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| Project | Patshull Road |
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| Revision | A |
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61a Patshull Road, Kentish Town, London

Design and Access and Statement

Introduction

The proposals outlined in this document and the supporting drawings seek to gain planning permission for a garden extension to an existing Victorian property. The works include the demolition of the existing extension which is of poor design and construction quality (low natural light, poorly insulated, leaking and unstable) and proposes a high quality, energy efficient, open plan living arrangement fit for 21st century living.

61 Patshull Road is a three storey property (four storeys including the attic conversion). The property is divided as follows:

Ground floor 61a - Applicant property

First floor 61b

Second and third floor (attic) 61c



Photograph of Front Elevation
61 Patshull Road



Photograph of Rear Elevation
61 Patshull Road

Surrounding Context

Patshull Road and Bartholomew Estate

Patshull Road sits within the Bartholomew Estate which was designated a conservation area in 1992. Its character is defined by Victorian terrace houses fronting onto parallel tree lined streets with 'back to back' gardens.



Map extract From Bartholomew Estate Conservation Statement

Key

— Bartholomew Estate Perimeter

— Patshull Road



No. 61 (applicant site)

Patshull Road Development Precedents

Whilst the fronts of the Victorian terraces remain largely unchanged, many of the properties on Patshull Road have introduced one or two storey extensions to their rear gardens to increase the internal area and reconfigure the ground floor living arrangements to an open plan format.

Below is an example of this front and rear approach to development on Patshull Road. The front of the property is unchanged to maintain the rhythm of the street scape whilst the rear of the property now has a full width (part) two storey extension. (Additionally visible is the two story extension at 67 Patshull Road, visible to the top left hand corner of 65 Patshull Roads rear elevation photo)

As with the applicants proposal, this example is to the north of Patshull Road with a north facing garden and hence there were not concerns relating to overshadowing the neighbouring properties. (The applicants proposal differs in that it is only one storey in height and not two)

The potential lack of internal natural light in this example as a result of its north facing orientation was alleviated with a large skylight to the roof.



Photograph of Front Elevation
65 Patshull Road



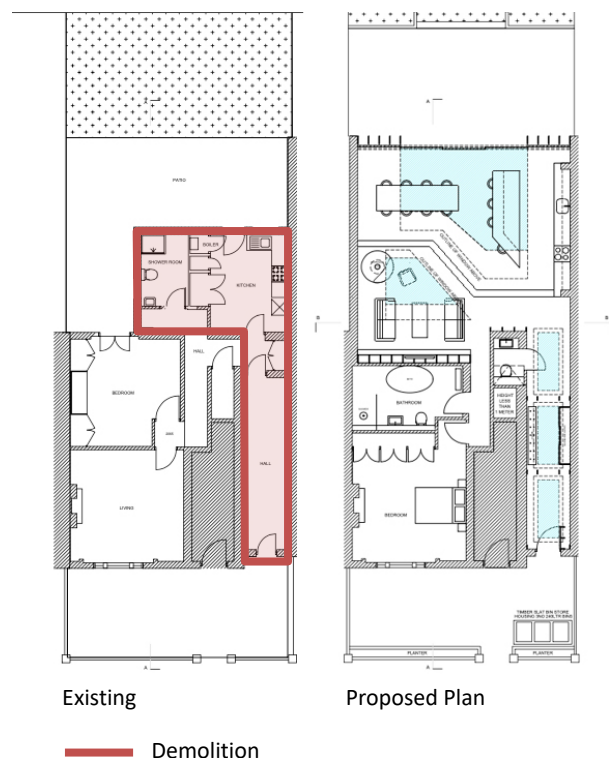
Photograph of Rear Elevation
65 Patshull Road

Design Proposal - Plan

The works proposed are clearly annotated on the drawings enclosed with this application package and include the following:

- Demolition of the existing extension to both the side and the rear.
- Introduction of a new full width single storey extension.
- Introduction of new black painted iron railings to street.
- Introduction of a timber bin store.

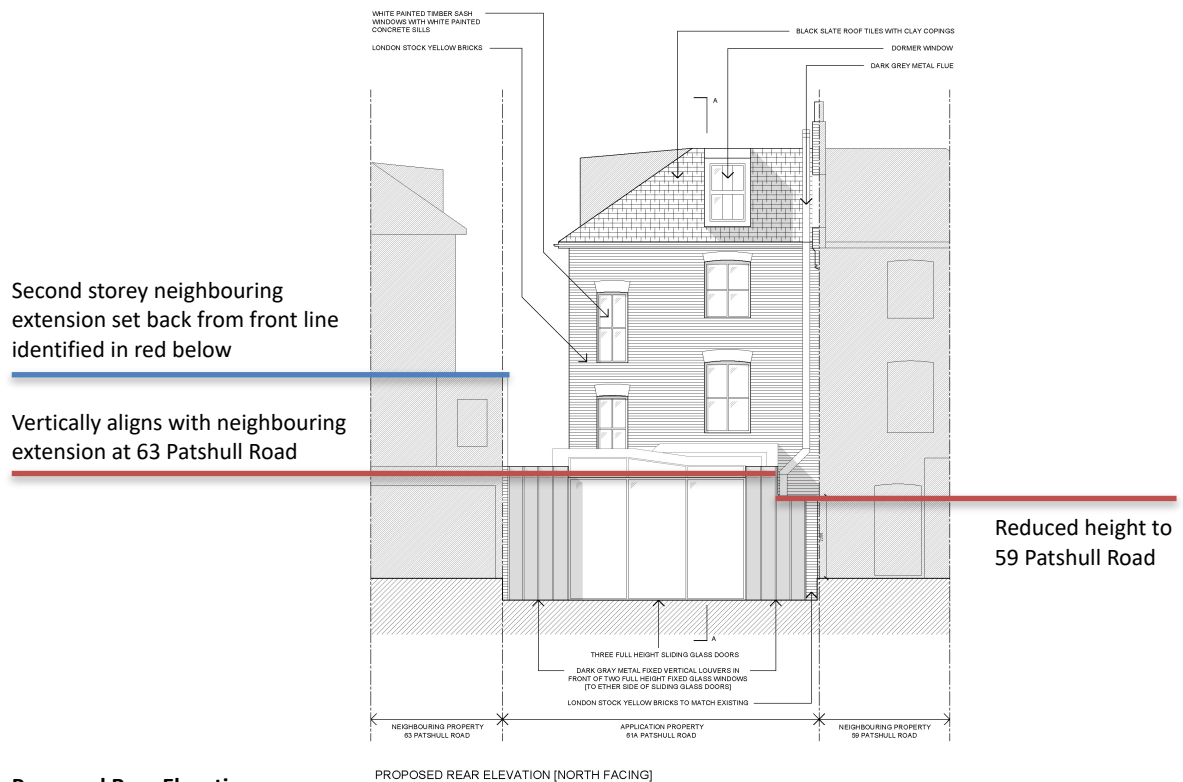
To the right are the existing and proposed plans, they illustrate how the existing compartmentalised floor plan with low natural daylight is to be replaced with an open plan living arrangement with an emphasis on maximising natural daylight and views of the garden.



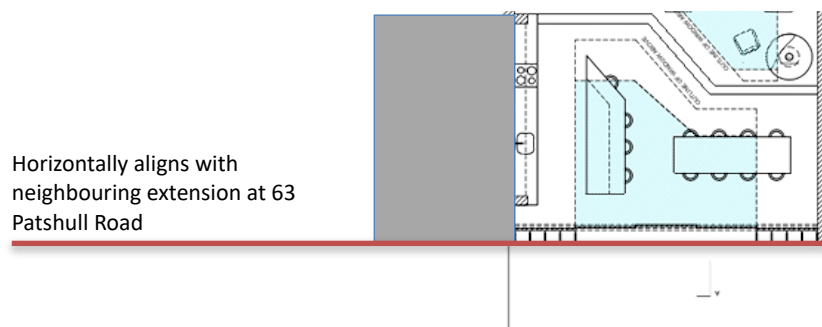
Design Proposal - Extents and Orientation

Extents

The extent of the proposal has been set out using the neighbouring extension at 63 Patshull Road for horizontal and vertical datums and is reduced in height to the neighbour at 59 Patshull Road.



Proposed Rear Elevation



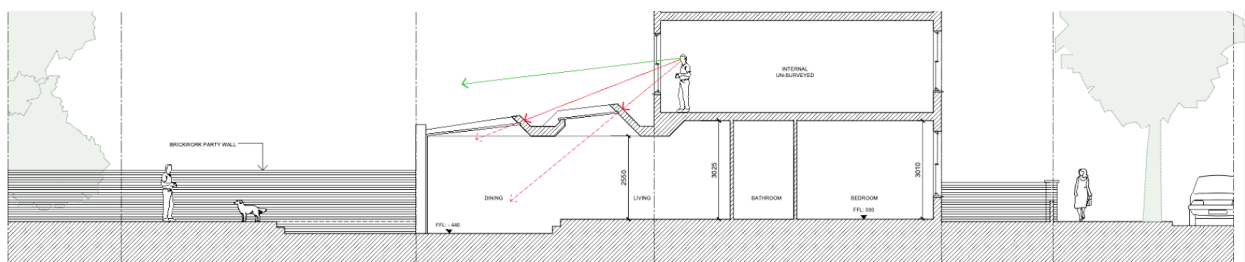
Proposed Plan (Extract)

Orientation

The proposed extension is to the rear of the property which is north facing. Given its north facing orientation and the three storey building it sits beneath it will cast very little additional shadow to the neighbouring properties.

Design Proposal - Lines of Sight

The proposals roof has been carefully considered. Skylights have been introduced to allow natural light into the proposal whilst sculpting the roof to control the lines of sight. The coloured arrows below demonstrate how the views of the garden are uninterrupted (green) whilst views into the proposed extension (red) are blocked by the roof planes. The roof windows effectively function as 'North Lights'.



Design Proposal - Iron Railings

Black painted iron railings (and associated enabling brickwork) are proposed to improve the visual appearance of the property. As many of the neighbouring properties preset black painted iron railings this will improve the visual consistency to the streetscape.

Design Proposal - Refuse

Currently there is a collection of unsightly bins to the front garden of the property. The proposals include the addition of a timber bin store. The timber bin store is separated from the street by the iron railings and a low level planter to provide screening.

Access Statement

No alterations are proposed to the means of access which remains the same.

Summary

The proposals set out in this document and the associated drawings have been carefully considered and propose a high quality architectural environment with a positive relationship to the garden amenity. The proposals sit within the established proportions for extensions on the street and we hope Camden Council are able to take a favourable decision on this application.

End.

Simon Miller
Architect RIBA ARB