

Camden Square Conservation Area Advisory Committee

17 Stratford Villas
London NW1

Date: 13 December 2018

Planning application Reference: 2018/5091/P

Proposal: Erection of single storey dwelling house (Class C3) fronting Rochester Square following demolition of existing garage within rear garden of 17 Stratford Villas.

Summary: In its current form and in the absence of information regarding choice of materials and certain design details, this development will not enhance the conservation and should be rejected

Comments

1. The drawings are technically adequate and the amount of information provided is of an adequate standard. However, there is some lack of detail as to how the proposed look of the building is to be achieved, an issue that is raised in more detail below
2. Whilst the height and volume of this modest single storey dwelling replacing an existing garage appear appropriate in relation to neighbouring buildings and the increase in height is approx. 0.5m, the increase in perimeter elevation along Rochester Square is approx. doubled from 4.5m to 9m
3. Although there are no adjacent buildings to relate to, the fenestration to the street façade is obscured by brickwork detailing in order to mimic a boundary wall and maintain privacy.
4. We have some concerns in relation to the choice of materials
 - 4.1. The brickwork is annotated as Light yellow London Stock. However visuals provided indicate a modern yellow brick (possibly wirecut) and the contrasting Umbra bricks from lbstock standard range are quite uniform yellow and modern-looking.



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- 4.2. It would be essential to see samples of this brickwork prior to construction, as the aspiration appears to be to emulate a garden wall.
5. The style of the proposed building is individual as the location lends itself to a “Stand-alone” design. The building is neither inspiring nor does it particularly enhance the area; the end result is so dependent on the quality of execution and materials chosen.
6. The Design and Access Statement highlights that the distances between neighbouring windows fall below recommended standards. However, screening methods have been adopted to mitigate this. It is unclear whether there is a loss of privacy between the rear higher-level windows of the neighbouring properties in Stratford Villas – a section from these windows to the fenestration in the proposal building could assess the sightlines details of which are not provided.
7. The use class C3 proposed is appropriate in this area, which is predominantly residential
8. The internal layout is generally well-considered.
 - 8.1. The bathroom is supposed to be Part M accessible, however whilst a wheelchair turning circle is shown, the WC location is not fully compliant, but detailed design could make it so.
 - 8.2. Cycle storage is indicated; however it is necessary to take through the house rather than having direct external access, which would be preferable.
 - 8.3. Internal storage provision is minimal and could be taken up by provision of necessary services.
 - 8.4. The brick slip roof to the one roofslope is a strange choice of material.
 - 8.5. It is unclear from the drawings how the roof/wall junction will be executed – there is no flashing or parapet indicated on any elevations (the junction is just a single line). In reality, it is assumed that this would have some thickness in one plane or another.
 - 8.6. It is questionable whether the sustainable features proposed be conditioned to ensure that they are delivered. All too often, such features are proposed as a positive benefit but engineered out at later design development.
9. Whilst the provision of additional housing in the area could be welcomed, the success of this development would depend entirely on the execution of the detailing.
 - 9.1. At present, there is insufficient information on exactly what the brickwork would look like, and given that the entire elevation to the street, as well as one

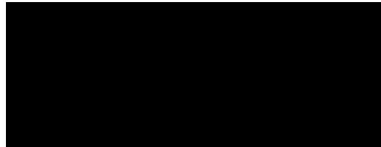


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of the roof-slopes is to be brick-clad this element needs to be specified exactly. (At present it appears to be a uniform yellow, whereas a stock similar to that of the existing garage would be preferable to blend with the surrounding garden walls).

- 9.2. Sustainable features are offered as a benefit to the proposal; however, in the absence of strict enforcement it is questionable whether they will be delivered.
- 9.3. Local examples which are given as precedents for the area are not all good examples for preserving or enhancing the conservation area (eg rear of 144-146 Camden Road) so the expectation must be elevated from this level of execution.

In its current form and in the absence of information about the materials to be used and the lack of certain design details. this development will not enhance the conservation area and we could not support the application.



Signed:

David Blagbrough
Chair
Camden Square CAAC

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