

C L A R K E
P E N M A N

Design and Access Statement

38 St Paul's Crescent, London NW1 9TN





Site Location Plan
Source Google Maps

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Existing front elevation



Existing rear elevation

1.0 Introduction

Clarke Penman Architecture have been appointed by the property owners of No. 38 St Paul's Crescent to prepare a Planning Submission for the remodelling and extension of their current period dwelling to create a high quality family home in line with current modern standards and specifications.

The application site is located on St Paul's Crescent in Camden Square Conservation Area and relates to a two storey, plus basement end of terrace dwelling. The terraces make a positive contribution to the Camden Square Conservation Area and are finished in brown stock brick, with white cornicing around the windows which are timber sashes painted white. There is a two storey rear cant bay extending outboard from the house. The rear elevation is bounded by a brick wall and shrubbery and the neighbouring property to the south has a full width ground floor extension at the rear.

The accommodation is arranged over three levels: lower ground, upper ground and first floor levels.

The proposals aim to seek planning permission from Camden Council for the following:

- Single storey extension to the rear of the property.
- Provision of a new rear patio area (also set at the same reduced level as the proposed ground floor extension) and steps back up to garden level.
- Two storey infill side extension along the northern boundary of the property with No.38A St Pauls Crescent.
- Restoration of the front of the property to create an elevation to the street in keeping with the original design proportions and historic features of the property inclusive of the replacement of all existing sash windows with new double glazed sashes to match identically those of the original property.
- New hard and soft landscaping to the front garden.



Aerial view of No. 38 St Paul's Crescent

2.0 Site description

Camden Square Conservation Area is a primarily nineteenth century inner London suburb. It is a planned development, in a gridded street layout running parallel to and perpendicular from Camden Road, and the layout is focused around Camden Square.

Camden Square forms the centrepiece of the planned development; however, the special character of the area is that it is also diverse when looked at in detail. The architecture is not uniform around the Square, phased development is evident in groups of buildings, and some plots have been developed individually. This is reflected in the size of plots, layout and the elevation treatment of the houses. The building of the railway through the area, the impact of wartime damage and later infill development have all contributed to the evolution of the area.

The effects of bombing led to significant changes: Loss at the curve on St Paul's Crescent, replaced with flats.

The streets run in a planned grid layout set out from Camden Road which tapers to a point at the meeting of York Way and Agar Grove. Perpendicular from Camden Road from south west to north east are Murray Street, Canteloves Road and Camden Park Road. Parallel are Camden Square, the two mews and the streets extending from it: North and South Villas and Cliff Road to the north east, Stratford Villas to the south west, and St Augustine's Road and St Paul's Crescent further to the south east.

St Paul's Crescent angles down as an extension from Marquis Road parallel to St Augustine's Road before turning around 45 degrees to the south, crossing Agar Grove and ending at the Camden's 1970's Maiden lane estate (outside the Area). Flats have replaced the section of curved terrace. The virtually uniform houses have two full storeys raised over stucco lower ground floors and are significantly modest compared to St Augustine's Road. North of Agar Grove remain some telegraph poles, carrying an intrusive complex of overhead lines.

Existing floor areas:

Lower Ground Floor	45.5 sq.m.
Upper Ground Floor	43.2 sq.m.
First Floor	42.7 sq.m.
Total	131.4 sq.m
Site Area	203.2 sq.m.

3.0 Design Statement

Design Approach, layout and scale

The proposals aim to re-configure the existing floor plates on all levels but in particular the lower ground floor to accommodate the requirements of modern family living. It is proposed that the new lower ground floor extension to the rear will increase the living accommodation in size and in turn free up space within the main body of the house for the kitchen.

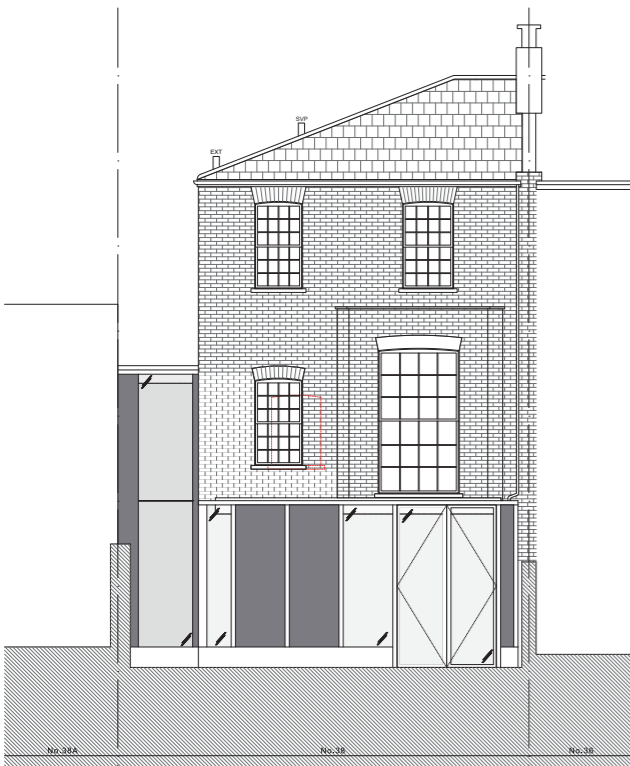
The landscape proposals to the rear of the property seek to create a more harmonious and unified relationship of the original house with the existing mature garden beyond.

It is proposed to demolish the existing canted bay to the rear of the property at lower ground floor level only to allow for the new extension at lower ground floor level. To minimise the effects to any existing amenity conditions to both neighbouring properties, it is proposed to site the extension at a reduced level of +/- 360 mm below existing internal ground level. This would give a height to the top of the proposed extension parapet of +/- 2.94 metres, approximately 1080mm above the height of the boundary wall to No.36 and 760mm above the height of the boundary wall to No.38A.

The proposed two storey infill side extension between the property and No.38A is intended to contain a new staircase to replace the existing internal staircase to the lower ground floor, allowing the family living accommodation at lower ground floor to be opened up to create an open plan kitchen, living and dining space. The design of the side extension is such that it is subservient to the main house, with both front and rear facades set back from main facades of the house, and the parapet line sitting below the line of the adjacent property, No.38A St Pauls Crescent.



Proposed front elevation



Proposed rear elevation



Similar external landscaping to earlier practice project in Crouch End No. HGY/2016/0601 (completed as Martyn Clarke Architecture)



Similar external landscaping to earlier practice project in De Beauvoir Town (completed as Martyn Clarke Architecture)

3.0 Continued

A new permeable hard landscaped patio area is proposed outboard of the proposed rear extension at the same level as the new lowered internal floor level at lower ground floor level. The existing mature garden to the rear will be accessed from the new patio via steps.

The current internal layout prevents either a satisfactory visual or physical connection to the garden. A set of double doors and a glazed frameless corner window will form a light, open elevation to the garden.

A glazed rooflight will provide enhanced daylight to the new extension. The rooflight sits within a flat roof that is finished in a green roof, which will take up to 50% of the rainwater run-off from the existing roofs. Water butts will also be used to harvest the rainwater.

To the rear the proposals seek to enhance the amenity of the residence by creating a new high quality living space at lower ground floor level that establishes a harmonious relationship between the new internal space and the generous mature rear garden beyond.

As the existing front facade is in poor condition, it is proposed to repair and restore the existing render to match the existing. It is also proposed to replace the existing sashes throughout the house with new double glazed sashes to match those at No's 21, 25 and 27 St Paul's Crescent.

At roof level it is proposed to add new rooflights to the front side and rear roof planes to increase the natural daylight into the main body of the house.

The scale of the new proposals are appropriate and subservient in their relationship to the original main body of the house in terms of height, mass, volume and their relationships with their adjoining owners at No. 36 and No. 38A St Pauls Crescent. The proposals maintain relationships with the neighbouring properties comparable to the current condition.



Examples of corten steel and concrete finishes to proposed rear extension

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3.0 Continued

Appearance and Materials

- Pre-finished corten steel cladding to the new rear extension and infill side extension.
- Traditionally detailed timber conservation double glazed sash windows to match the original design.
- Full height frameless windows to the rear extension and infill side extension.
- Structural glazed roof-lights to new flat roof above the new lower ground floor extension
- Green nature mat roof to provide all year round coverage to new flat roof above the new lower ground floor extension. Single ply membrane roof to the new infill side extension between No.38 and 38A

Sustainability

The new building elements will be thermally efficient in accordance with current building regulations as a minimum standard, and every effort will be made to increase the efficiency of the building. All existing windows are to be replaced with more thermally efficient double-glazed units. The existing heating system will be replaced with a new, more energy efficient one.

Access

5.1 Pedestrian access

The existing front door access to the house remains unchanged. The house is within walking distance from key services and amenities. The house is within a controlled parking zone (CAU).

5.2 Public transport

St Paul's Crescent has a PTAL rating of 2/3.

Proposed Floor Areas

Existing Floor Areas:

Lower Ground Floor	70.0 sq.m.
Upper Ground Floor	51.6 sq.m.
First Floor	42.7 sq.m.
Total	164.3 sq.m
Site Area	203.2 sq.m.



Similar green roof finishes on earlier practice projects
(completed as Martyn Clarke Architecture)

3.0 Continued

Landscape

New permeable hard and soft landscaping elements will be incorporated within the new design using high quality materials sympathetic to the existing vernacular, and soft planting of appropriate sized small ornamental tree species, along with plants and shrubs that encourage the natural diversity of the local species by providing habitats that encourage native birds and insects to flourish.

Boundary treatment to the rear gardens on both sides of the property will be vertical timber slatted fences with soft planted borders and climbing plants.

Summary

- The creation of high quality contemporary habitable living space within the dwelling, including an open plan kitchen work area, dining area and family living spaces.
- Infilling of existing side passage with two storey glazed extension
- An increase in natural daylight to the rear living areas.
- An enhanced physical and visual relationship between the interior spaces and the external rear garden amenity space beyond.
- The development has a negligible impact on the amenity relationships with the neighbours as the condition remains as existing.

Reference

L A Policies/Sources

The design follows Camden planning guidance with particular reference to policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

