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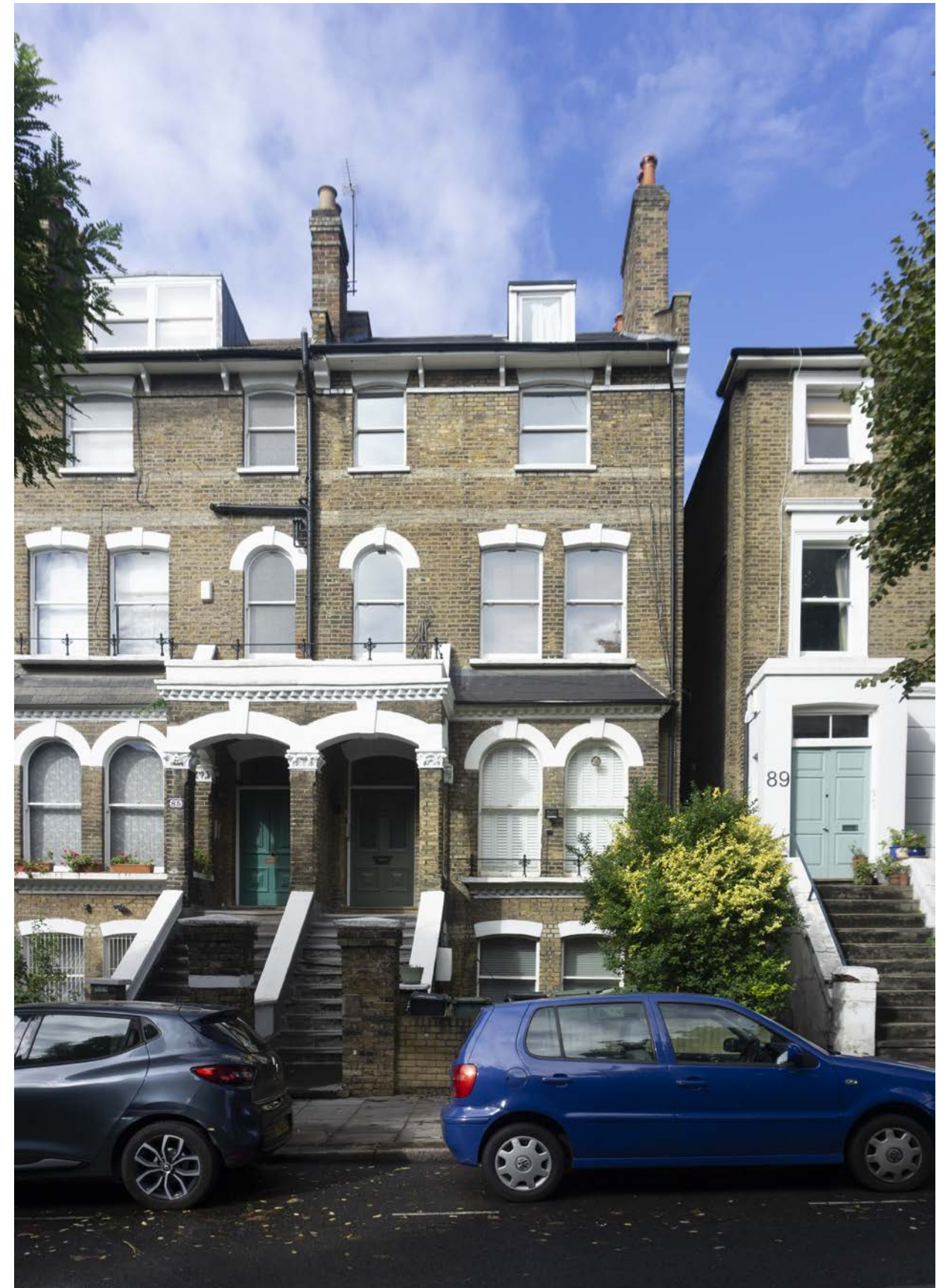
INTRODUCTION

This Design and Access Statement has been prepared as part of an application for full planning consent for roof dormers enlargement on the rear and on the front and internal alterations to 87c St. Augustine's Road, London, NW1 9RR.

The clients own the flat which occupies the second and loft levels of the Victorian terrace and it is intended to be used as their primary residence after the general renovation works.

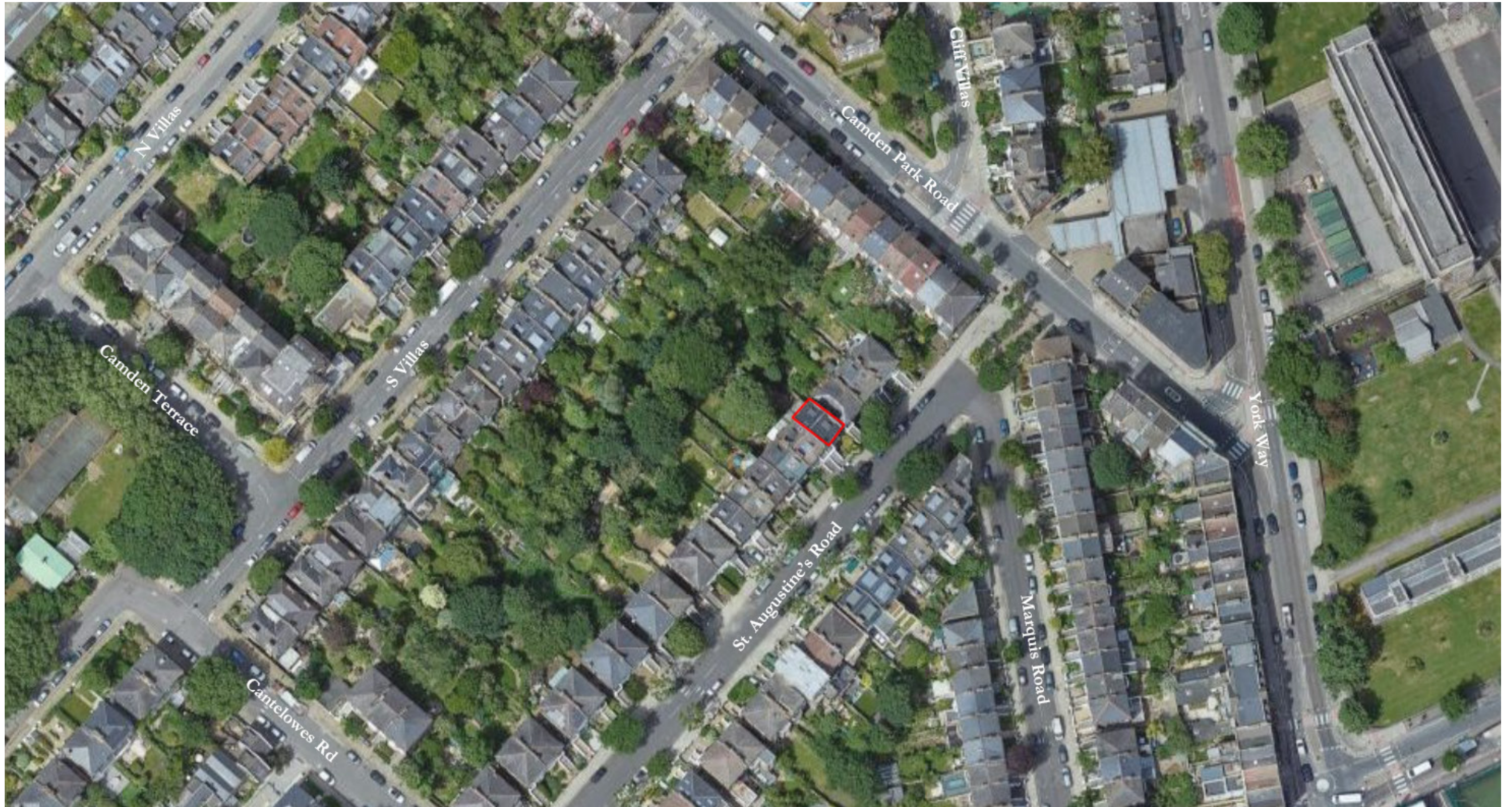
SG/A Sedicigradi Architects work in the residential and housing sectors and our portfolio includes approved and completed projects in Conservations Areas and Grade II-Listed Buildings in London, designed and managed by our Director while previously working at established architectural practices.

This Design & Access Statement is structured as a gradual approximation to the area of intervention, from the general urban context to a detailed description of the proposal.



SITE LOCATION

87c St. Augustine's Road, London NW1 9RR



CAMDEN SQUARE CONSERVATION AREA

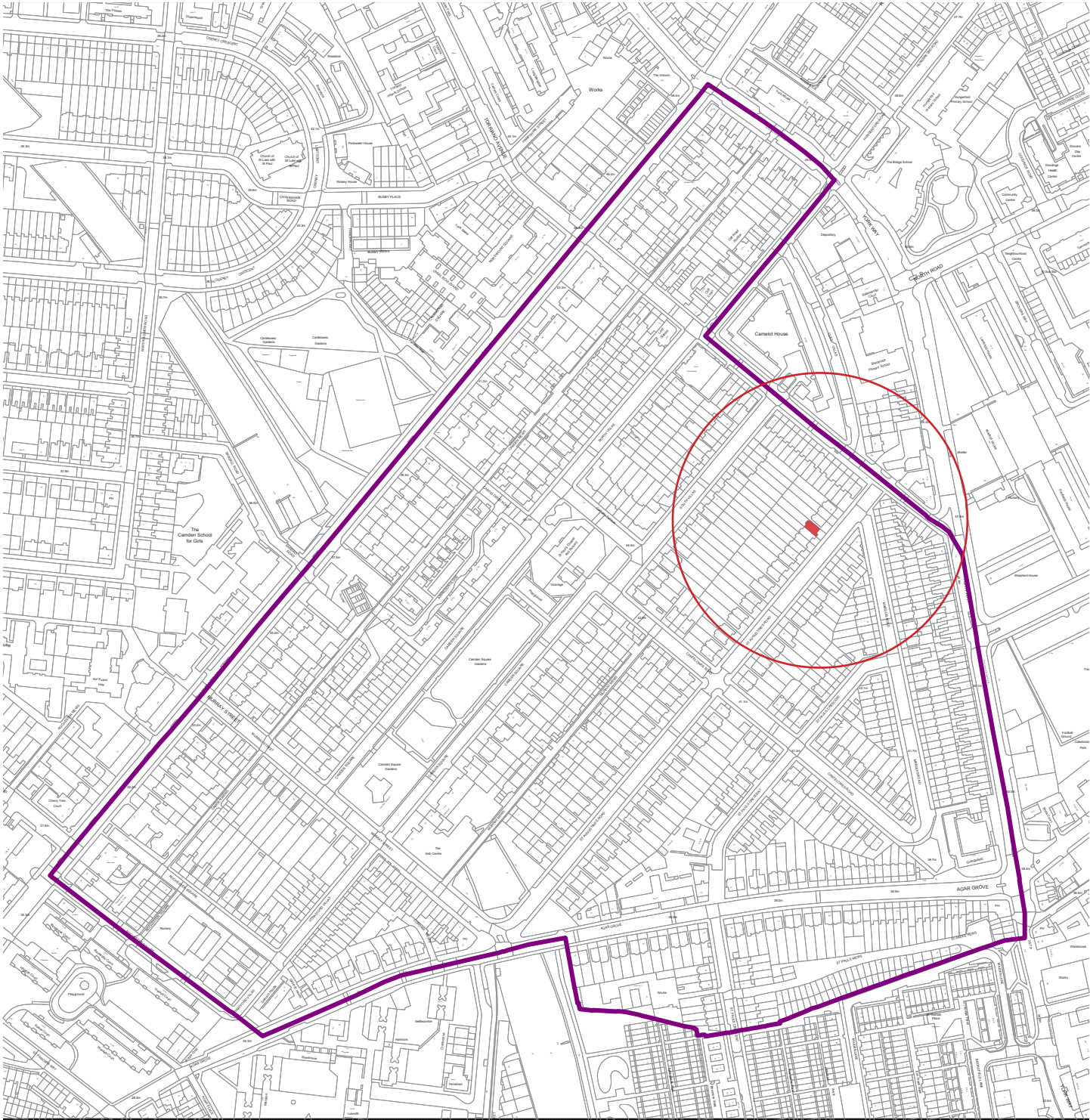
The house is within the Camden Square Conservation Area and part of the Character Zone 4, peripheral to Camden Square along the east.

The focal point of the area is Camden Square and its surrounding environment, and the way in which the rings of development around it meet each surrounding condition (main roads, infrastructures) determined its grain and character subzones.

The whole area follows the alignment of Camden Road as the northern limit, giving it a rather rigid grid structure. Nevertheless, the area closer to the junction of Agar Grove and York Way, just after St. Augustine’s Road towards South, results in an oblique layout of multiple streets as the main order transforms into a more definite north-south grid.

Semi-detached houses predominate in the area, but rows of terraced houses (as well as mixed-grain streets) also contribute to the character of the precinct.

Mature trees both in the streets and in private gardens play an important part of the atmosphere and scale of the area.



THE CONTEXT

The house is part of an inner six terraced house block, and its rear elevation and garden is secluded from the public realm.

Single-level and multiple-level garden extensions and enlarged dormers are common to both sides of the urban block comprised between South Villas and St. Augustine's Road, as well as on both sides of St. Augustine's Road. Several roof extensions on the rear have been approved and have been built on the South Villas houses in the past.

It is worth noting that the visual impact of all of the above extensions and dormer enlargement from the street is non-existent, unless, where present, for corner houses.

The rear and roof extensions do not belong to any particular period and their character varies with each occurrence as visible from the aerial view.

The houses on the left and opposite, 81, 83, 85, 82 and 84 St. Augustine's Road have an existing larger dormer on the street elevation.

No. 81, 84 St. Augustine's Road and 14, 19, 20 South Villas (across the rear gardens) have a large dormer on the garden elevation.

No. 6 to 9 and 15 South Villas have full width roof extensions.

Not all of the above should be looked at as precedent. Some of the additions are considered unsympathetic to the context due to their size and appearance and are detrimental to the area.

Nevertheless, many of the surrounding properties within the conservation area have extensions and dormers that do not impede on the amenity of neighbouring properties.



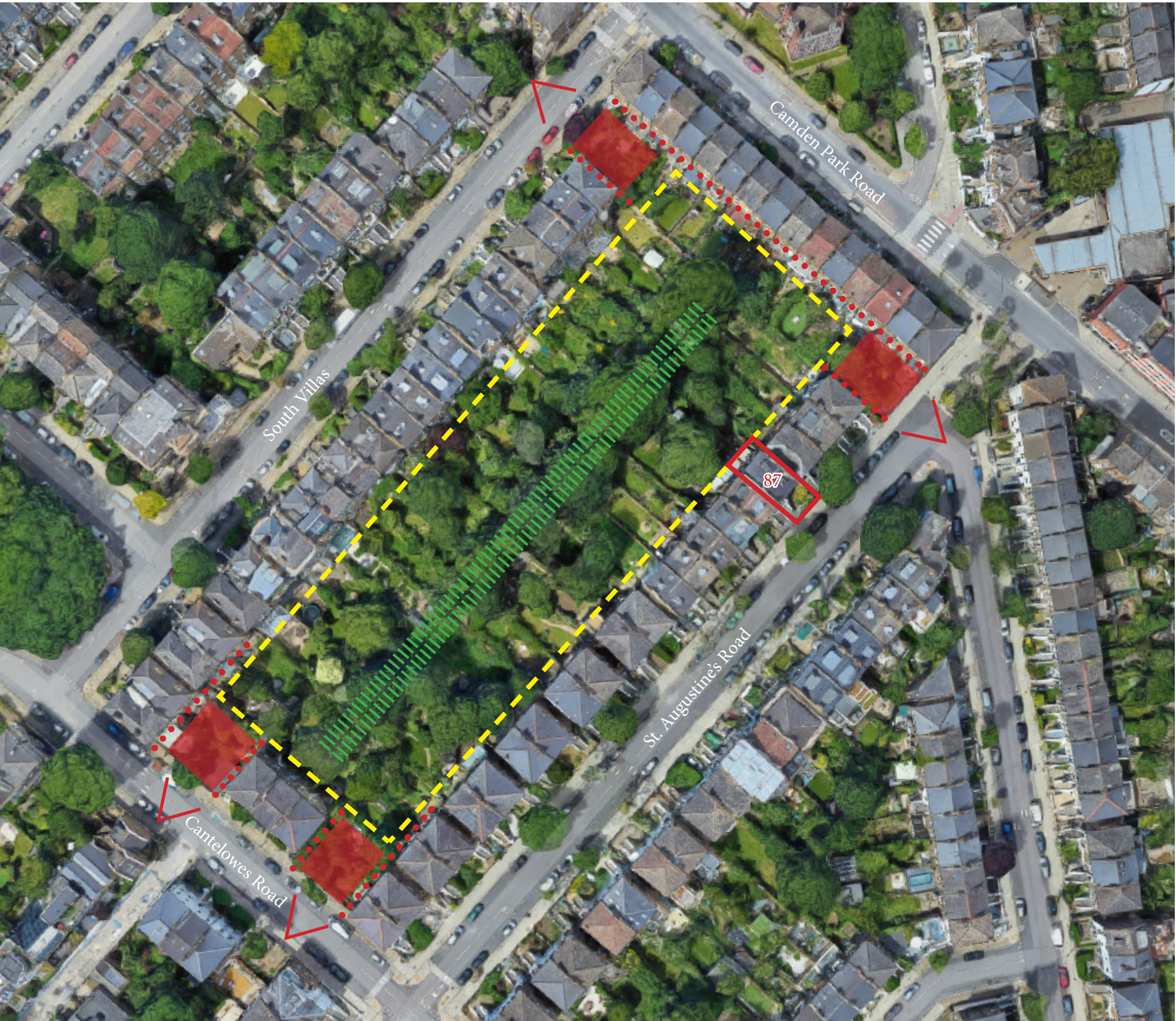
Right:
Aerial view of St. Augustine's Road and surrounding roofscape.

VIEW OF REAR CONDITION

The houses in St. Augustine’s Road, as well as the ones all around the urban block, are rigidly aligned. The rear gardens and the rear elevations are not visible from the public realm other than for small areas close to the open edges in Canteloves Road and the connections between South Villas, St. Augustine’s Road and Camden Park Road.

The aerial photo on the right identifies the open edges near which the rear gardens and elevations are more exposed to the public and hence of a riskier nature.

No. 87c St. Augustine’s Road, however, remains outside the visual field of the surrounding streets and only partially visible from some of the top floors of the surrounding properties thanks to the high mature trees located centrally to the urban block.



THE BUILDING

No. 87 St. Augustine’s Road is a five storey mid 19th century end of terrace house, comprising lower & upper ground, first, second and loft floors.
The house was likely built between the 1877 and the 1894, as shown by the Ordnance Survey maps of the years.
The house is not a Listed Building.

The building is divided in three self-contained dwellings.
The proposal is related only to the top floor flat, no. 87c, comprising second and loft floors, that is used as a family dwelling.

Currently, the second floor comprises a living/dining space, a kitchen, 1 wc and storage. The loft floor is internally connected and contains 2 bedrooms and a bathroom.

PLANNING HISTORY

The planning history of the whole terrace house, 87 St. Augustine’s Road, dates back to 1983 in the online records, and the last three applications are as follows:

- 2005/1761/T - No Objection (15/06/2005)
“Notification of Intended Works to Tree(s) in a Conservation Area”
- 2007/0086/P - Granted Permission (05/04/2007)
“Erection of a single-storey rear extension to flat (Class C3) .”
- 2011/0620/P - Withdrawn Decision
“Residential Minor Alterations ”

No previous planning applications are in the online records for no. 87c St. Augustine’s Road.

PRE-APPLICATION

Advice has been seeked through a pre-application submitted in December 2020 for a rear extension and dormer enlargement works: 2021/0012//PRE.

Clockwise from top left:
1. Front elevation of 87 St Augustine’s Road visible from the street.
2. Terraced houses, left to right, No. 83, 85 and 87 St. Augustine’s Road.
3. Existing character with enlarged front dormers along the street at 81, 83 & 85 St. Augustine’s Road. 87 St. Augustine’s Road to the far right of the photo with small dormer.



THE PROPOSAL

BRIEF

The brief asks mainly for the reconfiguration of the loft space as it provides very limited accomodation due to its height and profile, and, unlike some of the neighbouring properties, the family does not own the whole house but only a flat on two floors, consequently reducing the number of ways to achieving better sized spaces.

The flat is used as a family dwelling - parents and two kids. Due to the limited space and low headroom in the bedrooms and the lack of well proportioned number of bathrooms, which, with the two daughters growing, would guarantee the correct privacy between the family members, the family considered to leave the flat.

As the surrounding properties illustrate, enlargement of dormers is the most practical and respectful mean of achieving a better accomodation without being detrimental to the context.

The surrounding properties, as mentioned in the context section at page 6, already present solutions of increasing the habitable spaces that vary in type and size, from a rear single level extension to multiple level ones, dormer enlargement or roof extension.

These locate our proposal, dormers enlargement, within the low impact range, scale and material wise, while still providing an increased usability of the house as a family dwelling that would prevent the owners from definitively leaving the area.

PROPOSAL

Currently, the second floor comprises a self-contained entrance with a u-turn staircase. The staircase connects the second floor to the loft, where the bedrooms are located. It is a quite steep timber staircase, which makes the connec-



STREET ELEVATION

Right:
Proposed front elevation.

tion between the areas in the house difficult.

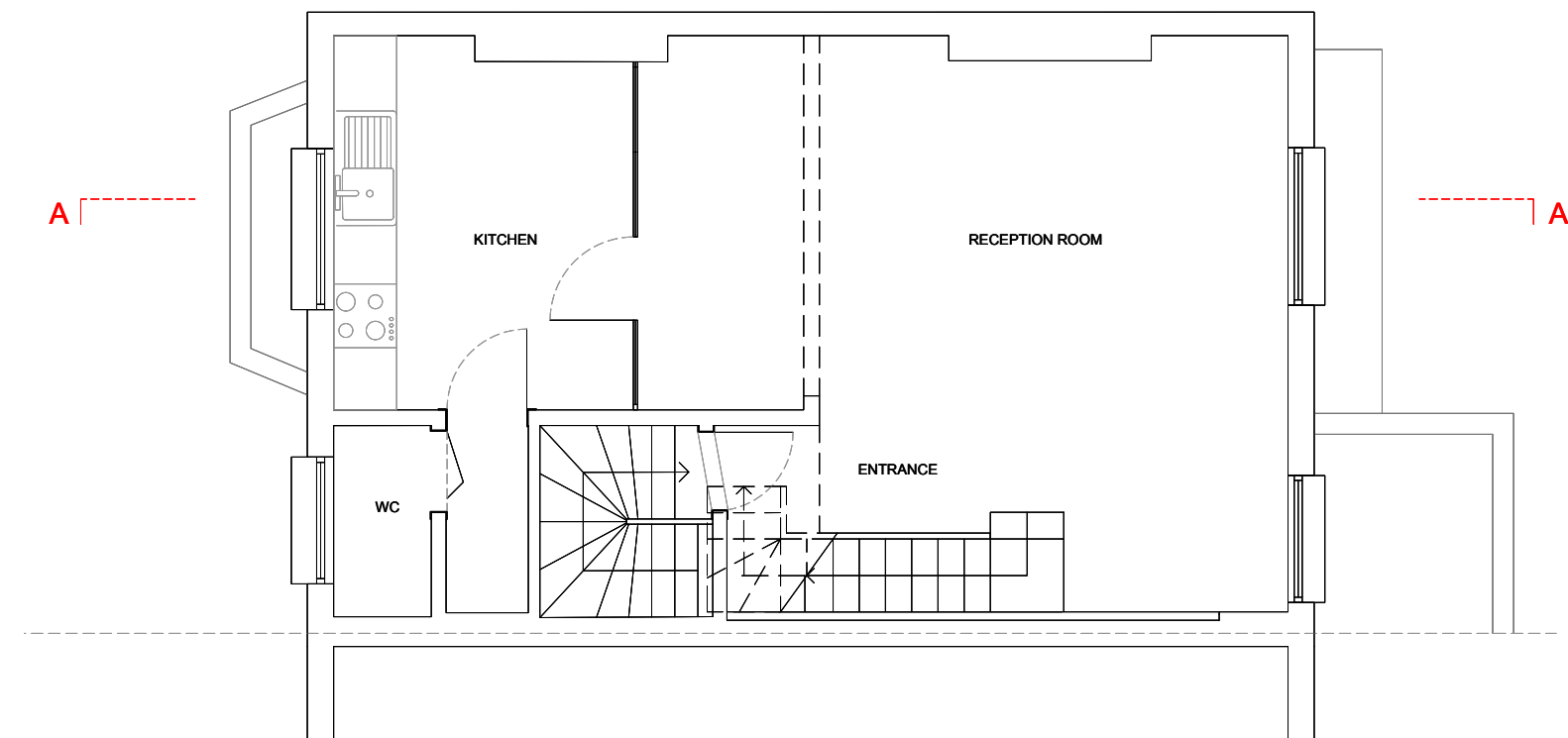
The proposal at this floor level is for a new more comfortable and less steep open staircase, which, together with the inclusion of the entrance area in the open living space, will enhance the general layout of the house and help in improving the connection with the loft floor. The fire strategy will be confirmed at later stage with Building Control approval. Use of fire curtain and/or sprinkler system is considered.

The loft floor includes two bedrooms and one bathroom. The rooms are enclosed inside the pitched roof shape which imposes clear constraints to the internal height. The two bedrooms, although quite bright and potentially comfy, feel inadequate as surface area and internal height to be used by a family of parents and two growing kids. Its small dimensions do not allow for the loft rooms to be usable as bedrooms for the family, limiting the general use of the house relative to its potential. The bathroom has a step inside between the washbasin area and the wc/bathtub area, which can constitute an internal hazard.

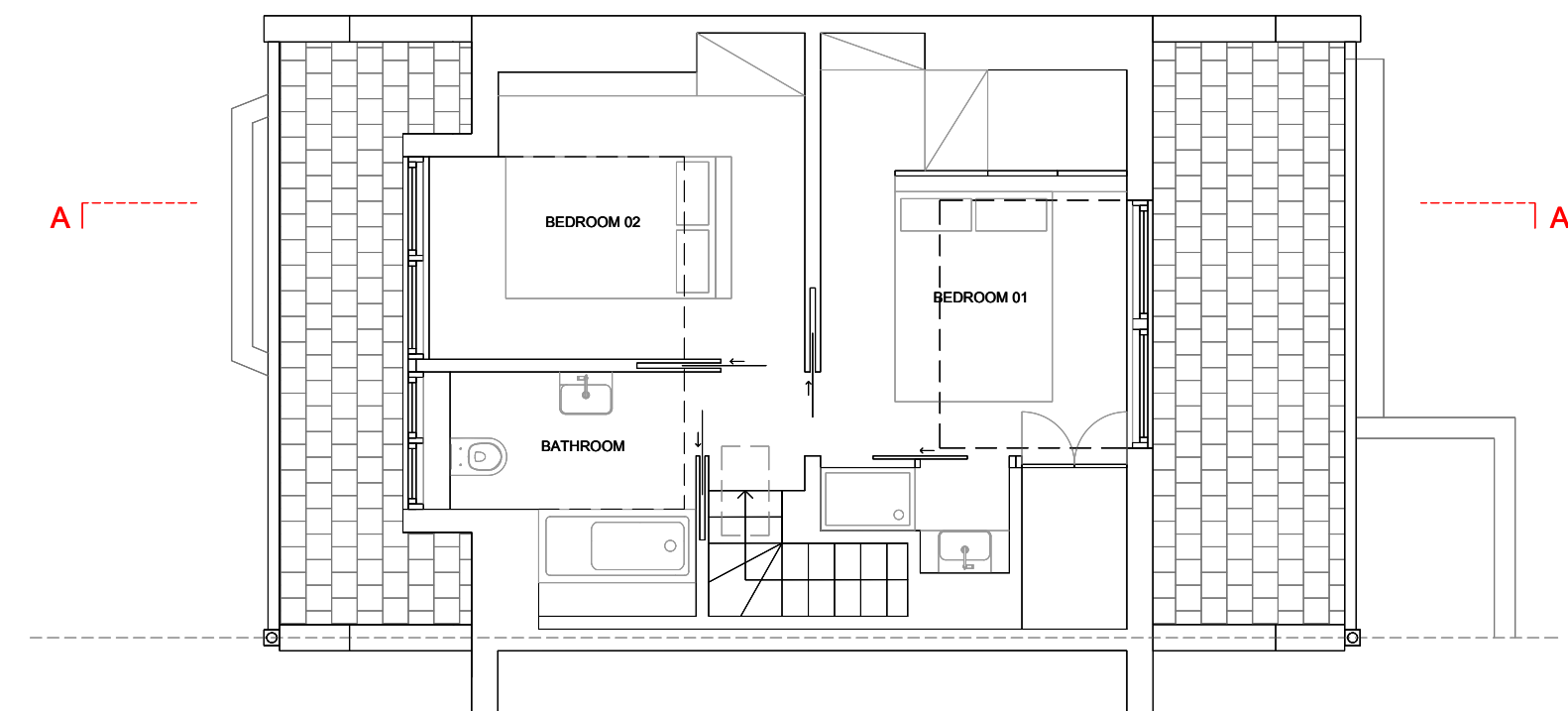
The proposal considers a general reconfiguration of the loft and intends to be a carefully detailed and considerate architectural intervention, first and foremost reinforcing its character as a subservient element to the house. The intention is to cleverly re-configure the spaces of the house through a finely crafted intervention that avoids a detrimental effect and also actively enhances the house.

The dormer on the street elevation will be enlarged. The new dormer will match those of no. 83 and 85 St. Augustine's Road and also the one resulted from the refurbishment works at no. 81 St. Augustine's Road, approved in 2019 (application reference: 2018/4411/P), resulting in keeping with the context.

The proposal is aligned with the council approval notice for no. 85 St. Augustine's Road enlarged street dormer issued on the 18th of November 2013 (application reference: 2013/5567/P), which states:



SECOND FLOOR PLAN



LOFT FLOOR PLAN

'In terms of scale and proportion, the enlarged dormer relates slightly better to the paired windows on the lower floors of the building than the existing, single window dormer.'

'The proposed development largely supports the rhythm of neighbouring buildings: all houses at the top end of St. Augustine's Road have dormers, half of which have been enlarged over the last few decades. To enlarge the existing maintains this rhythm and whilst it may not enhance the conservation area it does it little harm.'

On the rear side of the house, it is proposed an enlarged dormer of the same size of the enlarged dormer at no. 81 St. Augustine's Road, approved May 14th 2019 (application reference: 2018/4411/P). The height will be the same and the dormer will be kept detached from the roof ridge, allowing the clear readability of the roof shape.

All the refurbished parts of the roof will be clad to match the existing slates covering of the roof. The dormer will be clad in lead. Together with new timber sash windows painted in white, the materials and shape will help the enlarged dormer to blend into the roofscape.

The new loft internal layout defines better sized bedrooms - one bedroom for the parents to the front and one bedroom for the two daughters to the rear.

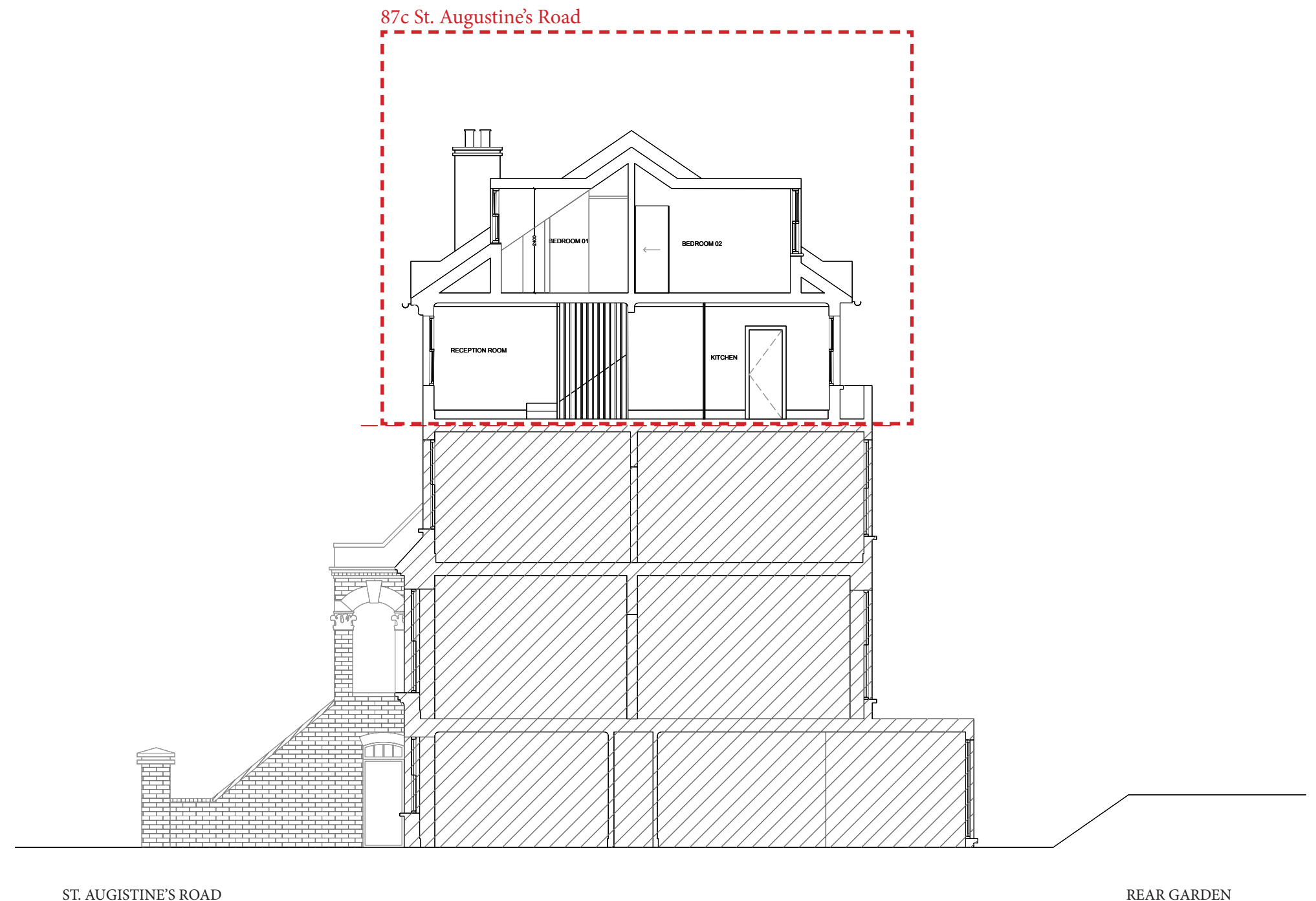
The enlarged dormer on the front will generate extra head-height, allowing for a better use of the room, whilst the proposed enlarged dormer on the rear will provide an improved footprint and extra headroom to the bedroom which will be used by the two kids.

Clever changes to the layout allow to define a more suitable dotation of lavatories, obtaining a small "en-suite" accessible from the parent's bedroom.

The existing bathroom is refurbished and the internal step is eliminated.

A new fixed rooflight, with minimal framing and colour to match the surrounding roof covering, is added to the roof on top of the staircase.

Right:
Proposed sections with the enlarged dormers to the front and rear elevations.



SECTION AA

DESIGN CONSIDERATIONS

MASSING AND FORM

The design aims to create a discreet and appropriate enlargement of the dormers on the rear and front side of the roof. The proposed enlarged dormer on the rear will not be visible from street level and not clearly perceptible from most of the surrounding rear gardens and dwellings.

Care has been taken to keep the size of the proposed enlarged dormer to the minimum necessary, equal to the one approved at 81 St. Augustine’s Road (application reference: 2018/4411/P), in order to improve the internal space needed for the family to comfortably live in the house.

The enlarged dormer on the roof to the rear will be discreet thanks to a considerate use of traditional materials, and it will be appropriately set back to maintain the shape of the roof structure readable, thus replicating the proportions of the one approved at No. 81.

The depth and the vegetation density of the gardens between South Villas and St Augustine’s Road shelter any direct view onto the roofs.

As many of the neighbouring properties do have enlarged dormers on the garden side, as well as extensions on the South Villas side, the proposed enlarged dormer will be in the continuity of improvement works done in the area and it is evaluated that it will have no inappropriate effect on the neighbourhood.

The street facing dormer will replicate the proportions and location of directly adjoining properties at No. 85, 83 and 81, bringing consistency to the street roofscape and contributing to the facades rhythm.

The roof dormers have been designed with care to ensure no adverse impact on neighbouring properties and continuity of the roofscape.



Right:
Proposed rear elevation.

GARDEN ELEVATION

The Camden Planning Guidance 2021, which specifies different requirements for new dormers like dormer windows to be subordinate in size to the roof slope and the position to maintain even distances to the roof margins (ridge, eaves, side parapet walls), has been taken in account for the design of the proposal.

On the rear side, the dormer will be set back from the gable parapets by 873 mm and 879 mm, located 1423 mm from the lower eave and 1287 mm away from the roof ridge.

FENESTRATION / DAYLIGHTING / PRIVACY

The proposed enlarged dormer on the front and rear elevation will significantly improve daylight levels to the bedrooms, contributing to ameliorate the existing daylight issues, and therefore, improving the general quality of the rooms. Considering size and position, the windows and skylights are not expected to cause any loss of privacy.

MATERIALITY

All the refurbished area of the roof, consequently to the dormers enlargement, will be finished with the same slates covering the existing roof.

The roof dormers will be lead clad with timber sash windows painted white on both street and garden side.

Windows to be changed throughout for double glazed, white painted timber frame windows, all detailing matching the existing windows in the building.

LAYOUT AND AREAS

The rear enlarged dormer matches the size and proportions of the approved, and currently under construction, one at 81 St. Augustine's Road. As in the approved proposal at 81 St. Augustine's Road, this results in just a marginal increase in footprint. The proposed rear dormer extension GIA increment is 2.25 sqm.

Right:

Front and rear elevation of the flat 87c. The two enlarged dormer match the size of the dormers at 85, 83 and 81 St. Augustine's Road. All the materials will be the same already used in the existing building and the Conservation Area.

87c St. Augustine's Road



STREET ELEVATION



GARDEN ELEVATION

CONCLUSION

The proposed dormers enlargement wants to be a carefully intervention which try to be quite and respectful of the context while improving the quality and liveability of the property with the aim to retain the existing use as a family dwelling and to enhance its potential, as well sought by the Camden Local Plan, policies H1, H3 H6 and H7, where it is highlighted that good sized two bedrooms dwelling are of the highest priority.

Therefore, the works intend to provide improved use of the house for a family in line with the Camden and London Plan’s vision for the preservation of the city neighbourhoods and communities without negatively affecting the local streetscape in a Conservation Area.

The intervention takes in account approved and positive precedents in the area and ensures that privacy is not compromised.

In terms of dimension, arrangement and materials, the proposal try to be a positive contribution to the house while taking the necessary steps to avoid having a detrimental effect on the Conservation Area setting.