

DESIGN AND ACCESS STATEMENT

6A
6 St Augustine's Road
London
NW1 9RN

Introduction

Summary

No. 6 St Augustine's Road is an end of terrace dwelling house located on the northern side of the road. The property is not listed but sits within the Camden Square Conservation Area.

The existing building is set over three levels, lower ground, ground and first floors, with an unconverted loft at roof level. The building is constructed in brickwork with a grey slate tiled roof and painted timber framed sash windows. The surrounding area is predominantly residential in character.

The original dwelling house has been converted into three flats; one at lower ground, one at first and the other on the top floor. It is this top floor flat, 6A, that is the subject of this application.

Planning Permission is sought for a dormer roof extension to the side and rear and for the insertion of rooflights to the front of the property. A significant proportion of the houses in the terrace and surrounding area have loft conversions with dormer windows, and rooflights are a very common sight.

Most significantly to this application, No 12 St Augustine's Road had a side dormer identical to the one in this proposal, permitted in 2017 at appeal (Application no 2016/4152/P). This is now built.

The proposals to 6A St Augustine's Road have been designed to improve the quality of the building fabric and to increase the available space whilst improving natural light into top floor flat.

The roof extension has been developed to be sympathetic in character to the host building and locale and built with high quality materials.

There is a five storey building comprising 9 residential units situated on the adjoining site at No 4 St Augustine's Road.



OS map of surrounding area with No 6 highlighted in red

Camden Square Conservation Area

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 and is situated south east of Kentish Town. The Camden Square Conservation Area was designated in October 1974 and extended in 1980 to encompass St Augustine's Road.

The Camden Square Conservation Area is a planned suburban development, predominantly residential and primarily built in the 19th Century. It is in gridded street layout running parallel to and perpendicular from Camden Road, and the layout is focused around Camden Square.

As outlined in the Camden Square Conservation Area Appraisal and Management Strategy,

“there is an underlying architectural hierarchy from the largest semi-detached houses facing the major route of Camden Road, and Camden Square and narrower plots with mostly semi detached and some terraces on the St Augustine's Road, around Rochester square and the streets leading from the square.”

“St Augustine's Road has an apparently consistent arrangement of set-back grander houses.

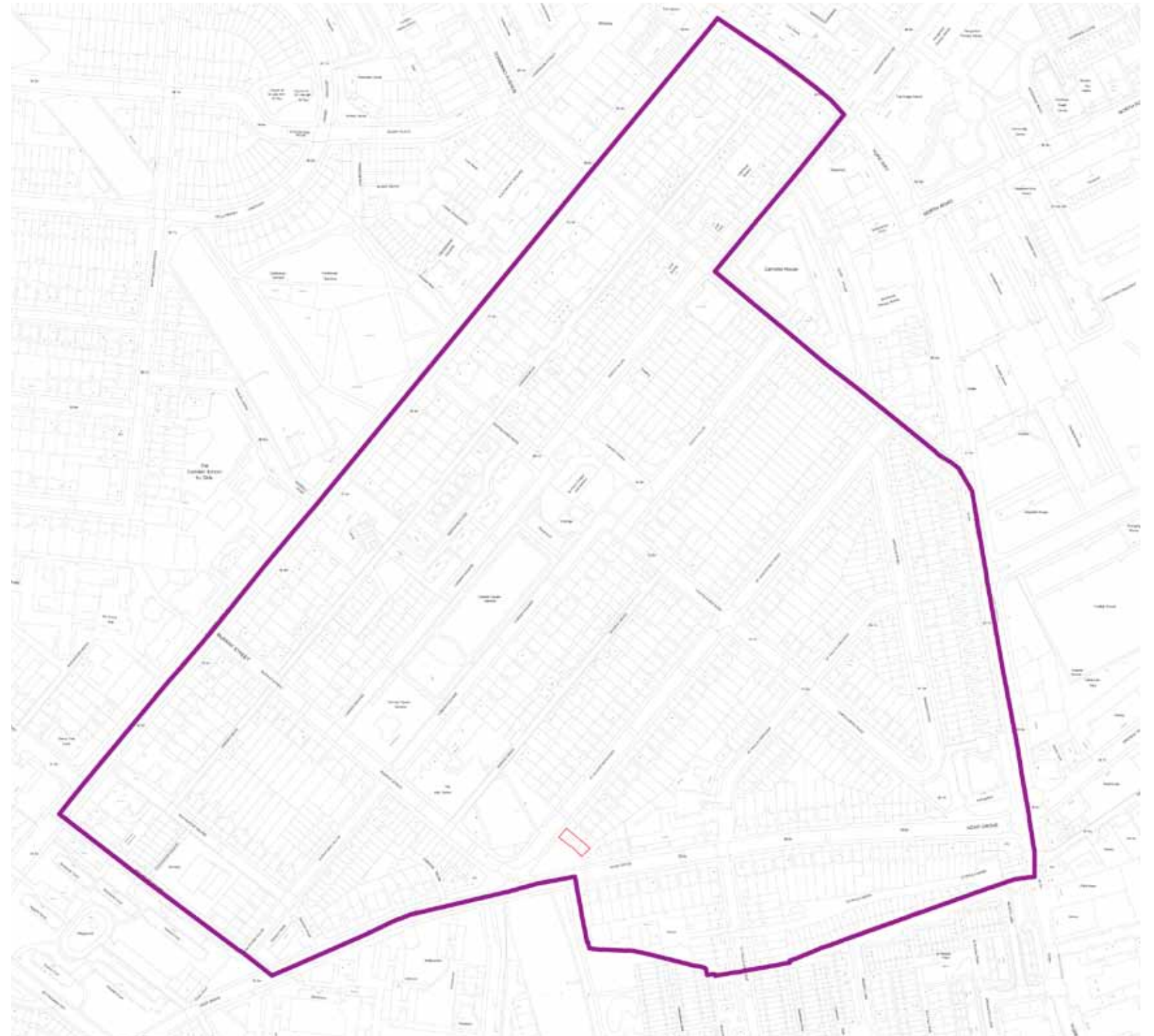
On closer inspection there is a subtle change in character starting from the south as it was built chronologically with larger plots, stucco and pediments, progressing to stucco or a mix of brick over stuccoed ground and lower floor, to the smaller terraced houses at the northern end.

This is all consistent with the overall pattern and evolution of the estate, as it grew north east up the hill”

Planning History

Other planning applications associated with No 6 St Augustine's Road are as follows:

- Garden Flat St Augustine's Road. Application No: 2016/5010/P. Planning permission was granted for a single storey rear extension for the flat at lower ground floor level on the 23.11.2016.
- Conversion of No.6 St Augustine's Road to form three self contained flats. Application No: G13/22/4/5174. Granted.



Camden Square conservation area map, Camden.gov.uk
No 6 St Augustine's Road highlighted in red

Context

The Site

The existing building at 6 St Augustine's Road dates from the mid nineteenth century. The building is part of a set of two storey semi-detached houses comprising 6, 8, 10 and 12 St Augustine's Road. Following this, no 14 St Augustine's Road rises up a further storey and represents a change of scale along the street scene.

In 2016 planning permission was granted for a five storey building directly adjacent to No 6 St Augustine's Road (Application No 2016/5521/P).

This development is now built and houses nine new flats and is a full storey higher than its immediate neighbours at 6, 8, 10 and 12 St Augustine's Road. It constitutes a significant change of scale and the way that it affects the character and appearance of the immediate area and disrupts the visual homogeneity is clear on the image to the right and on the following page.

The new structure has resulted in a huge loss of natural light to No 6 St Augustine's Road.

Use

No 6 St Augustine's Road presently consists of three self contained flats arranged over the lower ground, ground and first floors. The building features London stock brickwork to the street, side and garden elevations. The street elevation continues past the roof eaves to terminate at a simple parapet. This detail conceals the shallow roof pitch. Simple stucco detailing is present around the entrance porch and adjacent windows.

Access

No 6A is presently served by a single point of access directly from St Augustine's Road for pedestrian access only. No change in access will be created by the proposal.



No 6



View of No 4 St Augustine's Road from Agar Grove



View of the rear of No 4 St Augustine's Road from Agar Grove. The chimneys of No 6 St Augustine's road can be seen behind the two storey house, shown here. The existing roof of no 6 cannot be seen.

Proposed Development

Design Proposal

The design proposal for 6A St Augustine's Road seek to improve the current living accommodation by adding a further bedroom to the top floor flat. The creation of the new side and rear dormers will allow for comfortable access to the loft space.

The aim of the design is to provide the owner with the additional space, whilst achieving a sympathetic proposal which retains the original character of the building.

The flat currently contains one bedroom, a bathroom and a living space at first floor level. Camden's Local Plan states that it seeks to support 'development that makes best use of its site' to allow for a rapidly growing population. We feel the proposals do not harm the appearance of the host building, and that any concerns that might be associated with the fleeting views of the dormers from the surrounding streets, are outweighed by the benefits of the improvement to the flat and making better use of the space, turning a one bedroom flat into a good 2 bed flat with additional office space, thus making it suitable for a small family.

In addition, due to the loss of natural light at the rear, following the construction of No 4 St Augustine's Road, this top floor room will also provide the inhabitant with a brighter space to sleep and work.

The side dormer will contain a new staircase that is compliant with the Building Regulations. Locating the staircase in the protected landing area is the only way to comply with both the regulations concerning fire (Part B) and staircase safety (Part K). The creation of a dormer will enable these rules to be satisfied.

The design approach aims to construct the dormer in a manner that will present the smallest profile to the main roof's silhouette. The Camden Square Conservation Area's Appraisal and Management Strategy 2011 states that:

"the regular composition of the roof line is an important element in the appearance of the Conservation Area. Proposals for alterations to roofs within the conservation area will be considered on their own merit but particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views."

The volume of the side proposed dormers has a low profile which, in addition to the fact that the main roof is largely concealed by a brick parapet, will make the dormer appear very slight. In plan projection, the dormer is set back from the street elevation and therefore its appearance will be greatly reduced. The proposed design is in keeping with the guidelines set out in CPG1 and will appear unobtrusive to the roofscape.

There is no overlooking from the side, as No. 4's side windows serve a communal staircase area and not habitable rooms. The current window is already frosted windows so privacy should not be an issue.

No 6 is the end of the terrace, and there are no similarities between No 6 and No 4 St Augustine's Road. In addition, No 4 St Augustine's Road re-introduces a taller building form to the end of the street, which also contains a roofscape that includes pitched roof, recessed dormer and roof level balcony elements.

Symmetry

No 6 is part of a set of two storey semi-detached houses comprising 6, 8, 10 and 12 St Augustine's Road, with no 12 containing a recently erected side dormer. Adding an identical dormer to the side of the roof pitch at No 6 will complete the symmetry of this set of four, with the adjacent buildings then stepping up on either side, as demonstrated in the diagram on the following page.

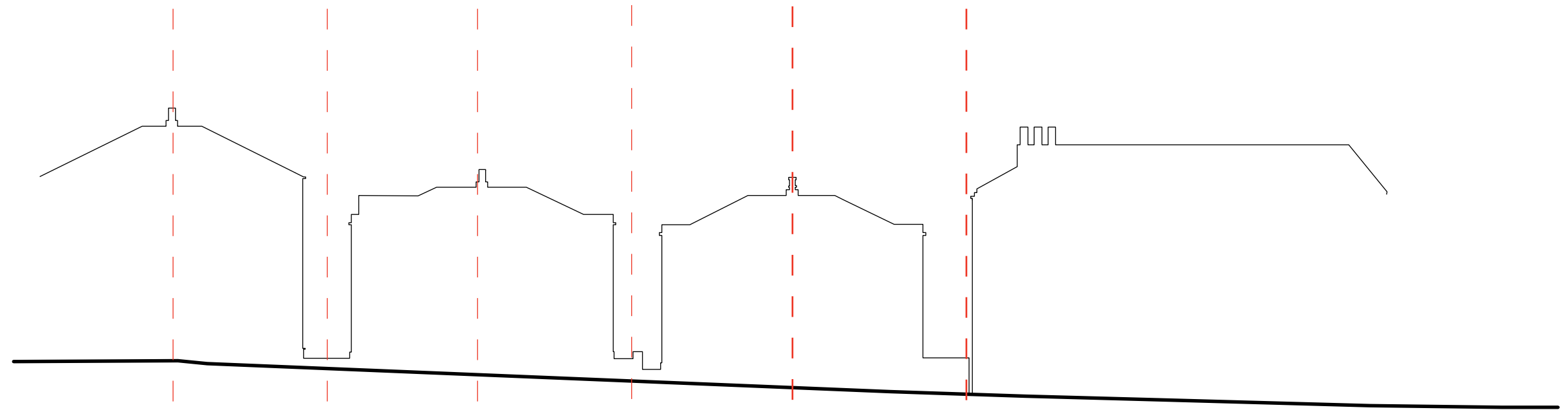
Materials

The extension has been designed using traditional, high quality materials to compliment the host building and its setting within the conservation area.

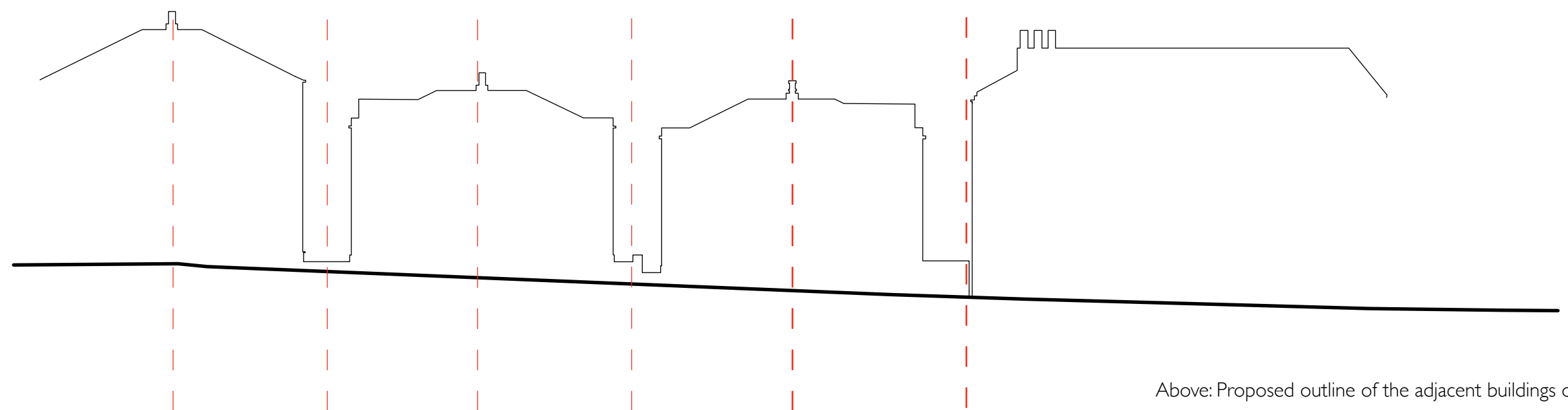
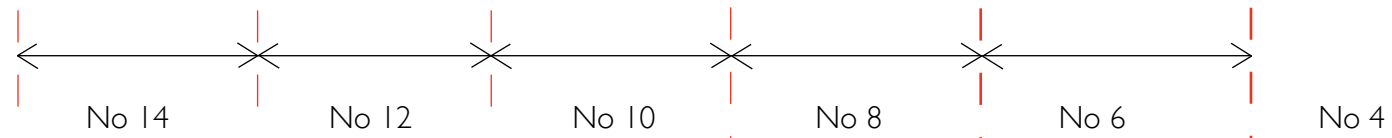
The materials to be used in the construction of the new dormer shall be in the manner of traditional dormers. This will entail lead cladding to the dormer cheeks and flashing. The sash windows will be painted timber to match the existing windows of the host building.



View of No 6 from across the road. Due to the front parapet the roofline is hidden from view.



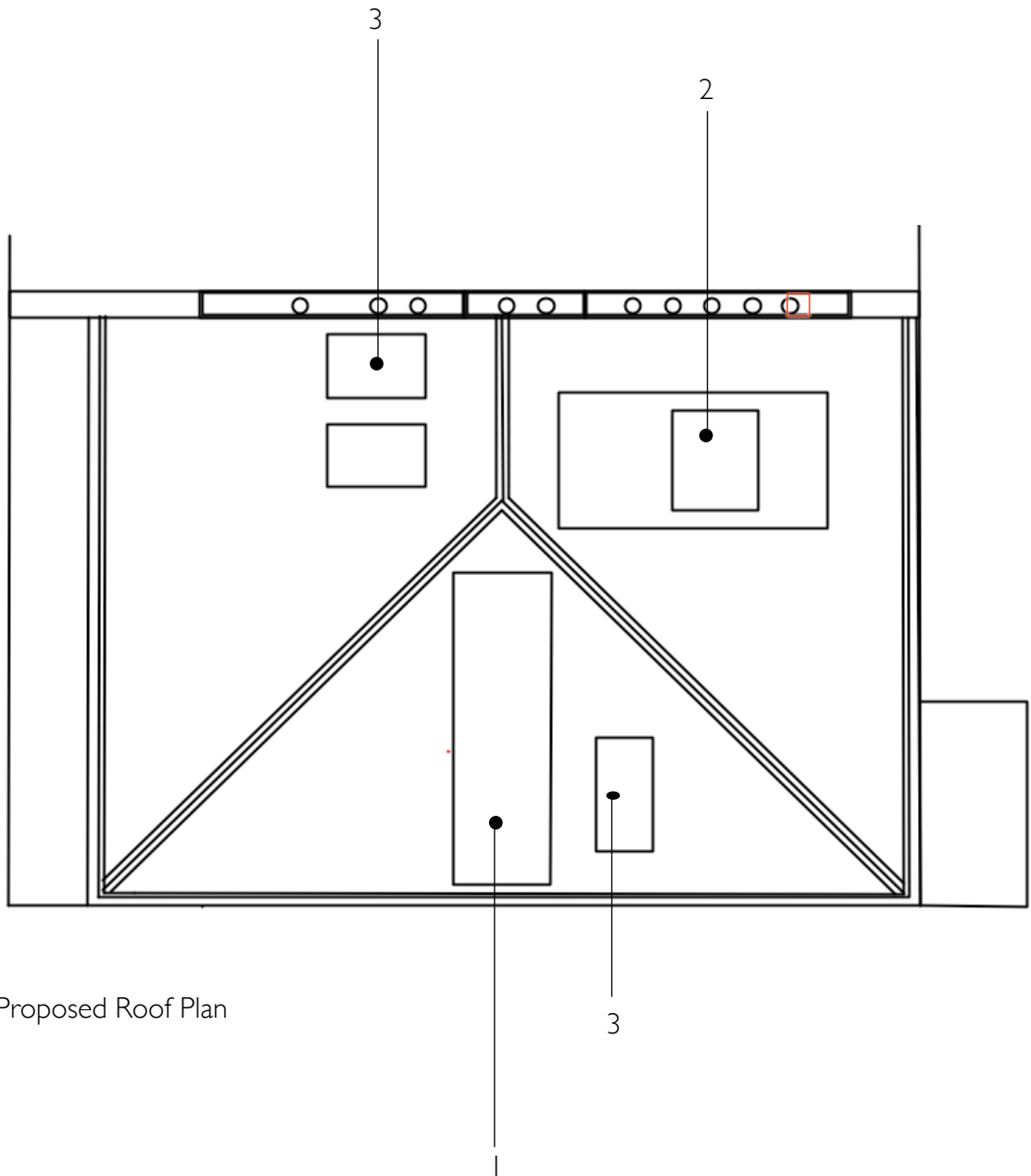
Above: Existing outline of the adjacent buildings on St Augustine's Road



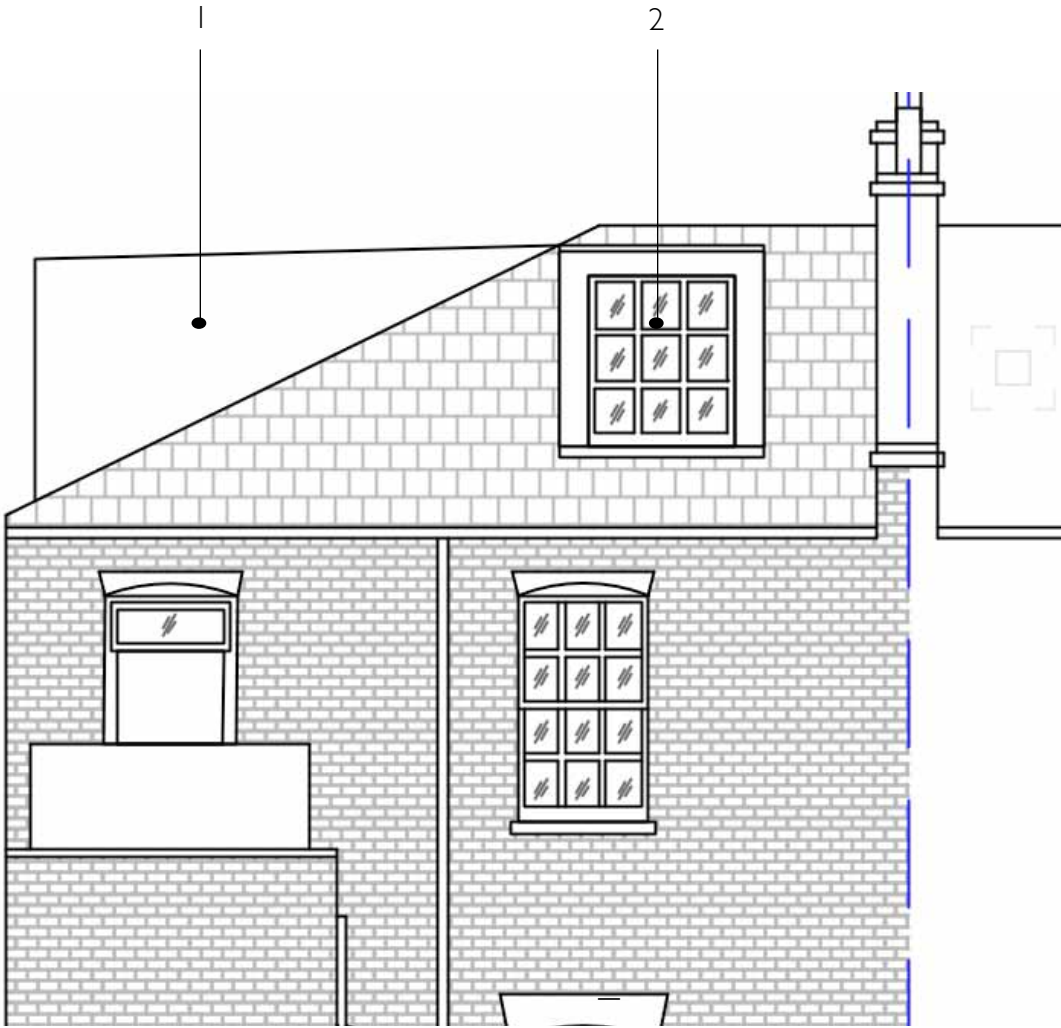
Above: Proposed outline of the adjacent buildings on St Augustine's Road

Works For Which Planning Consent is Sought

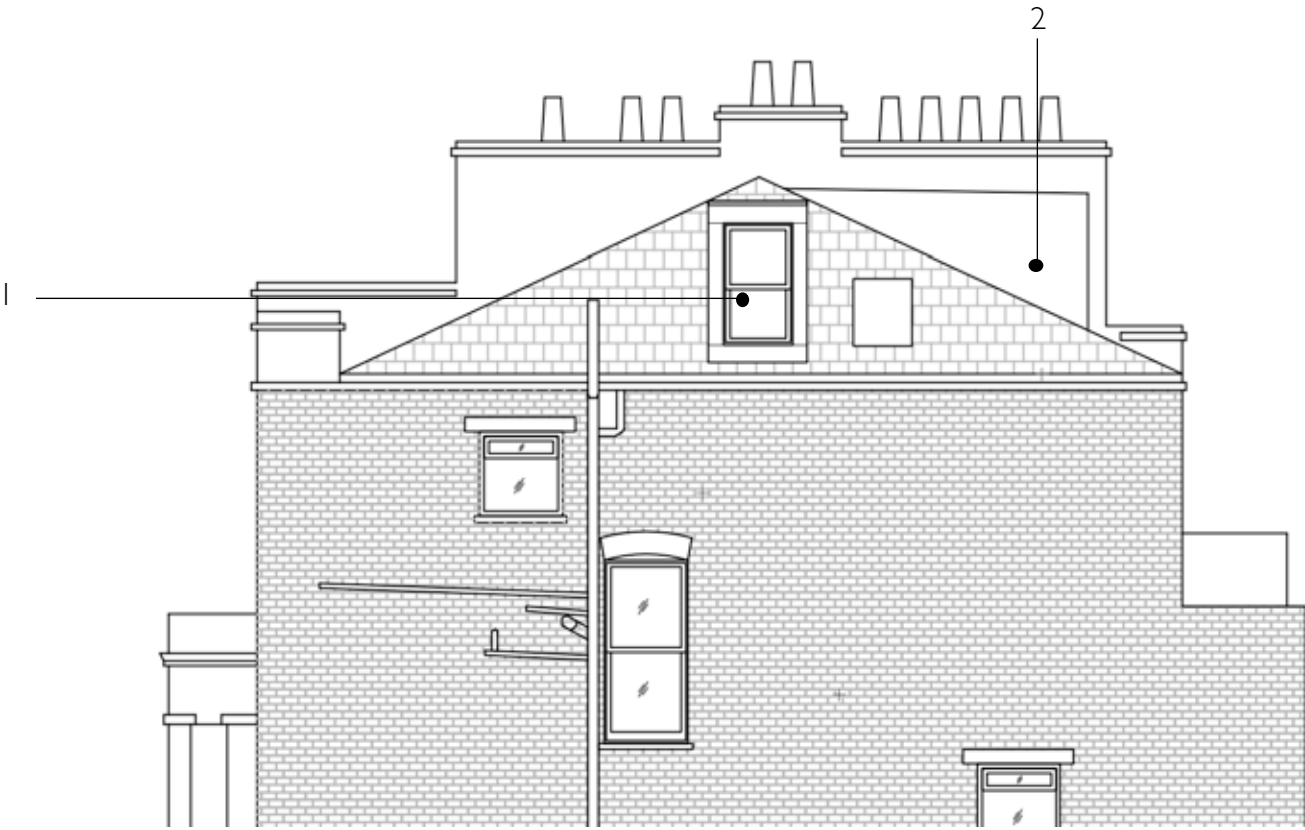
- 1. Side dormer window
- 2. Rear dormer window with fixed rooflight
- 3. 3 x conservation rooflights



Proposed Roof Plan



Proposed Rear Elevation



Proposed Side Elevation

Planning Precedents

Dormer Extensions and rooflights

Below is a list of recent extensions that have been permitted, within the immediate area and all within the Camden Square Conservation Area.

12 St Augustine's Road (fig.1)

2016/4152/P: **Installation of side dormer to roof slope.**

Refused 27/09/2016

Appeal allowed 07/04/2017

'It is noted that a significant determinative factor for the side dormer allowed at appeal at 12 St Augustine's Road (2016/4152/P), was its fleeting visibility when viewed from the street due to the front parapet at eaves level.'

No 6 enjoys the same 'fleeting visibility' when viewed from both St Augustine's Road (side dormer) and Agar Grove (rear dormer). In fact it could be argued that the dormer to No 6 will be less visible than No 12, as it is partially hidden by no 4 on the approach, due to both the height of No 4 and the ground sloping upwards.

13 St Augustine's Road (fig. 2)

2013/5715/P: Erection of a basement excavation beneath footprint of existing property, with front and rear lightwells. Erection of a single storey rear extension and two-storey side extension, and a **installation of dormer window and two conservation-style rooflights to side roofslope**, all to provide additional accommodation to two existing self-contained flats.

Granted 04/02/2014

19 St Augustine's Road (fig. 3)

2012/5555/P: **Erection of a dormer and installation of 2x rooflights** to side elevation of existing flat (Class C3).

Granted 17/12/2012

81 St Augustine's Road (fig. 4 - front & fig. 5 - rear)

2018/4411/P: Erection of rear and side extension at lower ground floor level; external insulation with bricks to existing upper ground floor projecting wing; replacement of door with glazed elevation and window on rear elevation including additional window to side elevation at upper ground floor level; replacement of sash window with French doors at upper ground floor level including terrace and relocation of external stairs to southern boundary; replacement of conservatory with fully glazed extension with rooflight at 1st floor level; **enlargement of existing dormer with hot water solar panel above and rooflight**; all to rear elevation. Enlargement of dormer and relocation of rooflight to front elevation.

Granted 14/05/2019

84 St Augustine's Road (fig. 6)

2015/1968/P: Conversion of 4 bed 2nd floor maisonette to 2 flats (1 x studio, 1 x 2 bed) and **extension to rear dormer roof extension**, installation of inset rear roof terrace, increase in height of second floor rear extension, alterations and additions to windows on rear elevation.

Granted subject to a s106 legal agreement 07/10/2015



Fig. 1, No 12 St Augustine's Road side dormer extension as built



Fig. 2: 12 St Augustine's Road: Approved

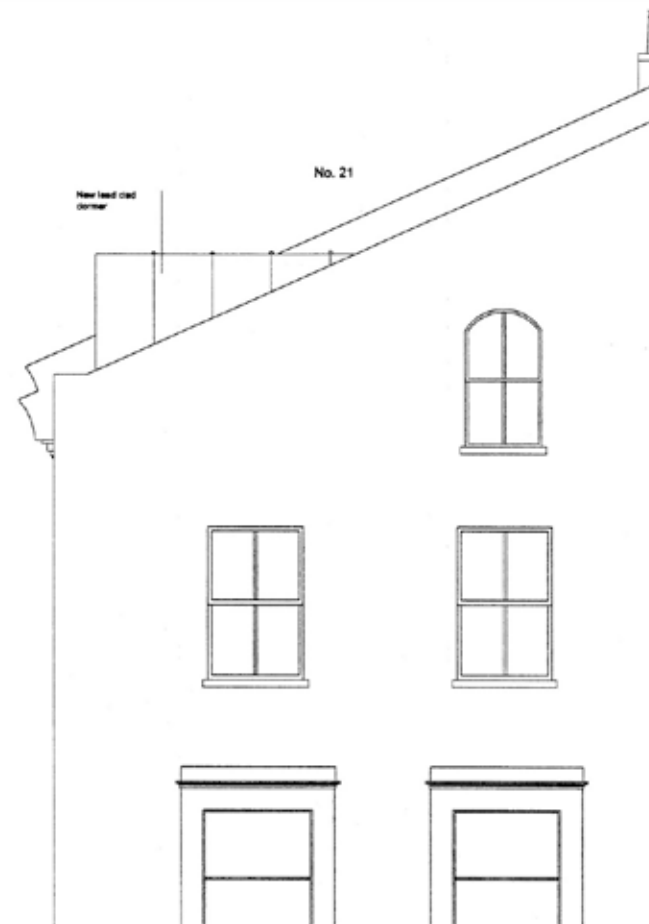


Fig. 3: 19 St Augustine's Road: Approved



Fig. 4: 81 St Augustine's Road, front elevation: Approved



Fig. 5: 81 St Augustine's Road, rear elevation: Approved

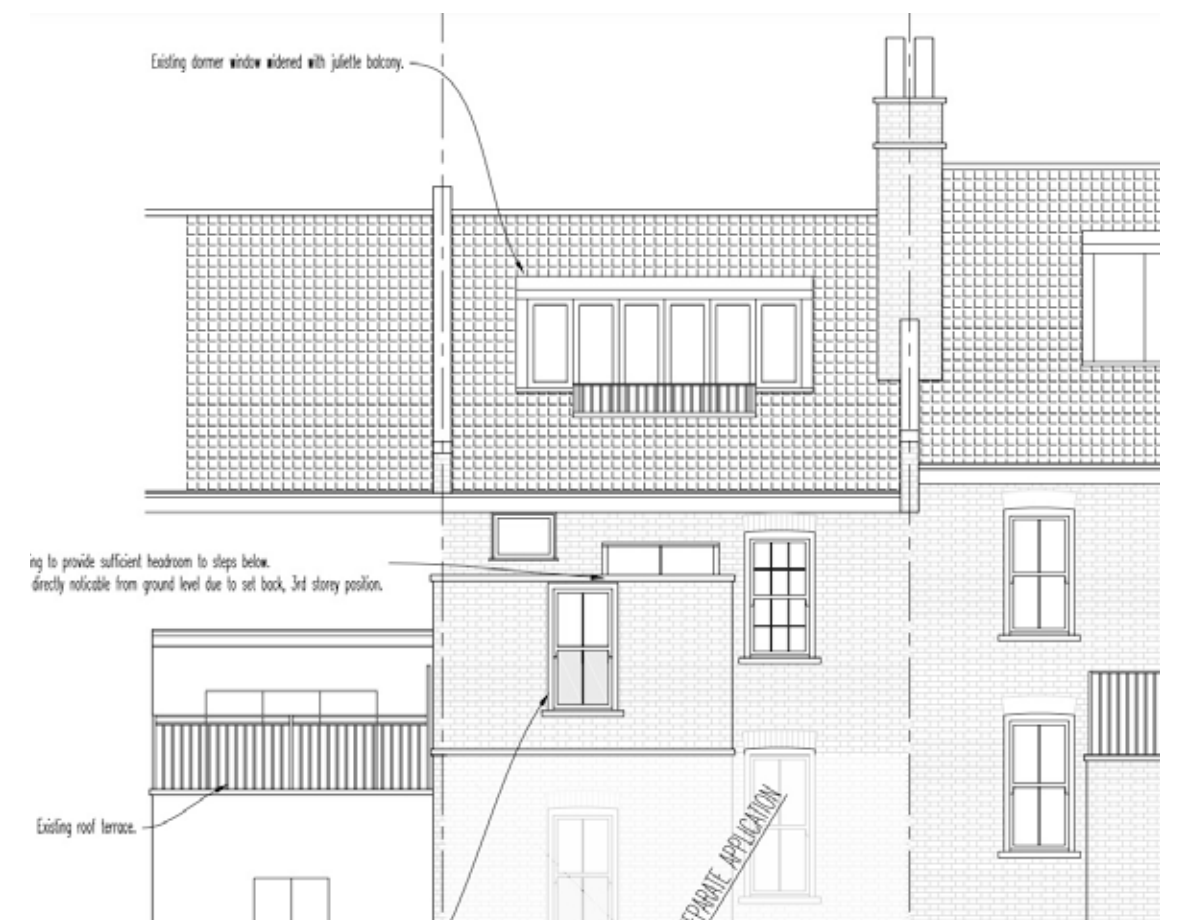


Fig. 6: 84 St Augustine's Road: Approved

Existing dormers on St Augustine's Road



Fig. 7: Upper end of St Augustine's Road, with dormers on both sides



Fig. 8: 47 St Augustine's Road



Fig 9: 3 & 7 St Augustine's Road



Fig 10: 82-92 St Augustine's Road



Fig 11:View of No 12's side dormer



Fig 12:View of No 6's side roof, where dormer is proposed.

69 St Augustine's Road, Application No 2020/5481/P:

The points below address the differences between the recently refused application for a rear dormer at No 69, and the proposed dormers for No 6A St Augustine's Road.

Reasons for refusal taken from the Delagated Report:

Point 2.8: *The proposed dormer window would not relate well to the existing fenestration on the rear elevation and would appear rather cramped on the roof slope.....This would result in the dormer roof extension having a rather curious appearance in relation to the shallow pitch of this roof slope and the expected height of a roof extension and the average height of a person. Given the shallowness of the roof slope, the principle of a dormer roof extension is not supported due to the harm to the proportions of the roof from such an addition.*

No 6A St Augustine's Road has a higher roof than that of No 69 and as such allows for a taller dormer with more elegant proportions. The fenestrations on the rear of No 6A don't follow one particular style, however the proposed dormer is of a similar style and proportion to the more traditional window directly below.

Point 2.9: *In addition, the internal alterations would reduce the quality of the existing accommodation (reducing the floor to ceiling height of bedroom 01 'break out space' from approx. 2.5m to 2.05m) and would provide compromised accommodation at third floor with a contrived layout. Adequate floor to ceiling height helps to ensure residential quality in terms of daylight penetration, ventilation and cooling, and sense of space. In this context, the proposed dormer would harm the appearance of the rear elevation and the skyline with questionable benefits in terms of the accommodation created.*

As shown in the image to the right, the floor to ceiling height for both the proposed loft room and the floor below to No 69 are compromised as a result of the proposed extension and are considered substandard. The floor is also dropped lower than the line of the window.

Conversely, the proposals for No 6A offer adequate floor to ceiling heights in both the loft and on the first floor. The first floor will result have a height of 2650mm floor to ceiling, which is still higher than average for first floor accommodation, and the loft will be 2100mm high at it's highest point.

Point 2.10: *'...The dormer would be visible in private views from the properties on South Villas and Canteloves Road and from the rear gardens of neighbouring properties.'*

The rear dormer of No 6A would only be visible for a momentary view from Agar Grove, as shown in the images on the following page.

The property at the end of No 6's Garden, No 25 Agar Grove, is a two storey building, including a dormer roof, and is significantly lower than the pitched roof of No 6A. The dormer roof to No 25 Agar Grove directly overlooks No 6A's garden and the addition of a dormer to the rear of No 6A wouldn't result in any additional overlooking, as there are already windows plus a balcony on this elevation, and the dormer would be set back from the edge of the roof. There will be no loss of privacy to either the houses on Agar Grove or No 4 St Augustine's Road.

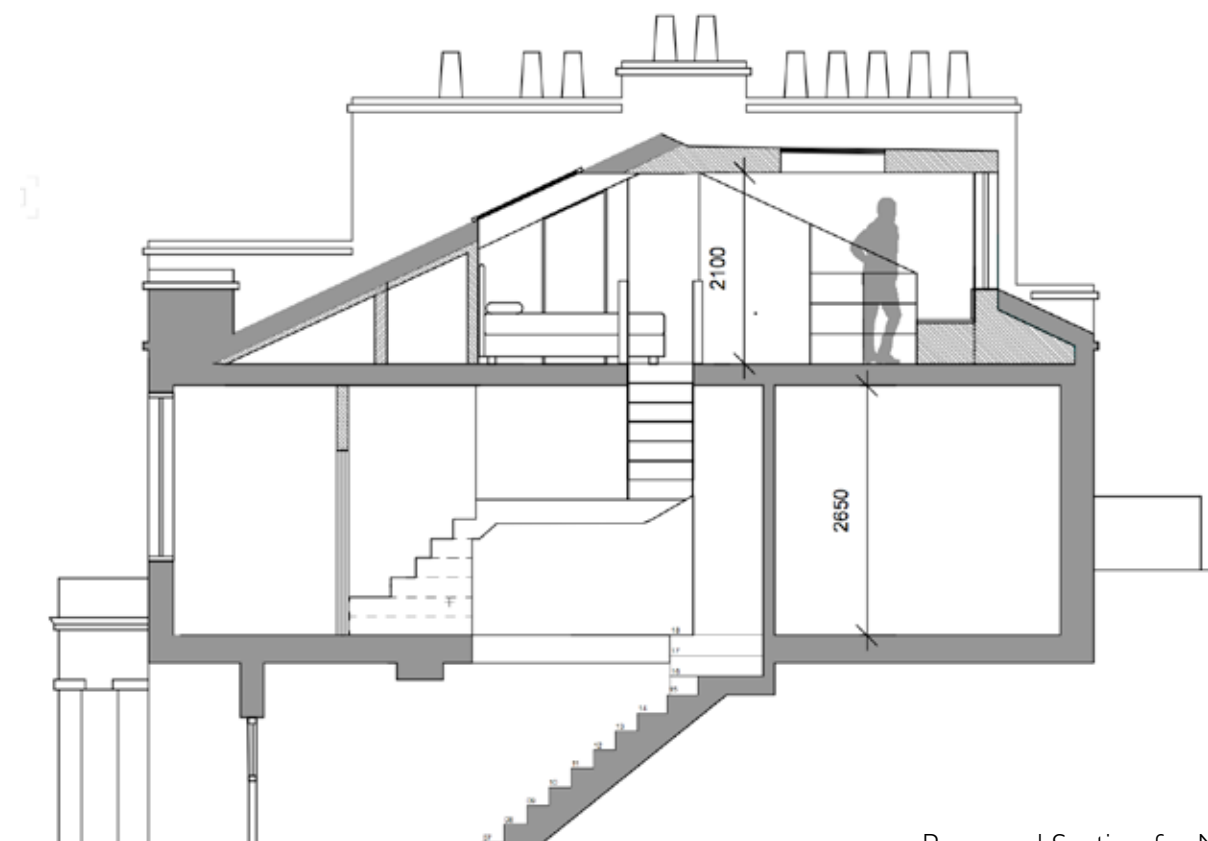
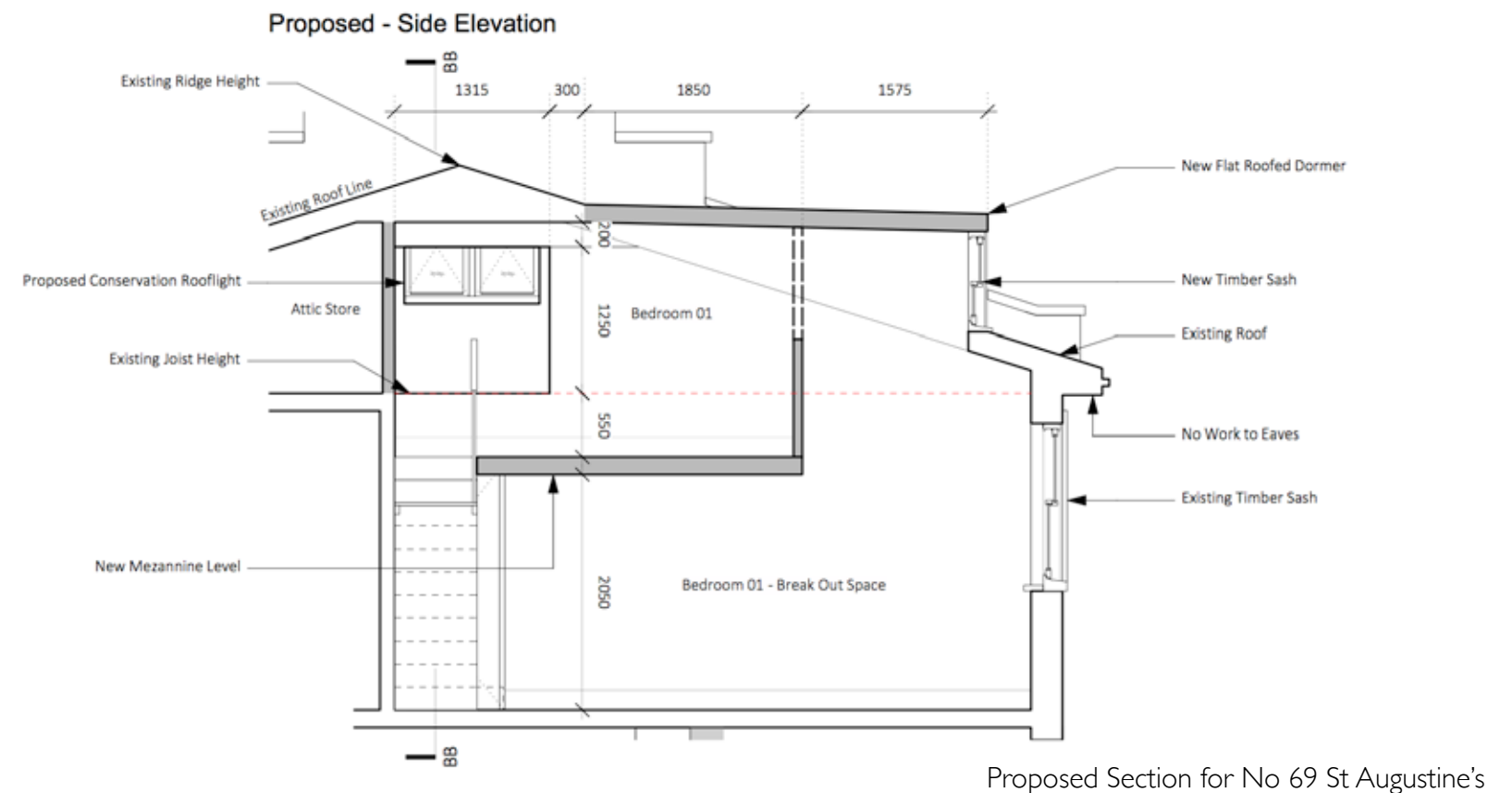
The adjacent houses to No 25 Agar Grove are situated on an angle and face away from the rear of No 6A St Augustine's Road.

Point 2.14: *'...It is noted that a significant determinative factor for the side dormer allowed at appeal at 12 St Augustine's Road (2016/4152/P), was its fleeting visibility when viewed from the street due to the front parapet at eaves level.'*

No 6A St Augustine's road will enjoy the same 'fleeting visibility' for both the side and rear dormers.

Point 2.15: *'The proposed rooflights to the side roofslope are considered acceptable.'*

The proposed rooflights for No 6 should therefore also be considered acceptable.



Proposed Section for No 6A St Augustine's



View of rear of 25 Agar Grove, taken from No 6's rear garden.



25 Agar Grove with momentary view of the rear of No 6 St Augustine's Road behind.



25 Agar Grove & No 4 St Augustine's Road block any views of No 6 St Augustine's Road from view from Agar Grove.

sightline of no 27 Agar Grove



Ariel view of 6 St Augustine's Road showing
it's relation to Agar Grove

6A St Augustine's Road

25 Agar Grove

Conclusion

The design has been carefully considered in relation to both local and government policies and the various developments surrounding the site.

The proposed extensions are not easily viewed from any of the surrounding streets, and have been designed to be as discrete as possible in their appearance through carefully considered detailing and choice of high quality materials.

The proposals outlined on the accompanying planning application are for a high quality intervention to the existing flat, and would have significant benefit to the current and future occupants of the house.

The proposals will create a well proportioned two bed flat with good levels of natural light. There will be no adverse impact on amenity for neighbouring occupiers. There will be no material harm to the character and appearance of the Conservation Area.