



Flat A, 5 Camden Square, NW1 9UY
Design Access Statement
July 2022

Project details



Client property address:

Flat A
5 Camden Square
Camden
London
NW1 9UY

Resi address:

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Introduction & context

Description of proposed works

Proposed ground floor rear extension, whole house internal alteration and all associated works.

Introduction

Resi has prepared this Design, Access Statement on behalf of the applicant. It has been produced to support a planning application for a proposed development at Flat A, 5 Camden Square.

The purpose of this document is to ensure that the Local Planning Authority has a proper understanding of the proposed work.

Character of the area

Camden Square Conservation Area is a primarily nineteenth century inner London suburb. It is a planned development, in a gridded street layout running parallel to and perpendicular from Camden Road, and the layout is focused around Camden Square. Camden Square forms the centrepiece of the planned development; however, the special character of the area is that it is also diverse when looked at in detail.

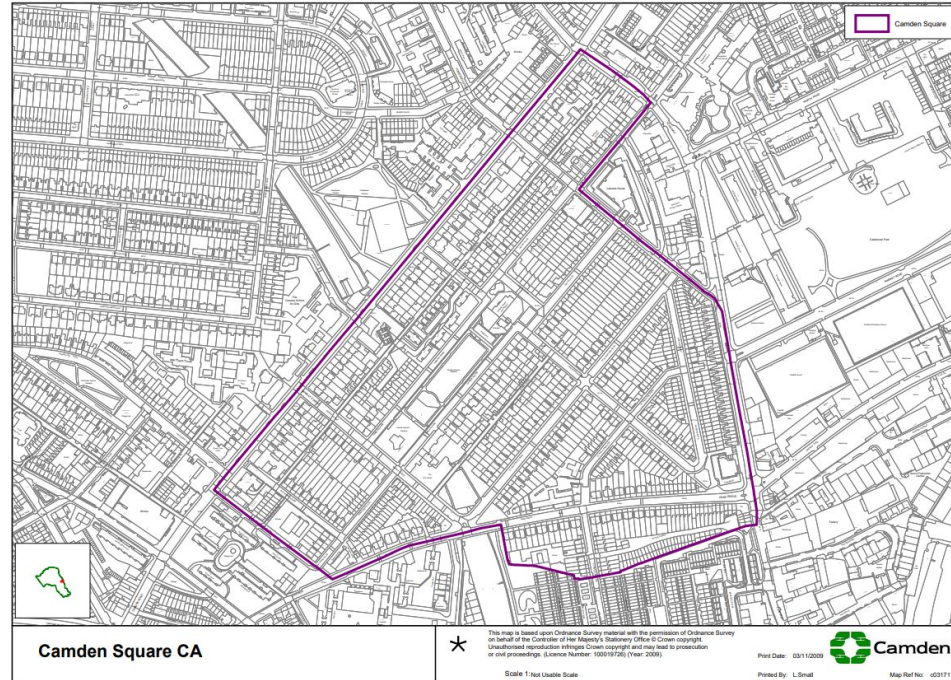
The application site is a semi-detached Victorian property located on the northern side of Camden Square. It is located within the Camden Square Conservation Area and is regarded as a making a positive contribution but is not listed. The property has been subdivided into flats.

Site analysis

2.1 Conservation area map

Flat A, 5 Camden Square is located within Camden

- Camden Square Conservation area



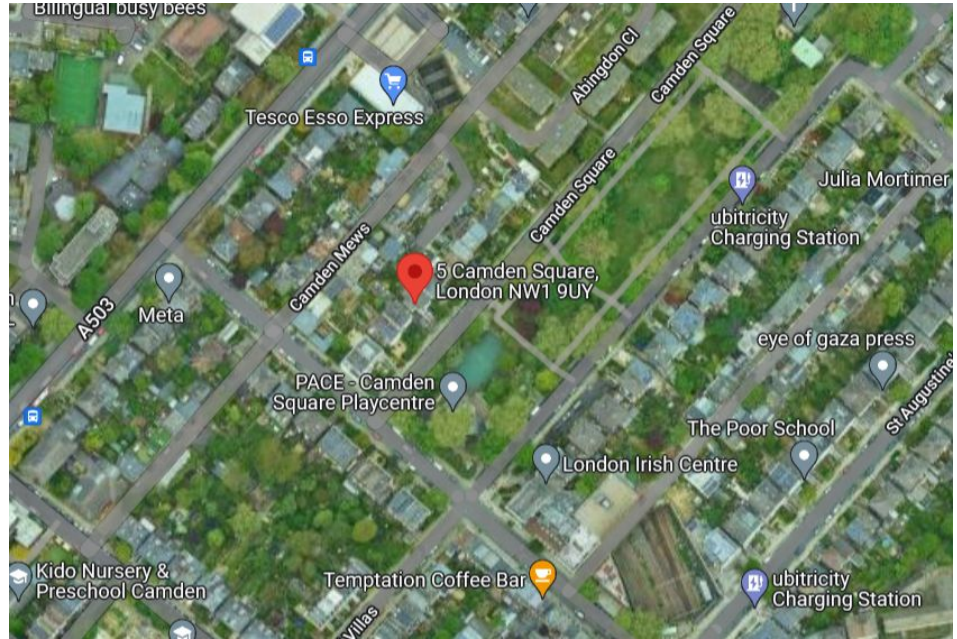
Site analysis

2.2 Site location plan



Site analysis

2.3 Site View



Site analysis

2.4 Existing photographs



Front view

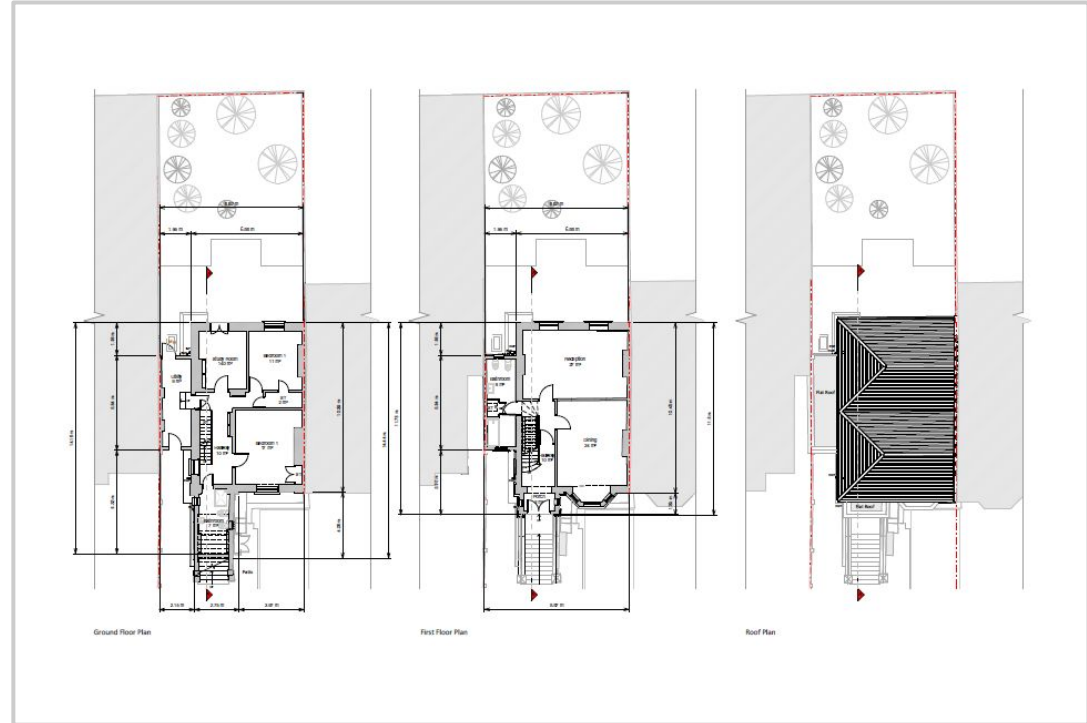


Rear view

Site analysis

2.5 Existing plans

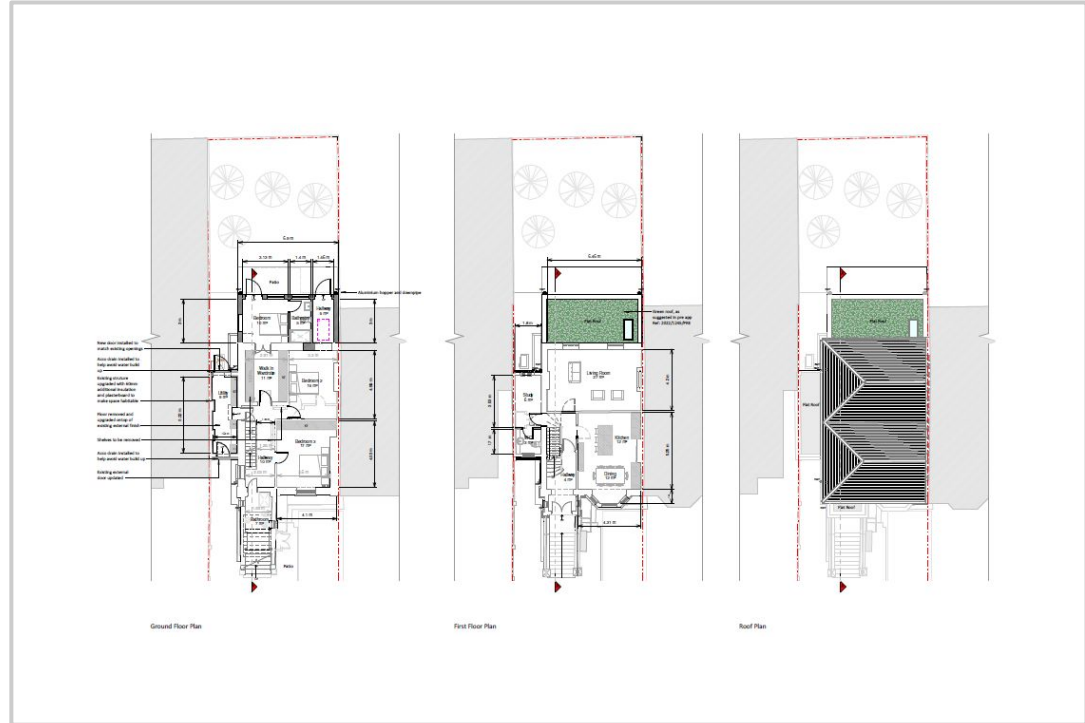
The applicant requires additional bedrooms and a more open plan layout on the first floor.



Site analysis

2.6 Proposed plans

The proposed extension will create additional space allowing for more bedrooms, a walk in wardrobe and study space.



Site analysis

2.7 Local precedents

2016/3006/P - Granted

Erection of single-storey rear extension with terrace and side extension at lower ground floor level with associated boundary and landscape alterations at 40 Camden Square

2021/5437/P - Granted

Amalgamation of basement flat with upper floors to form one single dwellinghouse, erection of single storey side extension, installation of a ground source heat pump enclosure in front garden, fenestration alterations and replacement double glazed windows to front and rear, and the addition of 2 rooflights to the front and side roofslopes.

2017/6672/P - Granted

Erection of two storey side extension. Cut back of front external lower ground floor area to include replacement of steps. Replacement of lower ground floor rear window and door with french doors.

2021/4802/P - Granted

Replacement of single glazed timber window and french door on ground floor rear elevation with new double glazed aluminium framed window and french door including the replacement of existing rooflight with a larger double glazed rooflight. Replacement of single glazed aluminium framed window to ground floor front elevation with new double glazed aluminium sliding patio doors.

2016/3006/P - Granted

Erection of single-storey rear extension with terrace and side extension at lower ground floor level with associated boundary and landscape alterations.

The proposal responds to the scale, proportions, height, historic building lines, the pattern of historic development, design, detailing and materials of the existing building and local area. The design has been carefully outlined to comply with all planning guidelines, and according to local supplementary planning documentation for design within Brockley Conservation Area.

General arrangement drawings

3.1 Plans, notes & considerations

Plans

The intention is to construct an extension at the rear, including facade alterations and alterations to the internal layout on the ground and first floor plans.

The proposal received pre application advice as follows:

The proposed rear extension is considered to be acceptable by the Council in terms of its massing and design and would likely be supported should a planning application be submitted. The proposed roof terrace is not supported on design and amenity grounds. As a result the roof terrace has been removed from the proposal.

Notes

In accordance with the pre application advice the roof terrace has been removed. The existing window in the existing side extension is of poor quality and condition. Therefore, we have proposed to replace this with a style in keeping with the main house and of a scale and dimension that matches the neighbouring property.

The proposed extension will have new Crittall style glazed doors to the rear, to allow for a connection between the internal spaces with the rear garden and to improve the quality and brightness of the internal spaces.

The rear extension will cover a total of 18 sqm, which will leave adequate amenity space. The development will not be visible from the front of the property and will not negatively affect the adjacent properties.

General arrangement drawings

3.1 Plans, notes & considerations

Considerations

Access and transport

Access to the property is to remain unchanged.

Light and overshadowing

There will be no impact on the neighbours.

Privacy

There will be no impact on the neighbours' privacy.

Trees or shrubs

There will be no impact to trees or shrubs.

General arrangement drawings

3.2 Existing materials

Brickwork / Walls - Green painted render and London
Pitched Roof - Slate tile
Flat Roof - Felt
Windows - White painted timber casement and timber sash windows
Doors - Timber doors
RWP's / Gutter's / Fascia's - Black and green uPVC downpipes, guttering and white painted timber fascias



General arrangement drawings

3.3 Proposed materials

Brickwork / Walls - London stock brick to match existing

Flat Roof - Sedum green roof

Windows - Aluminium Crittall style windows and rooflight

Doors - Aluminium Crittall style doors

RWP's / Gutter's / Fascia's - Aluminium downpipes and hoppers



General arrangement drawings

3.4 Landscaping

Landscaping

The proposal does seek to remove several trees/ hedges from the existing garden. Most are hedges, however one is a tall tree. These are all in poor condition and the tallest tree blocks out a lot of light to the rear of the property and so will benefit the main houses amenity greatly.

None are believed to contain Tree Protection Orders.



Our conclusion

Our proposal at Flat A, 5 Camden Square is one that will benefit the current homeowners by extending the home to create a much more spacious dwelling.

We believe the proposal complements the building and is in context, it does not affect the streetscape. The plans utilise the site to its full potential without any adverse effects upon the neighbours or the area and vastly improves the character and composition of the existing dwelling.

The proposal responds to the scale, proportions, height, historic building lines, the pattern of historic development, design, detailing and materials of the existing building and local area.

The design has been carefully outlined to comply with all planning guidelines, and according to local supplementary planning documentation for the design.

All materials to be of a high quality and durable, so the aging of the materials integrates with the existing building, and creating a positive impact on the surrounding landscape.

Overall, the proposal will have minimal impact to the building and its surroundings.