

Design & Access Statement

Prepared by
Urbanist Architecture

Our Reference

092 - NW5 4EE

Report Date

01/02/2020

Address

66 Queens Crescent London NW5 4EE

Proposal

Mansard extension and part 1 part 2 storey rear extension at first floor level to create 2 separate flats.

1. Introduction

1.1 Urbanist Architecture Ltd has been instructed on behalf of the client to submit a full planning application for the the erection of a part one part two storey rear extension at 1st and 2nd floor and addition of mansard roof to create 2 separate self-contained flats. A similar planning application has been approved in the past for this property but it has ceased before the construction was conducted.

1.2 This statement should be read in conjunction with the relevant set of planning drawings, documents, and assessments provided with the application. The drawings indicate the structural forms and integrated placement of the flats.

The proposal has been designed to comply with the relevant planning policies at a national, regional and local level. These policies include:

- The National Planning Policy Framework (NPPF) (2019)
- The London Plan
- Camden Local Plan (July 2017)
- Camden planning guidance for Design and Camden Development Policies (March 2019)

1.3 The purpose of this design and access statement is to provide significant justification for the creation of the new volumes and mixed size C3 units. The proposal aims to positively contribute to the housing stock of the area without creating a negative impact on the existing amenity of the neighbouring properties. It makes full use of the existing space whilst improving the general environment of residual spaces.

1.4 This document forms part of the Planning Application for the development of the site and should be read in conjunction with the following supporting information:

- Existing & Proposed Drawings prepared by Urbanist Architecture

1.5 The design of the intended development has progressed in accordance with all relevant policy implications.

Planning Policy Context 1

National Planning Policy Framework (NPPF)

Paragraphs 2 and 196 state that Planning law requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. Paragraph 59 of the NPPF states that, “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. “

National Planning Policy Framework (NPPF)

Paragraph 118 of the NPPF states that Planning Policies and decisions should: “promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops”” and “support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.”

Planning Policy Context 2

The London Plan (March 2016)

- Policy 3.3: Increasing Housing Supply;
- Policy 3.4: Optimising Housing Potential;
- Policy 3.5: Quality and Design of Housing Developments;
- Policy 3.8: Housing Choice;
- Policy 5.17: Waste Capacity;
- Policy 6.9: Cycling;
- Policy 6.13: Parking;
- Policy 7.1: Lifetime Neighbourhoods;
- Policy 7.4: Local Character;
- Policy 7.6: Architecture.

London Borough of Camden Local Plan (July 2017)

- Policy H2 Maximising the supply of self-contained housing from mixed-use schemes;
- Policy H6 Housing choice and mix;
- Policy D1 Design;
- Policy A1 Managing the impact of development;
- Policy T1 Prioritising walking, cycling and public transport;
- Policy T2 Parking and car-free development.

Supplementary Planning Documents

- London Plan Housing Supplementary Planning Guidance - March 2016 (Housing SPG)
- Camden planning guidance for Design and Camden Development Policies (March 2019)

Planning Application History

2016/3344/P

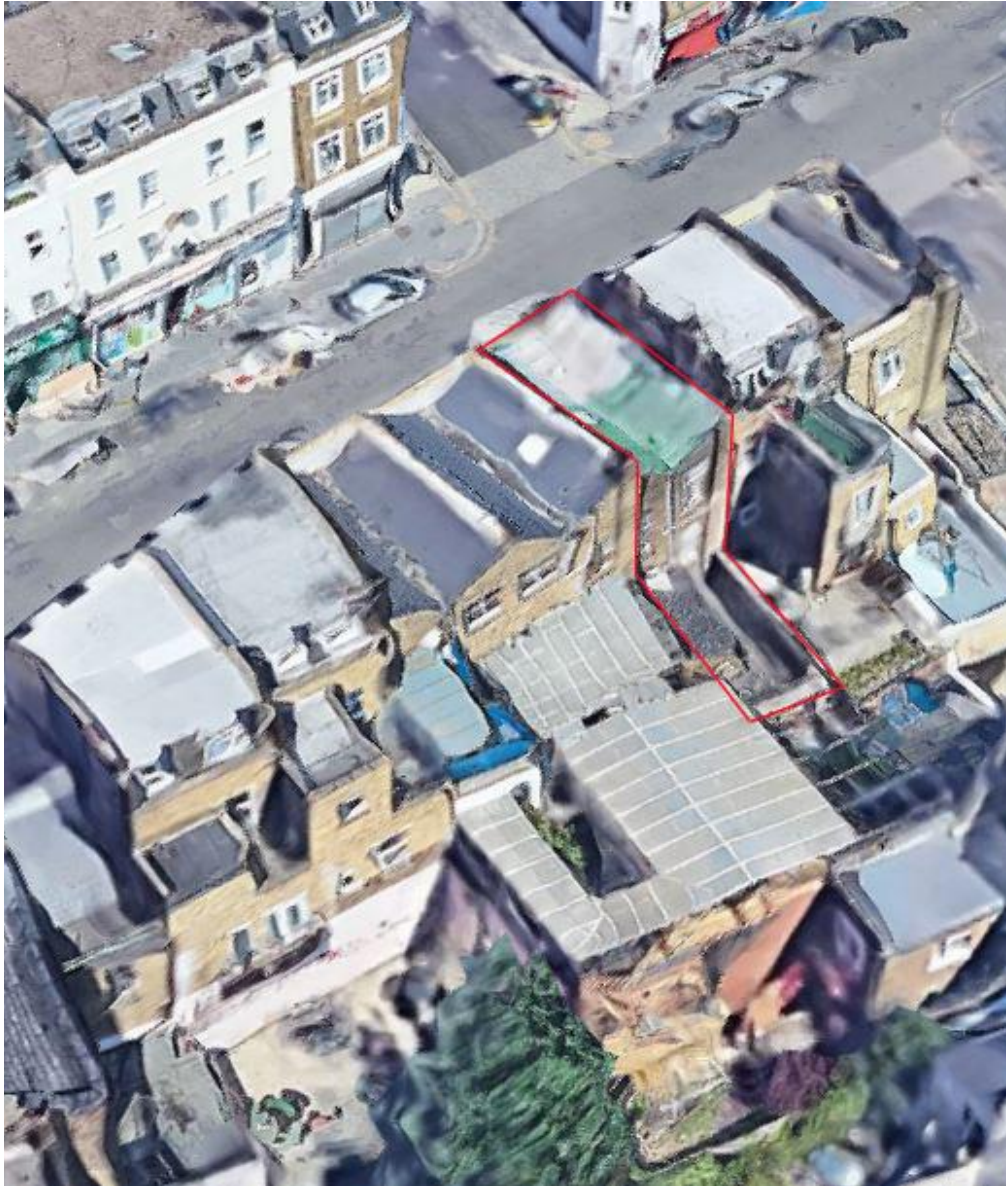
Granted



17-08-2016

Erection of a mansard
roof extension, first floor
rear extension and
alterations to the rear
fenestration.

Location & Setting



The proposal site is situated at Queens Crescent, which is a mixed-use street comprising of commercial units on the ground floor and residential units on upper floors. The property is a three storey, terraced Georgian style building. The ground floor of the property is occupied by a retail unit and the upper floors accommodate a two-storey, two-bedroom flat.

The urban type is characterised by its high density. The majority of the properties along this row of terraces lack external amenity space and have access provided at the front elevation, next to the commercial units entrances.

The site is not within Conservation Area nor is a Listed Building, but is close by the West Kentish Town Conservation Area facing south. PTAL of the property is 3.



Use

The site currently has a mixed-use with a commercial unit occupying the ground floor of the property and a residential unit falling under C3 category on the first and second floors.

The proposal seeks to retain both uses in the same configuration but will see small changes to the layout of all floors. The proposal introduces the relocation of the the entrance to the flats and small changes in the shopfront replicating the existing. The new shopfront will be a mirrored reflection of the current ground floor elevation with a wider entrance to the flats. This is to accommodate the refuse store and bicycle storage on the ground floor for the proposed residential units.

The proposal provides the opportunity for the intensification of the site while maintaining a high quality design and increasing the accomodation quality of the area. The applicant views this proposal as an opportunity for transformation that can contribute to the borough's housing provision.



Amount & Layout

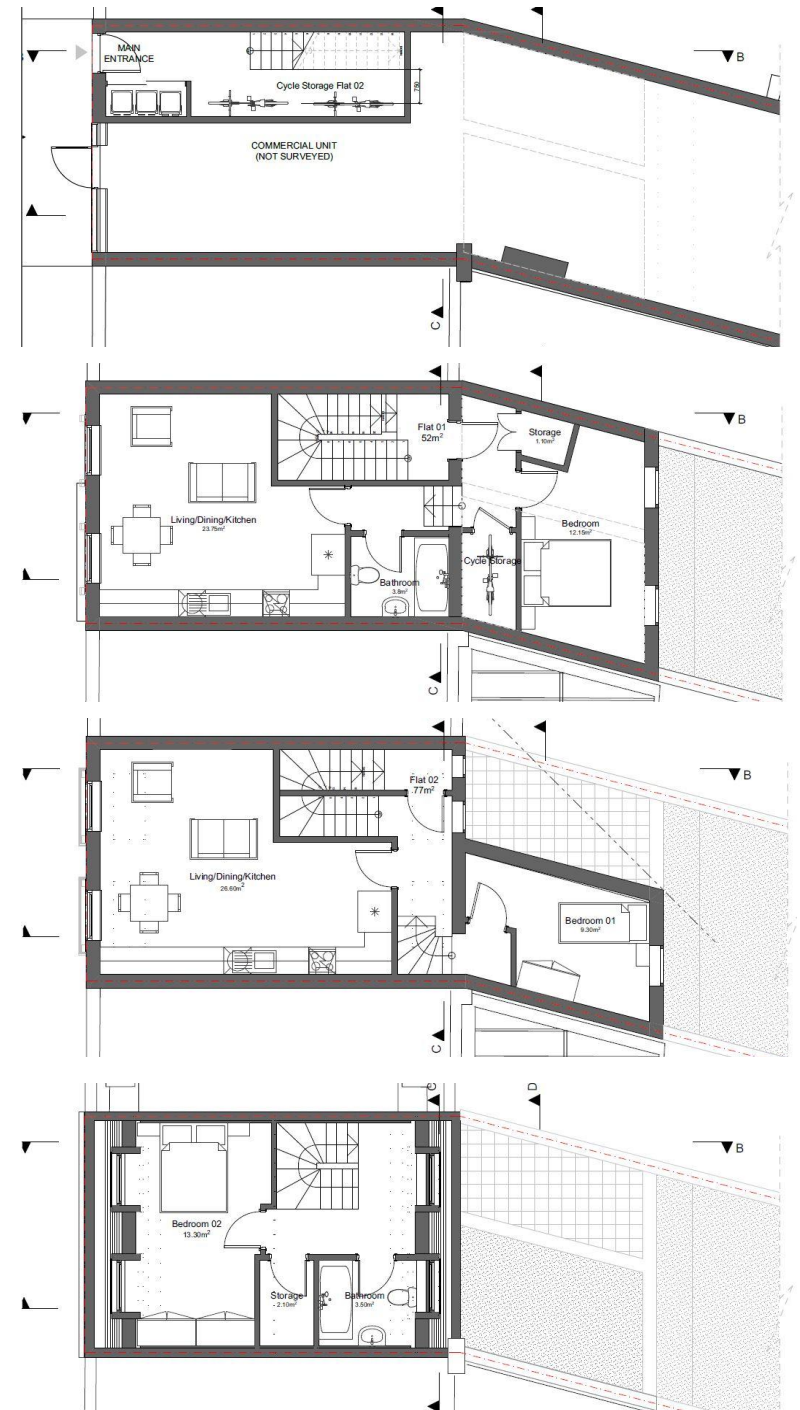
The rear extension extends 4.5 m, keeping the depth of the existing extension and is full width on the first floor and half width on the second floor. Due to the split level, the extensions are lower than the floor levels in the main body of the building and adjacent properties. This allows us to extend the property as proposed without affecting the daylight and sunlight of the adjacent properties. This is reflected in the 45 degree diagrams in the plan and rear elevation.

The entrance to the flats is positioned to the left hand side of the front elevation. This allows the stairs to be relocated and optimise their layout and area they use.

The proposed layout has been designed in line with the London housing design guide. The new self-contained flats are both dual aspect, have natural light and all meet minimum space standards.

The proposal makes use of the existing split level difference while still keeping a functional layout. The height difference helps create a separation between the private areas and more public living/kitchen/dining areas. Care has been taken to design a layout where room uses are stacked between different flats, reducing the possibility to cause their occupants undue disturbance.

The 2 bedroom flat enjoys access to a terrace. There are several examples of similar terraces in adjacent buildings, therefore, it is considered acceptable as it is a consolidated feature.



Amount & Layout

| Level | | Total Area (sqm) | Waste Storage (sqm) | Cycle Storage (sqm) |
|--------------|-------|------------------|---------------------|---------------------|
| Ground Floor | Lobby | 12.75 | 1.5 | 4.5 |

| Level | | Bedrooms / people | GIA sqm |
|-------------|---------|-------------------|---------|
| First Floor | Flat 01 | 1 Bed / 2 People | 52 |

| Level | | Bedrooms / people | GIA sqm |
|-------------|---------|-------------------|---------|
| First Floor | Flat 02 | 2 Bed / 2 People | 77 |

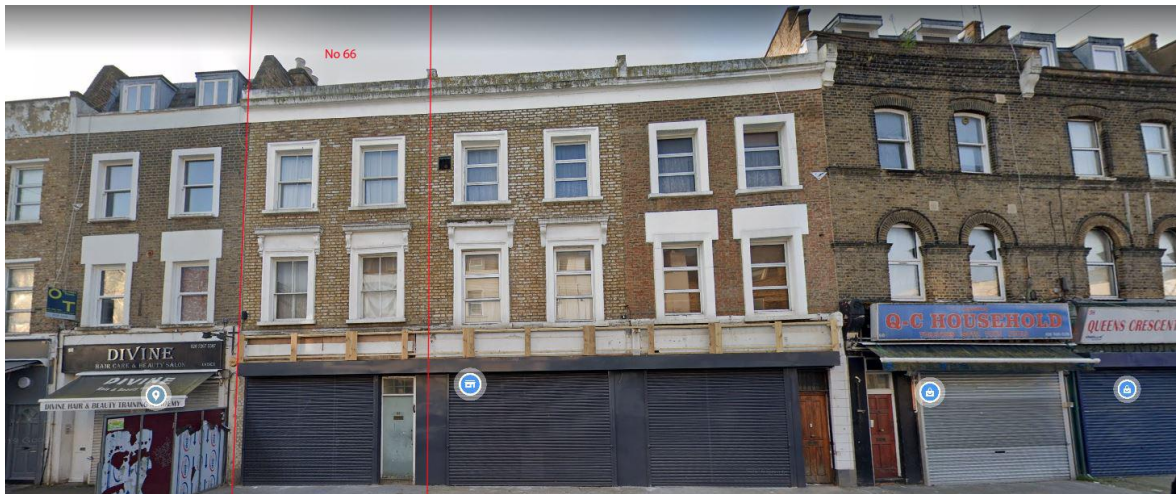
Scale

The properties along the subject terrace row in Queens Crescent have been extended and altered in a varied way establishing a diverse palette of materials, styles and scales. A number of the properties have added one or two storey brick extensions to the rear, some of which introduced terraces for the enjoyment of the users as external amenity spaces.

It is also worth mentioning that a number of the houses along Maldon Road within the conservation area have two or three storey extensions, some extended up to the roof gutter level. There are a few precedents along the street with a mansard roof extensions, which appear to be a common and welcomed addition in the close vicinity.

The scale of proposed rear and roof extensions is similar to the approved extensions under the application ref. 2016/3344/P, recently approved application ref. 2020/2730/P and proportional in relation to what is existing and to its surroundings.

The proposed mansard roof will be in line with the existing mansard roof at No 68 Queens Crescent.



No. 68 Queens Crescent.

No. 66 Queens Crescent.



Scale

Comparison of approved extensions under the application ref. 2016/3344/P and proposed extensions.

Approve Extension.

Application Ref: 2016/3344/P



kingconroy architects

Proposed Extension.



Urbanist Architecture Ltd

Scale

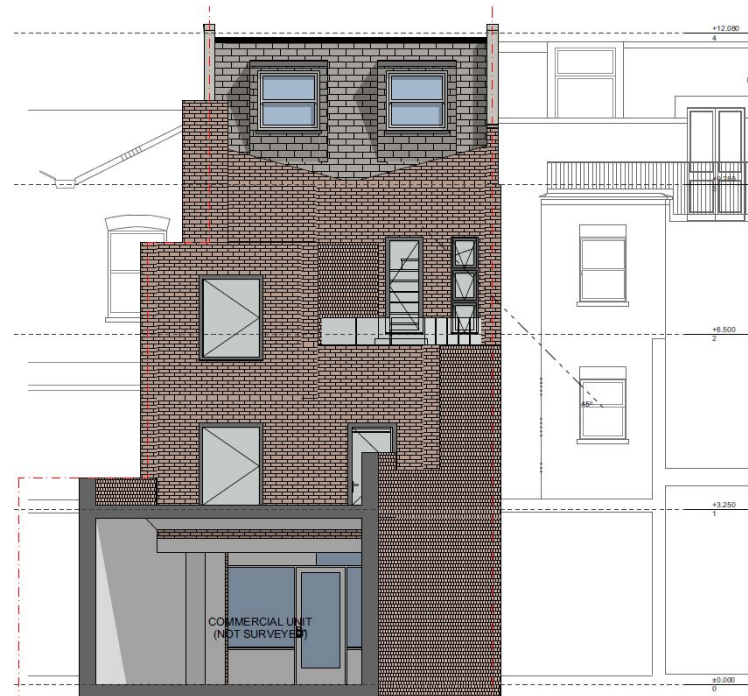
Comparison of approved extensions under the application ref. 2020/2730/P and proposed extensions.

Approve Extension.
Application Ref: 2020/2730/P



BANCIL PARTNERSHIP LTD

Proposed Extension.



Urbanist Architecture Ltd

Landscaping

The Commercial unit covers the entirety of the ground floor, therefore no landscaping work will be proposed for this development.

Appearance

At the ground floor, the entrance door to the residential units is relocated to be on the left hand side, making the location of the stairs and the layout of the proposed flats more rational and efficient. The shop front will remain similar to the existing but taking a narrower portion of facade due to the proposed location of the waste storage. No changes other than reparations of the existing front elevation are proposed

The mansard will sit behind the existing parapet. Keeping a similar setback to the existing mansard at No 68 the impact of the addition from the street level will be modest. The proposed fenestration in the mansard will be in line with the windows at the lower levels and be of an appropriate scale.

The proposed rear extensions will be built in keeping with similar extensions of the adjacent properties, using brick as external material, flat roofs and aluminium windows. The rear elevation shows a series of volumes which create a stepped massing effect similar to that of the surrounding properties.

A glass baluster is proposed in the second floor terrace to reduce the impact that it could have in the rear elevation.



Facade Materials

The proposed materials are in keeping with the character of the area and will match the existing materials of the building and be similar to those of adjacent buildings.

The mansard will feature white sash windows that will be of an appropriate scale. The mansard dormer windows at the front elevation will be aligned with the windows in the first and second floor, ensuring that the front elevation visible from the street is in harmony with the terrace and do not make the development look out of context.

The rear elevation walls will be built with london yellow stock bricks matching the existing. This elevation will have larger aluminium windows at first and second floor that will not be seen from the street and will ensure a high thermal performance maximising the light and reducing maintenance requirements.

Mansard

Slate tiles to match
adjacent mansard roof



Extension

London Yellow Buff
Stock to match existing



Access & Parking



Access to the residential units will be at the front of the building via the new proposed entrance to the left side of the front elevation. The ground floor lobby will contain the waste storage and the cycle storage for the flat 02 at the second and third floor. The cycle storage for the flat 01 at first floor will be located within the flat.

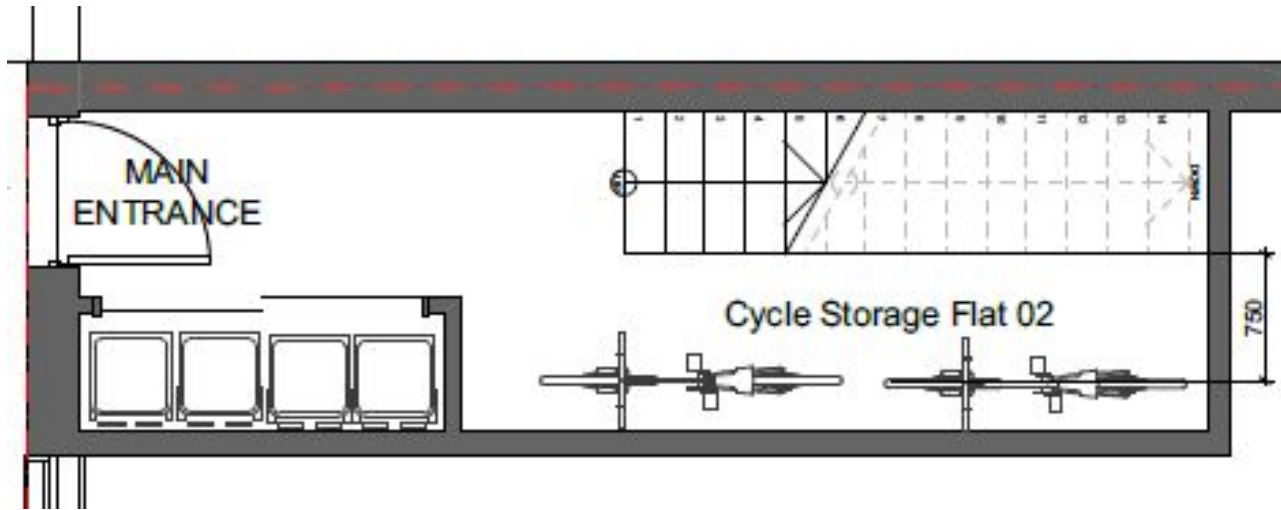
The proposal pays attention to the necessary arrangements, ensuring that occupants of all self-contained flats have adequate access to all common areas of the building.

Each flat will be accessed from a common staircase and the residents of the flat 02 will enjoy access to the terrace.

The waste storage for the residential units is situated to in the ground floor at the front of the entrance lobby, within the building's footprint and in a ventilated room.

The proposal does not propose car parking spaces, this in line with the car-free policy outlined within Local Plan Policy T2.

Cycle & Refuse Storage Details



The cycle storage for the flat 01 will be located within the flat itself, close to the entrance in a storage facility built for this purpose. The cycle storage for flat 02 will be located at the ground floor lobby. The lobby provides the space necessary to park and maneuver the bikes according to the London policy leaving appropriate distance between the bikes and the stairs and ensuring a secure and covered storage of the bikes.

The waste storage will be located in the ground floor within the communal lobby and adjacent to the front entrance. It has been designed with the kerbside waste collection service requirements in mind. It will allow the easy management and facilitation by the occupants to transfer the bins to the kerbside. Waste bins will be provided in line with the Adopted CPG document Design CPG - March 2019:

Each unit will be provided with

120 litres of bin, box or sack volume for general waste or 'refuse'

140 litres of mixed dry recycling

23 litres of food waste.

Summary

This proposal seeks to intensify the residential use of the site to create high quality homes and improve the area physically, socially and economically while helping to ease the housing shortage.

This scheme has been developed in accordance with all relevant policies in the London Plan and any relevant adopted policies of Camden Council.

This scheme will provide 2 self contained flats. The design of the development is of high quality and in compliance with the minimum space standards. The development offers high quality housing to the local market.

In principal, the design is sympathetic to the character of its context, using materials similar to the existing ones in the subject and neighbouring properties such as brick for the rear extensions and slate tiles in the mansard.

The proposed rear and mansard extensions are similar in scale to the scheme approved under the application ref. 2016/3344/P for this property and recently approved application ref. 2020/2730/P at adjacent 62-64 Queen's Crescent London NW5 4EE and akin to the existing extensions in the adjacent buildings.

This sensitive development revives the existing property by inspiring and attracting people and unlocking the potential of this building. Ultimately it aims to improve the standard of living for the residents within the area.

Should there be additional information or clarification required in order to progress this application please do not hesitate to contact Urbanist Architecture Ltd. We are willing to work alongside the planning department to deliver a sustainable, high quality development.



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