

69 St. Augustine's Road, NW1 9RR



Design and Access Statement

Nicholas Lee Architects

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1.0 Introduction

1.1 This Design and Access statement has been prepared by Nicholas Lee Architects to support a householder Planning Application for 69 St Augustine's Road, which is located at 69 St Augustine's Road, London, NW1 9RR.

1.2 The semi-detached property sits within the Camden Square Conservation Area of predominantly 19th Century residential properties. Whilst being within this conservation area, No.69 is not a listed building and like many neighbouring properties has received major alterations over the years.

1.3 The property is a four-storey, Victorian era, single family dwelling set within a very generous semi-detached plot with a 3-tier garden to the rear. The gradient of the site is such that the building sits flush with the road level and the garden to the rear rises with each tier level towards the property's rear boundary.

1.4 The formal planning proposal is for the incorporation of the main entrance portico into the internal space.

1.5 The design submitted aims to demonstrate that we have taken a considered approach to the proposal through extensive study of the local context including that of the national & local planning policies.

2.0 Applicant and Agent

2.1 The client for this application is a Ms Catherine Taddei & Mr Christopher Ehrke.

Ms Catherine Taddei & Mr Christopher Ehrke
69 St Augustine's Road
Camden
London
NW1 9RR

2.2 The client's agent for this application is:

Nicholas Lee Architects
34A Rosslyn Hill
Hampstead
London
NW3 1NH

3.0 Site Location and Description

The site (highlighted red) is located on St Augustine's Road, a 19th century residential street close to the North East edge of Camden Square Conservation Area (Fig 1).



Figure 1: Camden Square conservation area map

- 3.1 “Camden Square Conservation Area is located on the east side of the Borough of Camden on the boundary with Islington. It lies half a mile north east of St Pancras Old Church and Kentish Town, half a mile north east of the centre of Camden Town.”
- 3.2 “The Camden Square Conservation Area is a planned suburban development, predominantly residential and primarily built in the 19th Century. It is in a gridded street layout running parallel to and perpendicular from Camden Road, and the layout is focused around Camden Square.”
- 3.3 St Augustine's Road is lined with predominantly 3/4 storey Victorian terraced houses with large strip rear gardens, a number of which have received recent independent additions.

4.0 The Proposal

4.1 Move the front entrance threshold at ground floor to the forward most point of the existing portico – allowing for the inclusion of the external portico space within the internal occupation. Examples along St Augustine Road are: 12, 31, 52, 55, 57, 63, 65, 73, 75, 89 & 91 St Augustine Road.

4.2 Installation of new security sash windows to the side elevations of the existing portico entrance.

4.3 The existing stair and portico will be retained.

5.0 Appendix

5.1 Fig 2. Front and side view of existing portico entrance.

