



Tel: 020 7485 6400

WARNING
ALWAYS WEAR YOUR SAFETY GEAR
Intruder
Detection
Devices
020 8969 6562

P
CA N
Blue

Design & Access Statement
Heritage Statement

8c Murray Street
London, NW1 9RE

Wren Duyvestein

August 2019

CLIENT: Wren Duyvestein

SITE ADDRESS: 8c Murray Street
London, NW1 9RE

DATE: 1 August 2019

Design & Access Statement



PLANNING STATEMENT _ *Mansard dormer window extension and replacement; Replacement and enlargement of existing skylight.*

SITE INTRODUCTION _ The site is located within the London Borough of Camden, North West London. Located towards the eastern border of the borough on the boundary with Islington and close to Camden Road station. The site forms part of a row of terraced houses and whilst not listed it does lie within the Camden Square Conservation Area.

The site is flat 8c located on the third floor, at mansard roof level of No. 8 Murray Street. Previously part of two adjacent curtilage the separating wall between No. 8 & 9 has been removed to create one larger lateral flat. The front elevation shows 2 uniform dormer sash windows for each original domain similar to most properties along the terrace. The rear of the property is more ad hoc with flat 8c having 3 openable rooflights and a larger 4 pane casement dormer window into the main living space. This level of variation continues along the terrace with different types of window, sizes and placement. There is also a small skylight allowing more light in to the entrance space and corridor. The existing flat is approximately 65sq.m GIA.

Sitting within a conservation area the preservation and enhancement of the built environment is important when considering extension proposals.

PROPOSAL _ The proposal consists of extending the dormer window to the living space at the rear of the property, making it 620mm wider and 300mm deeper. This gives a proposed width of 4.02m externally. The cills have been lowered behind the parapet by 450mm (300mm above FFL) and the opening split into 5 traditional style, white-painted timber bifold doors. The existing skylight into the corridor has been replaced to be wider and longer version matching the corridor dimensions allowing more natural light into the centre of the plan.

DESIGN ASSESSMENT _

Use The proposal does not seek to change the current C3 use of the site.

Amount The proposal provides a total GIA of 66.4sq.m C3 use, an additional 1.4sq.m combined with the existing 65sq.m.

Layout The extended dormer helps maximise the space in the main living area and flood the space with natural light. The skylight to the corridor brings more light into the centre of the plan making the corridor feel less confined.

Scale The extending of the dormer is intended to increase the usable internal space whilst also ensuring externally the dormer remains respectful of the facade and terrace as a

CLIENT: Wren Duyvestein

Design & Access Statement



SITE ADDRESS: 8c Murray Street
London, NW1 9RE

DATE: 1 August 2019

whole. The mass has moved towards the parapet but still sits back from it respecting this continuous line of the terrace. The sides also sit approximately 475mm in from the brick parapets ensuring it does not appear overbearing and sits well into the roof.

Landscaping/Amenity

The private amenity to the flat remains unchanged. As a mansard roof level flat, 8c does not currently have a balcony or external amenity space. By lowering the cill level of the dormer window and having taller inward opening bifold doors this gives the inhabitants more sense of the external, allowing their internal space to feel external when open.

Appearance

The proposal aims to be sympathetic and considerate in its appearance to the adjacent and surrounding built environment and character through the use of relevant materials, design, form and detail. The appearance of the front facade remains unchanged helping protect the uniformity of the streetscape in the conservation area. The extended dormer to the rear will be clad in a dark zinc to offer a contemporary design solution which sits well with, and remains subservient to, the existing slate covered roof. The darker zinc colour will improve the overall appearance of the roof compared to the current lead covered dormer. The types of window used along the rear of this row of properties vary considerably especially at roof level with rooflights, casement windows and aluminium sliding windows all seen. In order to preserve the conservation area character we have chosen traditional style white-painted timber bifold doors as they provide a sensitive solution, similar to the existing windows.

Access

Primary access to the property remains unchanged using the flat entrance door from the communal corridor accessed directly off Murray Street.

Traffic & Parking

The existing property does not have off road parking. This remains unchanged in the proposal.

Waste & Refuse

The existing waste and refuse strategy remains unchanged to accord with Camden council standards.

CLIENT: Wren Duyvestein

SITE ADDRESS: 8c Murray Street
London, NW1 9RE

DATE: 1 August 2019

Design & Access Statement



CONSERVATION & HERITAGE_ *Camden Square Conservation Area*

The area was developed in the mid 19th century and remains a largely intact and successful piece of town planning. The streets are characterised, in the main, by large Victorian houses of three to four storeys. Generally these are either semi-detached or terraced houses, although detached villas are also present. Typically the street facades of the buildings are of stucco at the lower levels with London stock brick above. Some properties have all-stucco street elevations, particularly on Camden Square.

Murray Street

The southern end of Murray Street, where the site is located, consists primarily of terraced houses formed of ground floor business units with three storeys of residential use above, including at mansard roof level.

The ground floor level units are largely glazed combined with painted timber or render. Upper floors are clad in brick with slate fronted mansard roofs. The windows of the upper residential floors create a strong rhythm along the street. Again at mansard roof level this rhythm continues except for a few breaks where a mansard has not been constructed.

Windows in the Conservation Area

Windows in the period buildings are generally timber sashes. Buildings from the 1840s and 1850s commonly have wide centre panes with narrow side panes (marketed as 'picture windows'), whereas those from the 1860s have three part glazing with undivided central sashes. Although the larger windowpanes are typical, in replacement windows there is a tendency to over-historicise with 6 over 6 glazing patterns which by the start of this development had been relegated to rear elevations where a stylish appearance was deemed insignificant and money could be saved. There is a far greater variety of detail in the mews, with timber, metal and PVC windows of varying types and character.

Conservation Area Response

Recognising the value and importance of the Murray Street terrace and the character and rhythm it maintains, the design changes described in this proposal do not seek to make alterations to the front elevation instead choosing to preserve. The rear of the properties, whilst still possessing their own conservation merit, do not hold the same consistency as the front street elevation shows. Looking closer at mansard roof level, where our dormer change is proposed, the row shows considerable variance with rooflights, dormer casement windows and even sliding doors. The locations of the openings and sizes also show variation. Our response whilst making the opening larger tries to not vary too much from the existing condition. It is important the dormer sits subserviently into the main roof and so we have ensured a notable gap is left between the side parapets and the dormer cheeks as well as down to the front parapet. The bifold doors will remain in keeping with the existing casement windows through the traditional style and white-painted timber finish.

CLIENT: Wren Duyvestein

Design & Access Statement



SITE ADDRESS: 8c Murray Street
London, NW1 9RE

DATE: 1 August 2019

SUMMARY_

In summary, it is proposed the application is in keeping with planning guidelines and policies and provides a sensitive cohesive solution to creating further usable more adaptable space on the site, respectful of the character of the existing building, surrounding conservation area and beyond. This is achieved through a considered design approach and inherent consideration of the surrounding built environment including scale, form and materiality.

The dormer extension remains modest in massing, attempting through a small scale change to exponentially improve the internal space and establish more of a connection with the external. Alongside the proposed skylight above the central corridor the dormer window serves as a way of flooding the flat with natural light and making the spaces feel less confined and instead more open and inviting. Through the proposed dormer's materiality it is able to sit more naturally and subserviently than the existing lead condition, creating a final proposal that appears well thought out, coherent and cohesive.

It is therefore considered that the proposal will provide a positive contribution to the conservation area preserving and enhancing its condition, whilst satisfying the requirements of its occupiers.