

DESIGN AND ACCESS STATEMENT

13 Egbert Street, Camden Town, London NW1 8LJ

1. DESCRIPTION OF EXISTING PROPERTY;

Summary

The application relates to the construction of a ground floor replacement side extension and alterations to the rear façade at 13 Egbert Street, Camden Town, London NW1 8LJ.

Materials

The existing property is predominantly comprised of traditional building materials typical of the local vernacular. The front of the property is constructed in London stock brick with white plaster surrounds around the windows.

The existing walls to the rear and side façades are finished in London stock brick. The windows to the rear and side elevations are white painted timber sash windows with London stock brick soldier courses over.

The property has an existing dormer extension finished in slate façade tiles with a white timber casements windows and GRP (fibreglass) flat roof.

There is an existing glazed single storey, side infill extension to the rear of the property, including a pivot door and glazed side panels. The side extension roof pitches towards the house with an internal box gutter and downpipe. The rear elevation also includes a contemporary, aluminium frame Oriel window.

2. DESCRIPTION OF PROPOSED WORKS;

Summary

The application relates to the construction of a ground floor replacement side extension and alterations to the rear facade. There is an existing side extension, 2014/5447/P, which the new proposal does not exceed in terms of scale and mass.

Design Considerations

Careful consideration has been given to Camden Council's planning policies and the National Planning Policy Framework (NPPF) throughout the design process, which includes minimising the impact on neighbouring properties' amenity space and ensuring that the new construction benefits rather than harms the existing character of the area.

The proposed ground floor extension will increase natural light levels into the lower ground floor space and improve connectivity to the rear amenity space. The proposal includes the demolition of the existing glazed side extension and oriel window, which have aged poorly and are at odds with the original architecture of the building.

The proposal has been sympathetically designed to ensure that the extension respects and enhances the characteristics of the existing property. The side extension will have an aluminium framed glazed pitched roof to allow natural light to flood the proposed new living space. There will be a concealed gutter and downpipe to drain the proposed roof. A set of French doors will be introduced to the rear elevation of the outrigger, centred on the window above and maintaining the brick corner of the existing outrigger.

The rear façade of the side infill will include another set of Crittall doors and provide further natural light into the space and an improved connection to the garden.

3. LOCATION;

The site is located within the Primrose Hill Conservation Area, which is split into four sub-areas, each one of which is unified by similarity of historic development, land use or architectural character.

The site is included in Sub Area 2 – Central Area

This sub area is located to the centre of the Conservation Area and is largely flat with a small incline from south east to north west. It is neighboured to the north by the railway line and to the south east by Regent's Canal.

The appropriate measures of planning application within the Primrose Hill Conservation Area have been taken and the guidelines of design laid out by the conservation area have been considered throughout the design process. The proposed works will not be visible from any public space.

4. ACCESS;

No alterations to existing access or parking.

5. LANDSCAPING;

No alterations to the existing landscaping.

6. PRECEDENT;

2014/5447/P | Erection of rear single-storey infill extension at lower ground level, with dark grey powder coated metalwork and glazed door, replacement of lower ground floor window with door, replacement balcony at first floor with wrought iron balustrade, relocation of entrance door at lower ground to create porch under existing entrance stairs. The proposed porch to be located entirely under existing stair and replacement of existing French doors at attic level with timber sash windows together with metal handrail above existing front parapet. | 13 Egbert Street Primrose Hill London NW1 8LJ