

## Design and Access Statement

Job Ref: 113  
Oct 2018  
Rev: /

105 Queens Crescent  
London  
NW5 4EY

### 1.0 Introduction:

This report has been produced by McAlisterGill Architects on behalf of our client Paul Cohen and Victoria Day. The Design & Access Statement describes the proposed extension and alterations to 105 Queens Crescent.

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2.0 Analysis of Building and Context:

Queens Crescent is situated within the London Borough of Camden. Running North South the crescent is flanked on the west side with clusters of terraces. The facades a mixture of render/stucco interspersed with some stock brick. To the East side, the terraces face several residential blocks that make up the St Silas Estate. Circa 1960s /1970s the red multi-brick dwellings tend to favour horizontal forms. Further, North Queens Crescent Market can be found.

Originally built as 4 storeys, an additional storey was added to 105 Queens Crescent in the 1980s. Around the same time, the lower ground floor was segregated from the main house, to provide separate living accommodation.

The house has a brick frontage with original stucco features, albeit deformed in places. One presumes due to poor maintenance and crude repair over the years. Front porches help signify the central position of 105 and 107 within the terrace of eight. Window surrounds to the second floor appear to have lost their ornate surrounds. Moreover, all the windows retain timber sashes.

To the rear of 105 Queens Crescent a two storey yellow brick extension with a small roof terrace has been added. Concrete lintels and fenestration indicate a construction circa 1960's – 1970's. The fenestration is relatively modern in style by comparison. A small brick out house adjoins the rear wing providing garden storage.

The additional storey added to the roof is of timber construction. Patio doors to the rear lead out onto a small balcony.

Whilst the property is far from dilapidation, it is clear that the house needs modernising to bring it up to modern standards.

The Property is currently subdivided with the lower ground floor operating as an autonomous 1 bed flat.



View of terrace from roadside

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View of existing front façade from roadside



View of existing rear wing from light well



View of existing rear facade from garden

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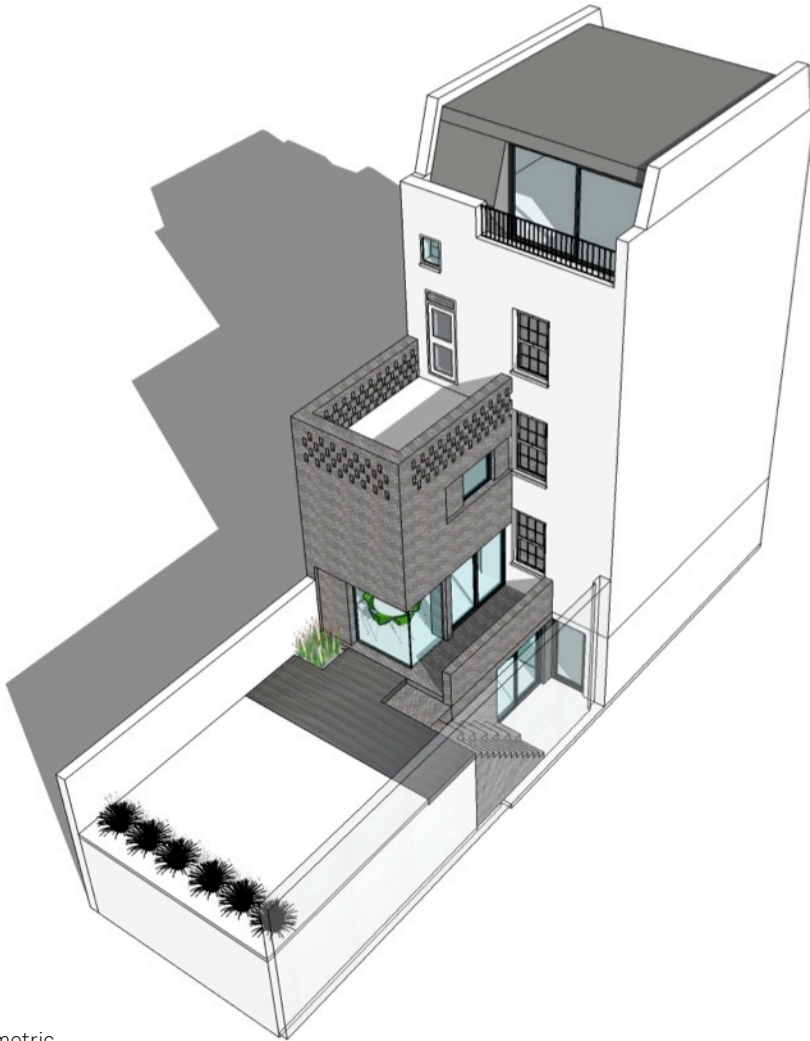
### 3.0 Proposed Development:

The proposed scheme for 105 Queens Crescent starts by reconnecting the the lower ground floor with the upper floors, returning to the status of the property to a single family dwelling. The proposed aims to rejuvenate, modernise and extend the house for the young family. We believe the proposals visually enhance and improve the workings of the house, with a modern, yet sensitive approach that respects the character of the existing.

Aims and justifications for the proposed as follows:

- Convert the property back into a single dwelling house by reinstating stair access from GR to LGF. This will provide adequate bedroom space for the family.
- Replace the rear wing at the rear to remedy the leaky structure and to provide a modern insulated construction that will be more thermally efficient. - Note the proposed floor plate does not increase the area.
- Extend into the light well of the lower ground floor to provide 3no. good sized bedrooms for sleep and study. We don't believe this impacts on the local amenity given the sunken/concealed nature of the existing light well.
- Provide access to the rear garden from the lower ground floor by way of adding steps, in order to maximise the enjoyment of the garden amenity, whilst improving natural light levels to the rooms to the rear at lower ground floor level.
- The existing roof terrace is to remain – the continuation of the brick simplifies the form, help disguising the fact that a roof terrace exists. Albeit, perforations in the brickwork allow light to penetrate through, adding a degree of lightness to the form.
- Upgrade the fenestration to roof addition to provide better thermal performance and increase daylight levels.

4.0 Visuals



Proposed Axonometric



Proposed Perspective

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5.0 Access

The proposal does not alter access to this property

6.0 Trees:

No trees on site will be affected by the proposal.

7.0 Impact Statement:

The delivery of key planning policy aims, in particular:

- |                                      |                                     |
|--------------------------------------|-------------------------------------|
| • Planning obligations               | N/A, extension to private residence |
| • Travel plan                        | N/A, extension to private residence |
| • Affordable housing                 | N/A, extension to private residence |
| • Town centre uses                   |                                     |
| (impact and policy tests assessment) | N/A, extension to private residence |
| • Employment                         | N/A, extension to private residence |
| • Socio-economic                     | N/A, extension to private residence |
| • Regeneration                       | N/A, extension to private residence |

The impact of the development on its immediate vicinity, in particular:

- |                                 |  |
|---------------------------------|--|
| • Lighting                      | Potential external residential lighting only   |
| • Daylight/sunlight             | N/A  |
| • Noise and vibration impact    | To be adhered during construction by contractor<br>natural ventilation strategy, with residential<br>level extract from kitchen and bathrooms. |
| • Ventilation/extraction        |  |
| • Site waste management plan    | To be adhered during construction by contractor  |
| • Code of construction practice | To be adhered during construction by contractor  |

The impact of the development on the wider area, in particular:

- |                               |  |
|-------------------------------|--|
| • Flood risk                  | Proposal does not increase flood risk level of<br>the site from current status |
| • Aviation impact             | N/A, extension to private residence  |
| • TV & radio-reception impact | N/A, extension to private residence  |
| • Microclimate                | N/A, extension to private residence  |
| • Transport impact            | N/A, extension to private residence  |
| • Air quality                 | N/A, extension to private residence  |