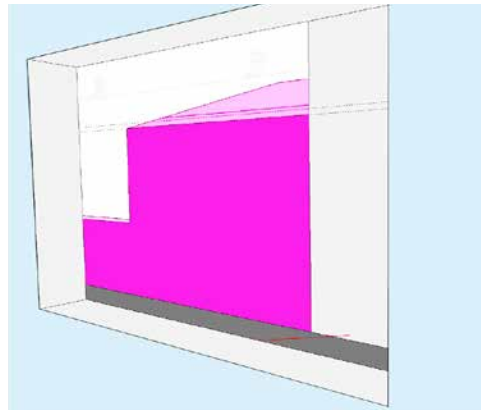
“7.8 Outlook is the visual amenity enjoyed by occupants when looking out of their windows or from their garden. How pleasant an outlook is depends on what is being viewed. For example, an outlook onto amenity space is more pleasant than an outlook across a servicing yard. You should design developments so that the occupants have a pleasant outlook.”

The impact on the outlook of the neighbouring properties will be negligible because the existing 2 storey extension is being rebuilt in its current location. The 2 storey part of the building has the greatest impact on light levels and overlooking.

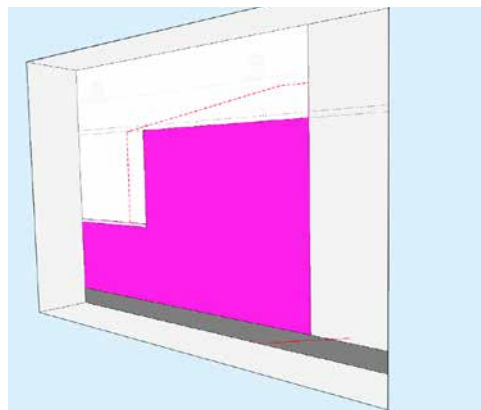
The adjacent diagrams show that the view of the sky from the kitchen of no.7 is improved in comparison to the previously approved proposal without compromising the privacy enjoyed by either property.



Proposed Rear Extension nts
w/ dashed outline of previous approved proposal



Previous Approved Proposal View from No.7 Kitchen Window



Proposed extension View from No.7 Kitchen Window

Policy

PRIVACY

CPG 06 Section 7 p.37

"7.4 Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. ... new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking."

The proposal has been carefully designed to prevent overlooking, with a slightly lowered inner floor level helping to achieve privacy between no.9 and the neighbouring properties

DAYLIGHT/SUNLIGHT

CPG 06 Section 6

The proposal has been developed to minimise the loss of daylight and sunlight to neighbouring properties. If the 2 storey block were to be discounted, the development would fall below the 25 degree line as described in section 6.7 of CPG 06

WIDTH

CPG 01 Section 4 p.28

"4.14 The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions."

The existing rhythm of 2-storey buildings to the rear of St Pauls Crescent is maintained in the proposed design, with the retention of the 2 storey building.

Also refer to precedent section at rear of Design and Access Statement.



Indicative Diagram

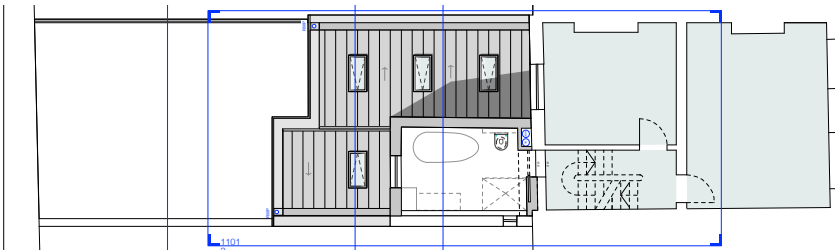
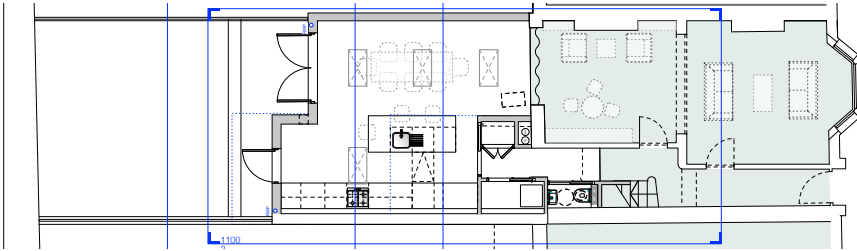
Precedents

9 ST PAULS CRESCENT

Previous application granted and still valid, 2015/7254/P

This proposal is for a pitched roof scheme with higher volume but matching eaves height.

Floor area of new proposal matches. This proposal received no objections and was supported for approval.



9 St Pauls Crescent - Ground floor plan and First Approved



9 St Pauls Crescent - Rear elevation approved - nts

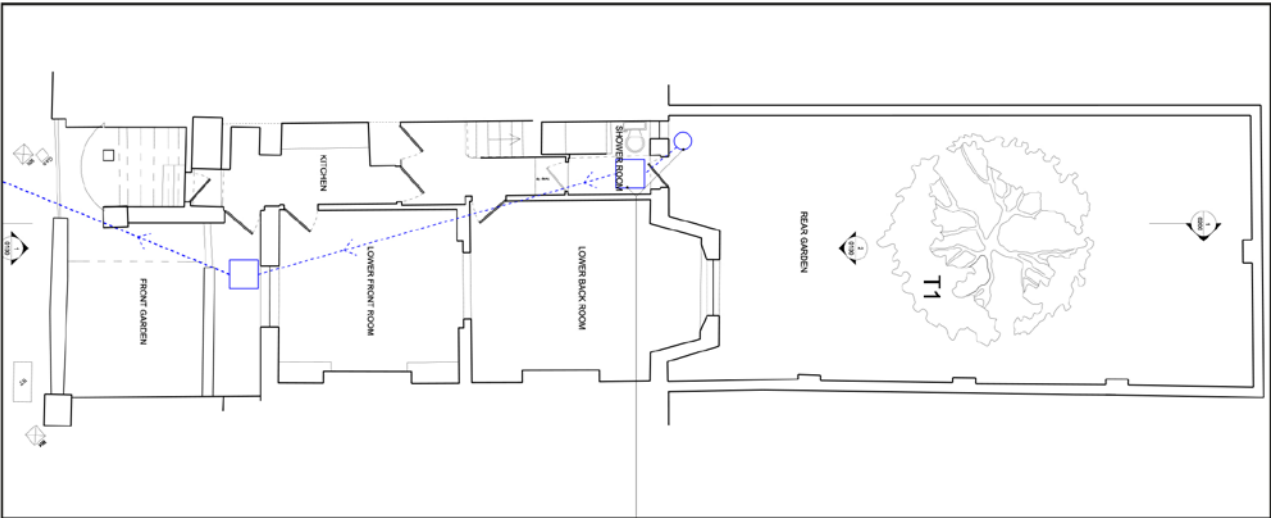
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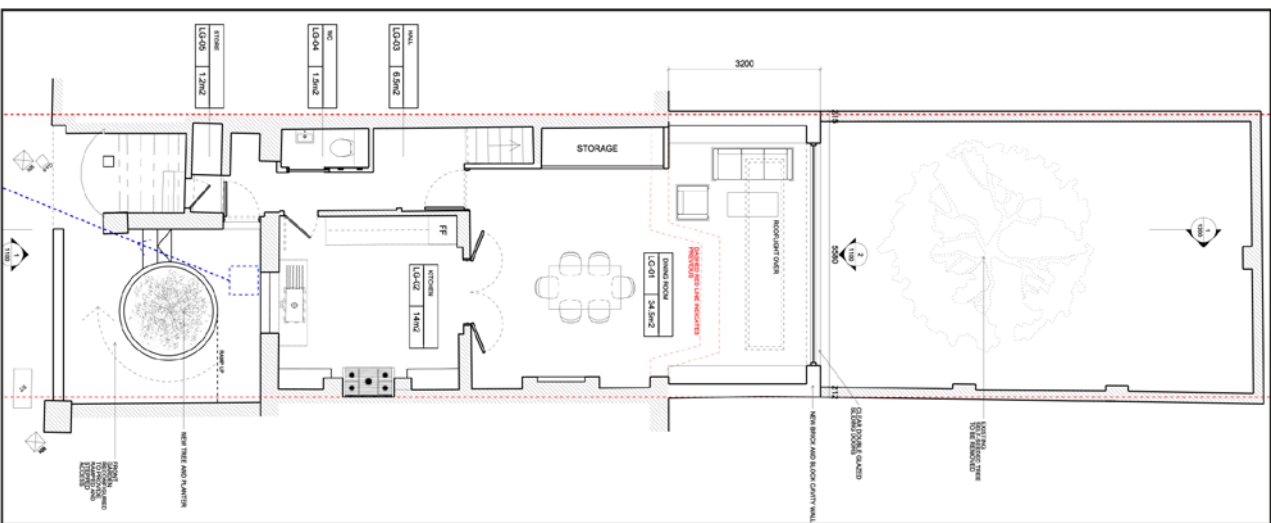
Precedents

6 ST PAULS CRESCENT

A rear extension to 6 St Pauls Crescent has recently been approved which is a full width extension.



6 St Pauls Crescent - Ground floor plan existing - nts



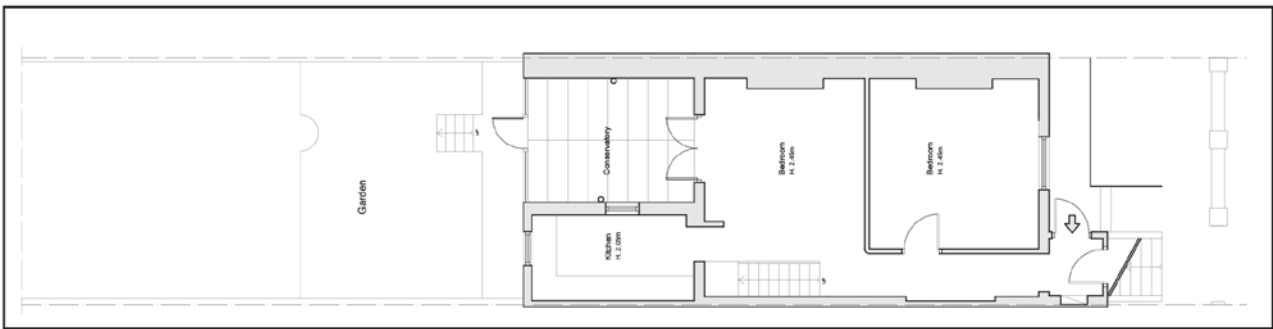
6 St Pauls Crescent - Ground floor plan approved - nts

Precedents

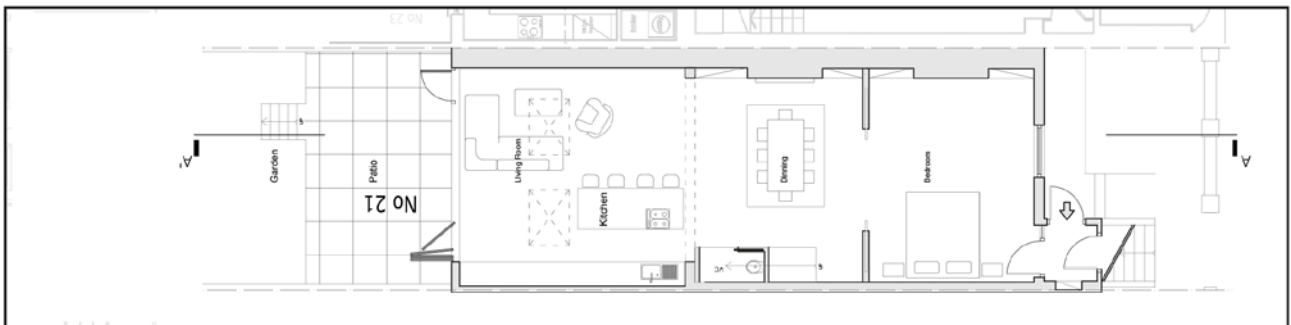
21 ST PAULS CRESCENT

Whilst the front elevations around the St Pauls Crescent are consistent and uniform, the established pattern of the rear elevations is much more irregular.

An extension was recently approved at 21 St Pauls Crescent which is full width and extends beyond the established line of rear buildings.



21 St Pauls Crescent - Ground floor plan existing - nts



21 St Pauls Crescent - Ground floor plan approved - nts