



42 KINGSTOWN STREET
DESIGN AND ACCESS STATEMENT

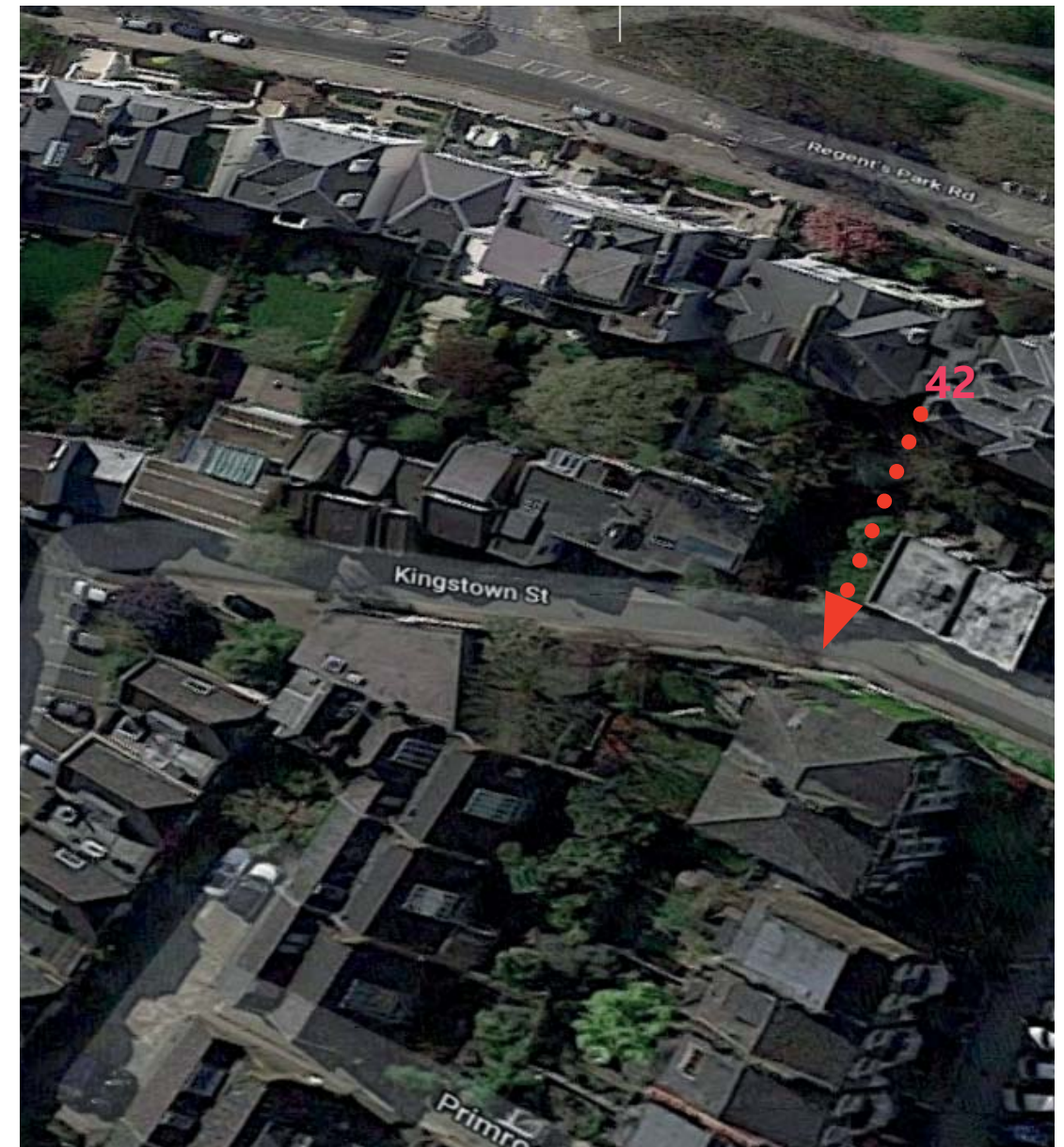
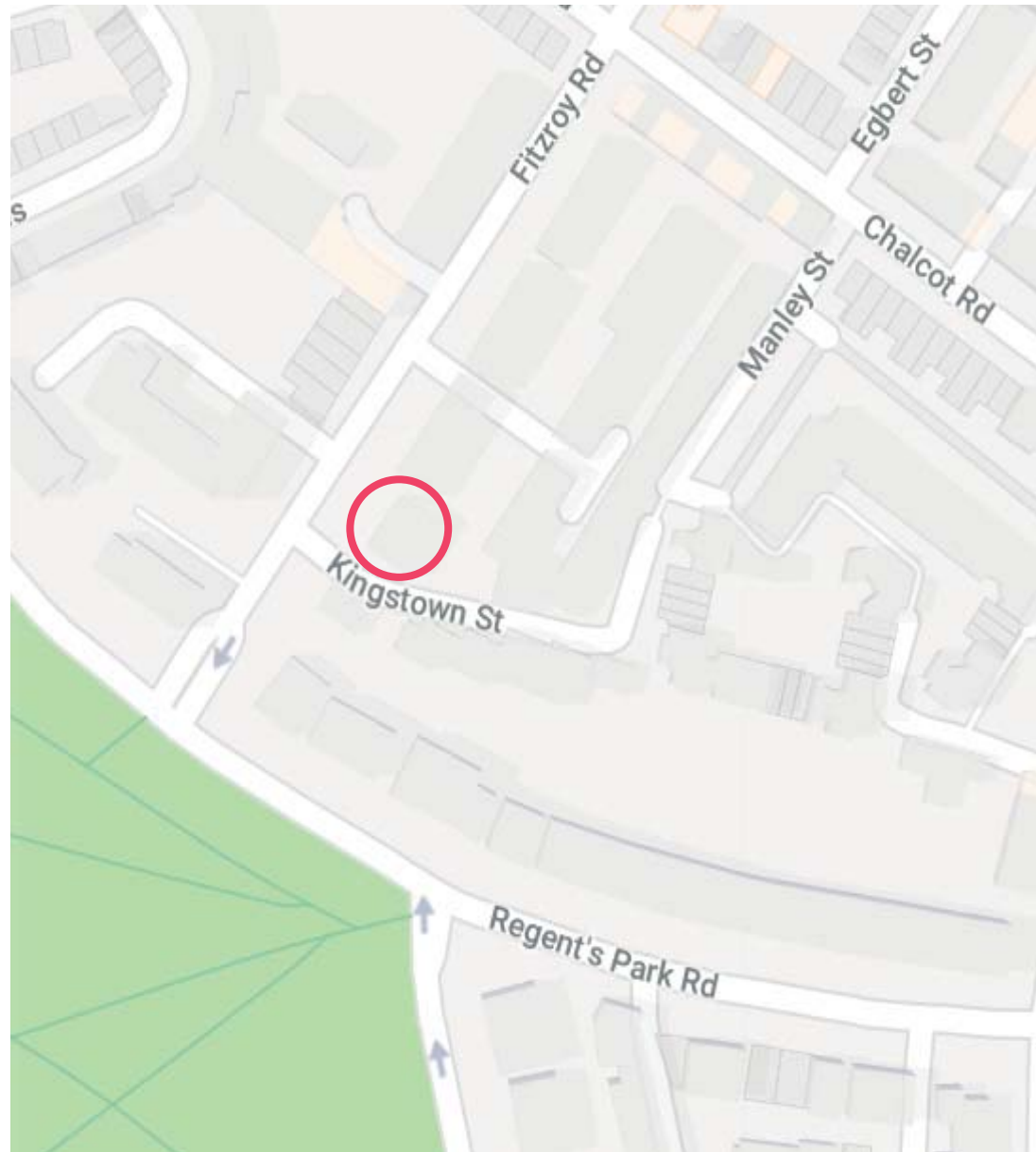
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1.0 THE SITE

The property subject to this planning application is a lower ground/ground floor flat located at No.42 Kingstown Street in Primrose Hill Conservation Area, in London Borough of Camden. The property is not listed.





View of Kingstown Street

1.1 Context

Kingstown Street is a quiet, residential cul-de-sac running east off Fitzroy Road towards Auden Place. The street has a variety of predominantly modern two and three storey properties, with the exception of the corner property of Fitzroy Road and Kingstown Street. This is a large, semi-detached, four storey Victorian building. The property subject to this planning application forms part of this Victorian house.



Views towards Fitzroy Road



View of the Semi-detached Victorian Villa

1.2 The Building

The Building Nos. 57 and 55 Fitzroy Road, which No. 42 Kingstown Street forms part of, is a semi-detached Victorian villa constructed in London stock brick with rusticated stucco dressings at lower ground and ground floor levels.

Other characteristic features are: 3 storey high bay windows, stone cills, stucco window surrounds, a cornice at the parapet level and raised ground floors with steps to front doors with stucco surrounds.

The property was in the past sub-divided into flats and extended. A three storey side extension was built behind the original stair enclosure. This later addition is constructed in a more modern style. The window fenestration facing Kingstown Street does not follow the size or pattern of the original historic building. The side extension incorporates the entrance to No. 42 Kingstown Street.

A further single storey extension was constructed at the rear of the property at garden level. The roof of this extension forms a terrace which is accessed via the raised ground floor flat. At the garden level the extension is fully glazed and incorporates glass doors, providing access to the garden.

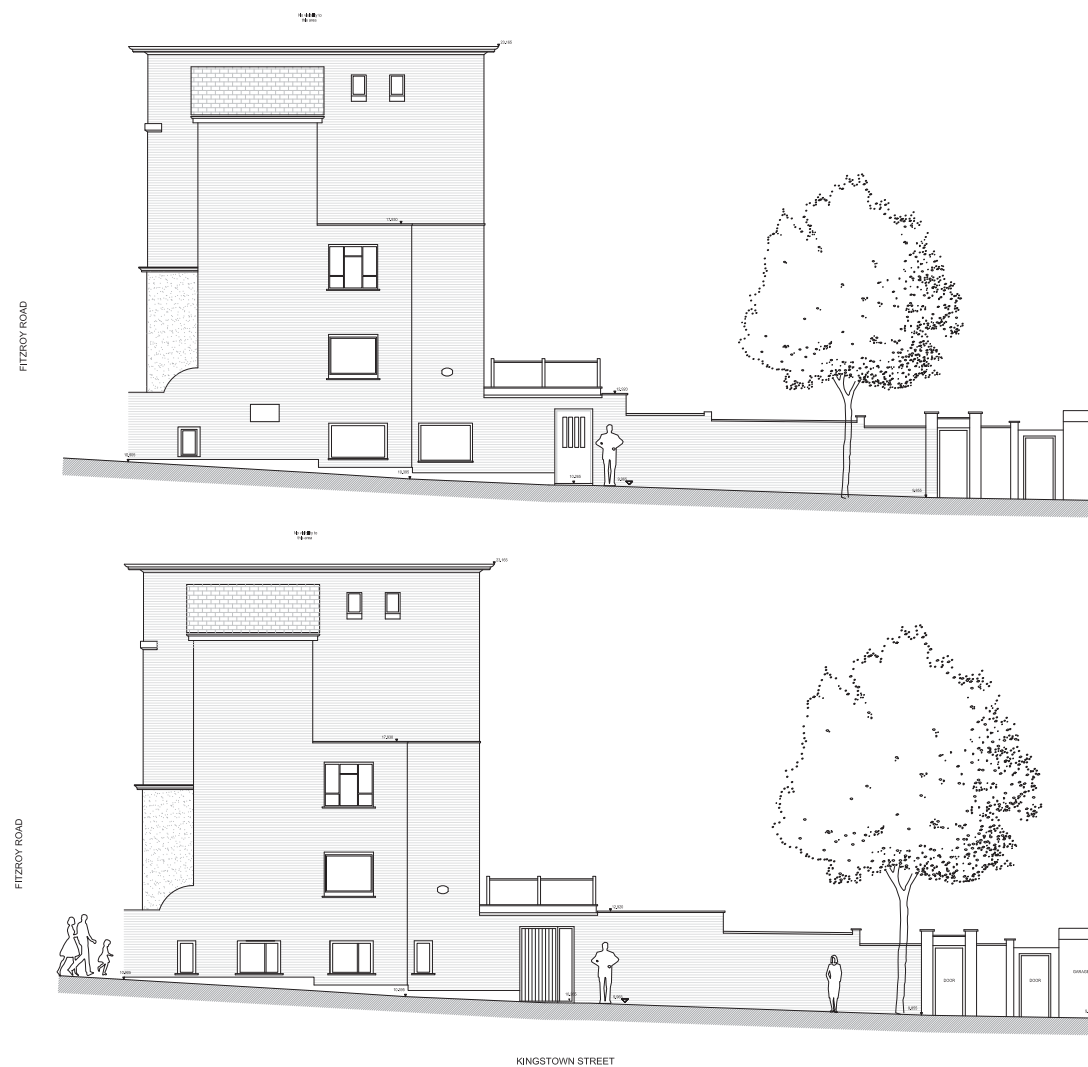


Views of No. 42 Kingstown Street



2.0 THE PROPOSAL

This application seeks permission for a 3 meter, single storey rear extension and the re-organization of the window pattern on the elevation facing Kingston Street.



Side Elevation: Existing and Proposed
The re-organized elevation will have a more rational composition with all window heads and cills in alignment

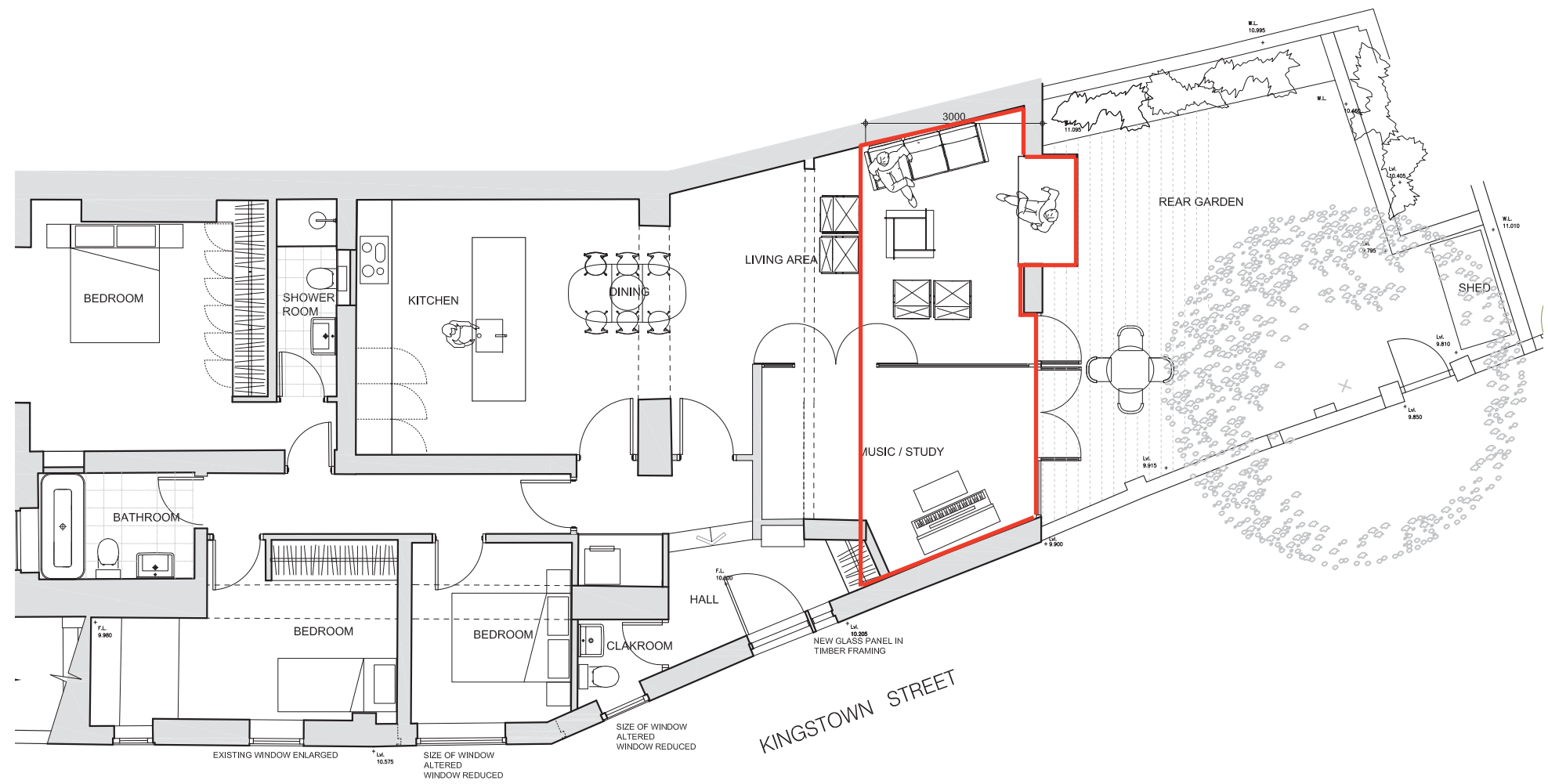
2.1 Design Philosophy

The intention is to create additional accommodation and re-organize the existing layout to suit the needs of a growing family. The overall philosophy is to create open plan, flexible living accommodation with direct access to the garden and to re-organize the layout to create a separate circulation route leading from the hallway to the bedrooms, which will eliminate the need to circulate via the kitchen.

The re-organization of the layout will result in changes to the window fenestration on the elevation facing Kingstown Place. However, the re-organized elevation will have a more rational composition with all window heads and window cills in alignment.

To ensure that the privacy is maintained, the windows will be glazed with obscure glass similar to the existing.

It is also proposed to move the front door slightly and introduce a glazed panel adjacent to the door, to bring daylight into the hall.



2.2 Areas

The new extension will provide 20 m² of additional accommodation. This addition represents less than 32% of the overall area of the garden which currently measures 63.3 m².

Overall Area of the Garden 63.3 m²

Remaining area of the Garden after the extension is constructed 43.3 m²

New extension 20 m² GIA



The projecting bay window, two sets of doors, providing access to the garden, and two rooflights will be minimal, light and contemporary in style.



2.3 Materials

It is proposed to construct all the elements of the extension to the highest standards using high quality, durable materials. The external wall of the extension will be constructed in brick in a colour and texture matching the brickwork on the original building.

The projecting bay window, two sets of doors providing access to the garden, and two rooflights will be minimal, light and contemporary in style.

The rooflights will have fritted glass to ensure privacy and the doors will be high performance system with minimal section profiles.

The new windows facing Kingstown Street will match the existing windows on this elevation.

2.4 Access

The access to the flat will remain unchanged.

2.5 Trees and biodiversity

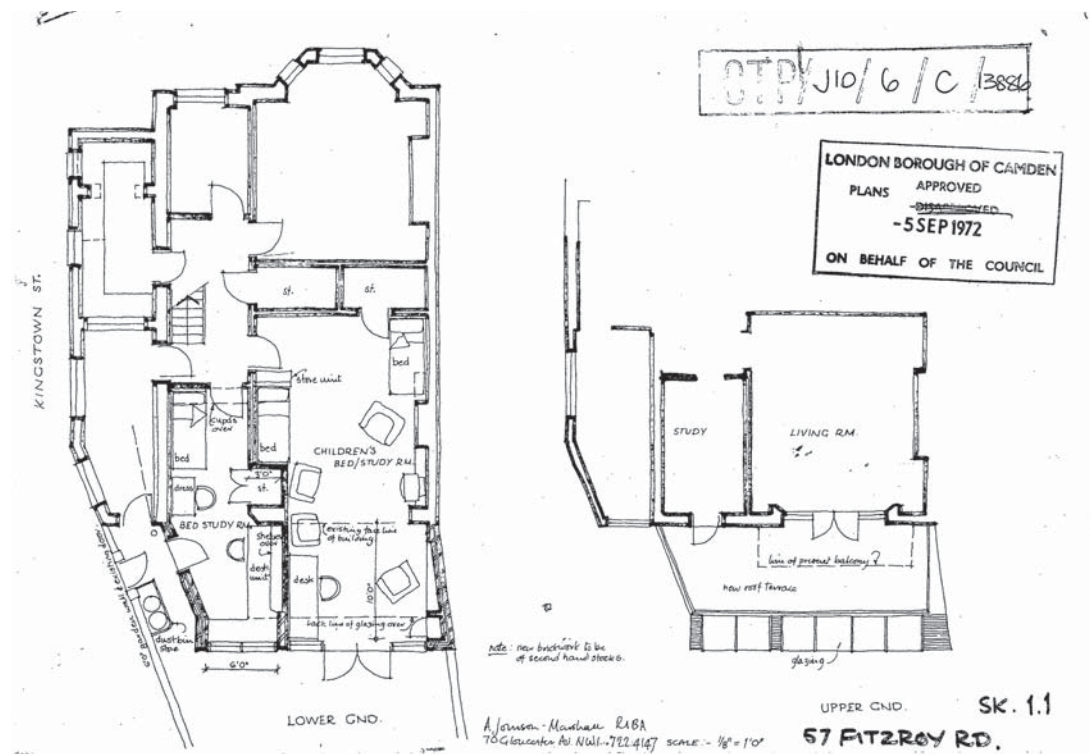
There is one mature tree in the garden. The tree will be retained within the new landscaping scheme.

2.6 Energy conservation

All new construction will be in excess of Part L standards for thermal performance. This will enhance the performance of the building envelope, reducing energy consumption and sound transmission. High levels of insulation will be used in the new extensions. Where possible the existing fabric will be upgraded.

A new high efficiency condensing boiler will be installed. Water and energy consumption will be reduced by installing taps and sanitary fittings with low flow rates and energy efficient appliances and lighting.

3.0 PLANNING HISTORY



Planning History

No. 57 Fitzroy Road, which No. 42 Kingstown Street forms a part of, was subject to many alterations. No. 57 Fitzroy Road was subdivided into flats prior to 1972 and what is now 42 Kingstown Street was originally a maisonette accessible from Fitzroy Road.

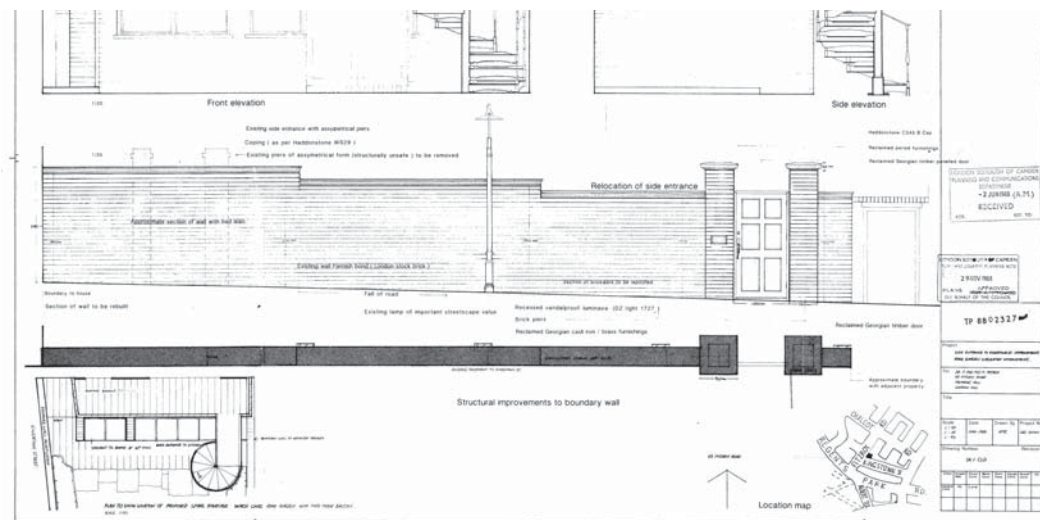
The records show that the following changes were made to this property:

Planning Application 13886 dated 25-05-1972 - Erection of single storey rear extension in order to enlarge 2 existing rooms incorporating use of roof space as a balcony at 57 Fitzroy Road, NW1

Planning Application 8802327 dated 02-06-1988 - Alterations to the side boundary wall including the repositioning of an entrance doorway together with the erection of a spiral staircase to the existing first floor rear balcony as shown on drawing no: SK1CLD

Planning Application PE9800234R2 dated 24-06-1998 - Change of use of existing self-contained maisonette at lower ground and ground floor levels to form a self-contained flat at each of ground and lower ground floor levels.

Planning Application 2004/0298/P dated 23-01-2004 - Alterations to rear elevation to provide folding/sliding doors new side access entrance door with lobby area; replacement of existing windows to flank elevation with new fixed double-glazed panels and opening casement for means of access.



Drawings from past applications

4.0 CONSULTATIONS

The neighbours living in the properties above and at No. 55 Fitzroy Road have been consulted and they are supportive of the proposal.