

XAMI LTD
151 C Offord Road
London
N1 1LR
b@xami.com
XAMI.CO.UK
02039076874

London Borough of Camden 2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Dear Sir/Madam

Re: Design & Access Statement – 25 St Pauls Mews, London, NW1 9TZ

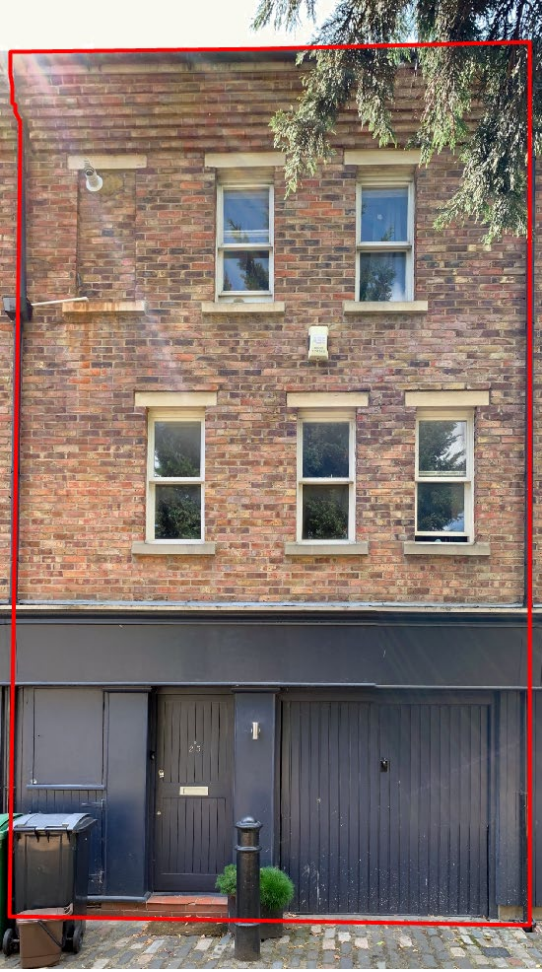
1. Introduction & Site Description

We hereby electronically submit a full planning application for the proposal, as follows:

- Part demolition of existing hipped roof and adjoining pitched roof.
- Erection of new gable roof extension.
- Erection of new rear dormer.
- Creation of two new roof lights to the front roof pitch.

This Statement should be read in conjunction with the existing and proposed application drawing set prepared by Xami Ltd.

The application site is located at 25 St Pauls Mews, London, NW1 9TZ at OSGridRef: TQ29978432. The existing property forms part of a long terrace of buildings on St Pauls Mews which are classically inspired townhouses built in the late 1980s to a design by the noted architects CZWG. The houses within the terrace are of a standard plan, consisting of a single storey at the front clad in timber to resemble traditional mews frontage and two brickwork storeys beneath a tiled pitched roof. The houses have modest gardens to the rear and no private space to the front. Each townhouse has its own garage housed within the properties, many of which have been converted into habitable rooms. The application site falls within the Camden Square conservation area, but the subject property is not listed.



Front elevation of No. 25 St Pauls Mews, extents outlined in red



Rear Elevation of St Pauls Mews, extents outlined in red.



Site plan: 25 St Pauls Mews, boundary extents highlighted in red.



Aerial view: 25 St Pauls Mews, boundary extents highlighted in red.

2. Context

Physical & social context

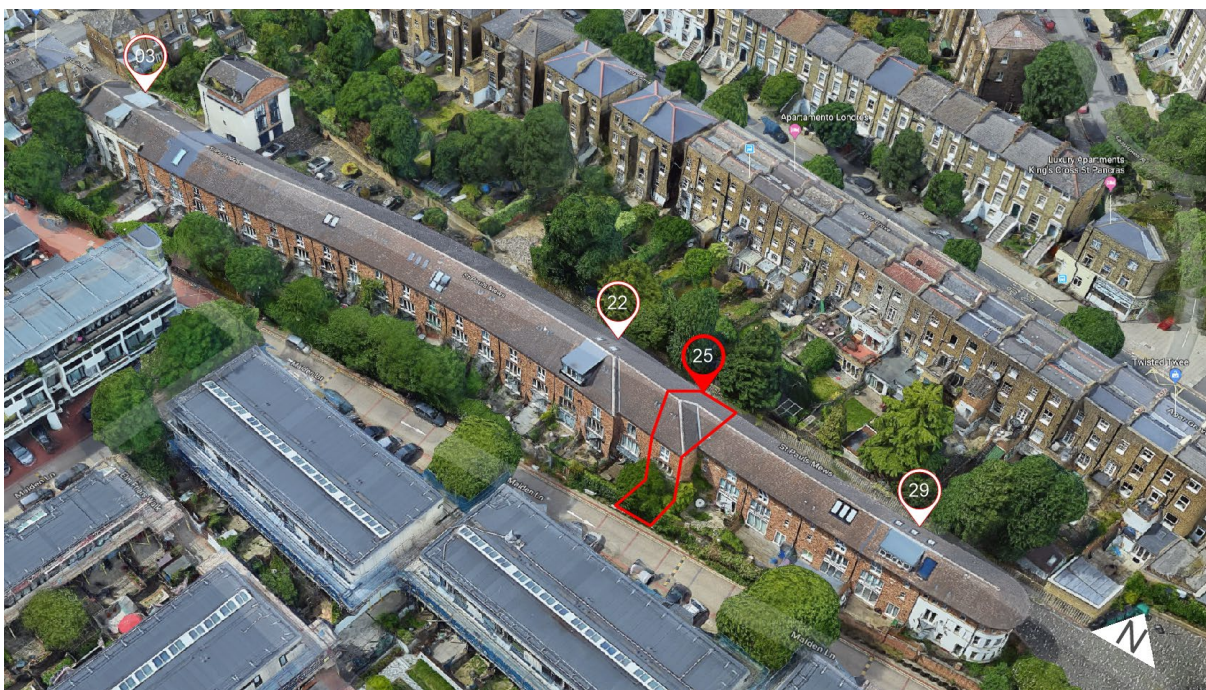
The application site, which is situated within the Camden Square Conservation Area, is located on the south side of St Pauls Mews. The conservation area boundary runs along the rear of the property curtilages in St Pauls Mews. The site is occupied by a three storey terraced dwelling that forms part of modern double curved terrace of properties. The application site is located towards the eastern end of the terrace.

St Pauls Mews is a private and gated development which is accessed from St Pauls Crescent to the west, and which is located to the rear of properties on Agar Grove to the north. Land to the south of the properties in St Pauls Mews forms part of high-density council estate which lies outside the conservation area, and which has recently undergone extensive redevelopment, including the construction of 7-storey residential blocks on York Way to the east of the application site. The existing residential properties to the rear of the application site front onto Maiden Lane.

Relevant planning history

The enclosed planning application is made following the previous submissions and successes of applications to neighbouring properties for similar schemes on St Pauls Mews, specifically:

- No. 3 St Paul's Mews (2016/4210/P): partial demolition to the rear roof and construction of a rear dormer
- No. 4 St Paul's Mews (2014/1630/P): partial demolition of hipped roof and construction of gable roof extension and rear dormer
- No. 22 St Paul's Mews (2016/6773/P): construction of a rear dormer
- No. 29 St Paul's Mews (2015/4418/P): construction of a rear dormer



In approving the above schemes, Camden Council set a considerable precedent for rear dormers that are not full-length (i.e. less than 50% of the overall width of the house), sit centrally within the roof, and are aligned to the windows directly below.

We note specifically the discussion around the construction of a rear dormer at No. 29 St Pauls Mews (2015/4418/P), whose architects noted that:

"The enlarged and centrally-located rear dormer is required so that the applicants can make full use of the loft space, and this approach is consistent with the policy expectation of making best use of Camden's housing capacity... [the dormer] would occupy little more than 50% of the width of the property... it was agreed during the course of the previous application that the rear elevation of the application property is barely visible from the public realm, and not seen at all from within the Camden Square Conservation Area... Furthermore the impact of the increased width of the dormer would not be material in the very constrained side-on view from York Way... it should also be noted that land on the left side of this view is currently subject to redevelopment which will soon prevent any wider view of St Pauls Mews from York Way."

In his final decision notice approving the wider rear dormer for No. 29, Camden's Director of Culture & Environment noted that:

"The proposed dormer would still be set down from the ridgeline to reduce its prominence and owing to the height of the building and the narrow lane onto which it faces the proposed dormer, although wider, would still not be readily visible in long-range views of the host building."

The proposed scheme for No. 25 has been designed with the above precedent in mind, and above all to be in keeping with the residential character of the area and in particular the block development it is in. The overall size, scale, design and layouts of the proposed scheme will provide a good-sized bedroom space for the resident family in accordance with relevant Local Development Policies, Core Strategy Policies and Supplementary Planning Guidance documents. This statement seeks to describe and illustrate the new proposals, provide detail in respect of the site context, and assess the scheme in relation to the relevant planning policies.

Planning Policy Context: National Policy

The National Planning Policy Framework (NPPF) states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning decisions should ensure that developments function well, establish a strong sense of place, optimise the potential of the site, respond to local character while not preventing appropriate innovation, create safe and accessible environments, and are visually attractive as a result of good architecture and appropriate landscaping. Design policies should avoid unnecessary prescription of detail but should concentrate on guiding the overall

scale, density, massing, height, landscape, layout, materials and access for new development in relation to the local area.

The NPPF states that, in determining applications, Local Planning Authorities (LPAs) should require an applicant to describe the significance of the heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. In determining applications, LPAs should take account of (i) the desirability of sustaining and enhancing the significance of heritage assets, (ii) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability, and (iii) the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Planning Policy Context: Statutory Development Plan

The statutory development plan comprises the London Plan of July 2011, the Camden Core Strategy which was adopted in November 2010, and the Camden Development Policies DPD which was also adopted in November 2010. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications and appeals to be determined in accordance with the development plan unless material considerations indicate otherwise.

Camden Core Strategy

The following policies of the adopted Camden Core Strategy, as summarised, are considered to be relevant to the issues raised by this planning application:

- Policy CS1 seeks to direct growth in Camden to the most suitable locations. Development should make full use of its site;
- Policy CS6 states that the Council will aim to make full use of Camden's capacity for housing which will be regarded as the priority land-use; and
- Policy CS14 states that the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by requiring development to be of the highest standard of design.

Camden Development Policies DPD

The following policies of the Camden Development Policies DPD, as summarised, are considered to be relevant to the issues raised by this planning application:

- Policy DP2 seeks to make full use of Camden's housing capacity;

- Policy DP24 requires all developments, including alterations and extensions, to be of the highest standard of design having regard to character, setting, context, the quality of materials, landscaping and accessibility; and
- Policy DP25 states that, in order to maintain the character of conservation areas, the Council will only permit development that preserves or enhances the character or appearance of the area.

Planning Policy Context: Camden Planning Guidance

Camden Planning Guidance (Altering & Extending Your Home) (CPG) was drafted in November 2018. The guidance states that the Council is committed to excellence in design, and schemes should consider the context of the development and its surrounding area, the design and use of the building itself, and the materials used.

Paragraph 4.1 lays down a series of general principles relating to roof alterations and extensions. The guidance states that alterations are likely to be acceptable in three different circumstances including where alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form. Paragraph 4.4 states that roof dormers should be sensitive changes which maintain the overall structure of the existing roof form. Paragraphs 4.15 and 4.16 of CPG advise that roof lights should be flush with the roof slope, and should not cause clutter or damage the appearance of prominent roof slopes. Where acceptable, they should be proportioned to be significantly subordinate both in size and number. Some properties, particularly listed buildings and properties in conservation areas, may be so sensitive to change that even the installation of roof lights may not be acceptable.

Camden Square Conservation Area Appraisal & Management Strategy (CSCAAMS)

The CSCAAMS, which was adopted in March 2011, explains that Camden Square was formally laid out between 1840 and 1960, and that subsequent phases included post-war redevelopment of areas subject to wartime bomb damage. The area is characterised, *inter alia*, by mews development, some of which was subject to incremental expansion over many decades. By contrast, St Pauls Mews was built as a single composition between 1987 and 1991. The CSCAAMS describes the mews as being *'laid out as a double curve... the composition is similar to a parade of shops. The townhouses are linked by a ground floor plinth consisting of panelled garages and entrances, with two storeys of accommodation above in brick'*.

Paragraph 7.8 of the CSCAAMS states that proposals for alterations to roofs within the conservation area will be considered on their own merit but particular care is needed where roofs are prominent in long distance views. Conservation roof lights may be considered acceptable if fitted flush with the roof and significantly subordinate to the roof itself. Dormer windows are allowed on the rear side of the roof.

3. Planning & Design Assessment

Design

This current application relates to the following proposed works:

- Part demolition of existing hipped roof and adjoining pitched roof.
- Erection of new gable roof extension.
- Erection of new rear dormer.
- Creation of two new roof lights to the front roof pitch.

The design of the proposal fully takes into consideration previous alterations which have been made to the terrace and also the relevant aspects of the *Camden planning guidance (Nov 2018) – Altering and extending your home – section 4. Roofs, terraces and balconies.*



To unify the look of the south rear façade of the terrace visible from the Maiden Lane estate, we decided to take precedent from the designs of the permitted rear dormers, in particular No 22 (Approved application 2016 / 6773 /P) pictured right.

Our proposal for the rear dormer sets out to achieve the same design aspects as follows:

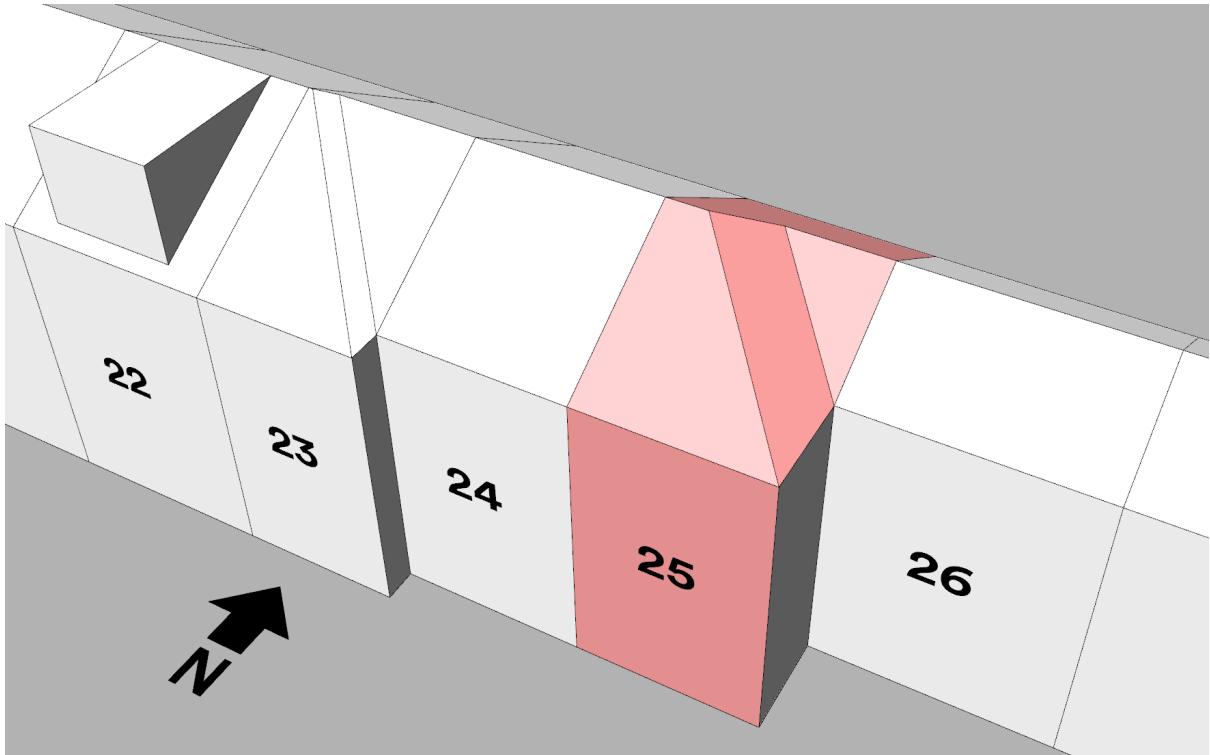
- A materiality which matches the existing roof and fenestrations; dormer cheeks to have the same dark grey slate as the existing roof and white timber framed windows to match the existing fenestrations.
- A massing and proportions which are sympathetic to the existing building and roof line; The dormer has been set in from the eaves line and also does not go full width of the property.
- The fenestrations are in line with the existing fenestrations of the property on the rear façade below. See rear elevation below showing the symmetry and alignment:



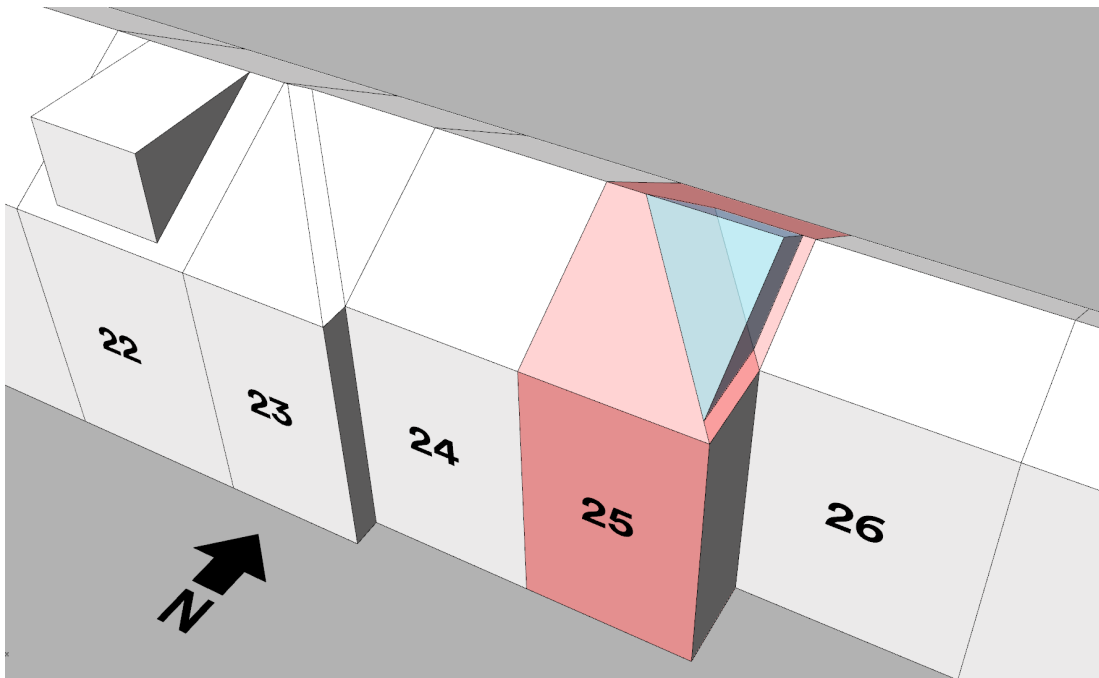
Proposed south rear elevation showing symmetry and alignment of fenestrations.

It is stated in the Camden planning guidance that the top of the dormer should be set down from the ridge by 500mm, but it appears that this rule has been waived in all the other successful applications due requirements for minimum head room of 2.3m internally.

The existing roof to the property differs from most of those on the terrace, as it has a partially hipped roof. Please see illustration below for clarification:



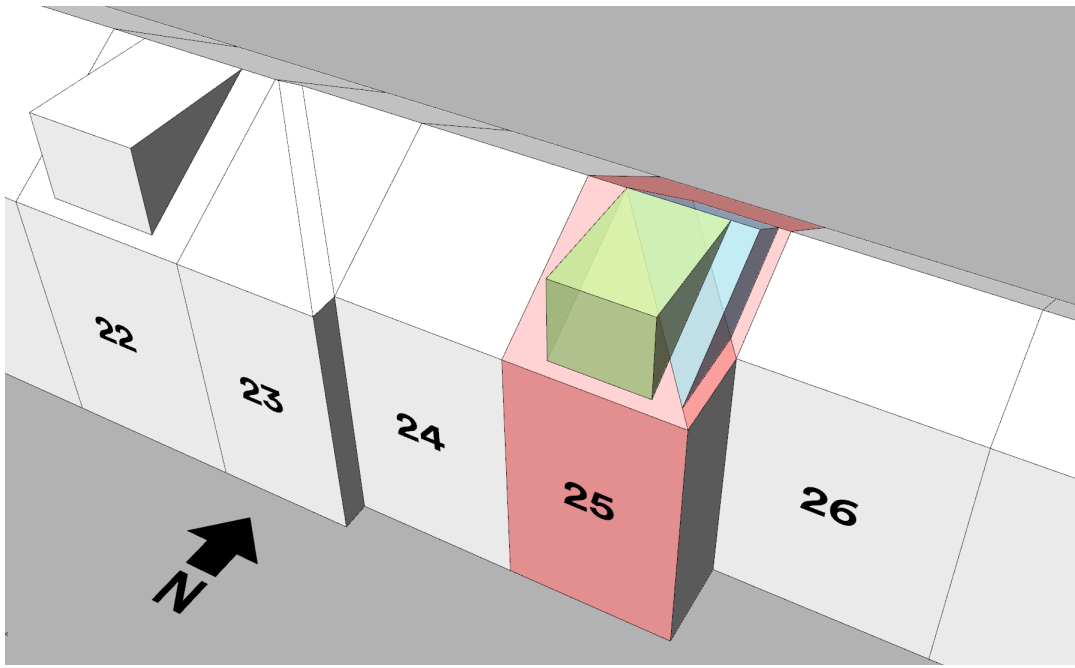
Part of the proposal is to introduce a roof extension with a gable end, so as to provide a roof pitch for the rear dormer to position itself onto, see illustration below with the gable extension highlighted in blue.



In the illustration above you can see that we have inset the gable end so that the existing roofline is unchanged. The hip-to-gable extension will impose an additional cost for the construction of this dormer; however we feel it is necessary in order for

the design to adhere to Paragraph 4.4 of Camden Planning Guidance, specifically so that the dormer does not cut through the sloped edge of a hipped roof. The hip-to-gable also provides additional structural benefits by providing a roof pitch for the proposed dormer to position itself onto.

The illustration below completes the proposal showing how the extension enables the installation of the proposed rear dormer – highlighted in green:



The design of the gable end is important for the overall aspect of the scheme and, therefore, we have ensured, as much as possible, that it is in keeping with the aesthetic of the rest of the block.

Below is a photograph of the existing property taken from the adjacent Maiden Lane, looking West:



Below, is a rendering of the proposed scheme showing the new gable and rear dormer extension superimposed on top of the existing building. When compared with the above photograph, it is apparent that the proposed scheme does not alter the existing roof line when viewed from the street level. The scheme also provides an opportunity to significantly regenerate this portion of roof of the terrace.



The above rendering of the proposed extension illustrates the materials and design language which we intend to use in order to make it read coherently with the rest of the block. In particular:

- The gable end will use the same brick as the existing.

- The timber barge board will be in timber and painted white to match the white barge boards to the roof overhangs which can be seen to the centre and right of the photograph and also all the white painted timber windows.

The resulting aesthetic remains aligned with the overall one of the building, in keeping with the pitched roof vernacular of terraced brick town houses that the previous architect has successfully replicated in their design dating back in the late 1980s.

The proposed roof lights to the front roof pitch are of the same conservation style used for the roof lights in all the previously approved planning applications, so as to match them and blend in with the dark slate colour of the tiled roof. Details of the roof lights will be included as part of the application.

5. Waste

The proposal will have no impact on Waste.

6. Access

The proposals will have no impact on access, transportation or existing services, all of which will be maintained due to the domestic nature of the building, and the fact that there is minimal material change to the existing access arrangements.

7. Conclusion

The proposals have been sensitively designed to facilitate the modernisation and expansion of the application property in a manner that respects its appearance and character, and that of the wider conservation area, and ensures no loss of amenity for neighbouring residents. The main changes are confined to the rear elevation which faces out of the conservation area, and these alterations would not be widely viewed from the public realm. The principle of a rear dormer extension to a property in St Paul's Mews has been established by the council's approval of similarly-designed rear dormers at Nos. 3, 4, 22 and 29 St Pauls mews, and the detailed design of the dormer and other elements of the proposed scheme are consistent with the objectives of all relevant planning guidance.

This proposal would preserve the character and appearance of the application property and this part of the Camden Square Conservation Area and is considered to

be compliant with the development plan, the NPPF and relevant local planning guidance.

Sincerely



Bernard Zammit B.Arch (Hons), Dip.Arch

For XAMI LTD

XAMI LTD

Registered in England No. 11440712.

Registered Office: 151c Offord Road,

London, United Kingdom, N1 1LR.



**Interior
Architectural
Design
Services.**



ID INTERIOR
DESIGNERS

