

21 St Leonard's Square, Kentish Town

Planning Application  
**Design and Access Statement**

April 2020

Tobias Davidson Architects



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# 1.0 Context

## 1.1 Project location

Tobias Davidson Architects have been commissioned to submit a planning application for a house refurbishment project at 21 St. Leonard's Square.

The property sits at the southeast corner of the square, which is located in the Kentish Town West Conservation Area.



# 1.0 Context



Image of St. Leonard's Square from the West Kentish Town Conservation Area Statement

## 1.2 Immediate context

St Leonard's Square is a three-sided development of mid-Victorian terraces located to the east of Malvern Road. To quote the West Kentish Town Conservation Area Statement, 'the buildings of the Square are extremely pleasing in their cohesion and lack of alteration'.

As with the majority of London, the backs of these terraces don't offer the same cohesion. They have a regular roofscape but, at lower level, outriggers of different sizes and styles. To the rear of the south section of the terrace is the award winning 2005 Newbury Mews development, which presents a backdrop of dense contemporary accommodation to the otherwise predominantly Victorian setting.



Existing South elevation

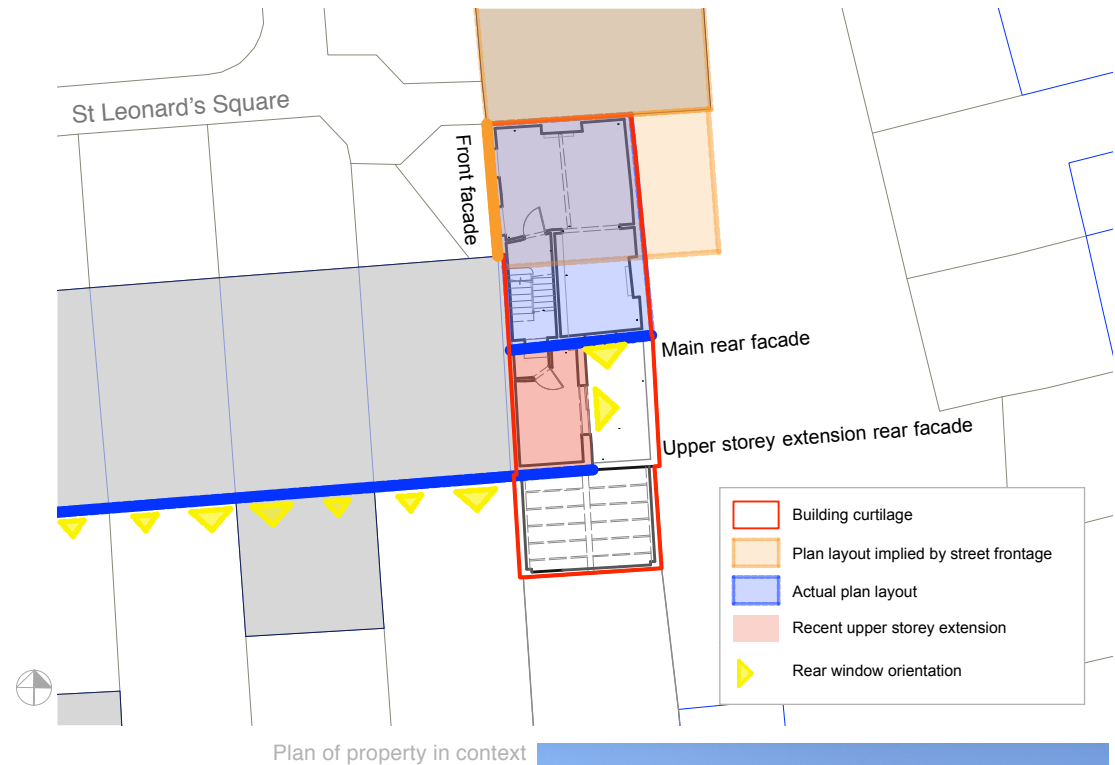


# 1.0 Context

## 1.3 Existing property

No. 21 links the east- and south-facing terraces of St. Leonards' Square. The front facade faces west; its fenestration overlooks the square in a manner suggesting that the layout behind is a handed version of the neighbouring property directly to the north; in fact, the plan is rotated ninety degrees, and the rear rooms face south rather than east; the main south facade is set back significantly from the adjacent south facing terrace.

A recent first and second floor rear outrigger - half the width of the plot - has been added to the property; this extends to the rear facade of the neighbouring terrace. Its roof profile replicates the angle but not the height of its neighbour. Its fenestration faces not south but east. As such, while the new outrigger shares the approximate scale and materials of its neighbours, it is clearly a post-Victorian addition, which alters significantly the character of the original development.



Recent upper level extension from the garden

# 1.0 Context

## 1.4 Policy Context

The Camden Planning Guidance document 'Altering and extending your home' states in the introduction that:

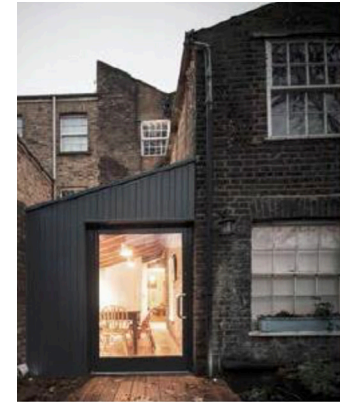
- Extensions . . should be of high quality and always take into account the character and design of the property and its effect on its surroundings and the amenity of neighbours.
- Poorly designed historical examples nearby shall not stand as precedent.

The Camden Planning Guidance document goes on to say, in Section 3 'Extensions: rear and side', that proposals should:

- respect and preserve the original design and proportions of the building, including its architectural style.

Under Section 3.11 it shows an 'example of a sensitively designed side infill extension to a home'. This example (reproduced here) shows a contemporary extension, the materials and fenestration of which contrast with the existing Victorian fabric.

Like the example illustrated, this proposal seeks to support a contemporary pattern of use with high quality contemporary construction.



Example of 'sensitively designed side infill extension' from page 15 of 'Altering and extending your home'



Proposed rear facade

## 2.0 Design proposal

### 2.1 Proposed improvements

Proposed improvements include:

- the addition of first and second floor south facing Victorian style sash windows
- the replacement of the existing, predominantly glazed, ground floor extension with one which is both more thermally efficient and more sympathetic to the internal layout
- the replacement of the existing second floor bathroom window
- the replacement of the existing second floor bathroom waste pipes with internal pipework
- the replacement of the first floor roof terrace sliding patio doors with bifold doors
- reduction of height of rendered upstand by 200mm and the introduction of metal railings behind the parapet

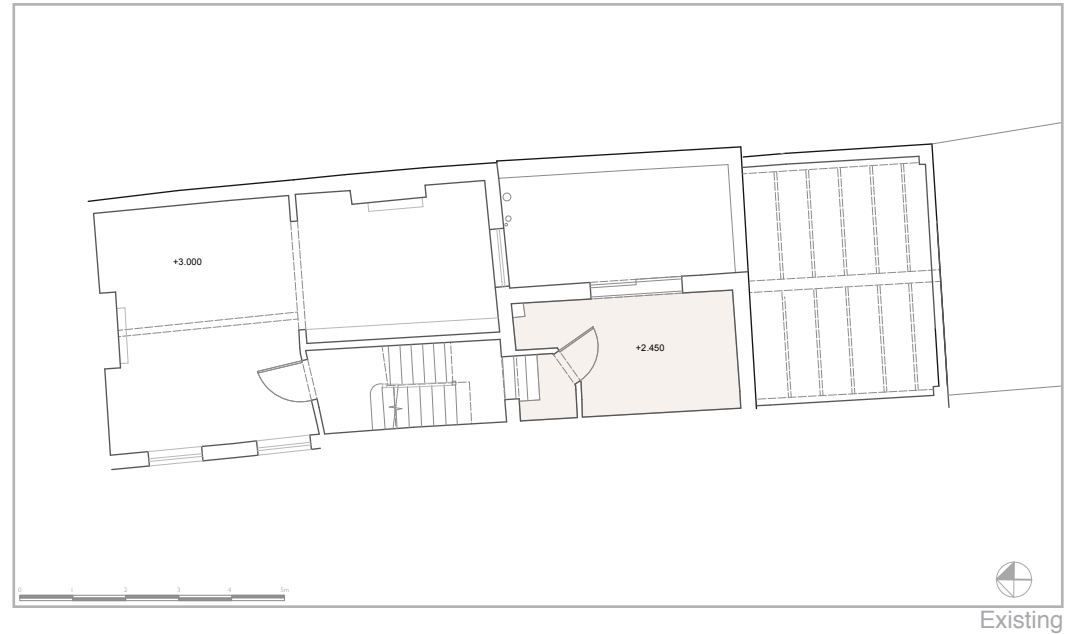


Existing glazed extension from the south



Existing East elevation

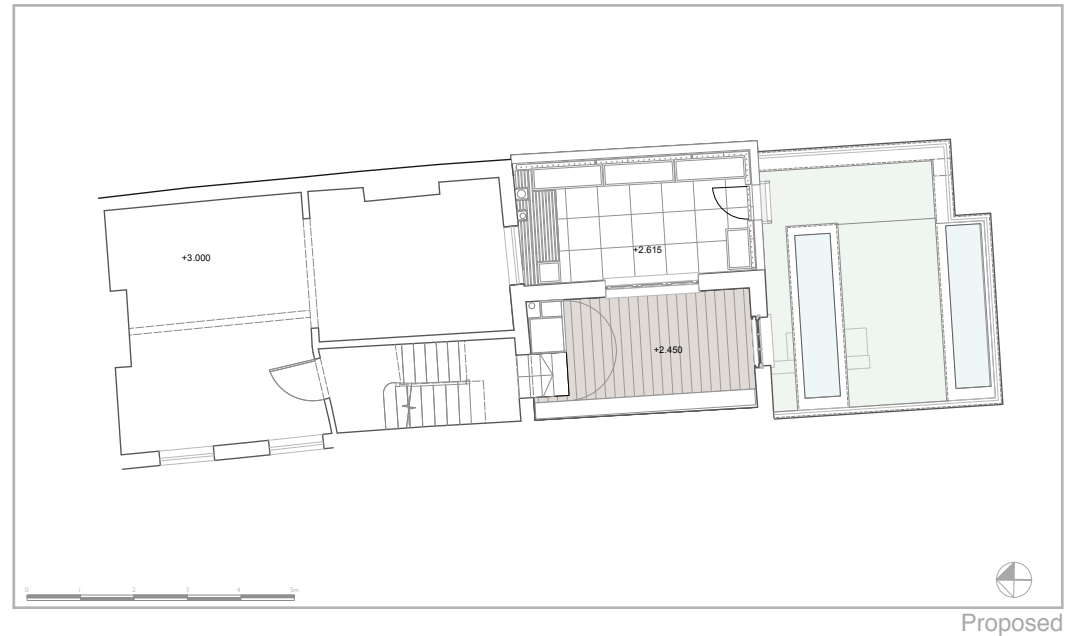
## 2.0 Design proposal



### 2.2.1 First Floor Layout - existing and proposed

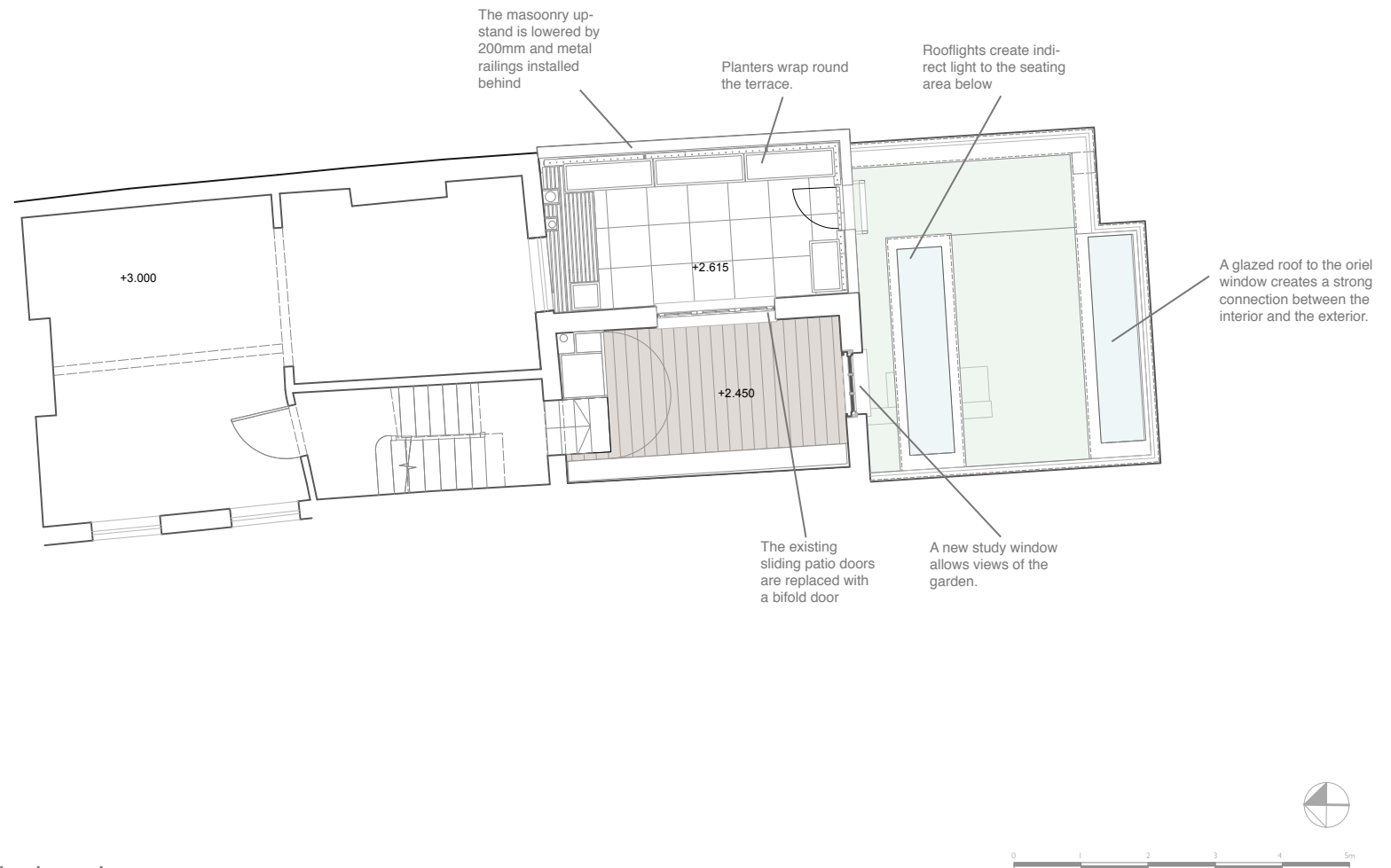
The existing east-facing roof terrace is to be remodelled. This includes lowering the masonry upstand by 200mm and installing a metal railing behind the parapet, replacing the existing sliding patio door with a bifold door, and introducing a new tile finish to the terrace. A new Victorian style sash window is to be added to the south facade.

The amendments are described in more detail below.





## 2.0 Design proposal



### 2.2.2 First Floor layout - design aims

## 2.0 Design proposal

### 2.3 South Facade - existing and proposed

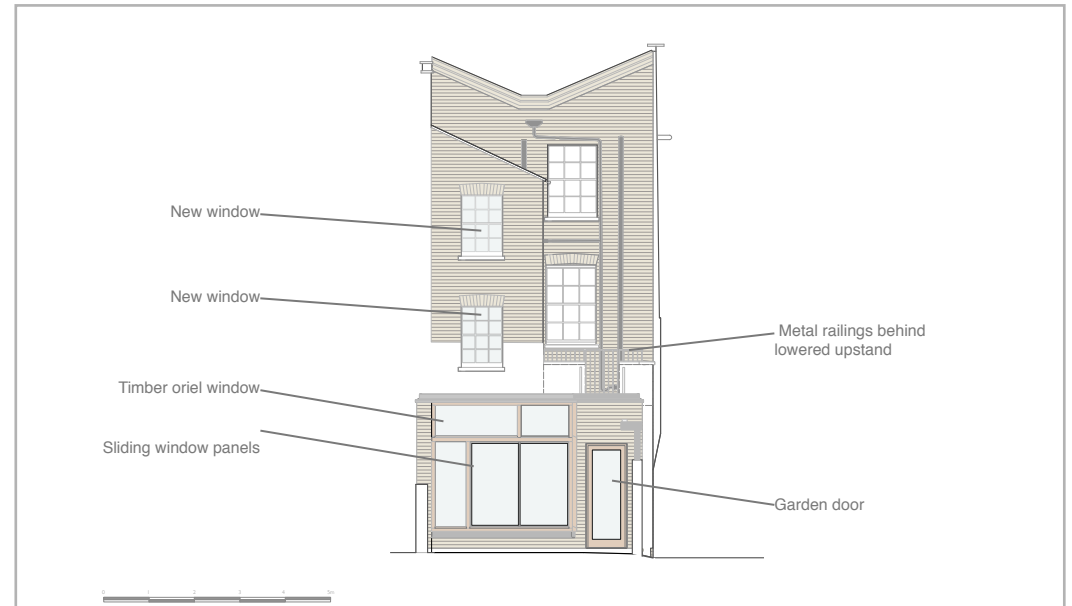
At Ground Floor level the existing symmetrical glazed extension is to be replaced by a new masonry extension with a large timber oriel window and single garden door. The internal ceiling height is 2.75m, comparable to the living rooms in the Victorian part of the house; in order to allow for the required roof insulation, a 150mm upstand, and sloped glazing above the oriel window, the resulting parapet is 3.37m above ground level. (This is 37cm above the 3m height which can be built under permitted development).

At First Floor level, a new window is proposed overlooking the garden; the dimensions and size of this echo those in the adjacent houses. The existing rendered upstand to the terrace is lowered by 200mm and metal railings installed behind.

At Second Floor level, a new window is proposed overlooking the garden.

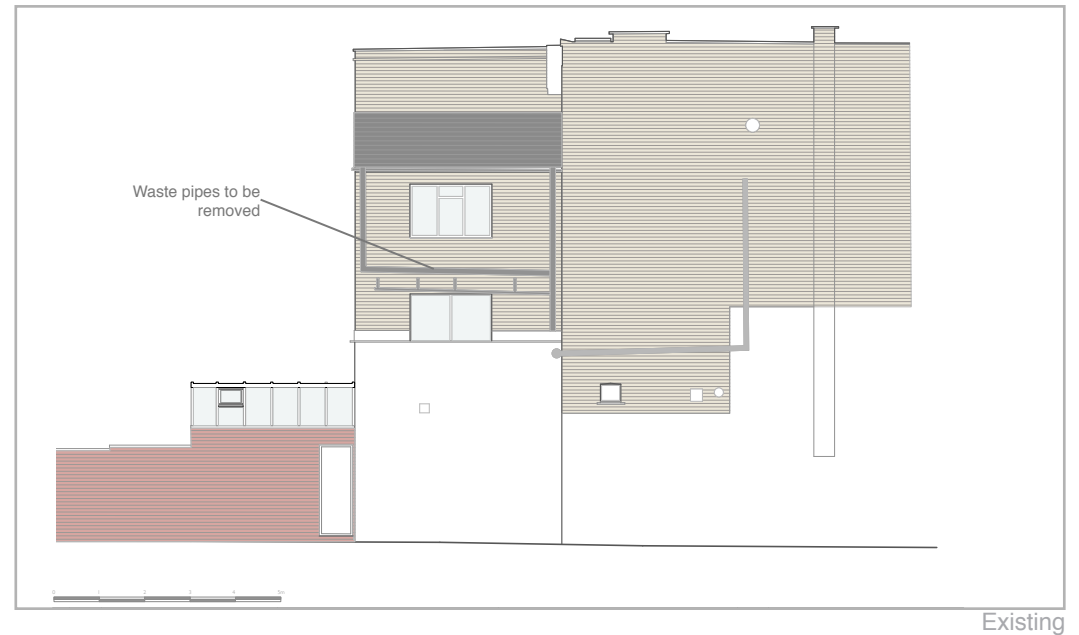


Existing



Proposed

## 2.0 Design proposal

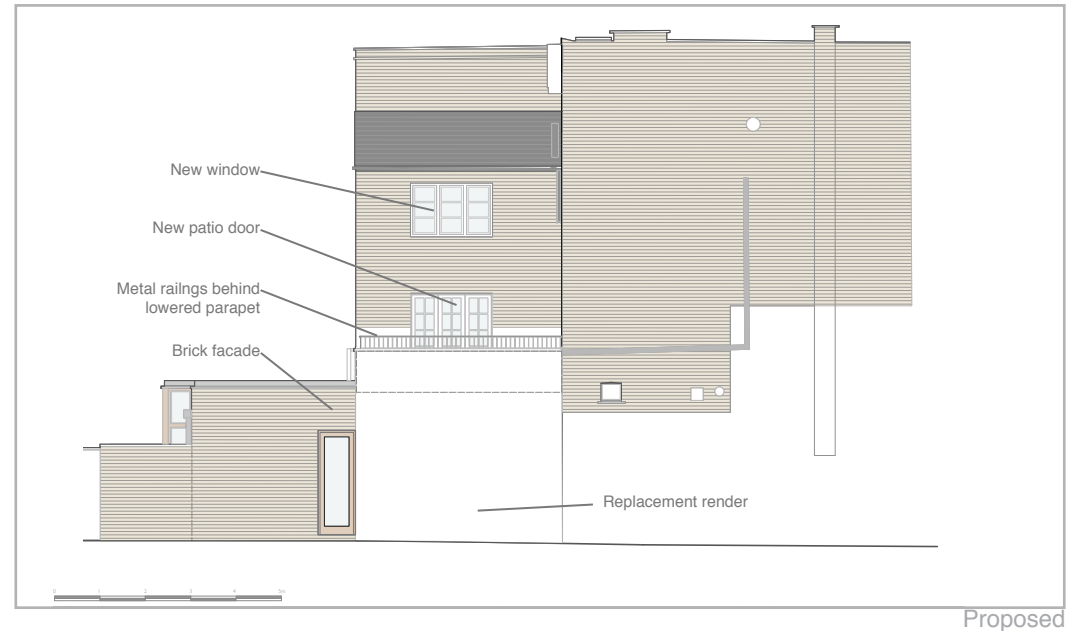


### 2.4 East Facade - existing and proposed

At Ground Floor the existing extension is replaced by an entirely new structure with insulated masonry cavity walls in lieu of the existing 9" brick walls. The height of the flank walls are raised to 3.475m to top of parapet.

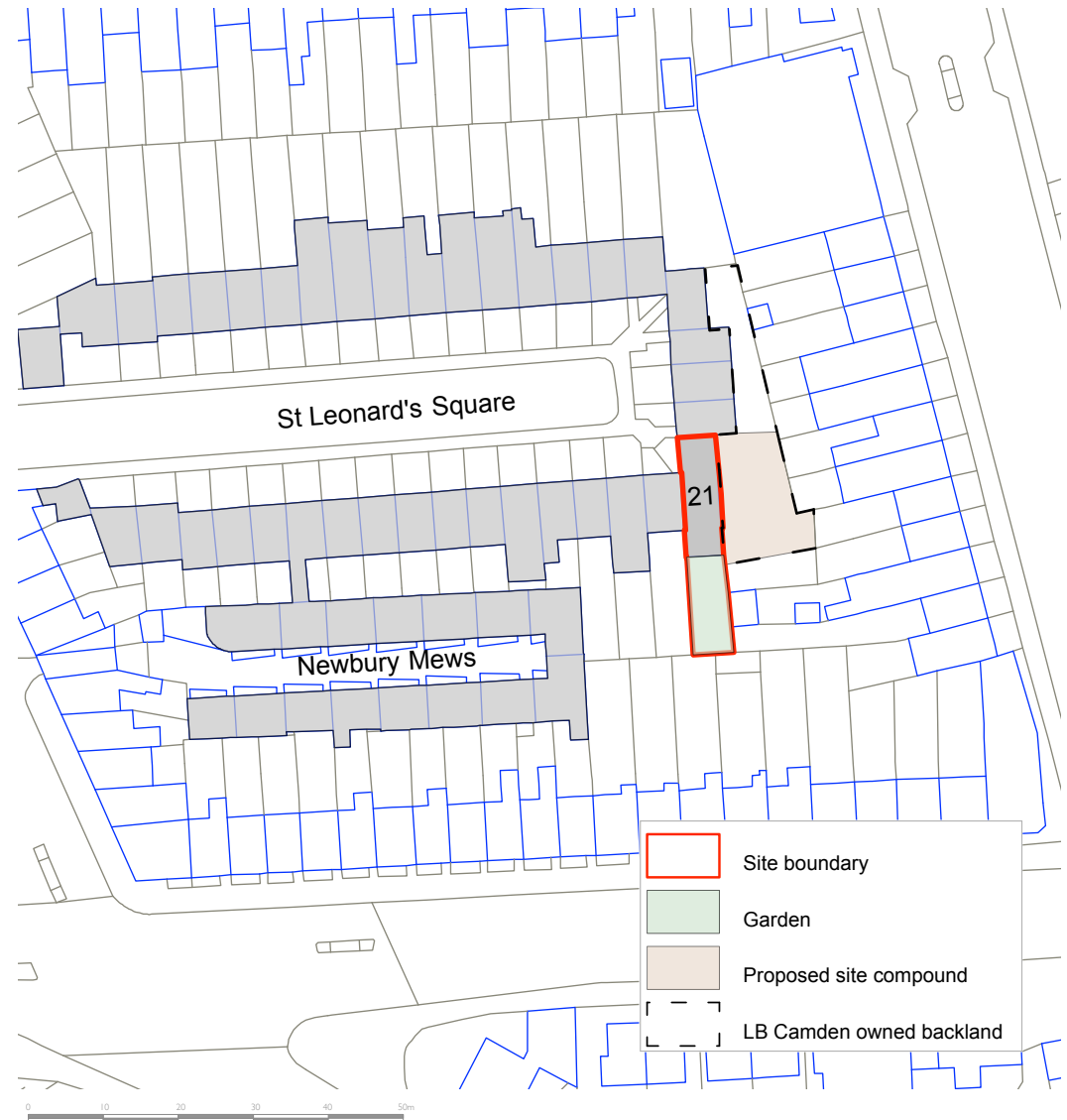
At First Floor level the existing two panel sliding door replaced with a three panel bifold door matching the existing adjacent Victorian frames. The existing rendered upstand to the terrace is lowered by 200mm and metal railings installed behind the parapet. The existing waste pipes from the second floor bathroom are removed and drainage moved to the inside of the building.

At Second Floor level the existing bathroom window is replaced with a new timber window matching the existing adjacent Victorian frames..



## 3.0 Construction

Adjoining the property is an unused backland plot owned by LB Camden. The applicant proposes using the land directly adjacent to her property for site accommodation during the course of the project.



## 4.0 Conclusion

The proposal aims to achieve a marked improvement to the quality of the Ground Floor interior and First Floor terrace through simple contemporary aesthetic and constructional means.

Tobias Davidson Architects would welcome any feedback from the LPA during the course of the consultation period, which would help the smooth passage of the application through the planning process.