

69 St. Augustine's Road, NW1 9RR



Design and Access Statement

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January 2021

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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 properties rear boundary. The main entrance as is typical with St. Augustine's Road is through a Victorian staired portico entrance at first floor with a subordinate secondary entrance located down the side passage at ground floor level.
- 1.4 The formal planning proposal includes; a subservient rear roof dormer; inset lightwell and flush rooflight to the side roof pitch.
- 1.5 The design submitted aims to demonstrate that we have taken a considered approach to the proposed alterations 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).



www.camden.gov.uk/ccm/content/environment/planning-and-built-environment

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 rear gardens the large majority of which have side returns – a number of which have been developed to become part of the internal accommodation.
- 3.4 The existing building has a single storey masonry extension to the rear – 1997 - and an additional lean-to style extension to the side – circa 1997.

4.0 Planning History

- 2019/0595/P Site Address: 69 St Augustine's Road, NW1 9RR
Application Type: Full Application
Decision: Granted 15.03.2019
Proposal: Non-material amendment to planning permission
2018/3546/P
Case officer: David Peres Da Costa
- 2016/4152/P Site Address: 12 St. Augustine's Road, NW1 9RN
Application Type: Appeal
Decision: Granted at appeal
Decision date: 10.08.2016
Proposal: Installation of side dormer to roof slope.
Case officer: Oluwaseyi Enirayetan
- 2018/4411/P Site Address: 81 St Augustine's Road, NW1 9RR
Application Type: Full Application
Decision: Granted 14.05.2018
Proposal: ...Enlargement of dormer and relocation of rooflight to
front elevation.
Case officer: David Peres Da Costa
- 2013/5715/P Site Address: 13 St Augustine's Road, NW1 9RL
Application Type: Full Application
Decision: Granted 04.02.2014
Proposal: ...Erection of a single storey rear extension and two-storey
side extension, and installation of dormer window and two
conservation-style rooflights
Case officer: Neil Quinn
- 2012/5555/P Site Address: 1st & 2nd Floor flat, No.19, NW1 9RL
Application Type: Full Application
Decision: Granted 17.12.2012
Proposal: Erection of a dormer and installation of 2x rooflights to side
elevation of existing flat.
Case officer: Rachel English
- 2015/1968/P Site Address: 84 St Augustine's Road, NW1 9RP
Application Type: Full Application
Decision: Granted 07.10.2015
Proposal: ...extension to rear dormer roof extension
Case officer: James Clark

5.0 National Policy

- 5.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.
- 5.2 The National Planning Policy Guidance (PPG) is also a material consideration and has been taken into account as part of the assessment of these proposals.
- 5.3 Paragraph 56 of the National Planning Policy Framework (NPPF) states that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.
- 5.4 Policy 3.5 of the London Plan 2015 requires housing development to be of the highest quality; Policies 7.1, 7.4, 7.5 and 7.6 states that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context

6.0 Policy & Design Justification

- 6.1 The proposal consists of a number of elements that will provide the upper floor accommodations of the existing property with the necessary functionality the lives of a young & growing family require. These elements are listed below for clarification:
- 6.2 The addition of a new timber framed, lead clad dormer (2215mm x 1200mm) to the rear roof pitch, with fenestrations subservient in size to the existing rear elevation.

Precedents of acceptable design has been highlighted within the recent application of APP/X5210/W/17/3167041 (12 St Augustine Road, London NW1 9RN) in which a new lead clad dormer was permitted to one side of a pair of shallow roofed semi-detached properties on St Augustine Road. The appellant in this case was permitted a large lead clad dormer to the side pitch. The council felt that *'The proposed dormer extension, whilst relatively wide, extending almost to the side elevation of the building, and situated close to the edge of the roof plane'* was acceptable due to the fact it was *'significantly set back from the front elevation'* and clad in lead *'which would give the structure a recessive quality'*.

In response, the design at No.69 has been located to the rear so as to offer no visual impact from the streetscape and is proposed to be clad in lead to provide a recessive quality with reference to existing roofing materials.

'The pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or raising the roof ridge.' And *'They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below'*.

The proposed dormer is modest in size, subservient to the existing rear elevation apertures and complimentary in style with matching sash windows. This is in contrast to the permitted dormer developments that set precedent along South Villas, which intermittently appear along the rear elevations and face directly towards the rear of No.69 St Augustine Road – Refer to Appendix 8.5.

‘Alterations to, or the addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form. [...] They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation.’

The internal modifications proposed allow for the retention of the existing roof structure with no effect to ridge, hip or eaves. Only local amendments will be made to accommodate the proposed design. The dormer is set back from the eaves, hip and party wall parapet and thus has zero impact on the visual presence of the property from the streetscape and will thus maintain the parity of the existing villa pairs established along St Augustine Road.

- 6.3 New heritage class rooflight to the rear roof pitch - integral to increasing light penetration and air circulation to the existing internal layout.

‘Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form’. The proposed at No.69 St Augustine road will be conservation-grade rooflights, flush finished and not protruding beyond the plane of the roof slope. They will be installed in the existing roof pitch and require only local modifications for installation.

There are a number of examples of rooflights that have been incorporated in the properties along St Augustine’s Road. Of note is No. 66 which has an array of metal rooflights located to the front, rear and side roof pitches amongst many other contemporary extensions – see Appendix 8.4. No. 19 (Ref: 2012/5555/P) also has 2 nos. rooflights and a new lead clad dormer to the side elevation, all of which are clearly visible from street vista of St Augustine Road – See Appendix 8.3. In contrast the proposed at No. 69 will not be visible from the street scape as they will be located to the rear and back/side roof pitches. The side-facing rooflight would be obscured by the neighbouring property No.67 St Augustine’s Road and the existing (redundant) chimney stack of the host property.

- 6.4 The addition of a light-well, with recessed timber casement windows (on-restrictors) to the side roof pitch.

The proposal of a lightwell to the existing side pitch is purely to facilitate a suitable level of natural light transmittance into the modified internals and as such serves no purpose as a terrace, nor shall it be used as one. To reinforce this the proposed heritage casement windows will be fitted with restricted openers to prevent all access to the external space.

The opening for the recess will be minimal, constructed within the existing roof structure with views from the internals directed towards the sky and not neighbouring properties. There will be negligible presence from the lightwell at street level, nor to neighbouring properties across the street as similarly to the aforementioned precedent APP/X5210/W/17/3167041 (12 St Augustine Road, London NW1 9RN) 69 St Augustine Road sits on a hill and such means that any view taken diagonally is obscured by the neighbouring property of No.67.

6.5 New velux to the side roof pitch, integral to increasing light penetration to the existing internal layout – Reference point 6.3 design justification.

6.6 Modified internal layout to allow the property to be retained by the current occupants as their family grows up and requires additional space.

7.0 **Conclusion**

7.1 The proposal has taken a considered approach to the policy and guidelines set out by Camden Council within the Camden Square Conservation area. As such, no works have been proposed to the front elevation and minimal works proposed to the side in order to retain the strong sense of uniformity and visual rhythm established by the Victorian paired villas of St Augustine Road.

7.2 The design proposal aims to address the social sustainability of a young family by offering additional internal space required to grow into without having to make large additional extension to the host property to facilitate these needs.

8.0 Appendix

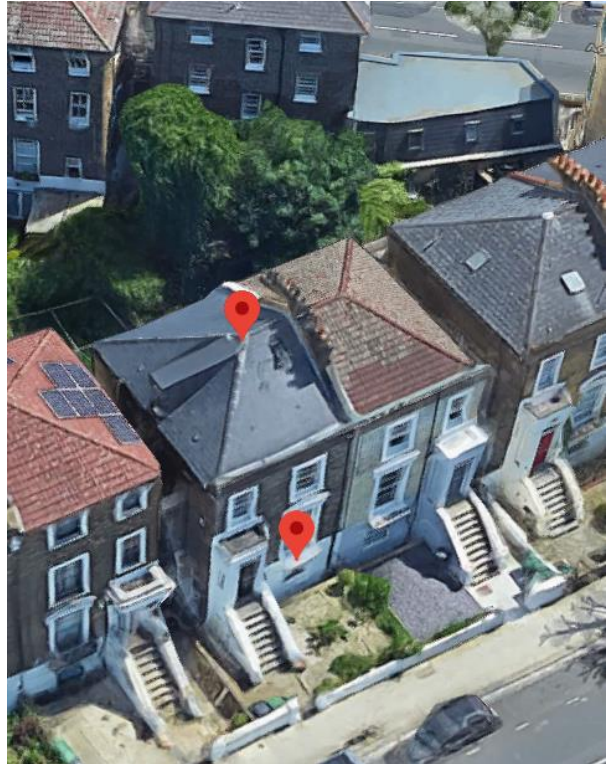
8.1 Fig 2. Existing Front Elevation No.69.



8.2 Fig 3. Diagonal Street View and Rear View of No.69.



8.3 Fig 4. Dormer at No.12



8.4 Fig 5. Rooflights at No. 66 & 74



Fig 6. Elevated Views of Developments to Rear of Host Property

