13 ASCHAM STREET, KENTISH TOWN, NW5 2PB

Design and Access Statement

September 2019

Granit
Architecture + Interiors

CONTENTS

1.1 EXECUTIVE SUMMARY

This design report has been prepared by Granit Architects to accompany drawings submitted in September 2019 to The London Borough of Camden as part of a Householder Planning Application.

This application is the re-submission of a 2016 planning application (**2016/5424/P**). Following the receipt of planning approval for that application, the applicant was required to undertake extensive remediation works to address structural subsidence, which deferred the possibility of commencing the consented works. As that planning consent is due to expire in November 2019, the applicant wishes to extend the time available to allow for appropriate preparation for construction to ensure the works are completed to a high standard.

1.2 DEVELOPMENT OBJECTIVES

- Rear ground floor side extension, with rooflights and full-height glazing overlooking towards the garden.
- Internal re-configuration of rear rooms into one large living room.
- Reconstruction of existing rear extension with upgraded envelope.

2.1 EXISTING SITE APPRAISAL

13 Ascham Street is a 3 storey terraced house, with a short garden, on a quiet residential street in Kentish Town, in the London borough of Camden. The property is south-west facing on Ascham Street. It is within the Kentish Town Conservation Area.

Generally, Ascham Street has an even building line with a large number of properties having had ground floor rear extensions.

Kentish Town tube and rail station is situated 0.2 miles away.

2.2 PLANNING POLICY

CPG 2: HOUSING

4. Residential development standards

4.8 Wherever practical dwellings should be designed to enable greater flexibly in construction design so that they can be capable of some form of extension or adaptation in order to accommodate changing lifestyles and family needs or other social use.

4.9 For example design features that could be considered, include:
- open plan layouts or generic layouts/floor plans;
- avoiding load bearing internal walls;
- easily accessible services and utilities e.g. a central accessible core or accessible floor/ ceiling cavity.

CAMDEN DEVELOPMENT POLICIES 2010

Policy DP24 - Securing high quality design
The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:
a) character, setting, context and the form and scale of neighbouring buildings;
b) the character and proportions of the existing building, where alterations and extensions are
proposed;
c) the quality of materials to be used;
d) the provision of visually interesting frontages at street level;
e) the appropriate location for building services equipment;
f) existing natural features, such as topography and trees;
g) the provision of appropriate hard and soft landscaping including boundary treatments;
h) the provision of appropriate amenity space; and
i) accessibility.


Aerial view


Bird's eye view

Granit
Architecture + Interiors

2.3 EXISTING PHOTOS

Front ground floor living room

Kitchen

Rear ground floor bedroom

Rear ground floor bathroom

Granit
Architecture + Interiors

2.3 EXISTING PHOTOS

Window and side door

Rear elevation and rear extension

Side return and rear elevation

Vine tree in rear garden to be retained

3.1 DESIGN PRINCIPLES

PROPOSALS

The remodelling of the rear ground floor layout with an overall improvement to the existing rear elevation and construction of rear side extension.

Ground Floor Front:
No work proposed

Ground Floor Rear :
Single storey side extension and internal re-configuration of existing rear layout:
- Rear bathroom, bedroom and side return door to be removed.
- Open plan living space to be created with glazed connection to rear garden.
- Introduction of windows and other glazed elements to maximise natural light within ground floor.
- Re-construction of single storey utility/ workshop extension to rear to upgrade thermal envelope.

First Floor:
No works proposed

Roof/Loft:
No works proposed

3.2 USE

The property will continue to be used as a single private residential family home.

3.3 ACCOMMODATION & AMOUNT

The proposal will reduce the amount of accomodation by one bedroom.

3.4 LAYOUT

The existing layout consists of an open plan kitchen and living area, with a hallway leading to the rear side exterior, a bedroom and a bathoom. Beyond this is an existing single storey extension serving as a utility room and workshop.

The proposed layout will utilise a side extension and structural works to consolidate the bedroom and bathroom into a large family sitting area, with a direct connection to the

3.5 OVERLOOKING & PRIVACY

The proposed extension will not protrude beyond the existing rear building line and does not introduce new glazing above the ground floor. There will be no opportunity for overlooking of any neighbouring properties, and any overlooking from neighbouring properties will be minimal and of no impact to amenity.

3.6 SCALE

The ground floor extension will increase the floor area of the property by approximately 13 sqm (GIA).

3.7 DAYLIGHT & SUNLIGHT

Extensive glazing will maximise sunlight and daylight entering the property, whilst ensuring that access to sunlight or daylight is not impacted for the neighbouring houses.

3.8 LANDSCAPING

The proposed extension will reduce the rear garden area by approximately 11.5 sqm. The area that would be lost is currently impermeable hard landscaping that is within shade for the entirety of the day. The existing vine tree to the rear garden contributes significantly to the character of the property and is proposed to be retained and protected during the works. The works will not lead to a loss of any soft landscaping.

3.9 APPEARANCE & MATERIALS

Works to the existing envelope will incorporate materials that match the existing as closely as possible. The rear side extension will be predominantly glass, being an honest contemporary addition. The glazed roof of the new extension will be at the same pitch as the existing single storey rear extension.

3.10 ACCESS

The access route to the property will not be altered, while no vehicular access will be considered.

FIRE SAFETY/MEANS OF ESCAPE:
The new proposal requires no additional means of escape.

4.1 SUMMARY OF PROPOSED DEVELOPMENT

The proposal offers a good opportunity to upgrade a dwelling whilst having minimal impact on the character of the conservation area. We have developed a proposal that meet the needs of our client whilst having negligible impact on the surrounding area, and therefore hope that the proposal finds favour as it previously did in 2016.

4.2 CONSULTANTS

Prior to construction commencing, the following parties will be contacted and consulted:

- Building Control
- Party Wall Surveyor
- Structural Engineer
- AGA technical support

5.1 SUSTAINABILITY

We have considered a few aspects of sustainability in this project as well as build principles into the construction and use of the house.

Energy Use
2: Highly airtight and highly insulated, with high performance glazing to reduce space heating requirements. Upgrade existing fabric where possible. New elements to surpass regulations.
3: Low energy lighting throughout where appropriate.

Water
1: Highly efficient fittings to reduce water consumption where appropriate.

Materials
1: High BRE green rating of materials used in construction, cladding and fit out
2: Materials chosen for longevity and low maintenance
3: Use of timber from sustainable sources where specified

Surface Water Run Off
1: Reduction of run off by use of sustainable surface if utilised
3: Maintaining maximum area of soft landscaping

Pollution
1:Avoid use of ozone depleting materials, with particular regard to insulants

Health and Wellbeing
1: Provision of good quality daylight to the living spaces and kitchen
2: Provision of high quality, generous and well planted amenity space
3: Sufficient sound insulation between adjoining dwellings
4: Compliance with Lifetimes Homes guidance (allowing for expansion into family dwelling or future users of house.