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Demolition of existing garage and development of brownfield land and into a 3 bed 5 person dwelling.

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Land at the North Side of Cantelowes Road

Camden

London

NW1 9BS

// Introduction //

This Design and Access Statement has been prepared by Resi Design LTD as part of a submission for a Full planning Application Advice to Camden Council. This statement is in support of full planning permission for the Demolition of the existing garages and new 3B5P infill house. The application includes cycle storage, amenity space, bin storage, side garden and basement.

// Character of Local Area //

The site is located within the Camden Square Conservation Area in the London Borough of Camden. The site is a brownfield site with a garage and overgrown grass area attached. The garage is of traditional construction and London stock bricks located on Cantelowes road. The surrounding area is of a residential use class with single family dwellings and flats formed via conversions.

There are two mews streets, Camden Mews and Murray Mews (Image 01 and 02) ,which have both displayed bold and varied examples of Architecture in the immediate area of the site. These form the precedents for the beacon of excellent design we are proposing on this site.



Image 01 and 02

// Design Proposal //

- The design features a number of key components
 - ◆ High quality external elevation (See image 03) finish with herringbone brick (See image 03,04 and 05) with a london stock finish to match the existing. The building is stepped back from the footpath to reduce the presence on the street.



Image 03



Images 04 and 05



Image 06

- The high quality rear elevation has large openings to bring light to the family home with white timber framed doors to define the openings which match the timber framed white windows seen in the immediate area and predominant finish in the conservation area. (See images 07 and 08)

Images 07 and 08





→ The Front Elevation

- ◆ We have set the top of the extension below the midpoint of the first floor window on the neighbouring window (See image 09) to satisfy the 45 degree condition .
- ◆ The ground floor slot window takes the opening with of the previous garage door and the brick wall is set back 25mm.
- ◆ The upper window is a set back large white timber framed floor to ceiling sash window to match the existing fenestration on the neighbouring buildings.



Proposed Front Elevation

Image 09

// Planning Proposal //

"Camden Planning Guidance - 2. Design Excellence"

- A beacon of design excellence is situated in Camden Square Conservation Area.
- Good quality sustainable materials - reuse the bricks from the existing property
- Principals of high quality design
 - ◆ Context and character
 - Taking 45 degrees from existing building
 - Matching the finish
 - ◆ Accessible
 - Off street
 - ◆ Legible
 - Confirmed
 - ◆ Adaptable
 - Level access to habitable space and WC
 - ◆ Liveable
 - Connections to the outdoor spaces
 - ◆ Sustainable
 - Green Roofs reuse of existing materials
 - ◆ High quality public realm
 - Clean front elevation
 - ◆ Safe and secure

Camden Planning Guidance - Amenity

Overlooking and privacy - We are promoting all glazing on the first floor to be directed where possible towards the Cantelowes Road away from the rear of the properties on S Villas. Providing natural surveillance of the street (See 2.5)

Daylight Sunlight - We expect a daylight / sunlight report to be submitted at full planning. We have taken into consideration the 45 degree and 25 degree rule in section when applicable.

Basement and lightwells

- A basement impact assessment will be submitted as part of a full planning application
- As the existing site is not a residential dwelling but a brownfield site with garages and overgrown land, we are not applying the conditions as noted in the 'Camden Planning Guidance - Basements'. We have excluded the following conditions:
 - ◆ "Basement development must be no more than one storey deep and must not exceed 50% of the garden of the property"
 - The basement is one storey deep and is no more than 50% of the existing garden to the garage.
 - ◆ "For example wildlife corridors can exist at the very rear of property boundaries. It may be desirable to ensure that basements are not constructed along the rear boundary of properties in this instance."
 - As the site faces the road there is no relevant wildlife corridor.
 - ◆ "be less than 1.5 times the footprint of the host building in area"
 - Correct
 - ◆ "avoid the loss of garden space or trees of townscape or amenity value"
 - This is not garden space but will be replaced by garden space with appropriate external planting, green roofs.
- The basement does adhere to the planning and design conditions noted in the 'Camden Planning Guidance - Basements - 1.17'.

- 2.11 In number, form, scale and pane size, basement windows should relate to the façade above. They should normally be aligned to the openings above
 - ◆ A high quality and considered window arrangement is proposed

First Floor Mass

- Following conversation in the first pre app meeting, we have highlighted the minimal impact the first floor extension has on the view of the rear trees from the street.
- The view of the trees and landscaping is reduced by less than 7%. The elevation below clearly shows the minimal impact on the view of the trees.



- There are quite a few historical examples of building which are built alongside greenery. The example below is a great example of how when it is done well in the borough they can sit in harmony.
- 16 Murray Street - PEX0100022
 - ◆ First Floor extension to a ground floor building.



Biodiversity / Ecology

- We are proposing to remove the existing tree which doesn't have a TPO.
- However, we will replace with green roofs, green walls and internal courtyard planting to promote biodiversity.

// Conclusion //

We believe this is a design house which sits well within the context of the street, we aim to use a high quality palette of materials in order to develop this brown field site into a thriving family home.