

## **DESIGN AND ACCESS STATEMENT**

### **Including planning statement**

In support of an application for Planning Permission at:

**1 Egbert Street NW1 8LJ**

For:

Rear infill extension at lower ground floor level, single storey extension to existing rear out rigger at first floor level and front enclosure at lower ground floor level beneath entrance bridge.

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## **Introduction**

Number 1 Egbert Street is a five storey end of terrace Victorian villa within the Primrose Hill Conservation Area Sub Area Two (Central Area), in the borough of Camden.

This application seeks to create additional internal floor space through sensitively designed extensions in line with the style and form of the application site and neighbouring buildings.

## **Location and Context**

The application site measures approximately 120sqm footprint and is situated at the Southern end of a row of seven terraces on Egbert Street. The street is lined on both sides with mid-19<sup>th</sup> century terraces synonymous with the Primrose Hill Area.

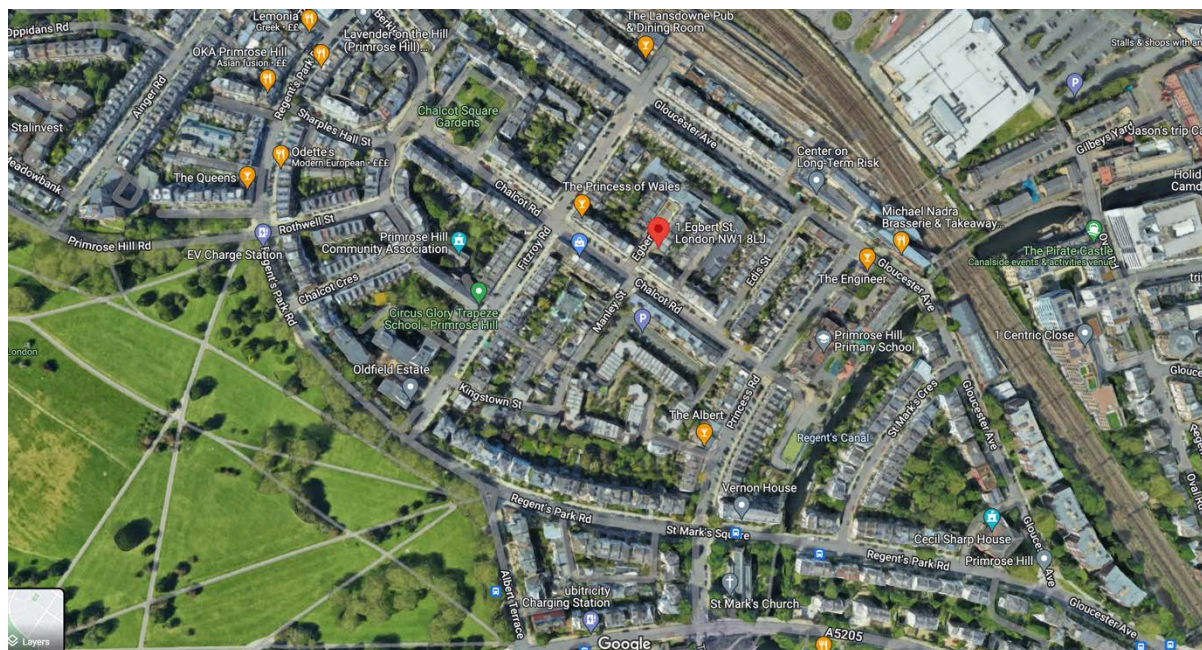
Egbert Street is accessed from Chalcot Road, recognised as a principle road in the Primrose Hill Conservation Area Statement. The rear gardens of 11 – 13 Chalcot Road bound the application site to the South.

The immediate context is urban in character with a high density of development. The site is bounded by number 3 Egbert Street to the North and Utopia Village to the East. The principal elevation faces West onto Egbert Street.

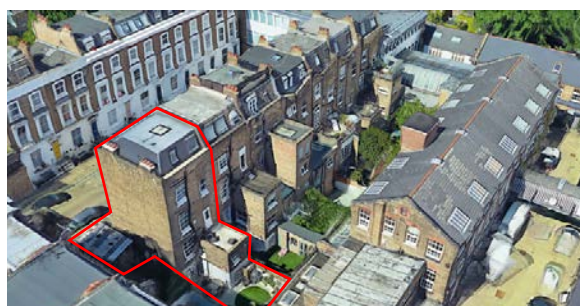
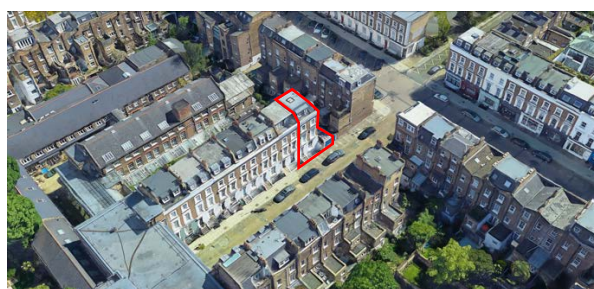
The application site is well served by local transport links, with Chalk Farm tube station just a ten minute walk away, and multiple bus links within immediate proximity. The site is also easily accessible by car, bicycle and walking. The green open spaces of Primrose Hill are within a short walk as are other local amenities such as shops, schools and services.

## Location and Context contd.

Below: Screenshot from Google Earth with site indicated by red pin



Below: Aerial views from Google Earth with site indicated by red outline



## **Use**

The application site is a single residential dwelling (Class C3) and no change of use is proposed in this respect. The proposals outlined here seek to increase floorspace through good quality design to improve the quality of accommodation in line with contemporary living standards. The proposals constitute sustainable development by securing the optimum viable use of the property as a single dwelling within a prominent residential setting.

## **Amount**

It is proposed to add approximately 18sqm internal floor space to the property, split over three additions:

1. Lower ground floor level single storey rear infill = 9sqm
2. First floor rear addition on top of existing outrigger = 7sqm
3. Lower ground floor front enclosure = 2sqm

Over the decades, many other neighbouring properties have constructed similar additions and thus a pattern has been strongly established. The extensions outlined in this application conform to existing architectural patterning and cause no harm to the amenity of the application site or neighbouring properties.

Some examples of similar additions in the immediate context include:

Rear infill extensions and an outrigger up to first floor level can be seen on Numbers 9 & 10 Chalcot Road and number 13 Egbert Street. These extensions were approved in various applications between 2004 – 2012\*.

### **Amount contd.**

The outrigger of the neighbouring number 3 Egbert Street extends to first floor level and was constructed prior to 1970. The outrigger of the neighbouring 13 Chalcot Road also extends to first floor level and an application to for the same extension at number 11 Chalcot Road is currently under consideration by Camden Council.

Number 9 Chalcot Road & number 13 Egbert Street are immediate neighbours with an enclosure to the front lower ground floor level, contained within the underside of the entrance bridge. Number 2 Egbert Street features a lower ground floor enclosure which protrudes from the entrance bridge. It is assumed this was constructed prior to the designation of the Conservation Area.

All of the properties mentioned above are noted as 'Buildings which make a positive contribution' in the Primrose Hill Conservation Area Statement (2000).

\*Relevant Application numbers include:

Number 9 Chalcot Road: 860055, 2009/2852/P & 2012/5102/P; Number 10 Chalcot Road: 2004/1518/P & 2009/0156/P; Number 11 Chalcot Road 2022/0687/P (awaiting decision) Number 13 Egbert Street: 2014/5447/P

### **Layout**

The proposed extensions will create additional internal living accommodation in line with contemporary living standards in a prominent residential location.

A new enclosure to the front lightwell creates an entrance lobby at lower ground floor level leading to open plan living space comprising a kitchen, lounge and dining area. The rear garden is accessed at lower ground floor level and remains a good size appropriate for a family home. At ground floor level, the main entrance door is retained in position and leads to a hallway from which additional living spaces can be accessed. The ground floor hallway also leads to the staircase and a utility room in the existing outrigger extension. A new extension to the outrigger provides an office space between ground and first floor levels. The first and second floors comprise bedrooms and bathrooms.



## Scale

Camden Council have provided guidance on what would be deemed appropriate development in the borough, including the Conservation Area. During the preparation of these proposals, the Primrose Hill Conservation Area Statement (2000) has been consulted together with Camden Planning Guidance documents, particularly in relation to design & heritage, and relevant planning policies at local, regional and national levels.

In line with local planning policies, the proposed extensions are subordinate to the existing building and respect the original design and proportions of the building. Extensions have been carefully scaled to respect the existing architectural landscape and cause no harm to the amenity of neighbouring properties. Many neighbouring properties have similar extensions.

Below: Examples of neighbouring three-storey outriggers. Many neighbouring houses have four-storey outriggers.



## Landscaping

A green roof is proposed to the rear outrigger extension at first floor level. GrufeKit modular roof tiles planted with sedum and/or wildflower are proposed to increase biodiversity in line with Camden Council guidelines and policies.

New hard landscaping is proposed to the existing front lightwell and stairs. Currently, the stairs and lightwell are unfinished concrete with a handful of broken Yorkstone treads. It is proposed to renew the finishes in a British Yorkstone paving. Specifically, 'Britannia Buff Sawn Yorkstone Paving' from London Stone is proposed or similar alternative if not available at time of installation.

Below: Proposed Yorkstone paving to front lightwell and staircase; 'Britannia Buff Sawn Yorkstone Paving' from London Stone



Below: Proposed GrufeKit sedum & wildflower green roof module



## Sustainability

Development of the application site secures a sustainable future for the property in it's optimum viable use as a single family dwelling.



### **Sustainability contd.**

Sustainable construction practices are to be employed including low embodied carbon materials where possible. All new walls and roofs are to be constructed to achieve above the minimum U-values required by current UK building regulations. Provision of a green roof and new lobby at ground floor level will also aid in heat retention.

### **Appearance**

Proposed extensions have been sensitively designed in response to the prominent local architectural style and in line with council guidelines. The best quality materials and craftsmanship are to be utilised to ensure the proposals preserve and enhance the character and appearance of the property and the Conservation Area as a whole.

All building materials are to match existing retained where possible. Traditionally styled painted timber windows and entrance door are proposed throughout, with the exception of the rear doors at lower ground floor level. The proposed doors to the rear garden are to be a high quality thermally broken aluminium or steel framed system finished with powder coating in a black colour.

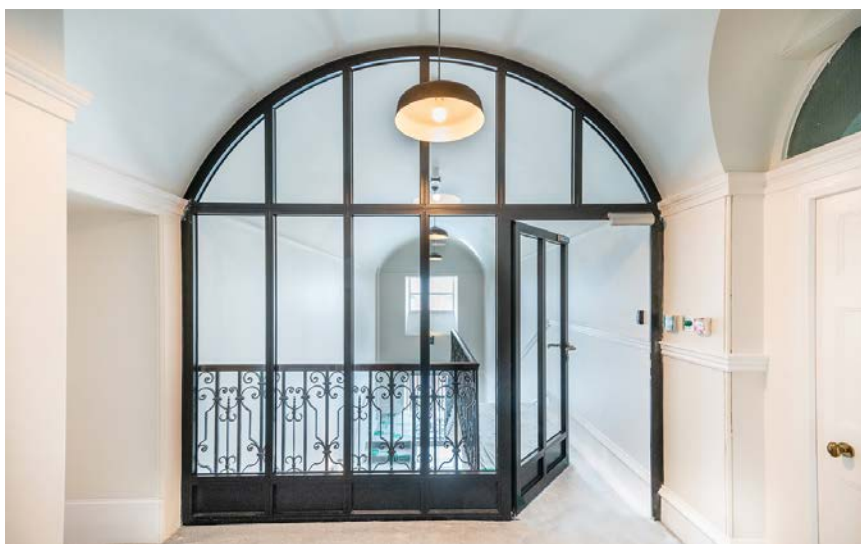
Similar door styles are prominent throughout the borough and the Conservation Area in line with contemporary design practices. The positioning at the rear lower ground floor level ensures no detrimental impact to the amenity of the Conservation Area as a heritage asset.

Many design options for the lower ground floor front enclosure were explored during early design studies. One option explored was a traditional panelled painted timber door in the style of the main entrance door. A door of this type is unfitting for this particular application due to the shape of the door opening. A traditional door would need to be altered to suit the curve beneath the entrance bridge and the prominence of the traditional detailing is compromised.

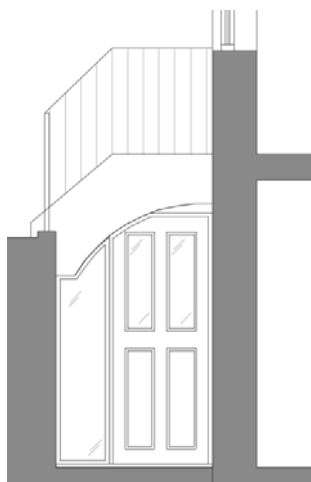
## Appearance contd.

The proposed door unit provides a suitable enclosure with minimum visual impact from street level. Glazing to the door and sidelight is to be obscured using fine sandblasting for privacy.

Below: Example of glazed door and sidelights style for new entrance at lower ground floor level (example shows steel framed solution)



Below: Study of an enclosure with a traditional panelled door beneath the entrance bridge. Necessary adjustment of the door would result in undesirable detailing.



Below: Example of alternative enclosure design seen at number 2 Egbert Street. This solution enables a full panelled door but the arched detail is lost.



## **Access**

There are no alterations proposed to the existing main access door to the property. A new access door is proposed at lower ground floor level to improve circulation and heat retention within the property.

Steps are required to enter the building and no changes are proposed in this respect. However, access within the building will be greatly improved through the rationalisation of internal spaces to provide inclusive and accessible internal spaces.

## **Flood Risk**

The environment agency has identified the application site as having a 'very low' risk from flooding from rivers and the sea and a 'low' risk of flooding from surface water. There is no risk of reservoir flooding or groundwater flooding. The application site lies within Flood Zone 01.

The main risk of flooding within the borough is from surface water after significant rainfall events, and incapacity in the combined sewer to cope with extreme downpours.

The proposal outlined here is to extend the existing property over areas which are already treated with non-permeable surfaces. The application will not increase the flood risk on the site or it's surroundings.

A green roof is proposed to the rear outrigger extension. This will be created using GrufeKit pre-planted roof tiles. A green roof will attenuate rainwater which is recognised as the highest priority solution in the 'Hierarchy of Drainage' for Sustainable Urban Drainage Systems in the NPPF.

## Planning Context

The National Planning Policy Framework (NPPF) sets out the government's vision for sustainable development on a nationwide level. The London Plan 2021 is informed by the NPPF and sets out a framework for how London will develop over the next 20-25 years. Camden Council have set out the council's local planning policies in a series of documents named 'Camden's development plan'. These local policies have been prepared in accordance with the NPPF and London Plan and specifically relate to the development strategy in the borough.

The proposals pertained in this application have been considered in line with all relevant planning policy as demonstrated by design responses listed below:

### Camden Local Plan (2017):

*"The Council will create the conditions for growth to deliver the homes, jobs, infrastructure and facilities to meet Camden's identified needs and harness the benefits for those who live and work in the borough... The Council will deliver growth by securing high quality development and promoting the most efficient use of land and buildings in Camden by: a. supporting development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site;"*  
*Policy G1 a.*

The proposed development will harness the benefits of living in the borough through providing desirable accommodation in line with contemporary living standards. The proposal makes best use of the site as a single family dwelling.

*"2.11 Good design can increase density while protecting and enhancing the character of an area (Please see Policy D1 Design and Policy D2 Heritage for more detail on our approach to design and heritage). All development should be of excellent design quality and should sensitively consider the amenity of occupiers and neighbours and, particularly in conservation areas, the character, heritage and built form of its surroundings"*

The proposal is of excellent design quality and respects the character, heritage and built form of it's surroundings. All relevant requirements outlined in policies D1 & D2 have been met through careful consideration of the design.

## Planning Context contd.

### Primrose Hill Conservation Area Statement (2000):

*“PH26 Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.”*

The proposed rear extensions are unobtrusive and cause no adverse affect on the character of the building or the Conservation Area.

*“PH27 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.”*

*“PH28 Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings.”*

The proposed rear extensions are in line with the existing pattern of historic extensions prevalent on neighbouring properties.

*“PH42 Infill of the basement area beneath the entrance bridge may be acceptable where this is an established characteristic of the building group. Infill structures should be recessed beneath the entrance bridge arch and should be simply detailed for minimum visual impact”*

Many properties within the Primrose Hill Conservation Area feature infill extensions beneath the entrance bridge. The enclosure proposed here has been designed to sit under the existing bridge in line with council guidelines. Materials and detailing have been carefully considered to compliment the surrounding architectural heritage in a sophisticated manor, resulting in minimum visual impact from street level.

## Planning History

The following cases are relevant to the development of the application site:

### Application ref 2016/6430/P

Approved 25.01.2017

*“Erection of mansard roof extension with front dormer window and roof terrace and two roof lights to the rear of the existing dwelling house (Class C3).”*

### Application ref 2004/3174/L

Withdrawn

*“External and internal alterations to include the erection of a mansard roof extension and formation of a crossover to garage.”*

### Application ref 2004/3173/P

Approved 24.09.2004

*“Erection of an additional floor at roof level, installation of a door to replace an existing window on the rear elevation at ground floor level; self-containing two non-self contained flats; formation of a crossover to garage”*



## **Conclusion**

The application demonstrates that the proposed development is in accordance with relevant local, regional and national planning policy and should be viewed favourably by the Council. Proposed extensions align with existing extensions to neighbouring properties and will not harm the amenity of the adjoining conservation or the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy.