

A T E

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Design & Access Statement

81 St Augustine's Road
LONDON NW1 9RR

Rear Extension & Refurbishment
September 2018

B A U

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1. Introduction

This Design and Access Statement has been prepared as part of an application for full planning consent for an existing rear extension refurbishment and enlargement at lower ground floor level, roof dormers enlargement and internal alterations to 81 St Augustine’s Road, London, NW1 9RR.

2. Background

2.1 Existing Site Description

Site address: 81 Augustine’s Road, London, NW1 9RR

Borough: London Borough of Camden

Building status: The property is not listed

Current use: Residential house

Description: Existing:
 No. 81 St Augustine’s Road is a five storey mid 19th century terrace house, comprising lower & upper ground, first, second and loft floors. Currently, the lower ground floor level comprises 2 bedrooms, a bathroom and a kitchenette. A rear extension houses a garden shed at this level. The upper ground contains the main entrance hall, a kitchen opening onto the dining room, a WC and a laundry room in the rear extension. The first floor contains an internally connected double living room and a conservatory on top of the rear extension. There are currently 2 bedrooms and 1 bathroom on the second floor and 1 bedroom and a bathroom in the loft.

Proposal:
 The existing extension will be refurbished and enlarged to the full width of the house at lower ground floor level to accommodate the new layout. The conservatory will be replaced by high thermal performance new windows and a solid insulated roof. The 2 existing roof dormers will be enlarged to improve head-height in the loft.

Location: St Augustine’s Road sits within the Camden Square Conservation Area, between York Way and Camden Square. The houses on the right and opposite, 83, 85, 82 & 84 St Augustine’s Road, have an existing larger dormer on the street elevation. Number 84 St Augustine’s Road and 14 South Villas (house across the gardens) have a large dormer on the garden elevation. Number 85 & 87 St Augustine’s road have existing full width rear extensions on the lower floor level. Many of the surrounding properties within the conservation area have two storey rear extensions and enlarged dormers that do not impede on the amenity of neighbouring properties.

2.2 Planning History

Planning consent was given in September 1987 for the built of the timber conservatory on the existing lower ground and upper ground floors extension.

A refusal of permission to developed was issued in September 1979 for a pram store in the front garden and a street side dormer with glass flanks.

In December 1972 a conditional permission for development was granted for the conversion of top two floors into a self-contained unit, the enlargement of the existing attic dormer windows and enlargement of back balcony on top of bay roof (not built or demolished since).

2.3 Pre-application

There has been no pre-application process on this application.

3. Policy & Design Justification

3.1 National Guidance

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

The National Planning Policy Guidance (PPG) is also a material consideration and has been taken into account as part of the assessment of these proposals.

Paragraph 56 of the National Planning Policy Framework (NPPF) states that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

Policy 3.5 of the London Plan 2015 requires housing development to be of the highest quality; Policies 7.1, 7.4, 7.5 and 7.6 states that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context.

3.2 Scale and Appearance

The proposed project would bring the existing extension from 2.95 meters to full width (5.89 meters) at lower ground floor level only. The existing extension depth will be retained with the addition of the external insulation and render finish. The upper ground and first floor levels of the extension will retain their existing footprint. The extension will continue providing sufficient garden space that is 5.89 meters x 25.14 meters.

The elevation of the proposed enlarged rear extension will be a white render matching the existing house stucco detailing, and dark grey timber framed double glazed doors and windows. The proposed system will continue the current grid and rhythm of the Victorian sash windows. Timber mullions will sit appropriately on the rear facade, retaining the character of the existing situation. The double glazed thermally broken windows will create a U-value of at least 1.3 and will be openable to create the possibility of cross ventilation to the ground and lower ground floors of the property.

At roof level on the street elevation the enlarged dormer will match those of No. 83 & 85 St Augustine's road. The council approval notice for No. 85 enlarged street dormer on November 18th 2013 (application reference: 2013/5567/P) states:

'In terms of scale and proportion, the enlarged dormer relates slightly better to the paired windows on the lower floors of the building than the existing, single window dormer.'

'The proposed development largely supports the rhythm of neighbouring buildings: all houses at the top end of St. Augustine's Road have dormers, half of which have been enlarged over the last few decades. To enlarge the existing maintains this rhythm and whilst it may not enhance the conservation area it does it little harm.'

On the garden roof slope the enlarged dormer will be similar in size to existing rear dormer on No. 84 St Augustine's road, approved October 7th 2015 (application reference: 2015/1968/P):

'The proposed increase in the width of the rear dormer [...] (is a) modest alteration that would not have any discernible impact on the character of the host property or harm the wider conservation area. The principle of a rear dormer is already established on the property and the modest increase in mass, maintaining adequate

setbacks from the side of the building, would not result in a dormer that dominates the rear roof slope.'

The enlarged dormers will be clad in lead, the new timber frame sash windows will be painted white on the street elevation to match existing window below and new metal sliding window dark grey on the rear elevation to blend into the roofscape. The existing timber frame sash windows on the rear elevation will be painted dark grey for consistency.

3.3 The Camden Planning Guidance

'A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building.'

The proposed extension refurbishment will be sympathetic the existing building by bringing some soft contrast and referencing back to its proportions.

'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 proposed extension is in line with the existing rear extension and therefore has no adverse impact on the amenity of the neighbouring properties.

'In addition, the rear of some buildings may be architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape. The Council will seek to preserve these where appropriate.'

The removal of the existing conservatory on the first floor level and its replacement by a lower flat roof room will clear some space at the top of the bay window, highlighting its distinctive shape. The contrasting render finish to the extension will make the original house shape stand out rather than being altered, which is the case with the poorly matching brick finish to the existing extension.

'Rear extensions should be designed to:

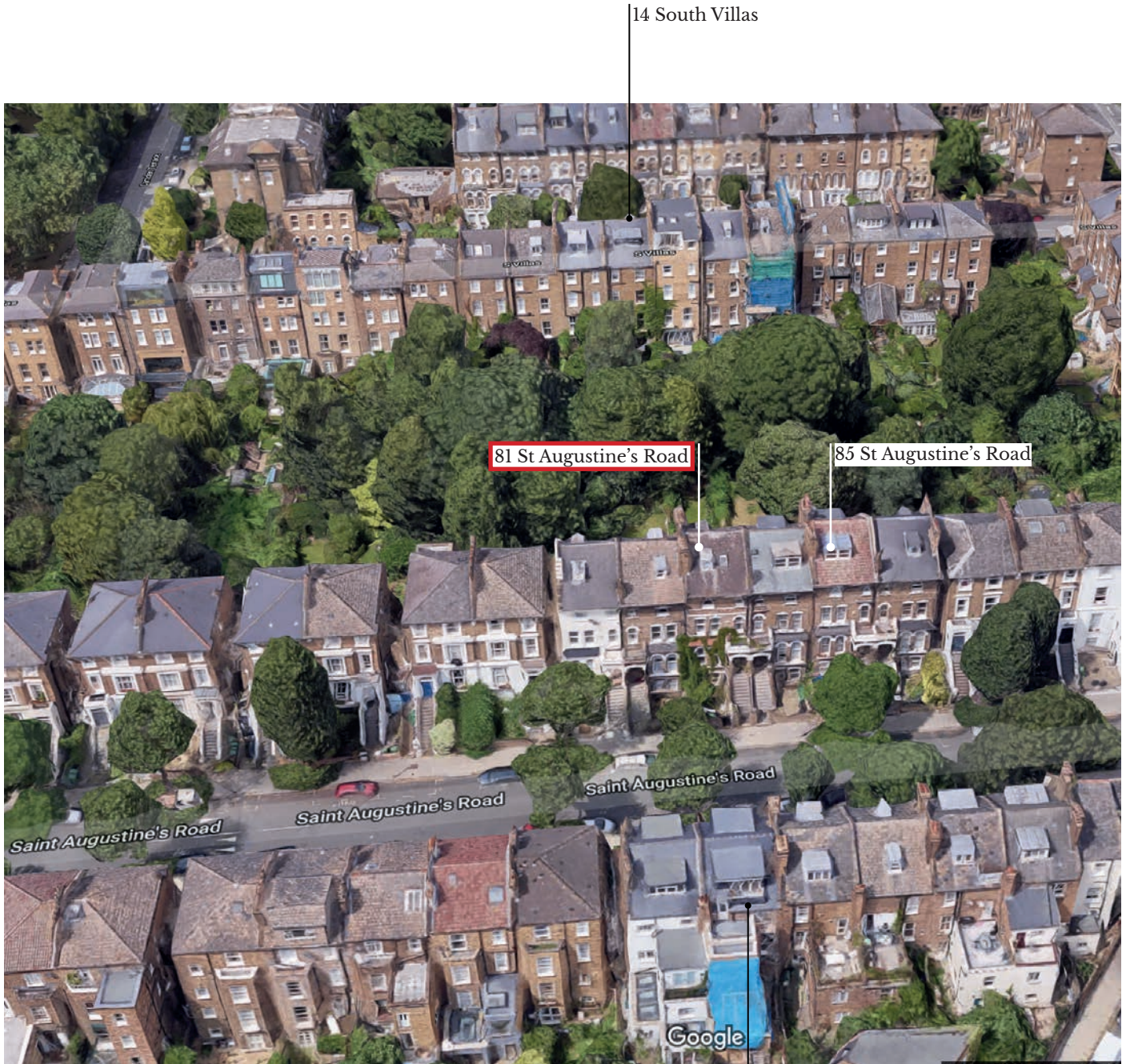
- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;*
- respect and preserve the original design and proportions of the building, including its architectural period and style;'*

The scale and grid of the existing Victorian sash openings are reflected in the proposed extension which follows a grid to create double glazed windows and doors that provide light, allow natural cross ventilation on the lower and upper ground floor levels and helps to capture heat from winter sun. The replacement of the conservatory pitched roof by a flat roof will hint back at the adjacent bay of the original house whilst bringing a simpler and more sympathetic design to the house extension.

'Alterations to, or the addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form. [...] They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation.'

The enlarged rear dormer will be set back from the gable parapets by 500mm either side, located 1145mm away from the roof ridge and 1100mm from the lower eave. Therefore the overall structure of the roof form will be maintained. The enlarged front dormer will be smaller in size matching those of No. 83 & 85 St Augustine's road bringing consistency to the street roofscape.

3.4 Existing Conditions



Aerial view of St Augustine's Road and South Villas roofscape.

84 St Augustine's Road

No 79 St Augustine's Road

No 81 St Augustine's Road

No 83 St Augustine's Road



View of 81 St Augustine's Road street elevation.

3.4 Existing Conditions

No 83 St Augustine's Road

No 81 St Augustine's Road

No 79 St Augustine's Road



View of 81 St Augustine's Road rear elevation.
Existing extension to be remodelled.

3.4 Existing Conditions

Dormer to be enlarged to match the one of adjoining property.



View of 81 St Augustine's Road street elevation, dormer to be enlarged.

3.4 Existing Conditions

Conservatory to be replaced by high thermal performance windows and flat roof.

Dormer to be enlarged, set back by 500 mm from gable parapets.



View of 81 St Augustine's Road garden elevation. Extent of the works indicated.

Extent of lower ground floor extension.

3.4 Existing Conditions

Extent of lower ground floor extension.



View of 81 St Augustine's Road lower ground floor garden elevation. Full width extension outlined.

4. Design Statement

4.1 Use

The proposed use of the enlarged rear extension is to provide a bathroom and a study space on the lower ground floor level and bring in natural light. This will create a roof terrace linked to the kitchen and to the existing extension at upper ground floor level leading to the garden level below.

The conservatory replacement by a fully thermally insulated room will allow to use the space as a laundry room.

The enlarged dormers in the loft will generate extra head-height, allowing for a better use of the bedroom volume and for a more suitable bathroom footprint.

Internal alterations include rearranging the layout of some of the existing amenities in relation to the proposed refurbishment of the existing extension. Most of the internal works will focus on improving the size and layout of the existing bathrooms.

Access to the house will remain unchanged.

4.2 Form

The design aims to create a discreet and appropriate rear extension for the conservation area, based on the bulk of the existing extension. The proposal will not be visible from street level positions and from most rear gardens of neighbouring properties. Care has been taken to ensure that the proposed improved extension will not exceed the depth of the existing extension, thus, there will be no impact on the neighbouring properties or the original rhythm of the terrace.

The roof dormers have been designed with care to ensure no adverse impact on neighbouring properties and continuity to the roofscape. The street facing dormer will replicate the proportions and location of directly adjoining properties at No. 83 and 85, creating a regular rhythm. The garden slope dormer will be appropriately set back to maintain the shape of the roof structure. The depth and the vegetation density of the gardens between South Villas and St Augustine's road shelter any direct view onto the roofs. Many of the neighbouring properties do have enlarged dormers on the garden side. The proposed rear dormer on 81 St Augustine's road will be in the continuity of improvement works done in the area and will have no inappropriate effect on the neighbourhood.

The internal works would not cause any undue harm to the unity of the terraces.

4.3 Materiality

The proposed refurbished and enlarged extension will be white rendered to match the house existing painted details. It will feature large extents of high thermal performance, double glazed and dark grey timber framed windows and doors.

The upper ground floor terrace will be a timber deck, the flat roof to the first floor will be an EPDM membrane with a green roof system that will contribute to the biodiversity of the area.

The roof dormers will be lead clad with timber sash windows on the street side and metal sliding windows on the garden side. A hot water solar panel will be located on top of the rear dormer. It won't be visible from the street or the gardens.

4.4 Daylighting

The proposed double glazing facade to the lower ground floor and larger openings to the existing extension will provide superior daylighting to the study and the bathroom on the lower ground floor and the hall/bootroom on the upper ground floor. The proposed French doors to the kitchen on the upper ground floor will increase daylighting into the upper ground floor level. The enlarged dormers will significantly improve daylight levels in the loft, while the fixed rooflight above the stairwell will provide much needed natural lighting in this volume.

All existing windows will be retained.

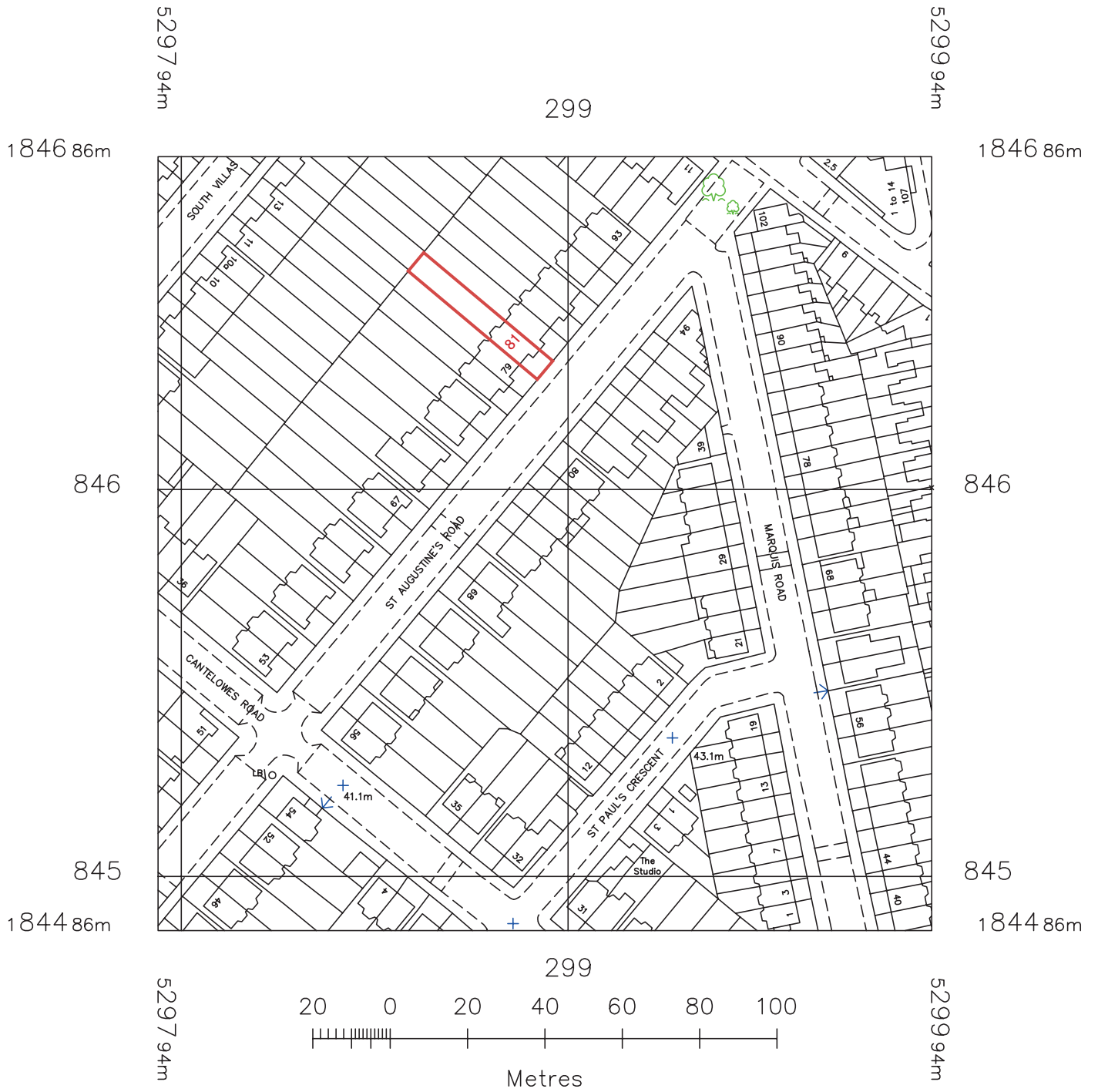
4.5 Schedule of areas

Proposed enlarged rear extension GIA: + 7.90m²

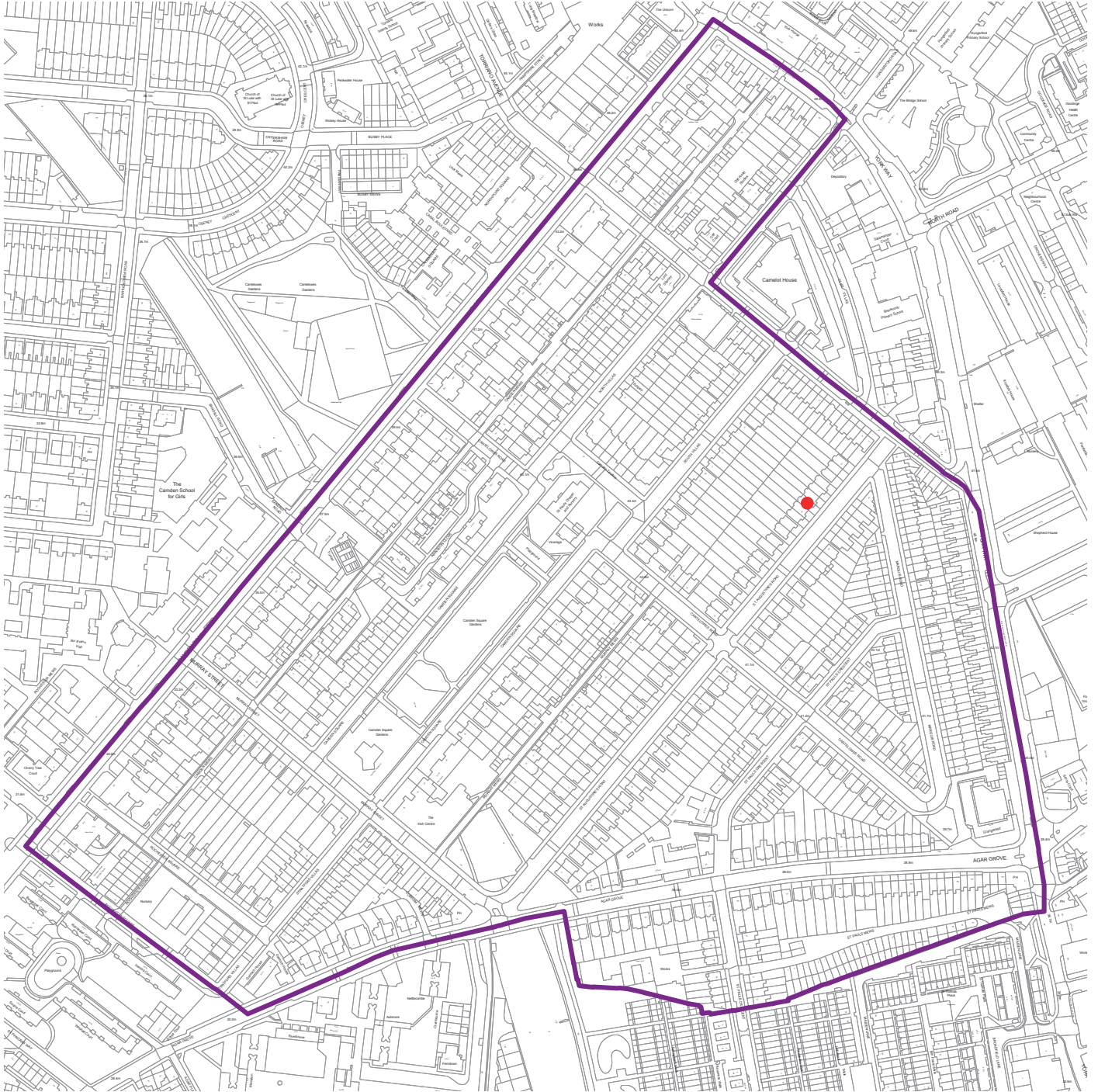
Proposed rear dormer extension GIA: + 4.68m²

5. Appendice

5.1 Location Plan

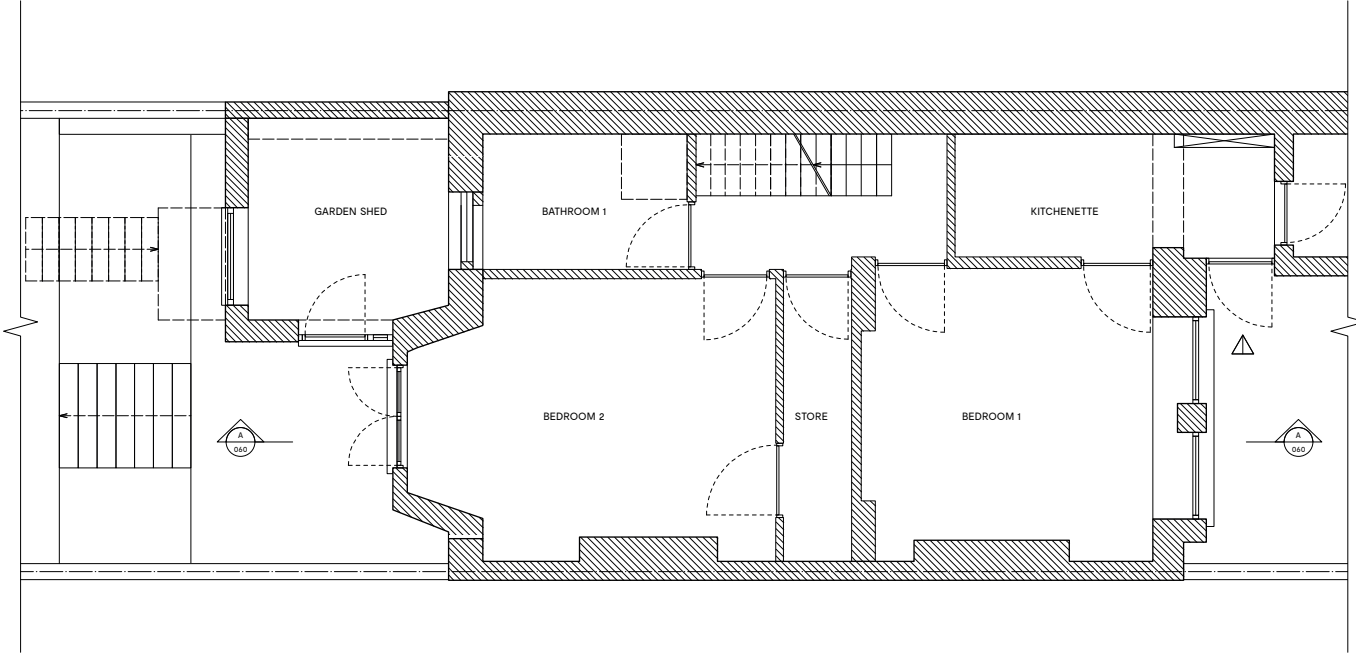


5.2 Conservation Map Area

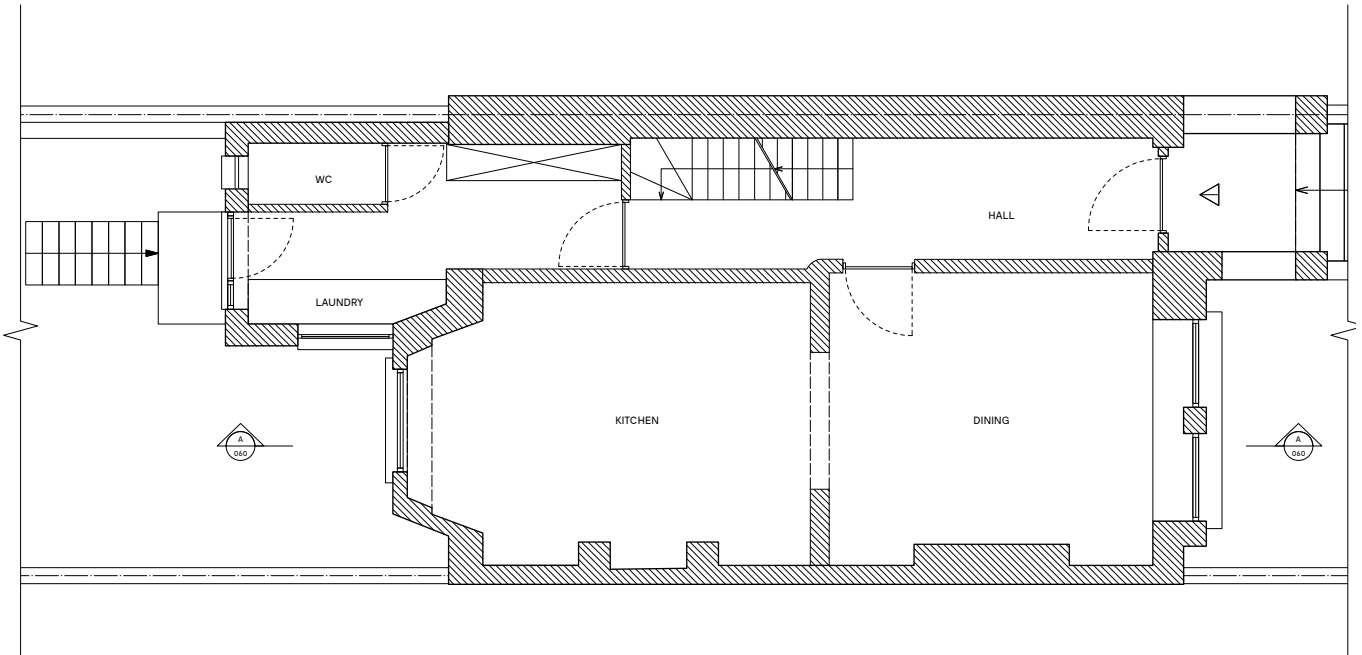
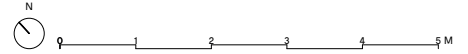


Camden Square Conservation Area Map

5.3 Existing Drawings Lower and Upper Ground Floors Plans 1:100

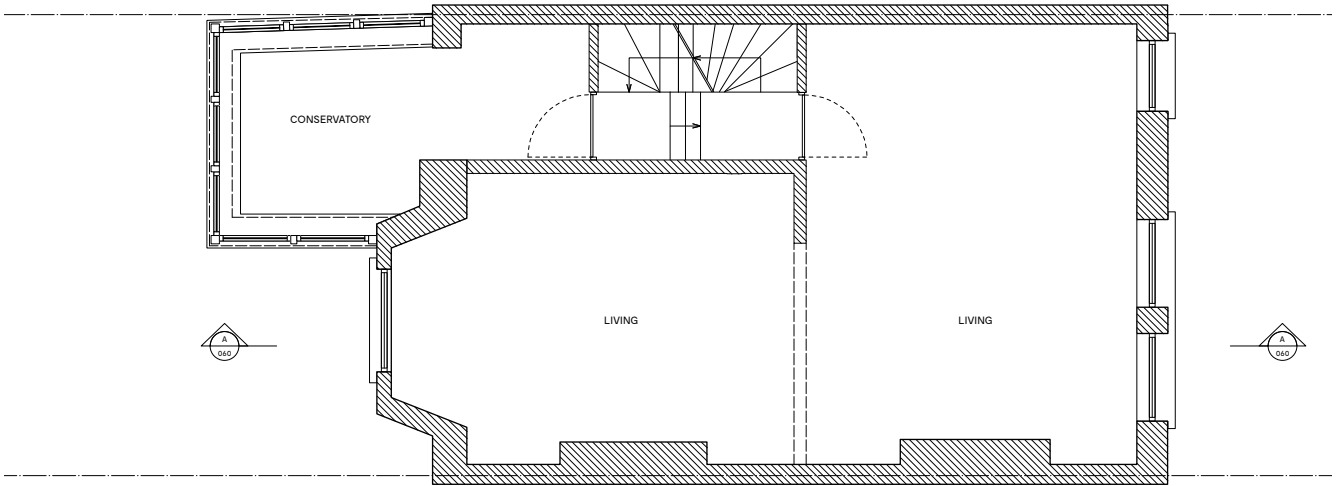


1 EXISTING | LOWER GROUND FLOOR PLAN
001

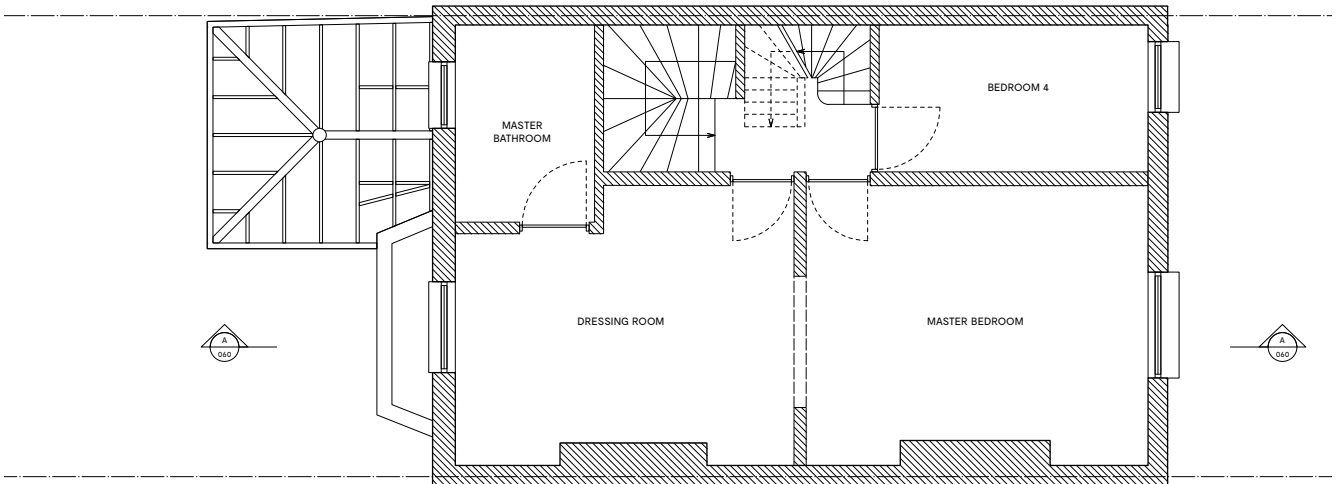
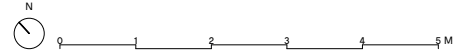


1 EXISTING | UPPER GROUND FLOOR PLAN
002

5.3 Existing Drawings First and Second Floors Plans 1:100

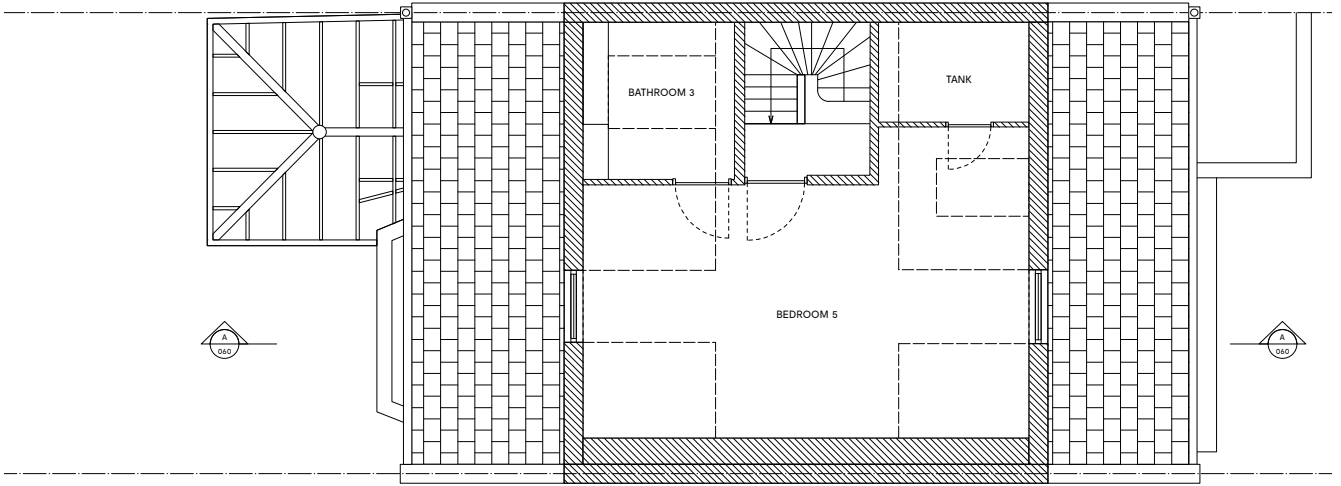


1 EXISTING | FIRST FLOOR PLAN
003

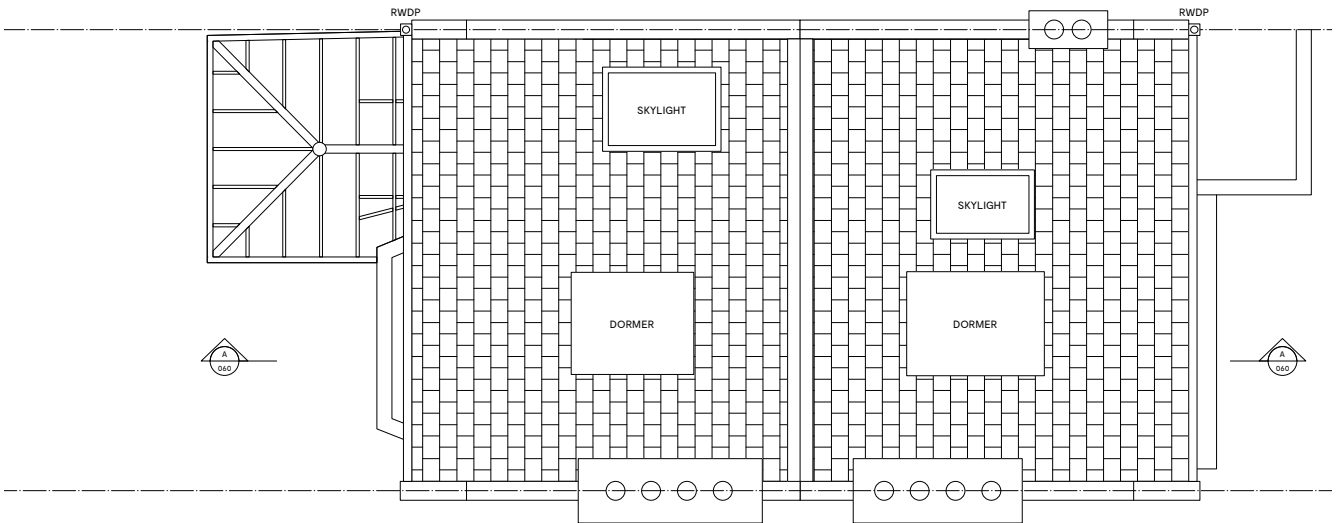
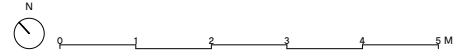


1 EXISTING | SECOND FLOOR PLAN
004

5.3 Existing Drawings
Loft and Roof Plans 1:100



1 EXISTING | LOFT FLOOR PLAN
005



1 EXISTING | ROOF PLAN
006

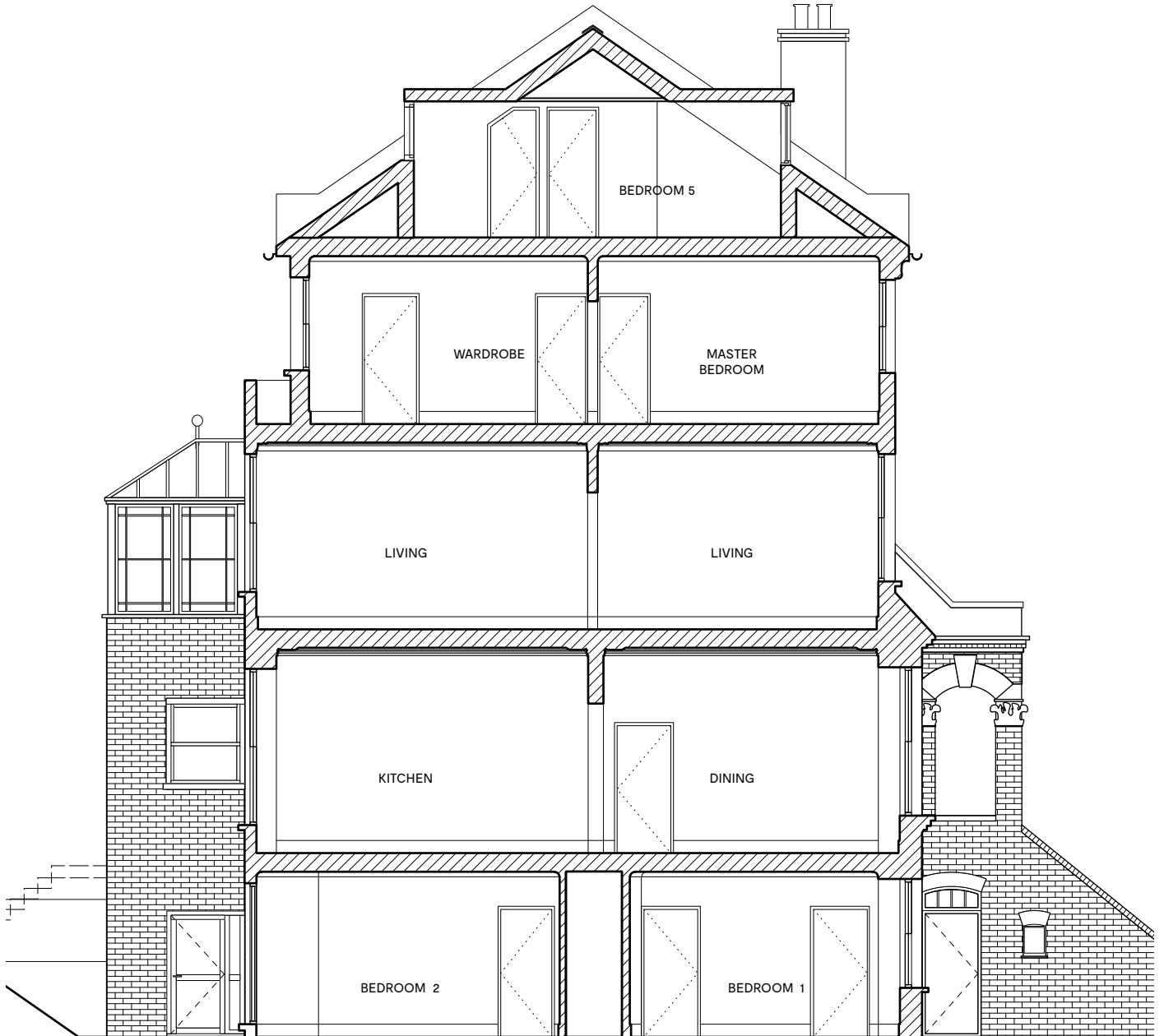
5.3 Existing Drawings
Street Elevation 1:100



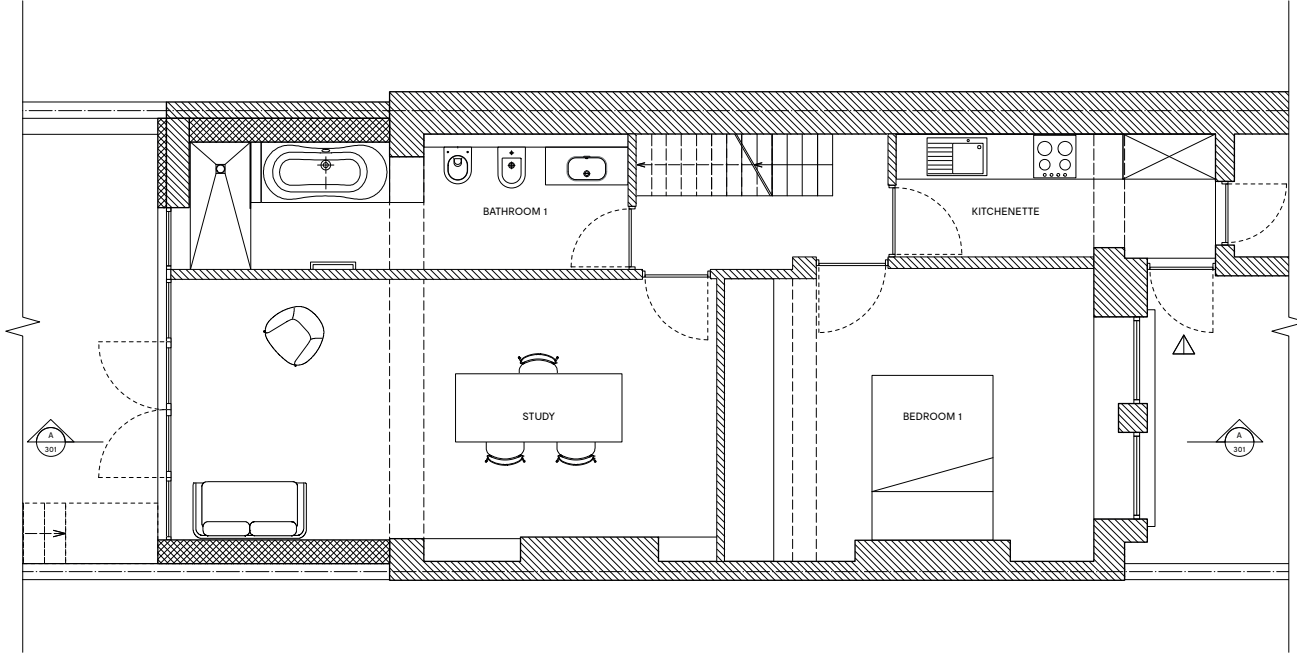
5.3 Existing Drawings
Garden Elevation 1:100



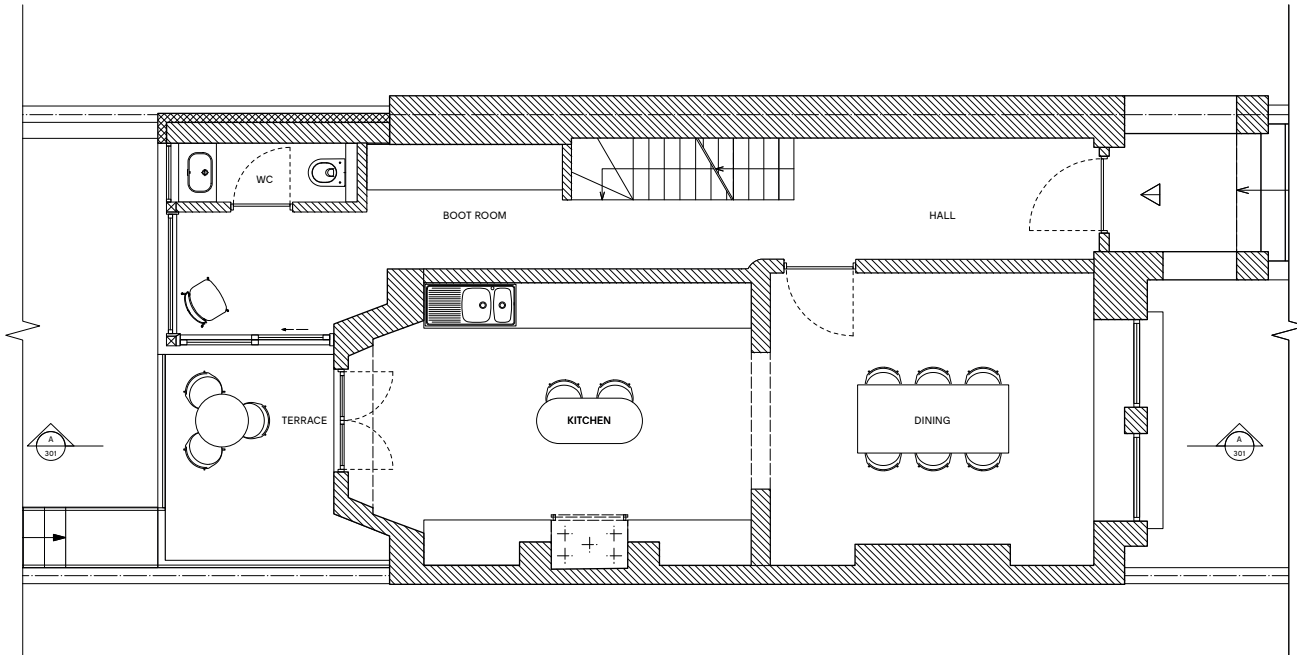
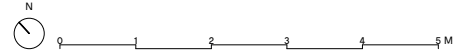
5.3 Existing Drawings
Section 1:100



5.4 Proposed Drawings Lower and Upper Ground Floors Plans 1:100

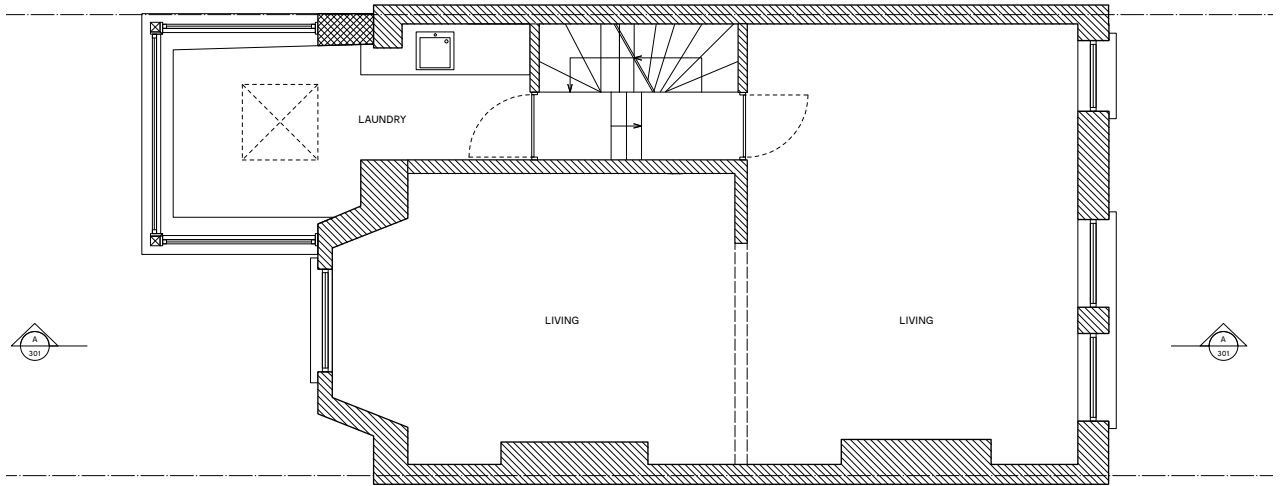


1 PROPOSED | LOWER GROUND FLOOR PLAN
101

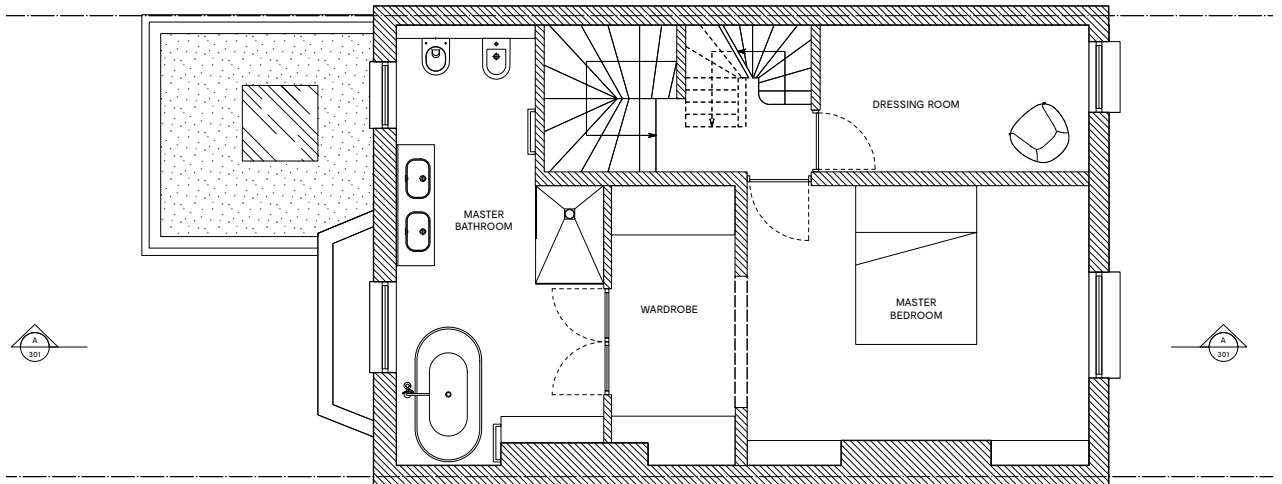
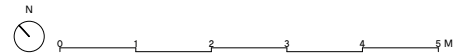


1 PROPOSED | UPPER GROUND FLOOR PLAN
102

5.4 Proposed Drawings First and Second Floors Plans 1:100

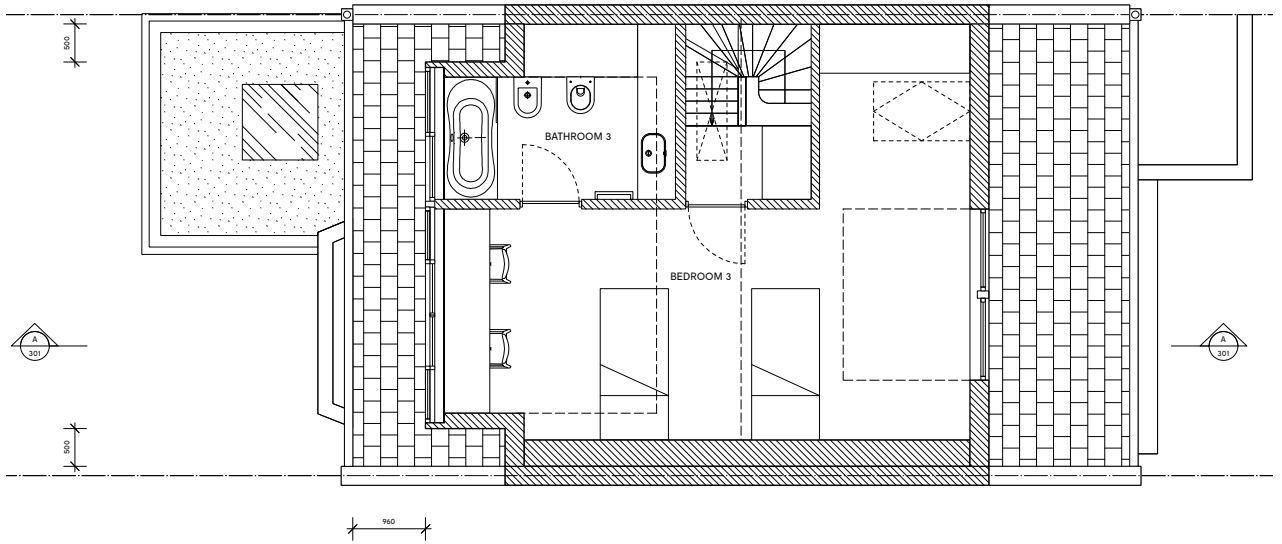


1 PROPOSED | FIRST FLOOR PLAN
103

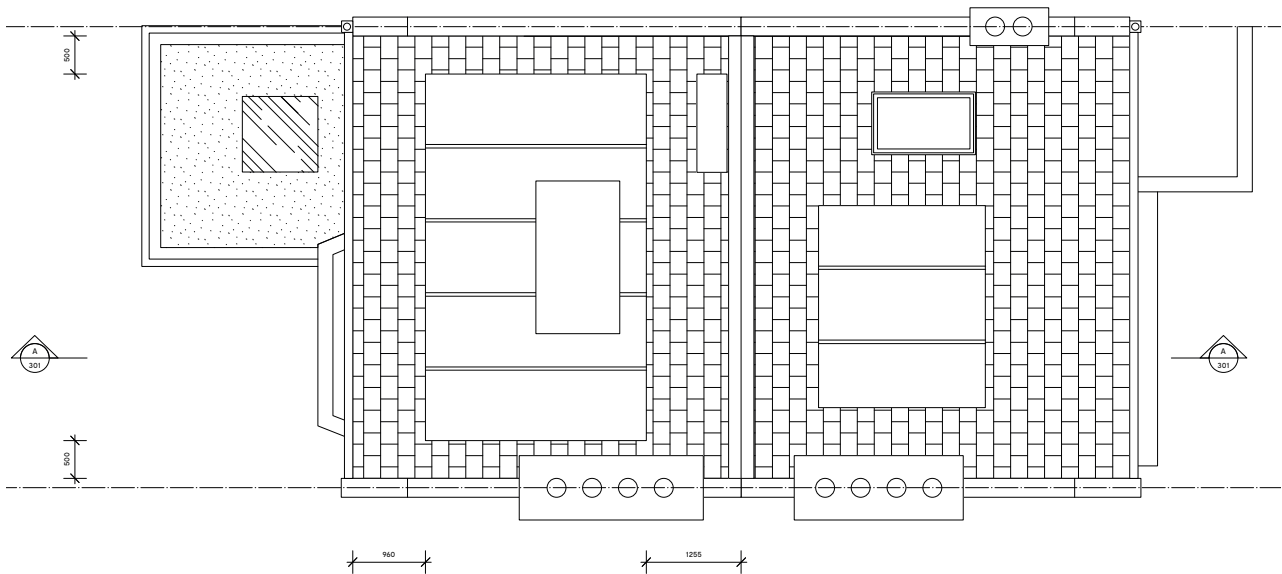
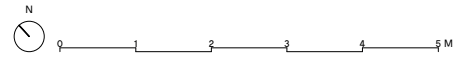


1 PROPOSED | SECOND FLOOR PLAN
104

5.4 Proposed Drawings Loft and Roof Plans 1:100



1 PROPOSED | LOFT FLOOR PLAN
105



1 PROPOSED | ROOF PLAN
106

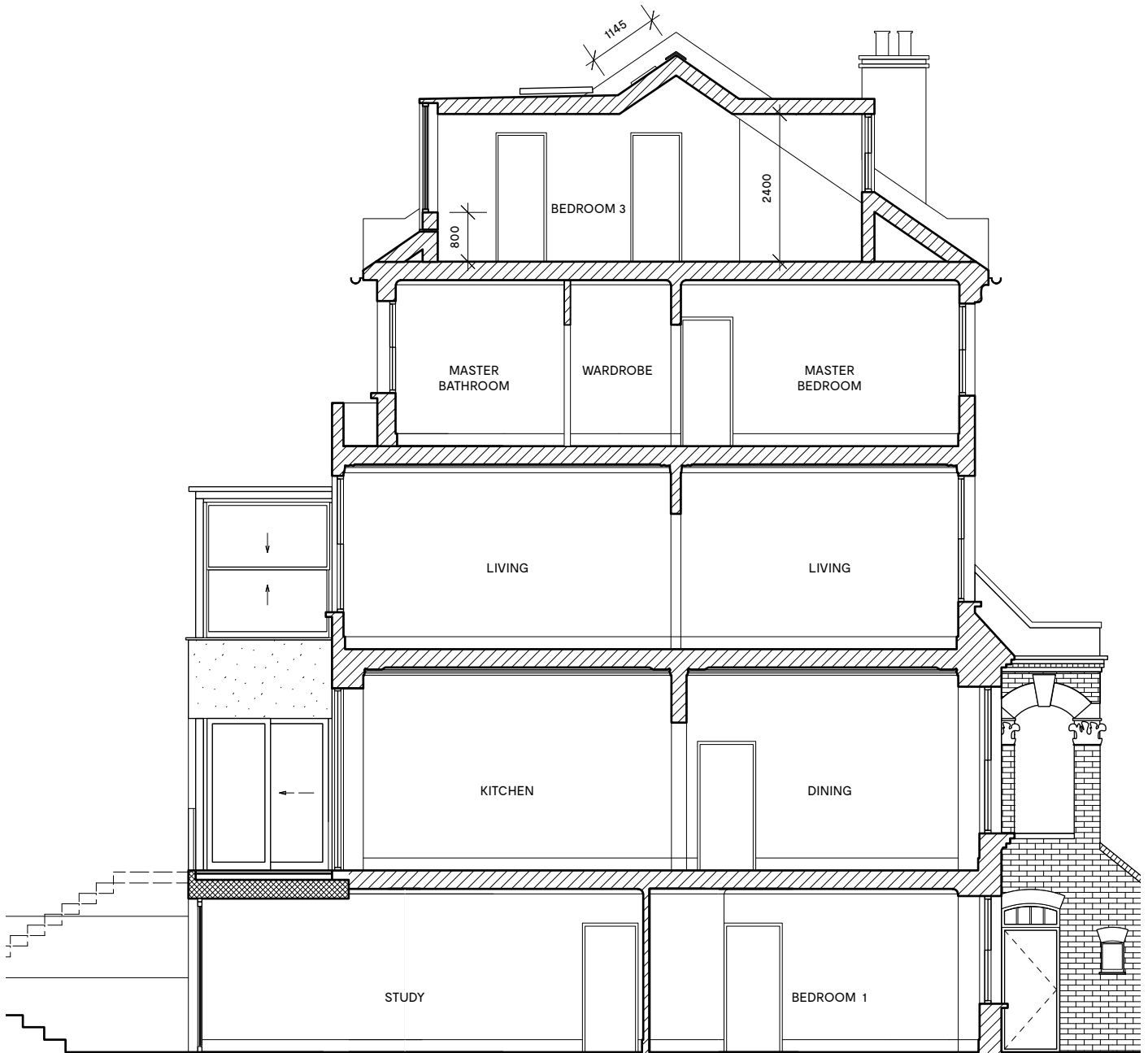
5.4 Proposed Drawings
Street Elevation 1:100



5.4 Proposed Drawings
Garden Elevation 1:100



5.4 Proposed Drawings
Section 1:100



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Aurore Baulier RIBA

Unit 5E - Stamford Works
Gillett Street
LONDON N16 8JH

Phone: +44 (0)75 8284 3659
Email: info@atelierbaulier.com

ARB registration 081323K

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