

DESIGN AND ACCESS STATEMENT

79C JAMESTOWN, CAMDEN

LONDON

NW1 7DB

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DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

This document is prepared in support of the full planning application for the proposal of a mansard roof extension above flat 79C Jamestown Road, Camden, NW1 7DB, London.

The site is part of a four-storey Victorian era building, of the terrace of Jamestown Road.

This document examines the current condition of the site and its context.

It proposes an upgrade of residential accommodation in line with current Camden Council Policy regarding residential uses to provide a three bed / five people dwelling.

The design approach has been managed with consideration to the local policies and national development framework.

Careful attention has been made to ensure the new accommodation will be of high quality and will optimise the good location and aspect of the site.



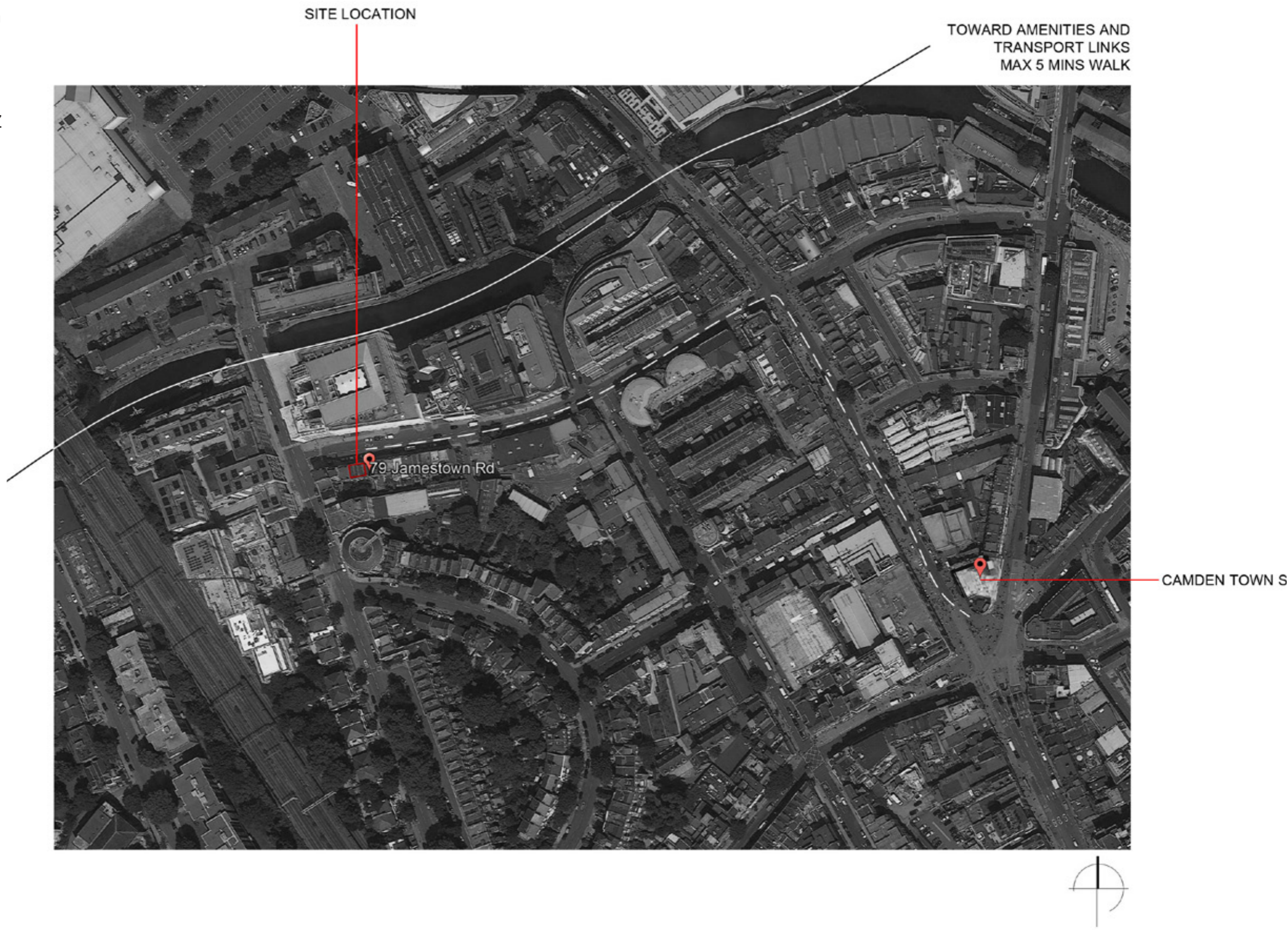
2.0 LOCATION

The existing building is located on 79C Jamestown Road, and near a wide range of amenities. T

he site has a PTAL rating of 6a and is within a CPZ zone.

It is located 0.3 miles away from Camden Town Station and less than half a mile away from bus stops links.

At this location the street is residential with surrounding combination of large-scale, office/commercial buildings.



3.1 DESCRIPTION OF EXISTING BUILDING

The site is not within the Camden Town Conservation Area and it is not listed.

The existing building is clad with brick and has a butterfly roof, in between the parapet walls. Windows are sash timber.

On site there is a four-storey residential building (Class C3).

This application proposes the conversion of the roof to a double mansard loft extending to the property of 79C Jamestown Road.



VIEW FROM JAMESTOWN ROAD

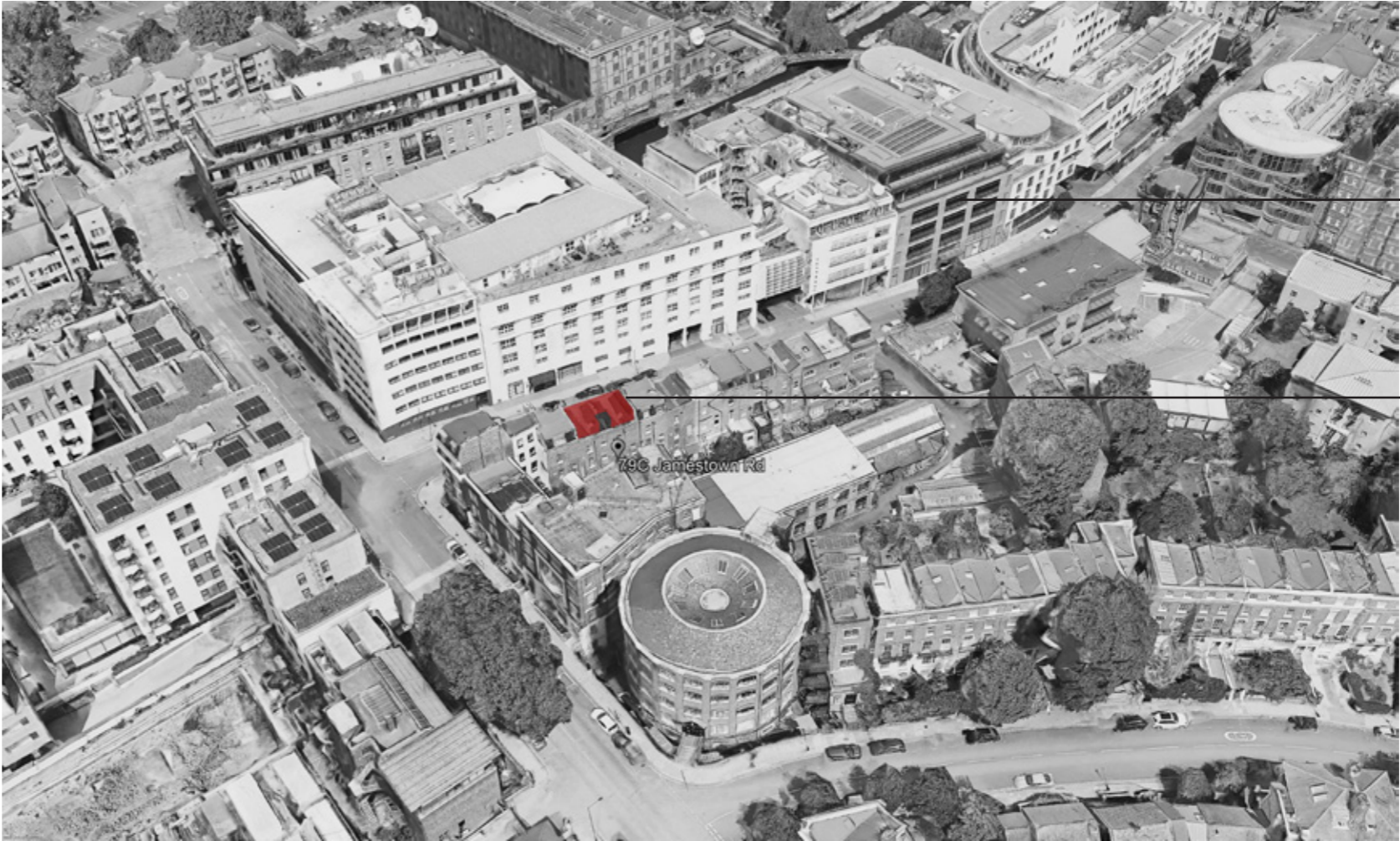


VIEW FROM OVAL ROAD

3.2 THE SITE

This section of Jamestown Road has a terrace of period houses to the south side with many already loft converted.

The North side of the Road is located a six-storey multiuse property.



AERIAL VIEW OF SITE_1



SIMILAR EXTENSIONS IN THE TERRACE



AERIAL VIEW OF SITE_2



EXISTING VIEW FROM REAR GARDEN



PROPOSED VIEW FROM REAR GARDEN

4.0 PLANNING HISTORY

o Ref J11/2/E/23416 - 17-12-1976 Granted Permission for change of use, including works of conversion, to provide a total of four self-contained flats and four self-contained for 75,79 and 81 and 83 Jamestown Road, NW1 properties

Planning History for Neighbouring Properties

o Ref 2012/0602/P - 29-03-2012 Granted Permission for the erection of mansard roof extension, alterations to doors and windows at rear basement and ground floor level, installation of Juliette balcony at rear ground floor level and rooflight at rear first floor level all in connection with existing dwellinghouse (Class C3) for 77 Jamestown Road, NW1 property.

o Ref 2011/5156/P - 08-12-2011 Granted Permission for the erection of mansard roof extension in connection with 1st and 2nd floor maisonette (Class C3).

4.1 PLANNING POLICY AND CONTEXT

The proposal takes account of the policies below and aims to provide an accommodation in accordance with the requirements and quality set out by local and national frameworks.

The relevant statutory development plan for the site includes:

- The London Plan (2016);
- The Camden Local Plan (2017); and
- Camden Design (2020)
- Camden Home Improvements (2020)

In addition, the following are material considerations in the determination of this application:

- The National Planning Policy Framework (2018);
- The greater London Authority SPG (2016);
- London Borough of Brent / Local Plan / Development Management Policies (2016)
- Technical Housing Standards NDSP 2015

THE LONDON PLAN

Policy 3.3 of the London Plan seeks to ensure an increase in housing supply.

The annual average housing supply, according to Table 3.1, for the borough of Camden is 889.

Policy 3.5 of the London Plan seeks to ensure that development provide the highest quality both internally and externally.

Table 3.3 of the London Plan sets out minimum internal standards for dwellings (GIA). For three-bed five people unit it is 96sqm over two-storey dwelling.

CAMDEN LOCAL PLAN

Policy H1 Maximising housing supply

The Council will aim to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2016/17 - 2030/31, including 11,130 additional self-contained homes.

We will seek to exceed the target for additional homes, particularly self-contained homes by: regarding self-contained housing as the priority land-use of the Local Plan;

Making the best use of sites to deliver housing
Policy 3.30 Where vacant or underused sites are suitable for housing in terms of accessibility and amenity, and free of physical and environmental constraints that would prevent residential use, we will expect them to be redeveloped.

Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- respects local context and character;
- preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- comprises details and materials that are of high quality and complement the local character;
- incorporates outdoor amenity space;
- for housing, provides a high standard of accommodation; and
- carefully integrates building services equipment.

CAMDEN DESIGN

Section 2.9 In order to achieve high quality design in the borough we have considered building in terms of:

- context
- height
- accessibility
- orientation
- scale and massing
- siting
- functionality and layout
- detailing
- materials

HOME IMPROVEMENTS

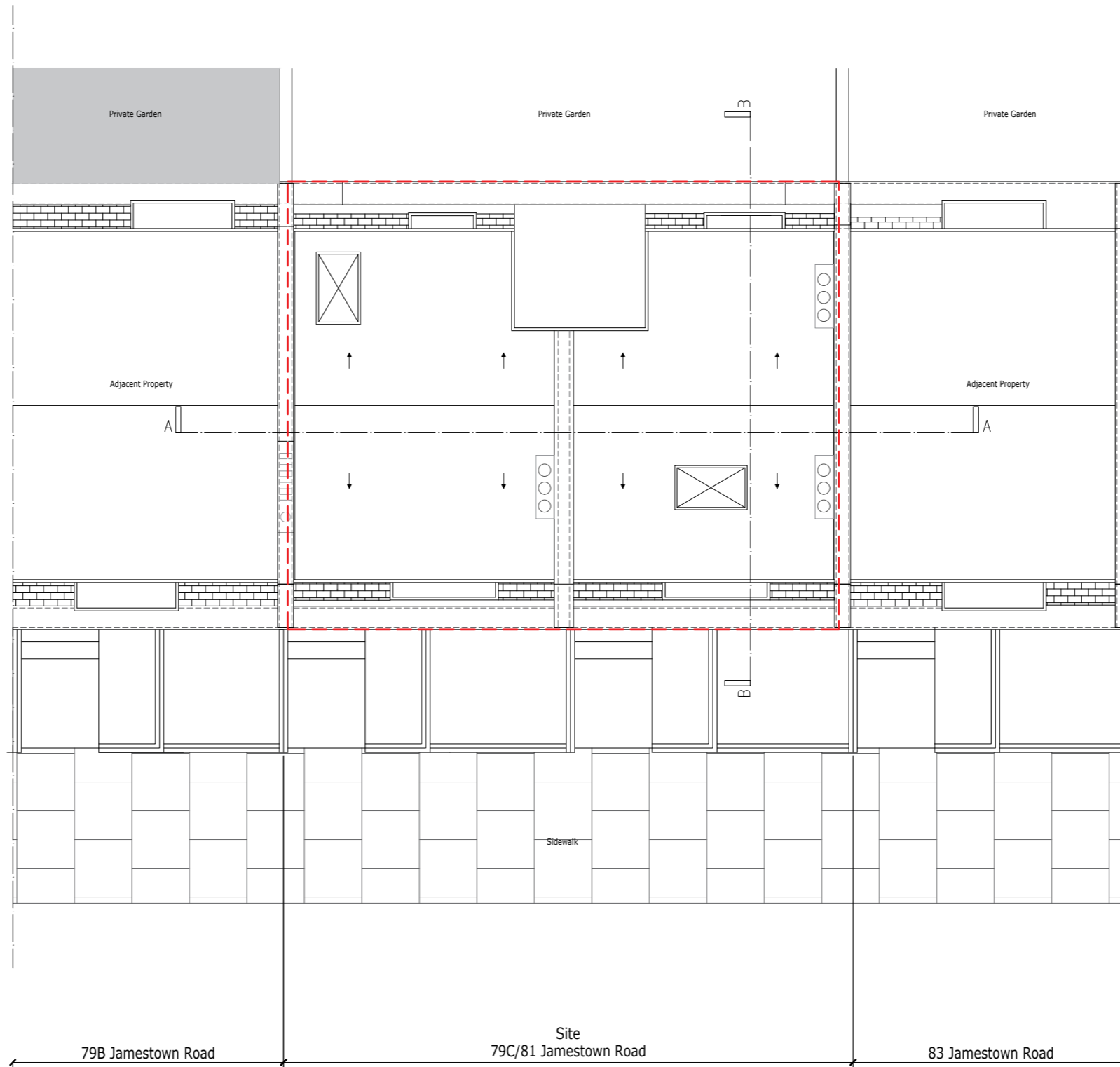
- Design spaces to be functional and adaptable for a range of uses, such as social gatherings, rest and relaxation;
- Ensure rooms achieve a good quality internal environment that benefit from adequate natural daylight, outlook and ventilation;
- Ensure extensions and alterations are safe and secure.

Section 2.2 Roof Extensions

A successful roof extension would consider the overall roof form of the existing building, adjoining buildings and impact in key views (when relevant) and be proportionate to the roof slope being extended.

Section 2.2.2

The most common type of extensions to the roof are mansards, traditionally associated with Georgian or Victorian buildings, as the existing roof structure with front parapets or valley roofs allow for a simple insertion of a new level in this traditional form.



PROPOSED SITE PLAN / ROOF PLAN

5.0 LANDSCAPE

This proposal seeks to provide an additional living space at roof/loft level; therefore, no changes are proposed to the local landscaping.

6.0 DESIGN & ACCESS

6.1 USE & AMOUNT

79C Jamestown Road is a residential accommodation (Class C3). This proposal seeks to maintain its use with the existing building and proposes an additional floor on the roof level, providing a three-bed, five-person dwelling with outdoor terrace within the curtilages of the site. The proposal will create an additional dwelling of policy compliant accommodation.

6.2 LAYOUT

The proposed layout has been designed with consideration to original features and boundaries of the site. The organisation respects the minimum standard for living layout and provides ease of internal circulation. The new layout provides sleeping accommodation below and living spaces above. Adequate storage, circulation and natural light is provided.

6.3 SCALE

The proposal is designed with main principle to provide new living space in line with national standards. The new dwelling is designed to minimize the scale impact of the proposal upon the host building as well as to the neighbouring properties. Due to the shape of the site and its location careful consideration has been taken in order to reduce the bulk of the loft, by introducing the mansard roof. To the rear the terrace; which is placed in the middle of the proposal creates an open space making the façade appear less invasive to the existing building. The scale and bulk of the proposal has been carefully optimised in relation to its proximity to the neighbouring properties in order to have no impact on the amenity space.

6.4 APPEARANCE

The appearance of the existing building front and east façades will remain unchanged. The proposal seeks to provide a design that respects the proportions and features of the host building while implementing contemporary look and feel with the addition of a terrace at this level. The two dormers on the front façade are facing to the south and provide well lighted spaces, whilst being respectful to the existing proportions of the building. This is accomplished by keeping the same width as the windows on the floors below but in the

same time incorporating a more lightweight feel to them and as a result to the loft itself. To the rear two additional dormer windows are designed, for the bathroom and the kitchen. The terrace has two windows; a picture window to provide a well lighted hallway and a bifold/corner door, facing south. This area has been designed to provide a safe outdoor space, while having taken into consideration privacy and overlooking factors. Materials are an integral part of the design process and seek to contribute to the character of the building; therefore, the exterior will be clad with natural slates to match the adjacent lofts. In order to give a unified appearance to the streetscape the original party wall on the front facade will be retained and visually dividing the elevation of the proposal.

6.5 ACCESS

The access to the street remains unchanged.

7.0 DESIGN APPROACH & SUMMARY

The design approach has been managed to respect the existing features and proportion of the host building, thus relates well to the main terrace.

The loft will be in keeping with materiality of the host building and the adjacent, which together with the use of natural, high-quality slates will provide a sensible juxtaposition.



BIFOLD DOOR TO TERRACE



TIMBER SASH WINDOWS



SLATES FOR CLADDING



BRICKS TO MATCH THE EXISTING

Gutter and all reveals will be designed with minimal impact. Overall, the volumetric composition reads as a separate element and does not disturb the rhythm of the terrace elevation. The design would complement the existing building with the use of high-quality materials and finish.

7.1 PROPOSED PARKING

No change to the parking is proposed the existing dwelling and the adjacent properties, the height of the newbuild is subordinate. The roof on the west is sloping not to overshadow the adjacent properties. The scale and bulk of the proposal has been carefully optimised in relation to its proximity to the neighbouring properties in order to have no impact on the amenity space.

8. PROPOSED AREA SCHEDULE

Second Floor	Entrance Hallway Studio Bathroom Bedroom I Bedroom II Bedroom III	2m ² 6.1m ² 6.4m ² 3.3m ² 8.9m ² 16.8m ² 15m ²
Loft	Entrance Hallway Bathroom Living Room Terrace Kitchen Dining Room	2m ² 5.2m ² 3.8m ² 13.5m ² 5m ² 8.1m ² 16.9m ²
G.E.A.		130.8m ²
G.I.A.		106.8m ²
N.I.A.		95m ²



EXISTING VIEW FROM JAMESTOWN ROAD



PROPOSED VIEW FROM JAMESTOWN ROAD



EXISTING FRONT VIEW



EXISTING REAR VIEW



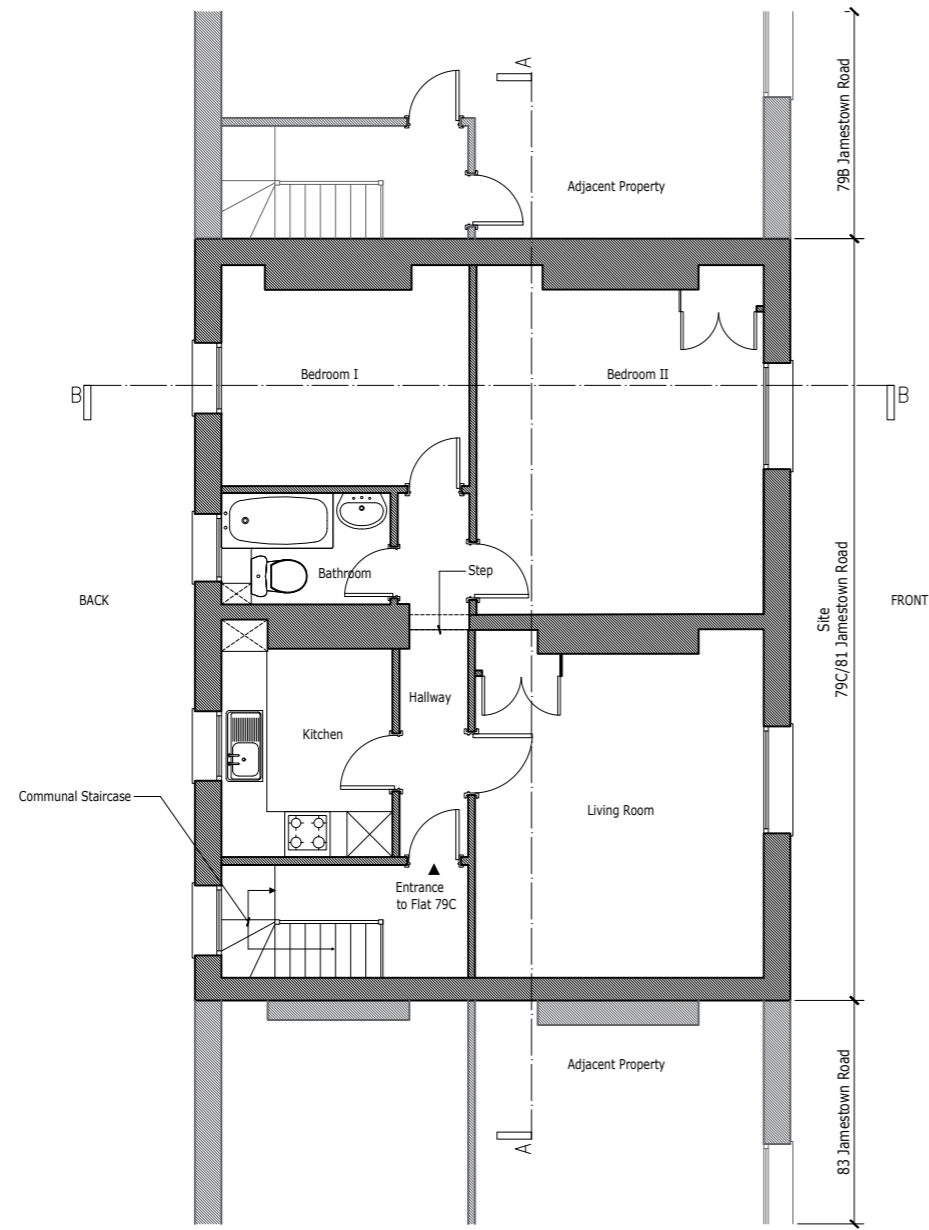
PROPOSED FRONT VIEW



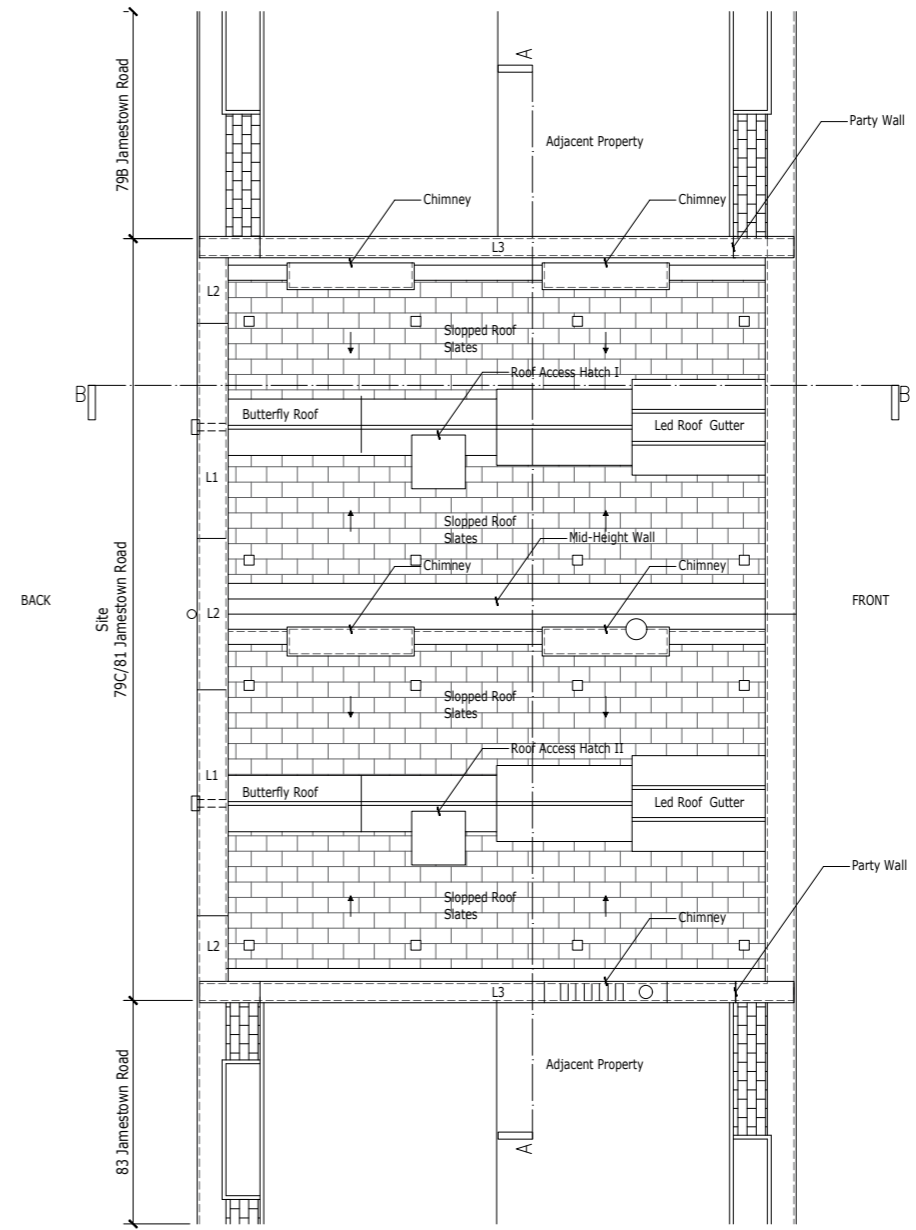
PROPOSED REAR VIEW

9.3 ARCHITECTURAL DRAWINGS

9.1 EXISTING PLANS

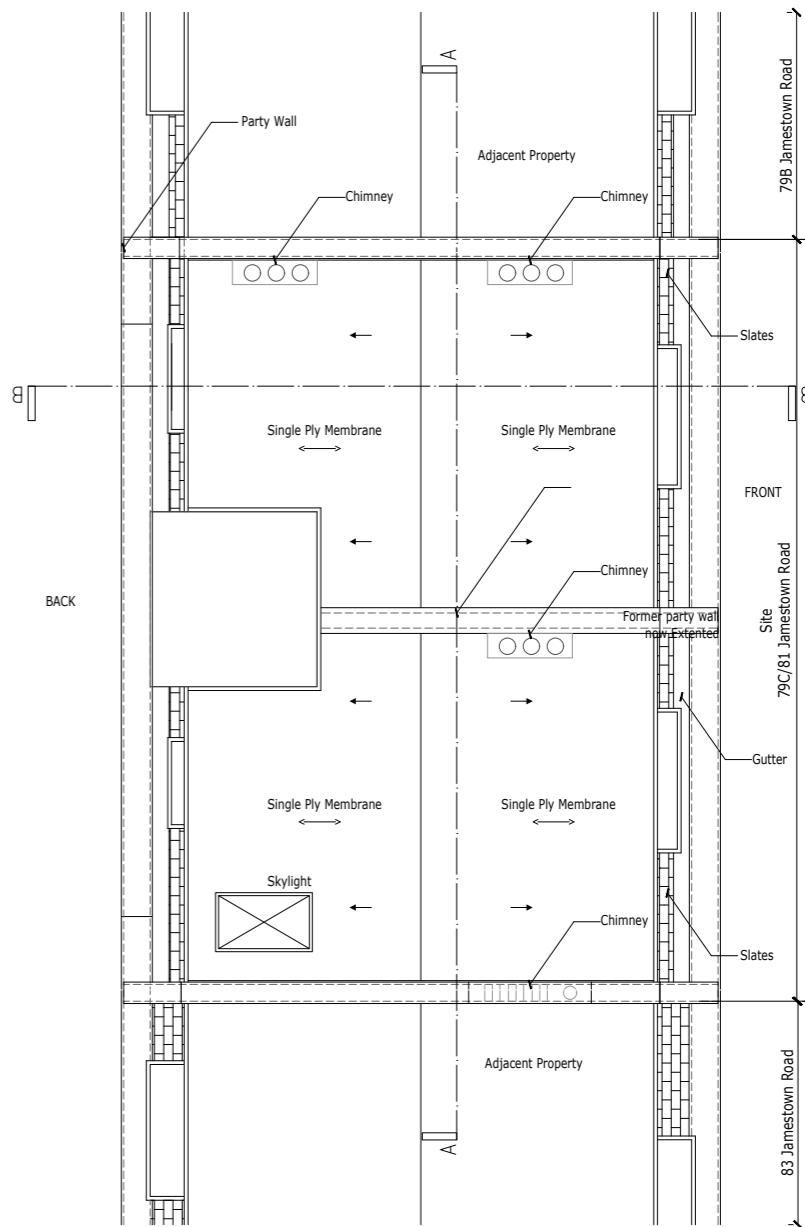
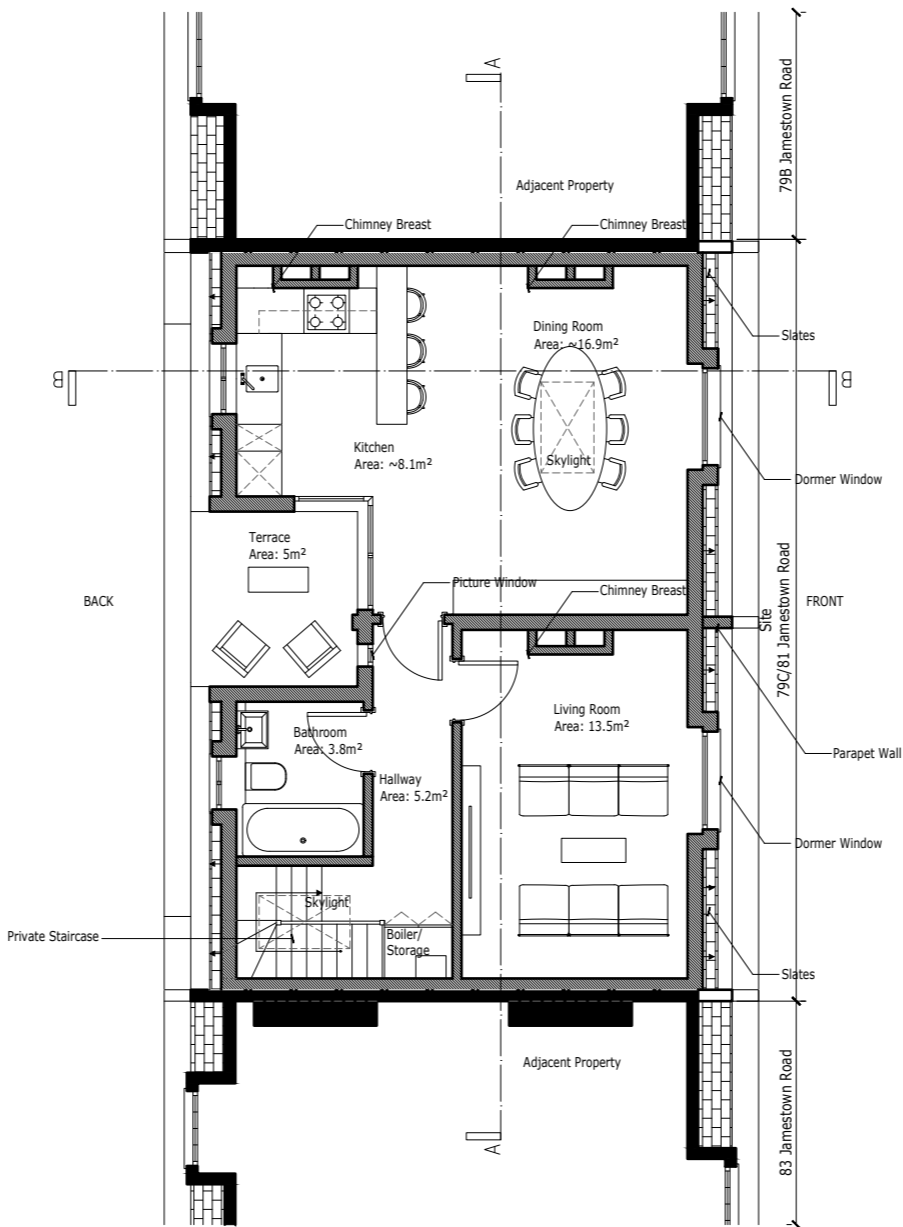
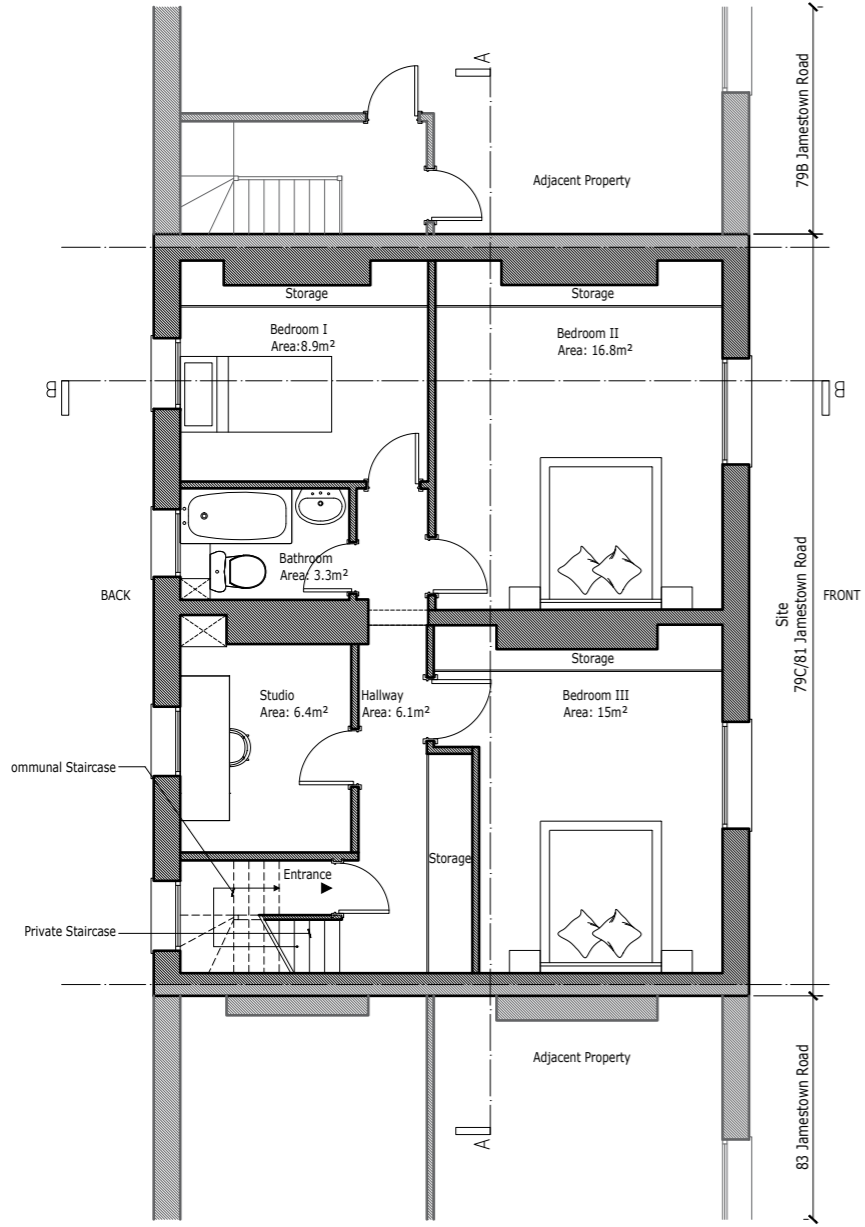


Existing Second Floor



Existing Roof

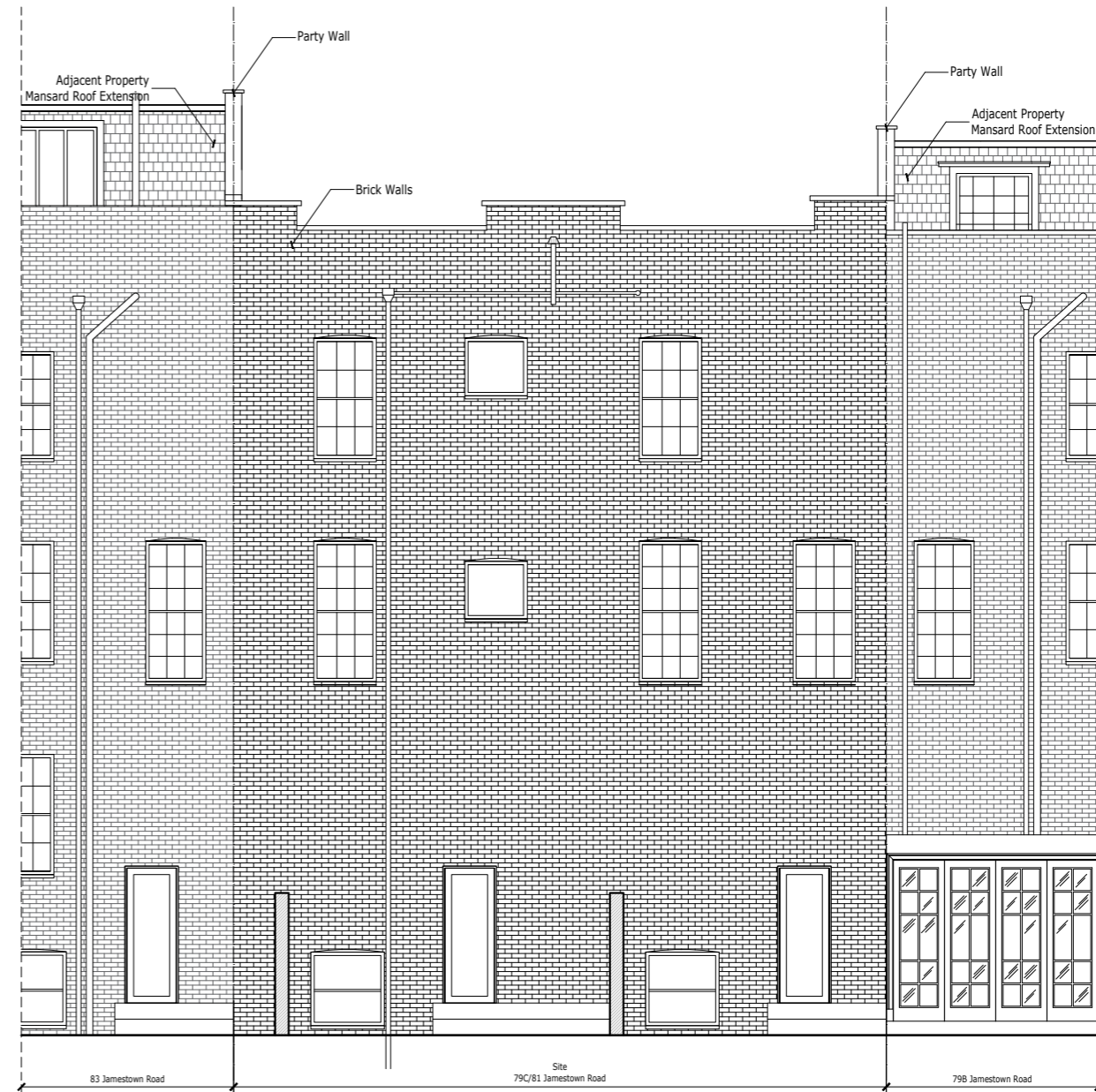
9.2 PROPOSED PLANS



9.3 EXISTING ELEVATIONS

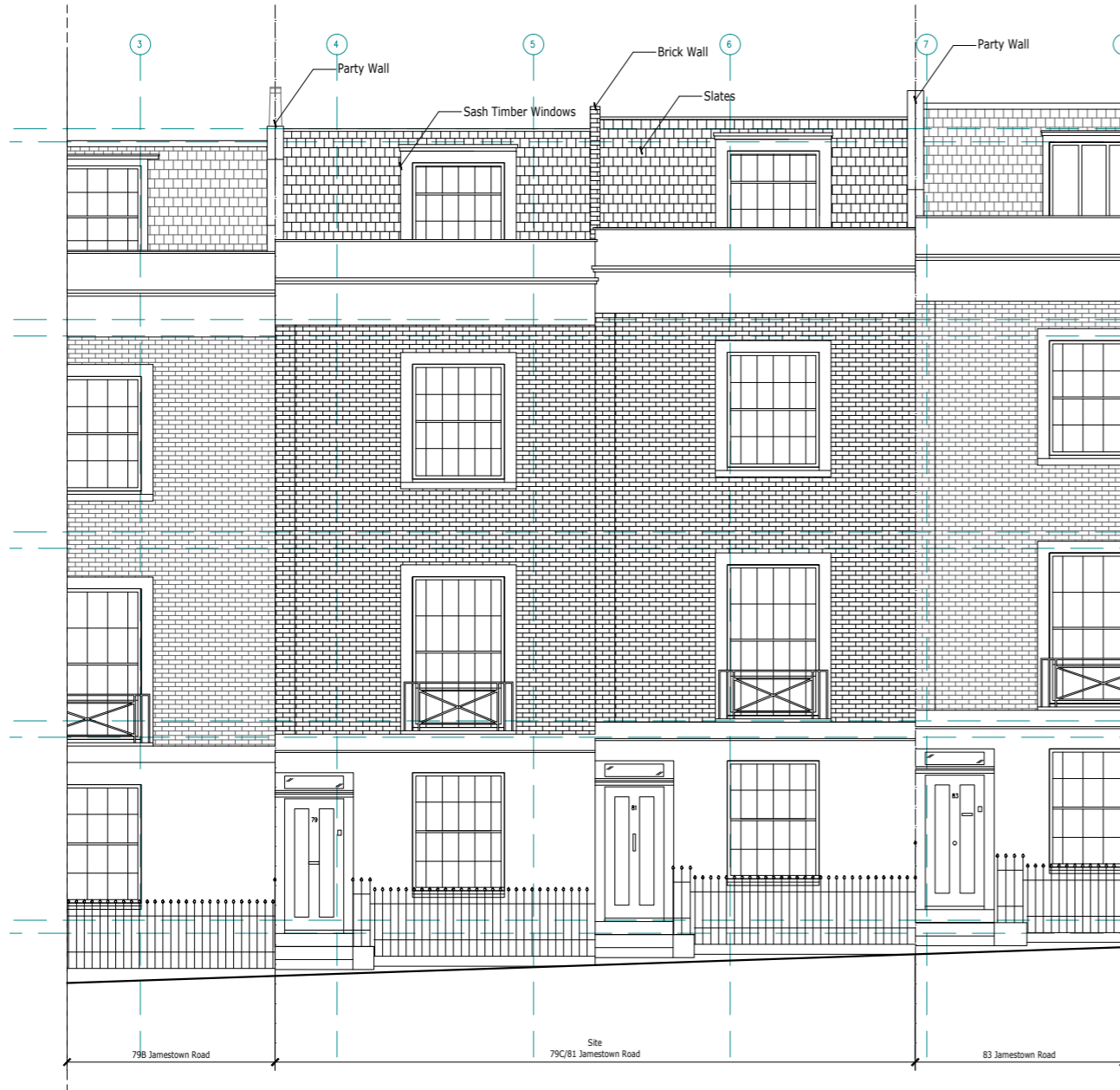


Existing Front-South Elevation

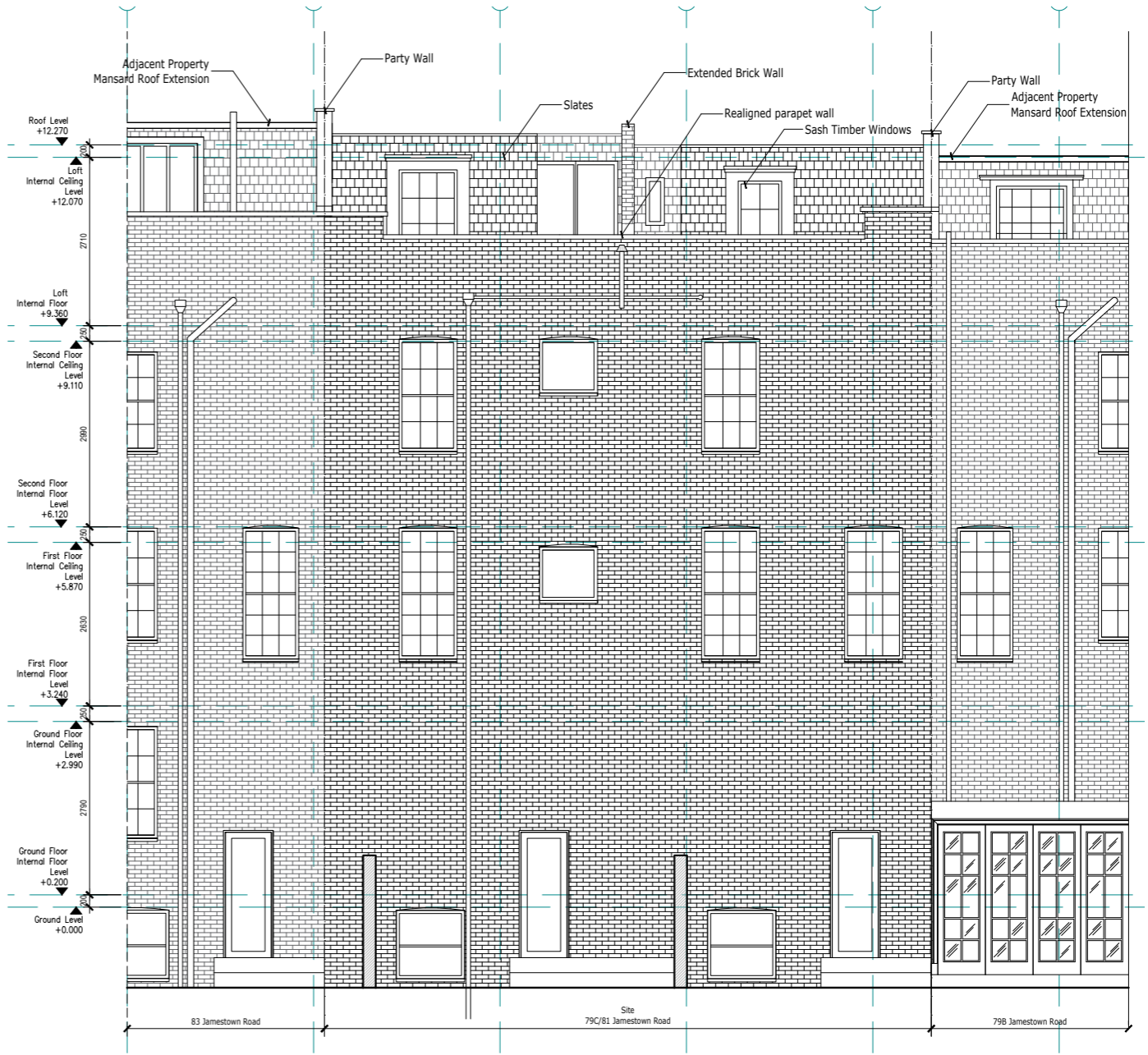


Existing Rear-North Elevation

9.4 PROPOSED ELEVATIONS



Proposed Front-South Elevation



Proposed Rear-North Elevation



A R C H I T E C T S