

Design and Access Statement

Of an Application for Full Planning Permission with Conservation Area Consent in Camden Council



The Project, namely:

162_Bassett for project address '47b Bassett Street, London NW5 4PG'
Undertaken on behalf of: Mrs Charlotte Sisson

For

The Local Authority, namely:

Camden Council

On behalf of the Agent

The Architect, namely:

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RIBA 

Chartered Practice

Proposal:

- To install soundproofing between floor levels to isolate acoustically the ground floor flat (in ownership of Camden Council) from this property.
- To replace the existing single door to the rear terrace with a larger opening and a double-glazed Crittal door.

Location: 47b Bassett Street
London NW5 4PG

1.0 Summary

- 1.1. This Design and Access Statement has been prepared by *A Small Studio*, on behalf of Mrs Charlotte Sisson. She is the leaseholders of the site at 47b Bassett Street, NW5 4PG with the Freeholder being Camden Council.
- 1.2. This Planning Application seeks permission to widen the existing opening to the terrace (rear facing elevation) and install a new double crittal door to the terrace.
- 1.3. This Planning Application does not seek to make any alterations to the front street-facing elevation
- 1.4. The design and access of this proposal has been guided with reference to the local authorities planning policies, namely the Camden Local Plan (2017) and West Kentish Town conservation area statement (2005)

The statement should be read in conjunction with the submitted drawings and reports of the Full Planning Permission:

- Location Plan
- Existing Ground Floor Plan
- Existing Ground, First Floor, Second Floor & Roof Plan
- Existing Plans and Elevations
- Proposed Ground Floor Plan
- Proposed Ground, First Floor, Second Floor, Loft Level & Roof Plan
- Proposed Plans and Elevations

2.0 Context

2.1 Site Description

- The site is currently a single-family dwelling over two stories. The house is a terraced property built in a Georgian period style.

2.1 Site Context

- 47b Bassett Road, NW5 4PG is within the designated West Kentish Town Conservation Area.

3.0 Relevant Planning Policies

3.1 Policy

The guidelines on West Kentish Town Conservation Area states that: “The Council will seek to ensure that development in conservation areas preserves or enhances their special character or appearance, and is of high quality in terms of design, materials and execution.” **In this proposal the access to the rear-facing terrace widens and allows more daylight into the building. By installing double glazing, we seek to provide better heating performance. The proposed doors are crittal steel doors which feature minimum sightlines, offering an attractive appearance and are more secure than the existing timber single glazed door.**

“CB15 Original detailing such as front doors and surrounds, shopfront facades, ironwork (window cills, railings), timber framed sash windows and surrounds, boundary walls, decorative brickwork, and other facade details, where retained add to the visual interest of properties, and where removed in the past replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary. **In this proposal no original detailing will be damaged, replaced or removed.**

CB16 Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.” **The proposed rear doors to the terrace are will be slimline steel for a close approximation to the Georgian proportions.**

“CB19 The UDP provides the context and guidance for proposals for new development with regard to appropriate land uses. New development should be seen as an opportunity to enhance the Conservation Area and should respect the built form and

historic context of the area, local views as well as existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.” **This proposal respects the built form of the existing rear elevation, as it does not alter the built material or building and roof lines. The new doors keep within the existing height of the existing opening.**

The Camden Local Plan states that:

“7.1. Policy D1 Design “The Council will seek to secure high quality design in development. The Council will require that development:

c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;

d. is of sustainable and durable construction and adaptable to different activities and land uses;

e. comprises details and materials that are of high quality and complement the local character;” **This proposal is improving the thermal performance of the property. The double-glazed steel frame doors are a sustainable and durable solution. The proposed doors are not visible from the street, so they have no visual impact.**

4.0 Heritage Statement of Conservation Area

The following is an excerpt from West Kentish Town Conservation Area statement:

The West Kentish Town Conservation Area is characterised by long terraces of well detailed mid-19th century houses, such as those on Malden Road, Bassett Street, Allcroft Road, Coity Road, Rhyl Street, Marsden Street and Talacre Road, some now converted into flats, with some commercial properties mainly in Malden Road. St Leonard's Square, off Malden Road, is the only formal square and retains a character all of its own due to its more peaceful, private setting. There is only one religious building, the Evangelical Church in Bassett Street, built as the Albert Hall. Rhyl Street Primary School is a large late 19th century four storey building which dominates the road, providing a major break in the long terraces of residential property. The school, and the Fiddler's Elbow Public House on the corner of Prince of Wales Road and Malden Road, are the only listed buildings. Busy traffic is noticeable along Malden Road and Prince of Wales Road.

Most of the buildings were constructed as houses between 1840 and 1870, using yellow London stock brick in the late Georgian style. The buildings are generally three or four storeys high, and sometimes include basements. Most have stucco surrounds to the windows and front doors, with stuccoed parapet cornices with simple but robust mouldings. The "butterfly" or "M" roofs, which consist of two shallow pitches (in slate) meeting in a central gutter which runs from the back to the front of the building, are largely hidden. Some of the larger, more prestigious houses,

such as those facing Prince of Wales Road, Talacre Road, and Bassett Street, have channelled stucco to the ground floors with tri-partite or margin light sash windows to the ground floor. Nos. 66-70 Talacre Road are typical, with pedimented hood moulds over the large first floor sash windows. Almost all of the houses are therefore composed from the same palette of yellow (now brown) stock brick, white painted window and door architraves, and white painted stuccoed parapets, with the only variation in colour being provided by the front doors.

Bassett Street. This street was also developed between 1862 and 1870. The small front gardens, street trees, and the modern housing development on the east side, make views along it particularly interesting. Additionally, the Rhyl Street Primary School forms an important focal point at its southernmost end.

The long terrace on the west side (nos. 1-59) is divided by the former Albert Hall possibly suggesting a slightly later building phase to the northern section, which is much plainer. To the south, the buildings are made up of almost identical three storey houses, each two windows wide with a deep stuccoed parapet. The sash windows are very plain two over two sashes, some replaced in uPVC or aluminium. The ground floors are also stuccoed (some of it channelled) with hood moulds to the tri-partite windows, sometimes supported on console brackets. Further north the buildings are still built from stock brick, but without the stucco architraves.

4.0 Design

4.1 Existing Use and Layout:

The flat B is currently a single-family dwelling consisting of First and Second Floor. Flat A is a single-family dwelling owned by Camden Council.

There is currently no toilet in the family bathroom; and no sink in the separate toilet.

4.2 Proposed Use and Layout

The proposed use is to remain as residence for a single family dwelling. There is currently poor sound insulation between Flat A and Flat B and this proposal seeks to rectify this by installing acoustic sound insulation.

This proposal seeks to install a new toilet in the family bathroom connected to the existing soil pipe; and to install a new sink in the toilet connected to the existing soil pipe.

4.3 Design Principle

The design amendments sought for the renovation of the property are entirely about maintenance, repair and protection. We do not propose any material change to the visual appearance of the front elevation. To the rear of the property, the change in appearance is to widen the terrace door opening in order to allow for more daylight and easier access to the terrace.

4.4 Proposed Materials

The street-facing elevation will be kept as it is.

The existing rear opening to the terrace will be widened to allow for a double door. The new glazed doors are steel framed which will weather more gracefully than timber framed doors. The proposed new glazing is only for the first-floor rear elevation and it is not visible from the front street.

5.0 Use

The existing use is single occupancy residential and under the new proposal, this would not change.

6.0 Neighbour Amenity

This proposal of 47b Bassett Street does not have any effect on the neighbouring properties.

7.0 Floor Space

This proposal does not have any impact on the floor spaces.

8.0 Access

Access to the ground floor can be through the front entrance only, with no side or rear access. It has only access through a private entrance.

9.0 Landscaping

This proposal does not have any impact on the landscaping.

10.0 Sustainability

We are committed to designing into the scheme a high level of sustainability where possible. We intend to avoid the specification of ozone depleting materials and to use high specification glass for insulation and solar control. A major feature of the proposed scheme is that all new glazing will be double glazing throughout on a steel frame system. We intend to provide high levels of natural daylight and thermal performance:

- The improved insulation will improve the thermal performance throughout the loft level and improve conservation of energy.
- The new energy efficient lighting will improve conservation of energy.
- The new glazing will be double glazed.
- The new insulation will improve conservation of fuel.
- The new steel framed windows will improve the internal U-Value of the property.
- The new soundproofing throughout the first floor will improve the acoustic performance of the flat.

11.0 Conclusion

On a street-wide level, we believe this proposal has no material impact on Bassett Street because it makes no proposed alterations that are visible from the street. The proposal has little material or visual impact on the neighbours.

On a personal level, this proposal offers a substantial gain in quality of life for the Sisson family. They will continue to live in the property and be a part of the community in a comfortable home that is acoustically appropriate.

The changes have been designed to protect the front elevation. It does not propose changing or altering the front in any way. The design of this project is entirely focused on the rear elevation, which nods to the beautiful proportions of the Conservation Area by proposing minor amendments to the existing volume that will be meticulously detailed and built. Careful attention has been placed on selecting natural materials that age gracefully whilst providing maximum energy efficiency.

The high-quality design and construction of this project can be guaranteed because *A Small Studio* - an RIBA chartered practice- has been appointed from RIBA Stage 1 (Feasibility) through to RIBA Stage 6 (in-use) and we will act as Contract Administrators throughout the construction period, ensuring only the highest quality of materials, detailing and craftsmanship are employed throughout. We take great pride in the craftsmanship of building technology and work closely with builders to ensure the detailing of our schemes is immaculate.