

DESIGN AND ACCESS STATEMENT WITH HERITAGE ASSESSMENT

252 CAMDEN ROAD

KAS Architects

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Introduction & Background

Introduction
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1.1 Introduction

This document has been prepared on behalf of our client Rob Macdonald who is a leaseholder of Flat 4, 252 Camden Road. This document is intended to support a full planning & demolition in a conservation area application. The property is situated within the Camden Square Conservation Area. The clients wish to add an additional bedroom in their generously sized ground floor property. This is to accommodate a bedroom for their son.

The proposed works consist of:

- Turning ground floor flat from a one bed flat into a two double bedroom flat.
- Creating a window opening on the side elevation of the property, in order to allow light into the proposed bedroom. The proposed window is being located in the same location as an original window which was infilled with brick for unknown reasons. Therefore the proposed window is being reinstated in line with the original side elevation of the property. The proposed window is positioned slightly lower than the original window in order to have a sensible window sill height internally.



Front elevation of 252 Camden Road



Existing side elevation of property, showing previous original window which has been infilled with brick.

1.2 Site and Surrounding

The property is situated in 252 Camden Square, which is an example of mid 19th century stuccoed Italianate style, plainer brick house with arched windows and projecting eaves. The property is situated within the Camden Square Conservation Area but is not listed and is not noted as a building which has a ‘positive contribution’ to the Conservation Area. The property itself is three storeys, including a basement level with front and side light wells.

The property is situated on Camden Road, which is a major trunk road, rising from Camden Town to York Way. The road is lined up with semi-detached houses in brick and stucco, with front gardens. Mature trees within the front gardens read as street trees and greatly enhance the road.



Location Plan. NTS. 

1.3 Planning History

1. Rear Garden Adjacent to Boundary Wall: 1 x Lime (Tilia Cordata): Fell and remove

Status: No Objection Works to Tree in CA

Date: 09/07/2014

Planning reference: 2014/4453/T

2. Rear Garden: 2 x Tilia Cordata Trees - Lower and reduce by 30%, thin out & remove ivy

Status: No Objection Works to Tree in CA

Date: 09/04/2014

3. (TPO ref: C625) Front Garden: 2 x Lime - Fell to ground level.

Status: Approve Works (TPO)

Date: 16/01/2007

4. Redevelopment of the site to provide a three storey building containing four flats as shown on drawing No. CM002. Appeal received against refusal of permission.

Status: Refuse Full or Outline Permission

Date: 18/04/1988

5. Erection of a part three-storey rear/side extension to form two self-contained flats with a roof terrace and the formation of a means of access to the highway as shown on two unnumbered drawings and revised on 28th May 30th July, 30th September and 15th October.

Status: Grant Full or Outline Permission with Conditions

Date: 18/10/1985

Although not mentioned and not found on Camden's online planning application search database, the property was converted from single family use property to self contained flats. At this time, the windows on the North-East side elevation may have been infilled with brick.

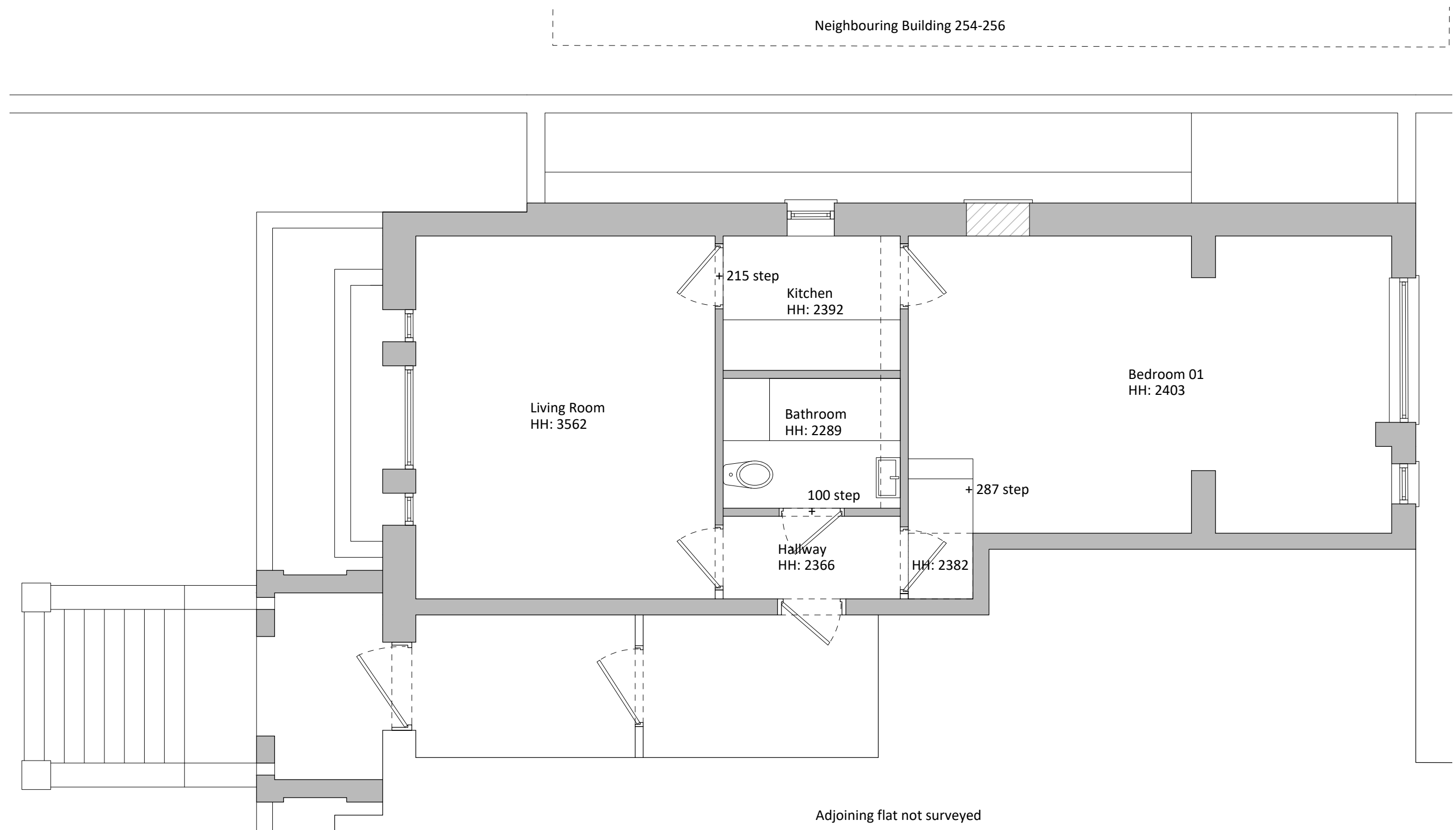
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PROPOSAL

Layout
Access and Amenity
Design Team

2.1 Layout - Existing Ground Floor

The existing layout contains a large living area, with a compact kitchen and bathroom. The layout contains only one double bed space. Headheight is generous throughout the floor plan, with the bedroom achieving 2.4m headheight and the living space containing a generous headheight of 3.5m The living space overlooks the front entrance of the property and Camden Road, whereas the rear bedroom overlooks the rear garden.



2.2 Layout - Proposed Ground Floor

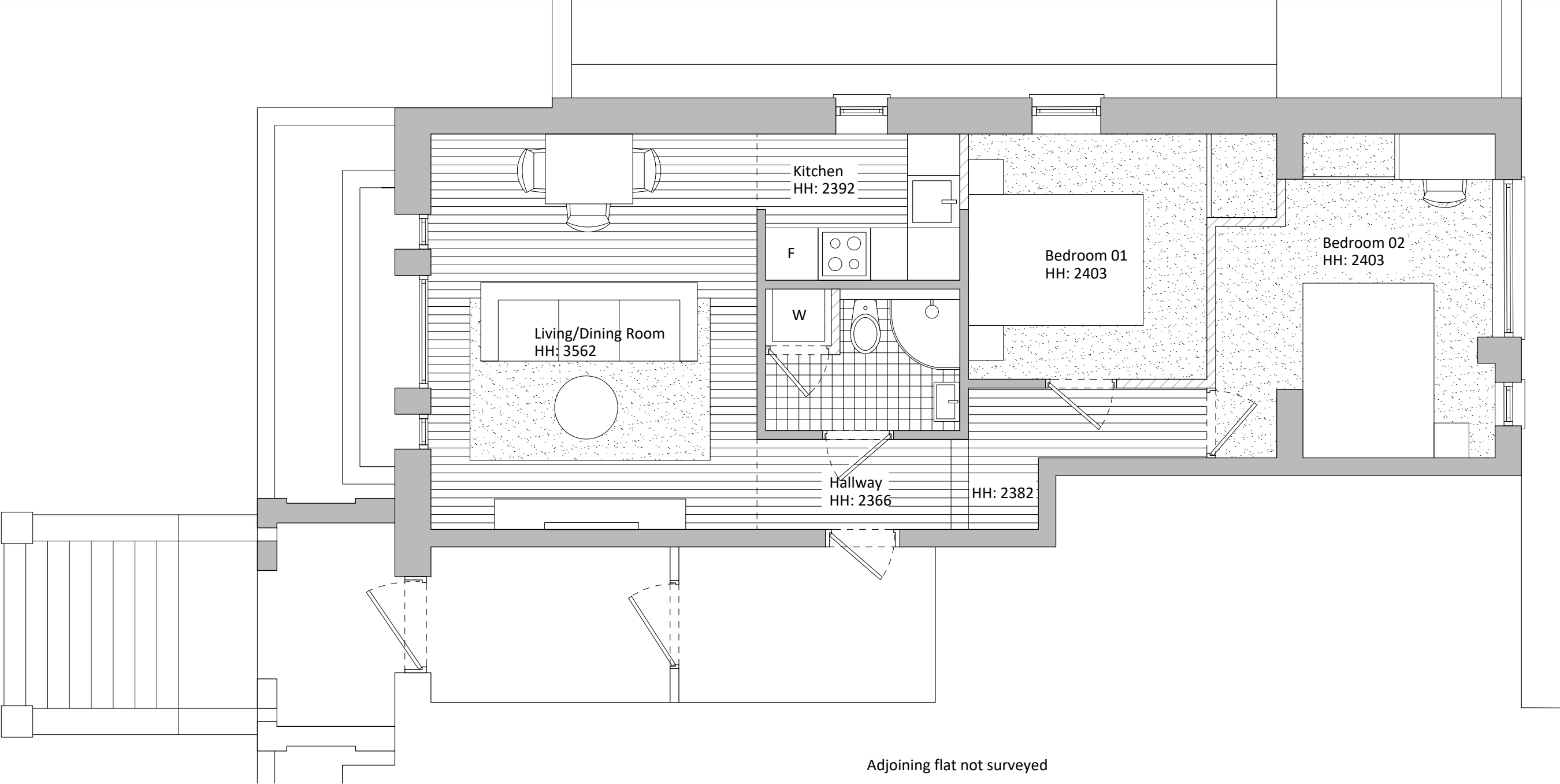
The proposed layout introduces a more efficient plan, allowing the family to introduce a much needed additional bedroom, as well as a more generous kitchen space and dedicated washer space in the bathroom.

The proposed reinstatement of the original window along the North-East side elevation will allow light into the proposed bedroom. As the proposed window is slightly lower than the existing infilled window, the brickwork from the infilled window will be recycled and reused for any opening left above the proposed window.



Side elevations of no.252 (right) and no.254-256 (left). The side elevation of 254-256 only has windows for the stair core, as well as small high level obscured glazing for the bathrooms, therefore there will be no overlooking issues from the proposed window.

Neighbouring Building 254-256



2.3 Access and Amenity

Access to the site is via Camden Road. The ground floor flat is accessed via the main front entrance. The existing flat internally has two levels, however these levels are small in difference and are connected via only a couple of steps which are Approved Document K compliant.

2.4 Design Team

KAS is a London-based RIBA registered architecture and design studio, dedicated to the creation of sustainable buildings and places. The practice is committed to the delivery of well-conceived and thoughtfully detailed architecture. Our projects cover all scales of development and building types, creating spaces to live, to work and learn. Our residential projects include new homes, house extensions and refurbishments at all scales. We believe that architecture should tap into each projects latent potential to foster positive change, by producing site specific and beautiful designs.

The practice was founded in 2020 by Mirsad Krasniqi, who has over 8 years experience working on award winning projects for practices such as Henley Halebrown Architects, John McAslan + Partners, Allies and Morrison and Hopkins Architects.

More information available on our website:
www.kasarchitects.com

3.1 Heritage Impact Statement

The proposal has considered National Planning Policy, local planning policy and the Camden Square Conservation area guidelines. The planning history has also been taken into account, considering the past consented proposals to alter the side elevation window openings

With regards to local planning policy, the proposal has been assessed using the Local Plan Policy D1 (Design) and Policy D2 (Heritage).

Policy D1 refers to general design principles and requires development to be of high quality, which respects local context and character and preserves or enhances heritage assets. Policy D2 relates specifically to proposals which affect listed buildings and conservation areas and requires that development preserves and where appropriate enhances these designated heritage assets. The current proposals are considered to fully comply with policies D1 and D2.

In this case the proposals have been sensitively conceived and formulated to be respectful to the character of the building and conservation area. The proposed ground floor layout changes comply with Building Regulations, as well as complying with good practice space standards such as the London Plan.

The proposed window on the North-East side elevation is a reinstatement of an original window, albeit slightly lower than the original window in order for the internal space to have a sensible window sill height. The North-East proposed window does not have any overlooking issues, as the neighbouring building 254-256 South-West side elevation is mainly a blank brick elevation with windows to the stair core only, and small obscured glass to bathrooms.

