

201a Royal College Street
London
NW1 0SG

DESIGN & ACCESS STATEMENT

Revision B — June 2022

Prepared by

lsd architects

Prepared for

Sam Blackwell

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1.0 INTRODUCTION

1.1 This Design and Access statement has been prepared in support of the application for alterations to the exterior of the maisonette property at 201a Royal College Street, NW1 0SG.

The major proposed works are:

- Lowering of roof terrace level to match internal level.
- Infilling the roof terrace with a setback flat roof extension to mirror neighbouring extension.
- Refurbishment and repainting of the stucco facades above shops on Royal College Street, to Nos. 201 and 203.
- Adding skylights to the pitched & flat roofs and additional window on the top floor to the rear mansard elevation.

1.2 This report has been prepared by LSD architects as the agent for the leaseholder applicant, Mr Sam Blackwell



2.0 CONTEXT

2.1 The application site is located on the west side of Royal College Street, north of Regents Canal. It is in the Camden Town with Primrose Hill ward of the London Borough of Camden.

2.2 It is within the Camden Broadway Conservation Area (designated 2005) and adjacent to the Regents Canal Conservation Area. The building itself is not 'listed' but is on the register of buildings that makes a 'positive contribution' to the character and appearance of the Conservation Area (Camden Broadway Conservation Area Townscape Appraisal & Camden Broadway Conservation Area Appraisal and Management Strategy).

2.3 The building is 4-storeys overall, comprising the 2-storey maisonette, which includes plus attic, the lower 2 floors predominately belong to the A1 retail at ground and basement, with gabled central elevations. The front door and stair up to the maisonette property is to the left of the shop on approach.

2.4 The current owner purchased the property in 2018. The client is the leaseholder for the maisonette. The shop owner at 201 owns the Freehold for the building. However, the Freeholder is aware of the client's proposal and negotiations for a License to Alter are proceeding. No alterations to the shop are being proposed at present and will therefore not form part of this planning application.

2.5 The neighbouring maisonette at No. 203 is owned but vacant. It is being addressed by the Camden Empty Homes department and the client is keen to assist in bringing the property back into use and repairing the shared facade.



Royal College Street



2.6 The application site is within a Neighbourhood centre. Properties are generally characterised by having commercial uses on the ground floor and residential uses above.

2.7 The application site is within a controlled parking zone. Royal College Street is a busy one-way street, a 'borough distributor'.

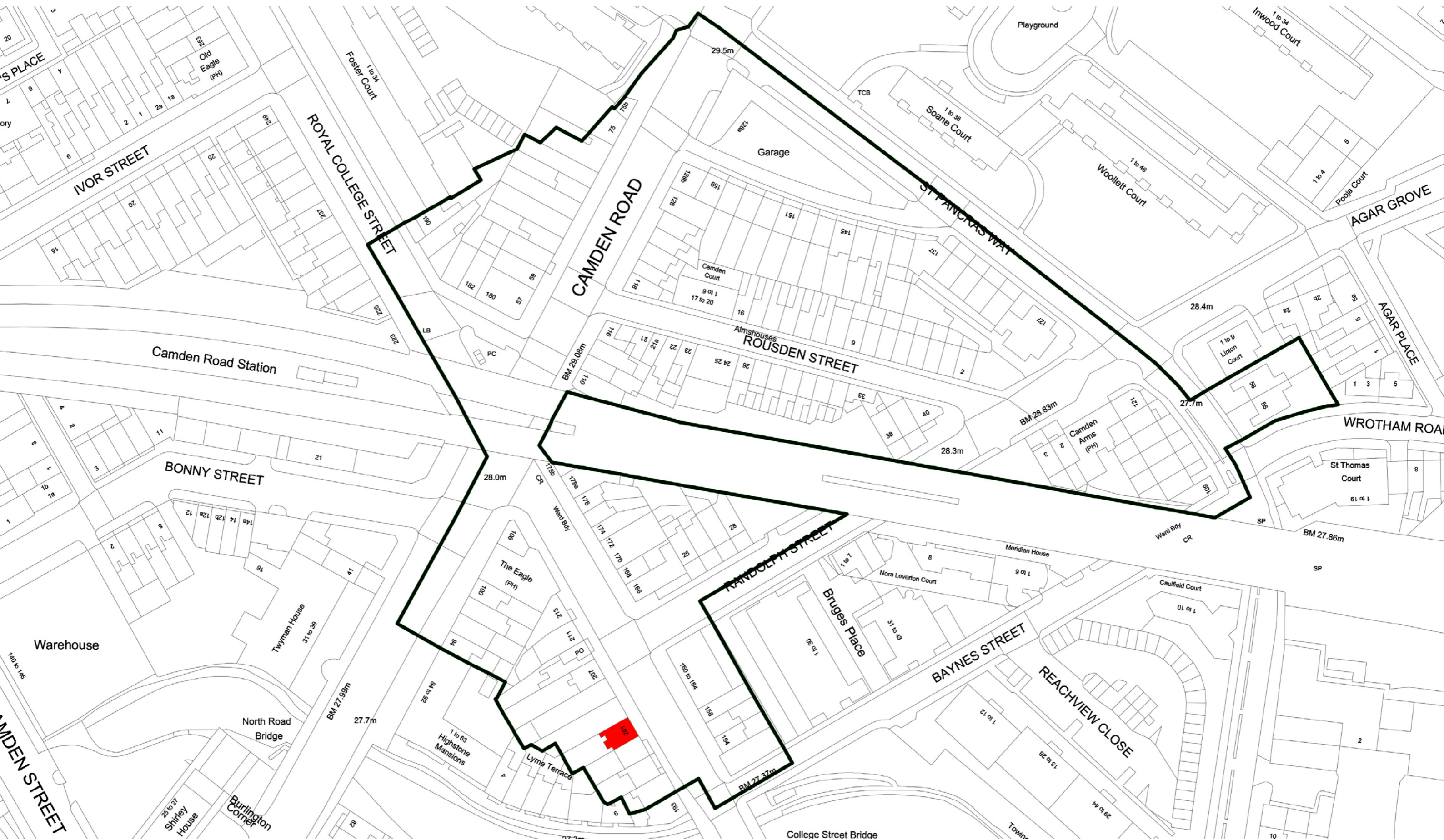
2.8 There are no trees local to the application site. However, pot plants are currently grown on the property's roof terrace.

2.9 Planning Policy and other material considerations:

- National Planning Policy Framework 2019
- The London Plan 2021
- Camden Local Plan 2017
- A1 Managing the impact of development
- A3 Biodiversity
- A4 Noise and vibration
- D1 Design
- D2 Heritage
- CCI Climate Change Mitigation
- CC2 Climate Change Adaptation
- Camden Planning Guidance 2021
- CPG Design
- CPG Amenity
- CPG Home Improvements
- CPG Energy efficiency and adaptation
- Camden Broadway Conservation Area Statement 2009
- Sub Area Five
- Rear extensions : RF23 & RF24
- London Housing Design Guide 2010



SITE LOCATION (CAMDEN BROADWAY CONSERVATION AREA)



HISTORICAL ALBUM



c. 1905



c. 1980s

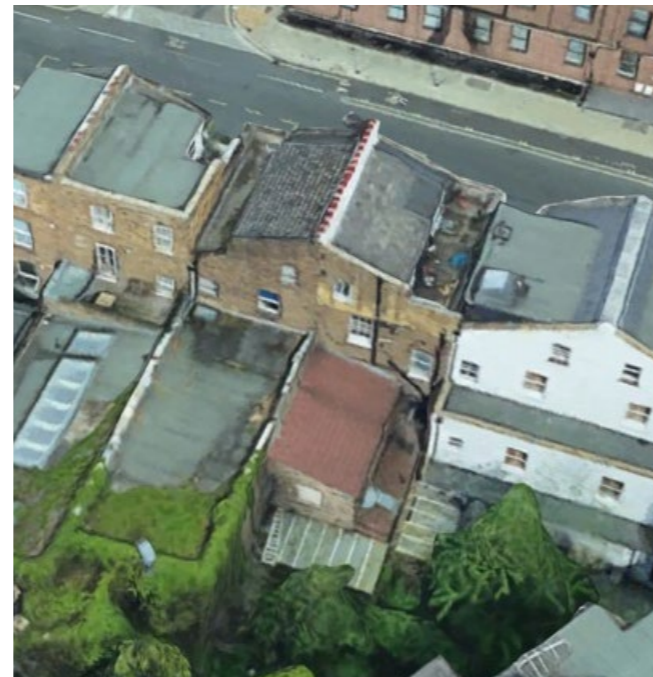


c. 2010 & present

SITE PHOTOS



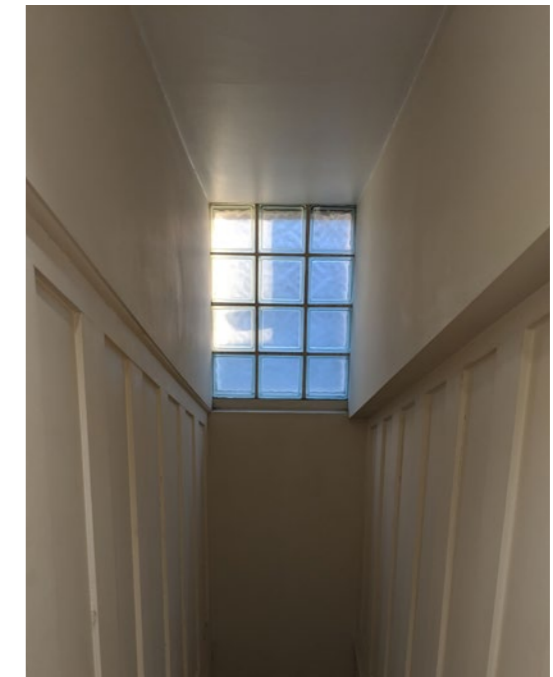
Royal College Street



RCS rear gables from Lyme Terrace



Stepped terrace access



Stairwell glazed bricks



Terrace facing Royal College Street



Roofing felt dormer and chimney stacks



No. 197 neighbouring skylight

TERRACE PANORAMAS



View onto 201a roof terrace



View from roof terrace to rear of properties on Lyme Terrace (outside the CB Conservation Area)

3.0 PLANNING HISTORY

3.1 Overall, the maisonette is currently tired in appearance and the internal arrangement is dated. The proposal primarily seeks to modernise to, well-lit layout to make better use of the existing spaces with minimal external additions and careful refurbishments to the historic façade.

3.2 Records for the current internal arrangement of 201a are unavailable in the Planning records but were built many years ago. However, the latest Planning Application relating to the basement flat at 201 and shop was submitted in 2007 and granted subject to a Section 106 Legal Agreement (2007/3888/P).

3.3 Full Planning Permission was granted to the client in October 2021 for the property under a previous application (Ref: 2021/3367/P), with the following conditions & reasons.

i. The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

ii. All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

iii. The development hereby permitted shall be carried out in accordance with the following approved plans: 1801_06_301, 1801_06_300, 1801_06_210, 1801_06_102, 1801_06_103, 1801_06_200, 1801_06_100, 1801_06_101, 1801_06_500

Reason: For the avoidance of doubt and in the interest of proper planning.

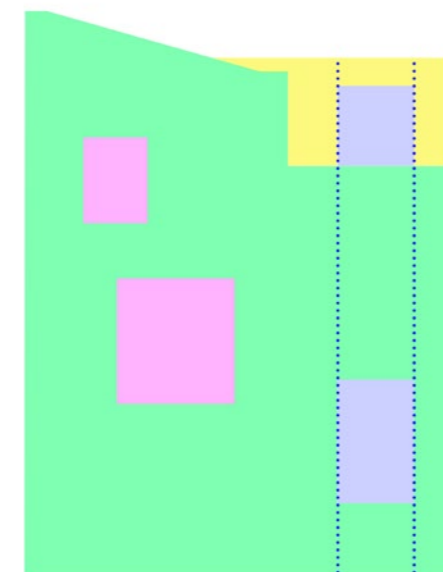
4.0 PROPOSAL

Royal College Street Elevation

- 4.1** A key aspect of the proposal would be to refurbish and repaint the white masonry stucco exterior to enhance the streetscape and wider conservation area. It is proposed that that these works will also be simultaneously replicated on the façade of the unoccupied No. 203.
- 4.2** A mid-19th Century period style grille is proposed to replace the contemporary vent extract besides the kitchen window.
- 4.3** The proposal seeks to improve the attractiveness of the facade by de-cluttering the existing elevation, a review of hanging cables and the removal of as many as possible from the façade. Discreet cable management conduits shall be used, if necessary, as an alternative.
- 4.4** Existing TV aerials located on chimney stacks facing Royal College Street are to be moved to the rear of the property.
- 4.5** A build-up to the parapet wall edge to match the neighbouring property at No.203, giving an increased grandeur and symmetrical elevations of the handed pairs of buildings prevalent along this stretch of Royal College Street. This proposal has been added on the recommendation of the Camden Planning Officer.
- 4.6** Refurbishments to all original sash windows, sensitively designed secondary glazing, invisible from outside, to be installed inside to improve on thermal performance and acoustics to heavily trafficked road.
- 4.7** Proposed alterations to Royal College Street:
- Are designed to a high standard
 - Respect its site and setting
 - Improve safety
 - Decrease the chance of overlooking by removing the terrace
 - Improve the attractiveness and of the area by providing renovation to existing building fabric

Rear Elevation

- 4.8** Drainpipe locations and rainwater outlets to be maintained without additions, rate of flow for roof terrace drainage to be assessed in choice of downpipe diameter to avoid overflow scenario.
- 4.9** Refurbishment of sash windows, as per Royal College Street Elevation.
- 4.10** Natural daylight into the new stairwell is maintained and improved with a window to the proposal mansard elevation to the same proportions as the existing stair window to the storey below, decreasing the need for artificial electrical light to the stairwell.



Proposed mansard roof window proportions

4.0 PROPOSAL

Roof Proposals

4.11 High quality materials and workmanship to be used to restore the local character, for example the reintroduction of natural slate roofing shingles to replace felt finishing. The proposal is to strip back the roof to its structure and re-sheath and shingle both pitched roof and flat roof extension in this single material.

4.12 The historic pitched roof line will be maintained to continue to run within the sloping parapet wall upstand boundary close to the street-facing elevation.

4.13 The proposed flat roof extension is kept as low as possible to achieve the maximum internal head height of 2400mm. Crucially this is setback far enough as to be plainly subservient to the pitched roof and parapet wall.

4.14 The addition of skylights will not be visible from the public realm. Instead, these will enhance the quality of illumination to the 2 bedrooms & bathroom.

4.15 PV solar tile technology will be used on the main pitched roof to blend seamlessly with the natural slate roof tiles.

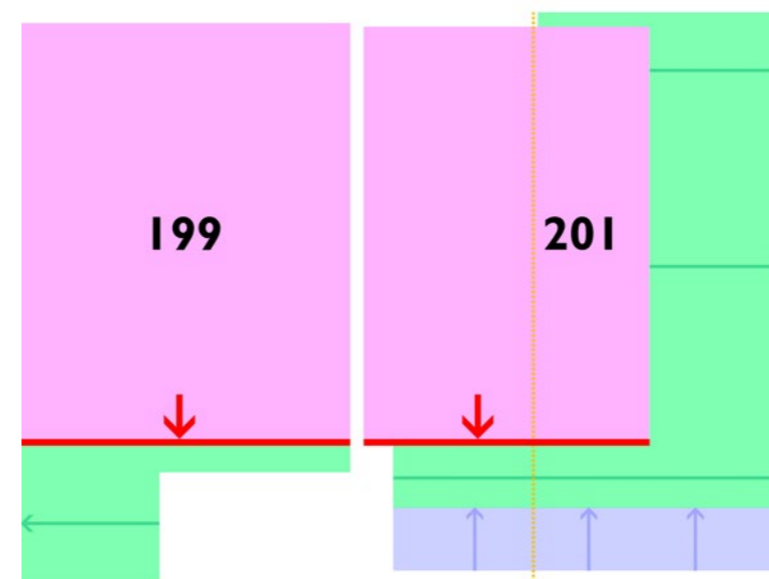
4.16 The roof proposal seeks to:

- Better drain to the rear downpipes and improve on current waterproof tanking layers
- Improve fire resistance of the roof by use of natural and non-combustible materials
- Increase the height of the parapet wall to improve safety and privacy inward and outward
- Account for the design of neighbouring buildings by mirroring roofing extensions to provide architectural unity

Internal Proposals

4.17 The staircase from Level 1 to Level 2 will be moved on top of the U-shaped stair the storey below to provide a better arrangement of rooms to these levels. In doing so the new stair will be re-sized and upgraded to compliant pitch, going & rise.

4.18 The existing roof terrace will then be able to be converted into more usable spaces in line with the London Housing Design Guide for both bedrooms and bathrooms.



Flat roof setback alignment



Solar tiles

STREET VIEW



Existing



Proposed

5.0 ACCESS

5.1 It is not proposed that changes will be made to the maisonette entrance visually. However, the addition of a 'parcel porch' will change the way the doorway will be used for day-to-day access, allowing deliveries for large items to be received in a safe and secure manner. A second entrance door to the property will be added internally to give an additional barrier line.