

18th November 2020

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

Dear Sir / Madam:

RE: INFILL EXTENSION TO LOWER GROUND, GROUND AND FIRST FLOOR,
REORGANISATION OF RESIDENTIAL FLATS OVER THREE FLOORS, INTRODUCTION
OF TERRACE AT GROUND AND FIRST FLOOR, EXTERNAL STAIRCASE AND NEW
GARDEN ROOM.

64 ST AUGUSTINE'S ROAD, LONDON, NW1 9RP

We wish to submit information to support the planning application outlined above. Please find enclosed the relevant drawings and design and access statement to satisfy this application.

DRAWINGS

212-EXT-010 SITE LOCATION PLAN
212-EXT-099 EXISTING LOWER GROUND PLAN
212-EXT-100 EXISTING GROUND FLOOR PLAN
212-EXT-101 EXISTING FIRST FLOOR PLAN
212-EXT-102 EXISTING SECOND FLOOR PLAN
212-EXT-103 EXISTING ROOF PLAN
212-EXT- 200 EXISTING SECTION AA
212-EXT-300 EXISTING FRONT ELEVATION
212-EXT-301 EXISTING REAR ELEVATION
212-PRP-099 PROPOSED LOWER GROUND PLAN
212-PRP-100 PROPOSED GROUND FLOOR PLAN
212-PRP-101 PROPOSED FIRST FLOOR PLAN
212-PRP-102 PROPOSED SECOND FLOOR PLAN
212-PRP-103 PROPOSED ROOF PLAN
212-PRP- 200 PROPOSED SECTION AA
212-PRP-300 PROPOSED FRONT ELEVATION
212-PRP-301 PROPOSED REAR ELEVATION
212-PRP-500 PROPOSED GARDEN ROOM
212-PRP-501 PROPOSED GARDEN ROOM

PLANNING, HERITAGE AND DESIGN AND ACCESS STATEMENT

LOCATION

The application site is located on St Augustine's Road, within the borough of Camden, and within the Camden Square Conservation Area as designated by the Local Planning Authority.

The property is situated on a residential street, some of which remain as single family houses, whilst others have been converted into flats.

SITE ANALYSIS

The property at 64 St Augustine's Road is a four storey, semi-detached property, which has been historically converted into four independent residential units.

Externally the property remains unchanged from its original form, with a combination of brickwork and render facades, and white painted timber sash windows. A number of similar properties in proximity to the site have undergone various extensions, and a many have additional structures in the rear garden.

NEIGHBOURING APPLICATIONS OF CONSIDERATION

- 62 St Augustine's Road - 2019/0931/P
- 66 St Augustine's Road - 2014/1581/P
- 69 St Augustine's Road - 2019/0596/P
- 70 St Augustine's Road - 2012/5466/P
- 78 St Augustine's Road - 2015/4829/P

DESIGN PROPOSAL

Reorganisation of Flats

The existing dwelling-house has been divided into four one-bedroom self-contained residential units, spread across the four floors of the property.

In order to serve the demands of the area, this proposal will combine the lower ground floor and ground floor units to create a well-proportioned four-bed maisonette. The existing first floor flat will be extended and re-arranged in order to create a more generous one-bedroom unit, with home office space.

Extending and rearranging the existing units will allow two flats to be brought up to a modern finish and in line with the standards of the London Plan, with regard to room sizes, provision of storage and provision of external space.

Extensions

In order to enhance and enlarge the property, this proposal includes rear extensions at lower ground, ground and first floor level.

The volume of the proposed extensions mirror in principal the approved and completed extension to adjoining no. 66 St Augustine's Road, which we believe to be at an appropriate scale of massing for these twin buildings. As a result of this proposal, the rear facades of no. 66 & 64 will return to the appearance of a symmetrical pair.

The proposed extensions will be constructed in London Stock brickwork, to match the existing building, and neighbouring extensions. New windows and doors will be white painted timber, also matching the existing building.

The proposed extensions to property will not be visible from St Augustin's Road.

Terraces & External Stair

The proposed rear extensions to the property will create the opportunity for external terraces to the ground and first floor. This will allow the existing first floor residential unit to be brought in line with the requirements of the London Plan, and will create additional external space for the lower maisonette.

A timber visibility screen will be installed on the Party Wall line between the ground floor terrace and no.66 to prevent overlooking into the skylight within the adjacent flat roof.

A private external staircase is proposed between the lower ground and ground floor, increasing the flexibility and accessibility of the maisonette unit.

New balustrades and stair will be constructed in black painted metal, in keeping with design of the existing building.

Garden Room

A number of the neighbouring properties along St Augustine's Rd have constructed ancillary spaces in the rear garden to provide additional amenity to the house, including no.66.

A garden room is proposed within the rear garden of the property, which will be demised to the lower ground and ground floor maisonette unit. The use of this structure will be incidental to main dwelling house, and follows the principals set out in Permitted Development Rights. Timber cladding will be used to allow the building to blend subtly into the organic tones of the garden. The footprint of the space is offset from the boundaries on both sides, in order to prevent visual obstruction or cast shadows across neighbouring gardens.

ACCESS

In its current arrangement, the upper three residential units are accessed from the original front door and hallway, elevated from street level by an existing external staircase. The lower ground floor unit is accessed from a secondary private door in the side elevation of the building.

This proposal will omit the side entrance to the building and consolidate the entrances to the three rearranged flats via the main building entrance.

REFUSE

A timber refuse store will be installed to the front of the property. The existing building has no formalised strategy for refuse storage.

USE

The current residential use of the site will remain unchanged.

CONCLUSION

We believe that the proposals set out in this application represent a balanced development of the site, and do not represent a negative impact on this property, or the character of the Conservation Area.

Yours faithfully,

JERMEMY WIGGINS

FOR AND ON BEHALF OF Mutiny Architecture Ltd.