



A-ZERO ARCHITECTS

Project ref: 16056
Project Title: **124A St Pancras Way,
NW1 9NB.**
Issue Date: February 2018



DESIGN AND ACCESS STATEMENT

1 APPLICATION DETAILS

- 1.01 This report is submitted in support of an application for planning permission and listed building consent to Camden Council for the rear extension of the Lower Ground Floor Flat at 124A St Pancras Way, NW1 9NB.
- 1.02 The property was formerly 124 St Pancras Way which comprised a 3 storey plus basement, mid-terrace, single dwelling house; located on the north eastern side of St Pancras Way. Planning application Ref 2017/1455/P (September 2017) granted the conversion of the original property into 1x1 bedroom flat at lower ground floor level with access to the existing rear garden; and 1x2 bedroom flat over the upper levels with no access to the garden. In December 2017 the Council granted the application of a new street number for the lower ground property as 124A. This planning application is made regarding this lower ground floor property, 124A St Pancras Way.
- 1.03 The property is Grade 2 listed along with the rest of the Georgian terrace block within which it sits (numbers 108 – 132). The surrounding buildings are predominantly residential, with a number of rear extensions of similar scale and mass as this proposal, being granted permission by the Council.
- 1.04 The properties of the terrace block are constructed from yellow London stock brick and stucco, with slate roof.
- 1.05 The application site is located within the Jeffrey Street Conservation Area.
- 1.06 A Heritage Impact Assessment and Basement Impact Assessment have been prepared and support this application. A construction management plan is also submitted with this application in accordance with CPG4 (paragraph 2.11).
- 1.07 The property currently exists as a small 1 bedroom 2 person flat with a single combined living/ dining/ kitchen space and poor connection to the rear garden. The current main living space has poor natural light quality due to overshadowing by the un-original lean-to bathroom and closet wing extensions. The existing access to the rear garden exists below rear garden level. Even though the property has a large double bedroom within the original plan form (18m²) and a large rear garden, the total Gross Internal Area of the property is below the minimum space standards set by the London plan. This application aims to extend the property bringing it in line with space standards and increase its connection to the rear garden; thus greatly increasing the amenity of occupants and converting the property into a more useable, high quality home. Great care and consideration has been taken to respect the historic nature of the building and prevent any negative impact to neighbouring properties.



Site Location Plan - Not to Scale

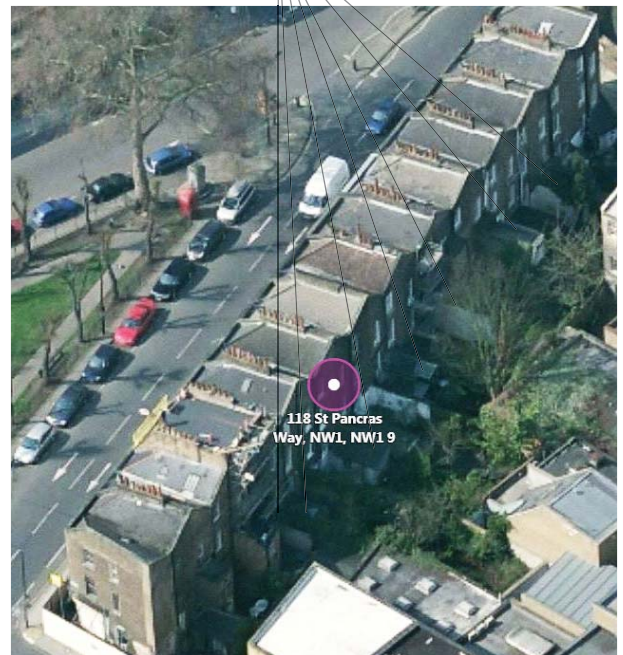
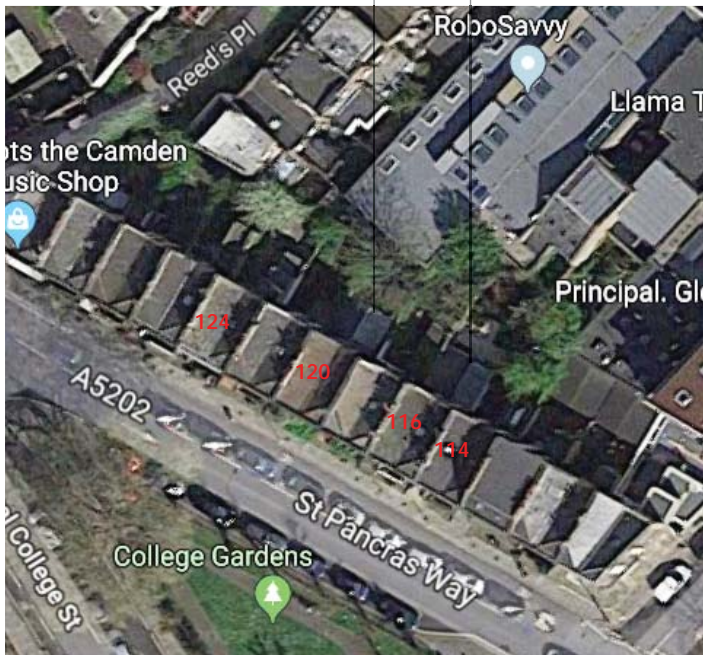
- 2.01 124 St Pancras Way: Planning application Ref 2017/1455/P, granted on the 7th September 2017, granted *the conversion of the dwellinghouse into 2 residential flats and associated internal alterations.*
- 2.02 124 St Pancras Way: Planning application Ref 2017/1569/L, granted on the 11th September 2017, granted *Internal alterations and installation of secondary glazing to all windows in association with the conversion of the single dwelling house into 2 residential flats.*

Relevant Planning History of Neighbouring Properties:

- 2.03 No. 108 St Pancras Way: Planning application Ref 2010/0203/P, granted on the 17th February 2010, granted the *change of use of ground floor from retail to residential, erection of two-storey rear extension and external alterations including a replacement side boundary wall, in connection with the use of the whole building as a single family dwelling house.*
- 2.04 No. 108 St Pancras Way: Planning application Ref 2013/1570/P, granted on the 3rd September 2013, granted the *erection of a two storey rear extension and excavation to create a rear basement level extension.*
- 2.05 No. 114 St Pancras Way: Planning application Ref PE9900144 & LE9900145, granted on the 1st July 1999, granted *the demolition of existing lean-to rear extension and erection of single storey timber framed conservatory to rear.*
- 2.06 No 116 St Pancras Way: Planning application Ref 2013/1280/P & 2013/1831/L, granted 23rd May 2013, granted *permission for the erection of a single storey rear extension at basement floor level to existing dwellinghouse.*

Many rear extensions shown along the terrace block with particular attention drawn to 120, 116 and 114 St Pancras Way.

There are a number of rear extensions to the properties in the terrace, ranging from two storey brick extensions to full width contemporary additions. It I felt that this proposal contextually fits within these



Aerial and birds eye view images showing precedent for rear extensions along the terrace that the proposal site is within.

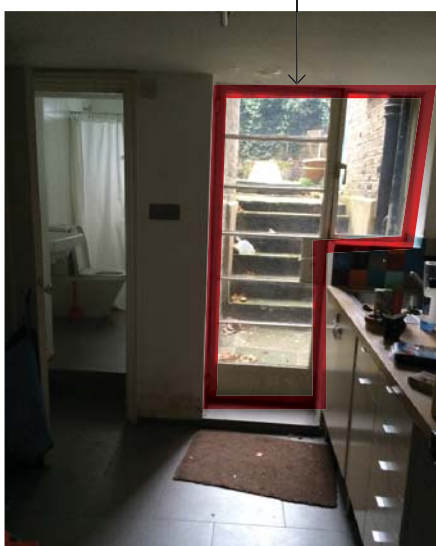
- 2.07 No. 126 St Pancras Way: Planning application Ref H12/9/4/18329, granted 6th May 1974, granted *the erection of a third floor extension to provide a studio/ bedroom.*
- 2.08 No 130 St Pancras Way: Planning application 2005/5555/P & 2005/5556/L, granted 3rd April 2006, granted *the erection of a rear extension at basement and ground floor levels of dwellinghouse (Class C3).*

3 PROPOSAL

Principle of Development:

- 3.01 The property currently exists as a small 1 bedroom 2 person flat which fails to meet the minimum standards for new dwellings as set out in the London Plan. It currently has one combined living/ dining/ kitchen space and a disproportionately large rear garden which is underused due to poor connection between the rear elevation and garden.
- 3.02 This application aims to extend the property to bring it in line with current space standards; increase the connection to the existing rear garden and greatly increase the usability and amenity of the property.
- 3.03 The London Plan (March 2016) table 3.3 states that a 1b2p, 1 storey new dwelling should have a minimum Gross Internal Area (GIA) of 50m². Although the existing double bedroom area of the lower ground apartment is 18m² which is well over the minimum recommended area for a 2 person double bedroom, the total GIA of the apartment (including lightwell entrance) is 38.5m². The proposal maintains the existing double bedroom in the original plan form, while increasing the GIA of the lower ground apartment to 58.7m², thus raising it above the minimum required national space standards. In addition, the proposal will have over 20m² of private outdoor amenity space with greatly improved connection.

Only part of original fabric to be removed.



View from interior to bathroom extension and rear garden - note poor natural light quality due to overshadowing caused by lean-to and closet wing extensions.

Poor quality lean-to extension with pvc poor quality window, producing existing poor rear elevation, to be demolished.



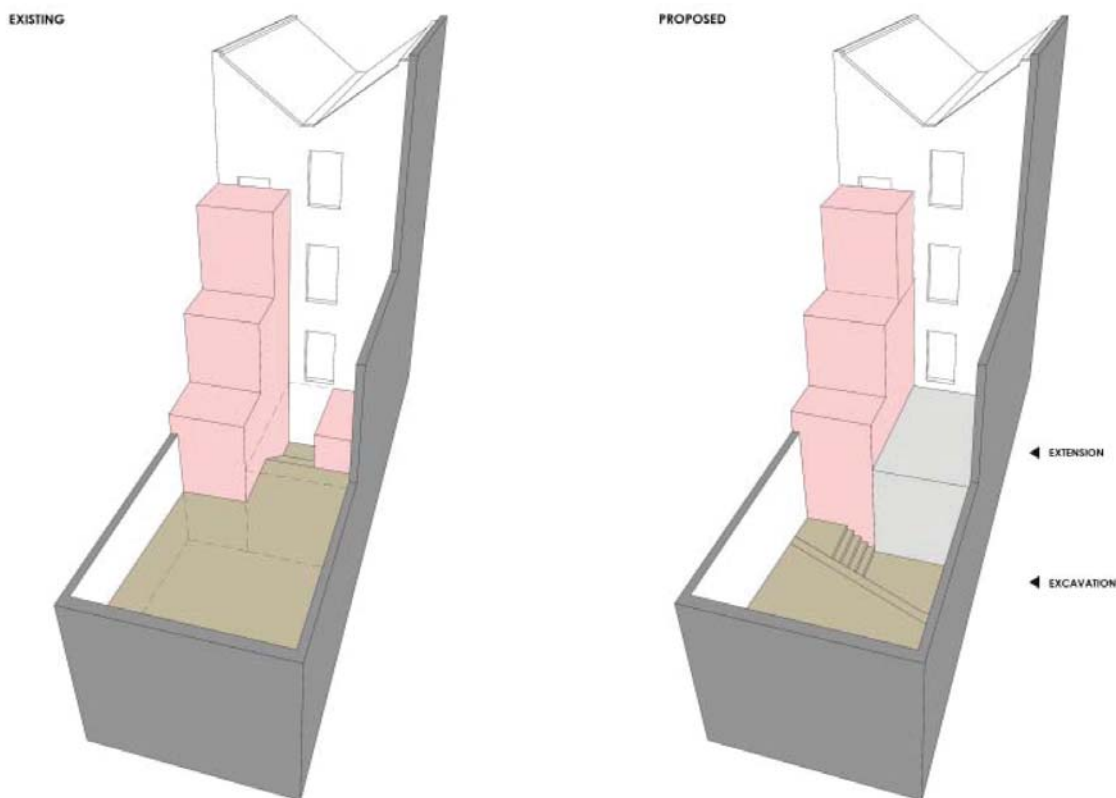
Existing rear elevation showing lean-to bathroom extension to be demolished.

Existing poor connection to the rear garden caused by dominating flanking walls of non-original extensions to the original property.



View from the interior to rear garden showing access to garden dominated by un-original extension brick walls.

- 3.04 The rear elevation of the lower ground apartment is currently dominated by the existing bathroom lean-to extension with low quality obscured glazed window; and closet wing extension which were not part of the original fabric, thus leaving the lower ground rear elevation with minimal historic character or value. The total width of the site is approximately 5000mm. Currently the rear elevation consists of 1790mm in width of the poor quality lean-to bathroom extension with obscured bathroom window. Just 1325mm of the elevation consists of the original fabric of the building with view to the outside, with only 845mm opening to the garden. The rest of the elevation (2087mm) is made up of the blank wall of the closet wing extension above.
- 3.05 The property benefits from a garden space but the existing connectivity between the rear of the lower ground floor and the external outdoor amenity is poor. The kitchen door opening to the rear is set 2600mm back and 6 stairs below the garden area. The internal view to the garden is dominated by the brick walls of the two existing extensions (please refer to site photos on previous page).
- 3.06 The proposal solves the above problems and provides greatly increased connection between the rear of the lower ground apartment and the garden space, providing level access into the garden. It also improves the rear elevation which is currently dominated by two extensions with poor elevations that have no historic value and are not part of the original fabric of the building.
- 3.07 The proposed extension is of a scale, mass and design, comparable with other granted rear extensions in the terrace block and does not protrude past the existing ground floor closet wing extension above, or rise higher than any boundary wall. The proposal takes into account the materiality, proportions and historic character of the original dwelling.
- 3.08 It can be seen from the massing model below that the proposed extension does not dominate in scale or mass and is subservient and sits within the existing form following the character and massing pattern of the existing closet wing extension above.



3D massing showing original massing of closet wing extension maintained with proposed extension subservient; and within an acceptable scale.

3.09 **Proposed Alterations:**

3.10 The proposal is for the erection of a lower ground floor extension with associated alterations as described below:

3.11 **Internal Alterations within the existing original building:** No internal demolition has been proposed and all original internal partitions, doors and features are maintained.

3.12 The proposal maintains the existing original space layout and partitions within the building. All internal walls are maintained as existing, maintaining the historical fabric of the dwelling. The rear elevation walls of the original building will be maintained as internal walls in the proposal, with no demolition of this fabric needed for the proposed extension. The existing door to the bathroom lean-to extension will be removed as will the existing door to the rear garden.

3.13 **Demolition of Original Fabric:** There is minimal demolition of the original fabric of the building. All original rear elevation walls are kept intact with only the single glazed kitchen door being removed. The existing rear elevation only has 1325mm of original fabric exposed on the rear elevation.

3.14 **Demolition of bathroom extension:** The proposal includes the demolition of the existing lean-to bathroom extension which measures 2.6m deep and 1.7m wide. This extension was built at a later date to the original structure and has no historic value and currently creates an anomalous and poor quality rear elevation. A new bathroom will be built in its place to serve the basement apartment.

3.15 **Infill extension and excavation:** The proposal will excavate (approximately 1140mm) from existing lower ground floor level, under the existing closet wing extension, in order to ensure sufficient floor to ceiling heights. An area of the rear garden will be dug in order to provide level access to the rear garden from the main living spaces. The attached Basement Impact Assessment clearly shows that the proposal will not cause harm to the existing built and natural environment or local amenity. The BIA also shows that the proposal will not result in flooding or ground instability.

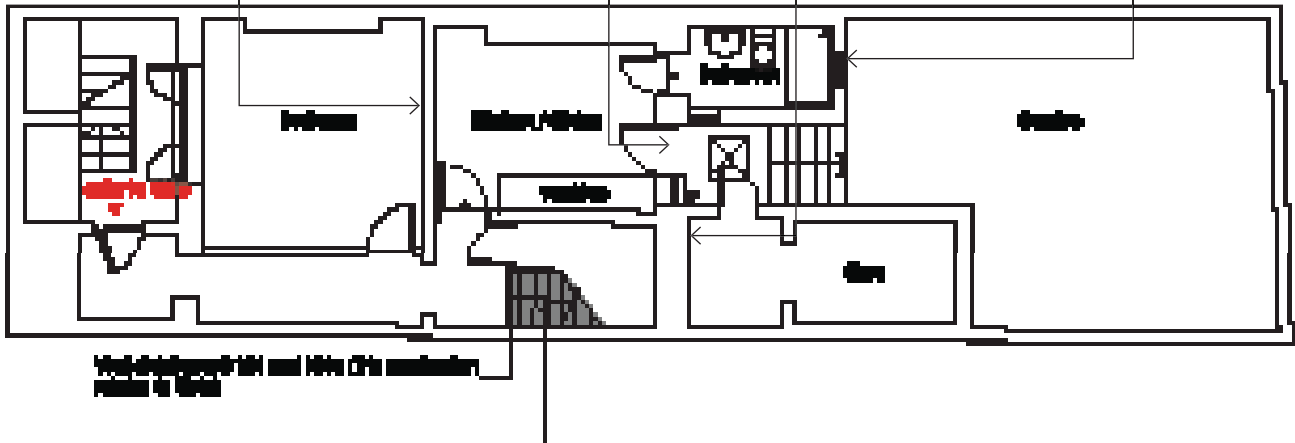
3.16 **Rooflight:** The infill extension will have a rooflight providing sufficient natural light to the living, kitchen and dining spaces below and will ensure the middle of the plan is sufficiently lit. The rooflight will be in keeping with the character of the host building and will have a traditional appearance. The rooflight will be of obscure glazing and thus will cause no privacy or overlooking issues from windows of the upper unit above or from neighbouring properties.

Only proposed demolition of original fabric:
 Proposed removal of:
 External door which is of poor quality single glazed, has no historic value and provides a poor quality connection to rear garden.

No internal partitions or features to be demolished.

Existing lean-to extension to be demolished - not part of original fabric of building.

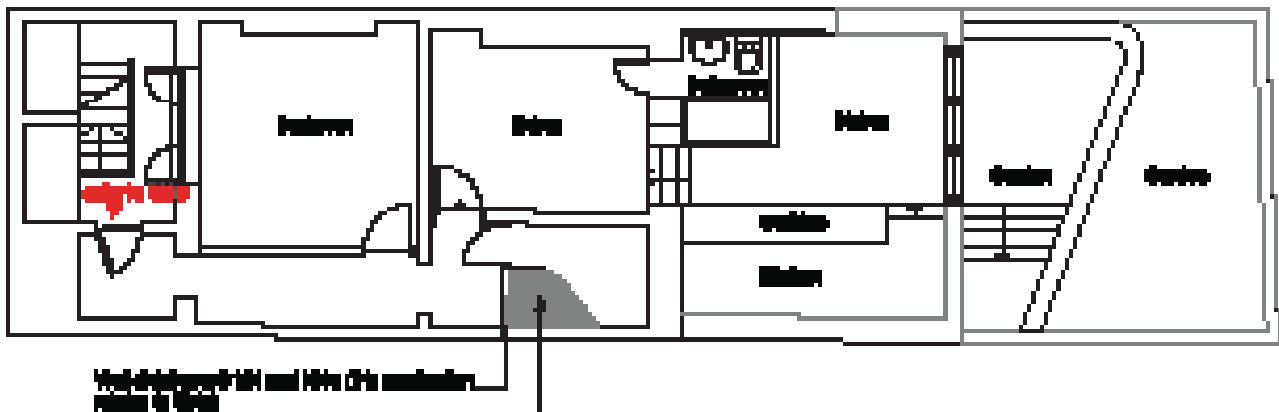
Original rear elevation fabric maintained.



Lower Ground Floor Plan - EXISTING Approved

Glazing minimised to living area and not full width in order to maintain character and existing proportions of original dwelling and ensuring rear extension appears subservient to the original dwelling.

Proposal allows level access to rear garden.



Original plan arrangement houses main living space which has direct connection to light filled kitchen/dining area and onto the rear garden.

Lower ground extension allows high quality, naturally lit living space from the existing original spaces of the dwelling.

Yellow London stock brick elevation in line with rear elevation above. Bricks removed from lean-to extension demolition will be recycled and re-used.

Lower Ground Floor Plan - PROPOSED

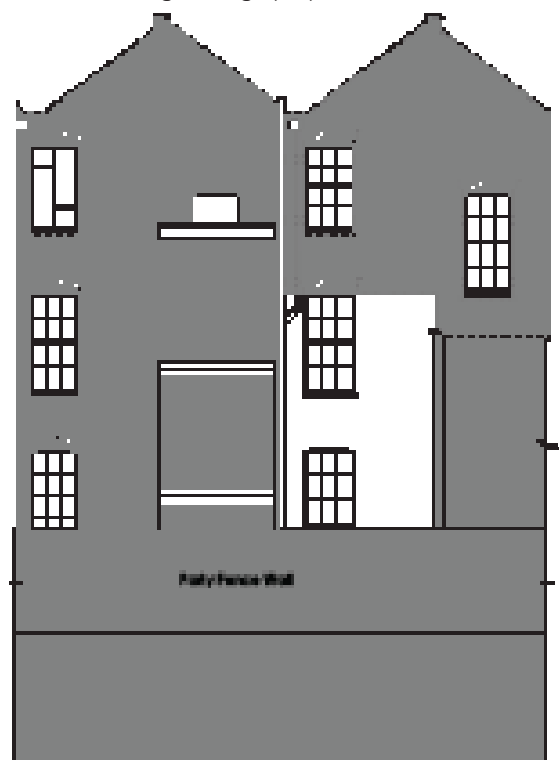
3.17 **Rear Elevation:** The heritage statement attached supports the notion that the lower ground rear elevation has no historical significance. The existing elevation is largely made up from the poor quality lean-to extension and closet wing extension above. The intentions of the rear elevation are summarised in the points below and illustrated in the rear elevation drawings which follow:

- The timber framed tri-fold doors allow plentiful natural light into the main dining and kitchen spaces while allowing level access from these spaces into the rear garden. This light and connection is greatly lacking in the existing condition.
- The glazed tri-fold doors only extend across the dining space and do not cover the width of the extension. This ensures that the existing proportions of the dwelling are kept intact and the existing line of the brick faced closet wing extension above is followed.
- The soldier course of bricks above the glazed element of the extension follows the pattering of the closet wing and second floor extension thus following the style and character of the existing condition. This pattering is pulled down the boundary edge framing the glazed element of the extension with a style drawn from the original.
- The proposed infill extension below the closet wing extension will be constructed from re-used London stock bricks (recycled from the demolition of the lean-to extension) and seamlessly follow the pattering and proportion of the closet wing above, thus rendering the proposed extension aesthetically subservient to the existing condition.

The high boundary walls ensure the extension is entirely not visible from neighbourign properties:



04 Rear (Section)

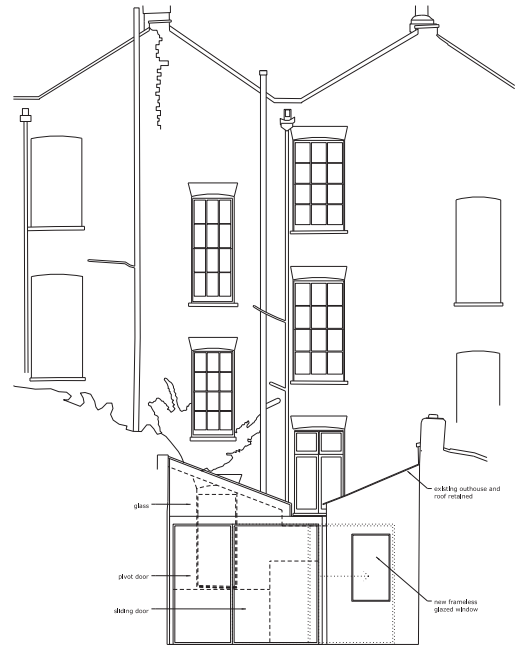


04 Rear

- The openable glazed tri-fold doors only extend across the dining space and do not cover the width of the extension.
- The brick faced closet wing extension above is maintained.
- The soldier course of bricks above the tri-fold doors of the extension follows the pattering of the closet wing and second floor extension, thus following the style and character of the existing condition.
- The proposed infill extension below the closet wing extension will be constructed from re-used London stock bricks (recycled from the demolition of the lean-to extension) and seamlessly follow the pattering and proportion of the closet wing above.

- 4.01 **Original Layout of Listed Building:** The plan form of the scheme comprises the original plan layout of spaces with the addition of a single storey extension to the rear of the property. This allows the creation of a good size kitchen and dining area that allows the lower ground dwelling to relate directly to the garden and brings the GIA of the 1bed 2 person property in line with minimum space standards.
- 4.02 **Amount of Development Proposed:** The rear extension proposes a 19.7m² addition to the existing condition. The extension extends 2.1m from the existing bathroom lean-to extension. The extension does not project further than the existing closet wing extension above.
- 4.03 **Scale of the Development:** The proposal is of a scale suited to the existing dwelling and surrounding context. The mass of the extension does not extend beyond and sits below the ground floor closet wing extension and the entire mass of the extension sits below the flanking boundary walls of the properties either side. It can be seen that the proposed extension does not dominate in scale or mass and is subservient to the existing form. It does not project in length or height from existing boundaries formed by the extension above and boundary walls; and causes no overlooking, privacy or daylighting issues to any of the neighboring properties. The proposal will not be visible from the ground level of adjacent properties where the high boundary walls create a walled garden effect along the properties.
- 4.04 **Dwelling Space Standards:** The Council expects development to provide high quality housing that provides secure, well lit accommodation that has well-designed layouts and rooms in accordance with guidance provided by CPG2 (Housing). The London Plan 2016 sets out new nationally described space standards which all new dwellings, must meet.
- 4.05 As described previously (please refer to 3.03) the proposal raises the dwelling from one which is below standard for a 1b2p dwelling to a dwelling with a high level of amenity for its future occupiers, with all habitable internal spaces being of adequate size with access to plentiful natural light, ventilation, views and outdoor amenity spaces.
- 4.06 **Outdoor Amenity Space:** The London Housing Design Guide 4.10.1 states that *"a minimum of 5m² of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq m should be provided for each additional occupant."* The proposal ensures that the primary living space has direct, level access to a private garden with a total of over 20m² of outdoor amenity space for the property.
- 4.07 **Material Considerations:** All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building to safeguard the appearance and character of the area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017. The new extension will utilise the historic brickwork that comprises the existing lean to extension and new materials will match this to blend with the closet wing.
- 4.08 **Impact on Neighbouring Amenity:** Due to the location of the lower ground extension, it would not have any impact on neighbouring amenity. It would not protrude further than the existing closet wing extension or higher than the boundary walls with both neighbouring properties and therefore would not impact neighbouring daylight, outlook or privacy.

- 4.09 Granted planning application Ref 2017/1455/P (September 2017) granted the conversion of the original property into 1x1 bedroom flat at lower ground floor level with access to the rear garden (124A) and 1x2 bedroom flat over the upper levels with no access to the garden (124). In line with approved plans the side elevation of the ground floor closet wing extension of 124 above, will be made up of an obscured glazed window to an approved bathroom and a single utility room window (please refer to the approved plans of planning application Ref 2017/1455/P). In addition the rooflight to the proposed extension of the application property is detailed with obscured glazing preventing any overlooking into the proposed dining area/kitchen of the application property from apartment 124 St Pancras Way above or any other neighboring properties. Attached to the appendix of this document is a letter of support for this application from the owners of 124 St Pancras Way.
- 4.10 **Impact on Special Character of host listed building and Wider Jeffrey's Street Conservation Area:** Special regard has been attached to preserving the listed building, its setting and any features of special architectural or historic interest which it possesses under S.66 of the Planning (Listed Buildings and Conservation Area) Act 1990.
- 4.11 124 St Pancras Way was listed in 1994 and its listing description largely concerns itself with the exterior of the buildings to St Pancras Way noting that the terrace forms "*a strong and cohesive piece of townscape seen across Collage Green.*" It should be noted that the proposal is not visible from this location or indeed any other public area. This being noted, much consideration has been taken to ensure the rear elevation and massing takes into consideration the quality and character of the original dwelling and is in line with the rear elevations and extensions of neighbouring properties.
- 4.12 **Rear Extension Precedent:** There are a number of rear extensions to the properties in the terrace ranging from two storey brick extensions to full width contemporary fully glazed additions. It is felt that this proposal contextually fits within these precedents and the original character of the building.
- 4.13 Although the site is within a conservation area the rear of the properties within the terrace block of 124A St Pancras Way have seen a number of rear additions that allow the Georgian properties to continue functioning as high quality homes. Two examples are highlighted below:
- 4.14 116 St Pancras way: Planning application Ref 2013/1280/P & 2013/1831/L, granted 23rd May 2013, granted permission for *the erection of a single storey rear extension at basement floor level to existing dwelling house.* It can be seen from the images below that this is a full width contemporary extension with modern full height glazed sliding doors covering over 50% of the rear elevation.
- 4.15 114 St Pancras Way – Single storey glazed conservatory constructed in 1999 with full planning permission. The drawing below shows contemporary glazed doors and conservatory roof with other basement and ground floor rear windows being contemporary in style.

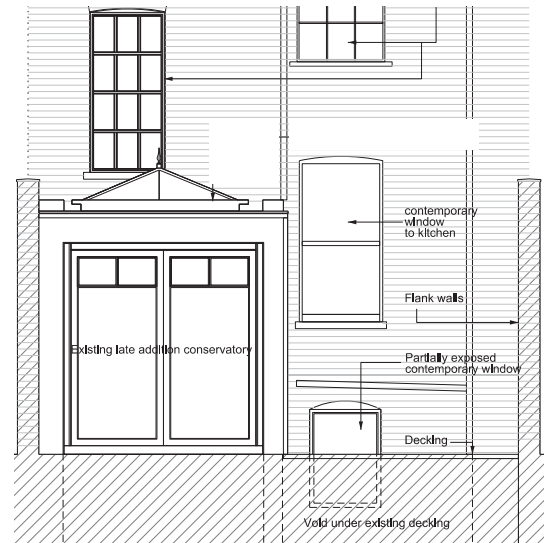


Precedent Study: 116 St Pancras Way:
 Full width extension onto rear elevation of original fabric.
 Contemporary fully glazed sliding doors approved by Council
 in 2013

**Precedent Study: 116
 St Pancras Way:**
 Approved rear elevation drawings



**Precedent Study:
 Neighbouring Property:**
 No planning records were found, how-
 ever a contemporary glass extension
 can be seen on the neighbouring prop-
 erty viewed from the rear garden of the
 site property at 124A St Pancras Way



**Precedent Study: 114
 St Pancras Way:**
 Contemporary glazed doors,
 consevatory roof and windows

- 5.01 Pre-Application 2016/6067/PRE was made before the separation of 124 St Pancras Way into two separate units under separate ownership. Although the pre-application predominantly addresses the separation of the proposal into two units, it also addresses a proposal for a rear infill extension to the lower ground level.
- 5.02 **Massing:** Pre-Application 2016/6067/PRE states, *"There is little definition to and reference to the existing built form and character, this should be clearly evident in any future proposals."*
- 1.04 **Response:** This proposal clearly takes into account the existing built form and character. The infill extension does not appear full-width by following the aesthetic and massing of the existing closet wing extension. Further to this, the existing bricks removed are re-used to maintain the existing character in the proposal.
- 5.03 **Basement Development and Loss of Fabric:** Pre-Application 2016/6067/PRE states, *"If an infill extension is to be created here; this would constitute basement development... Surveys and detail would be needed to ensure that there is no impact or loss of fabric for this element of the proposal."*
- 5.04 **Response:** The client has used external consultants during the design proposal who have advice on structural impact and heritage impact. The Basement Impact Assessment included in the application shows that the proposal causes no negative site impact and the proposal will not cause harm to the built and natural environment and local amenity and will not result in flooding or ground instability. The Heritage Statement included in the application shows that the loss of fabric is not significant to the listed nature of the property.
- 5.05 **Basement Development and Loss of Fabric:** Pre-Application 2016/6067/PRE states, *"There are concerns with the large expanse of glazing to the rear elevations and especially to the existing closet wing extension where it wraps around up onto the roof. The infill extension may sit more sensitively if the existing rear closet wing was retained in brick with a more traditional window..."*
- 5.06 **Response:** The design for this proposal was led by the above pre-application advice. The "large expanse of glazing" proposed in the pre-application has been completely removed and is no longer full width, with the tri-fold glazed doors only extending up to the existing closet wing extension and remaining subservient in nature to the existing rear elevation. The closet wing extension has been largely retained in brick as suggested in pre-application advice.
- 5.07 **Internal Works:** Pre-Application 2016/6067/PRE states, *"There are major concerns with the amount of existing internal walls to be removed...and thus the impact on the historic plan form"*
- 5.08 **Response:** No existing internal walls are being removed. The original plan form is being maintained. Historic analysis and assessment has also shown that the proposed extension is justified within the context of the historic nature of the property.

- 6.01 The proposal is for a high quality single storey rear addition which respects and is subservient to the original built form of the house.
- 6.02 The design respects the original structure and appearance of the dwelling while bringing the property in line with space standards and increasing the connection between the lower ground apartment and the garden.
- 6.03 Great regard has been given to the effect of the proposals on the character and appearance of the conservation area and the proposal ensures that there is no harm to any significant element of the listed building. All proposed changes to 124a St Pancras way are to elements that can accommodate change without affecting the significance of the listed building or the character and appearance of the conservation area. This is supported by the Heritage Statement attached.
- 6.04 The proposal is sensitive to the layout of the original building with all main partitions, features and original spaces maintained except 1no. single glazed rear door which has been assessed in the supporting Heritage Statement as having no historical significance. Thus the proposed extension, replaces an un-original poor quality existing rear elevation, which is made up of two former extensions. The existing poor quality bathroom lean-to extension will be demolished and the design respects the closet wing extension which will remain above.
- 6.05 The attached Heritage Statement supports the notion that the *"contribution of... the basement level...to the overall significance of the building is limited,"* and the proposal improves amenity without detracting from the significance of the listed nature of the building. The Heritage statement states that *"there is some evidential value found in the construction of the building and its surviving floor plan."* The proposal makes the basement apartment more usable and brings it in line with space standards while ensuring that the existing floor plan is maintained with minimal demolition of existing walls or features.
- 6.06 The new extension will utilise the historic brickwork that comprises the existing lean-to extension and new materials will match this to blend with the closet wing. The new built form would still be below the existing ground floor window and would preserve the original elevation above ground floor level.
- 6.07 The scale and mass of the proposal has been clearly shown to not dominate the existing building and the original windows and features of the original 4 storey dwelling will remain clearly visible and maintain prominence.
- 6.08 The listed description confirms that the value of the listed building is in the group value, referring to the row of terraces as a *"...strong and cohesive piece of townscape seen across college Green."* The above alterations to the property would have no impact on the view of the terrace from College Green, or from the street. There are no external changes to the front of the property. A detailed design has been submitted which shows that all key design aspects have been considered within the context of the application site being in the Jeffrey Street Conservation Area.
- 6.09 The new extension will not harm the historic interest of the building which will still be understood as a Georgian property that forms part of the terrace along St Pancras Way.
- 6.10 Investigation into the rear of the other properties in the terrace block show that there are a number of extensions of varying size and style and it is felt that the proposal will sit well within this precedent context.

- 6.11 The proposal has been explained to the neighbours of 124A St Pancras way who have no objections to this application. Neighbour above, 124 St Pancras Way, has provided a letter of support which is attached in the appendix of this document. Neighbour 126 has been consulted and is happy to be contacted by the Council for comment. 122 St Pancras way seems to be currently unoccupied.
- 6.12 In summary, this is a high quality rear extension which replaces the poor lean-to bathroom extension. It greatly increases the amenity of the lower ground unit transforming it from a 1b2p bedsit currently below space standards with combined kitchen/living/dining space; low natural light quality due to the main living space having a poor garden connection and being dominated by the two existing extensions; into a high quality home with excellent connection to outdoor amenity space and natural light. The proposal sits well within the context of the area and respects the historic nature of the site. It has been shown to have no adverse impact to neighbouring properties and is supported by the owners of 124 St Pancras Way above.
- 6.13 It is therefore felt that this proposal should be supported by the Council.

1st February 2018

**From: Dr. Shanthi Thomas (email: shanthi@dr-thomas.com)
124 St Pancras Way, London, NW1 9NB**

To: Camden Planning Department regarding the planning application to extend 124A St Pancras Way.

Dear Planning Department,

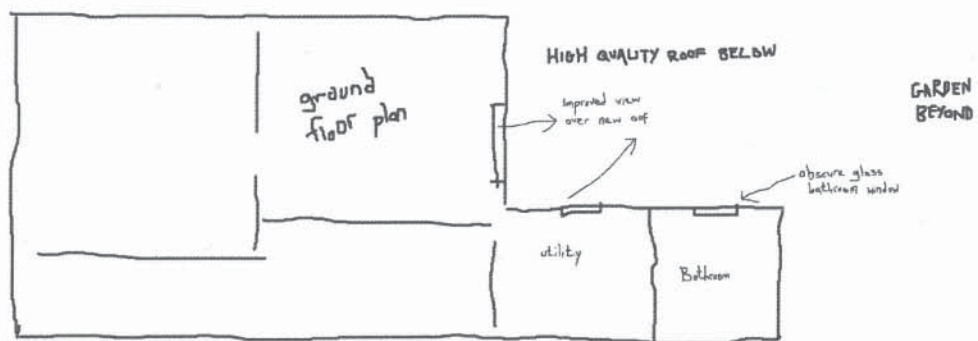
I have been visited by the new owners of 124A St Pancras way who I understand are submitting a planning application to extend their basement apartment to the rear. I am the owner of 124 St Pancras way which is the above neighbour to 124A.

I have looked at and been explained the proposal and have no objections to this planning application and will support the application.

I have 3 ground floor windows (one of which will be an obscure glass bathroom window) that currently face towards the back garden of the apartment below (124A St Pancreas Way). At the moment these windows look over a poor quality side extension and ill maintained garden. I welcome the proposal of an aesthetically pleasing roof to the basement extension below. I will then be looking over the high quality roof to the garden beyond and not directly down onto the current side extension and hard, ill maintained paving stones.

The sketch diagram below shows my improved view:

I



In conclusion, I understand the proposal to extend the basement apartment below at 124A St Pancras way and support this application. I am happy to be contacted by the planner to give any additional information.

Yours Faithfully,

Dr. Shanthi Thomas (owner of 124 St Pancras Way)