

Design & Access Statement rev A

11-15 KING'S TERRACE
LONDON
NW1 0JP



Prepared by

BB PARTNERSHIP LTD
CHARTERED ARCHITECTS

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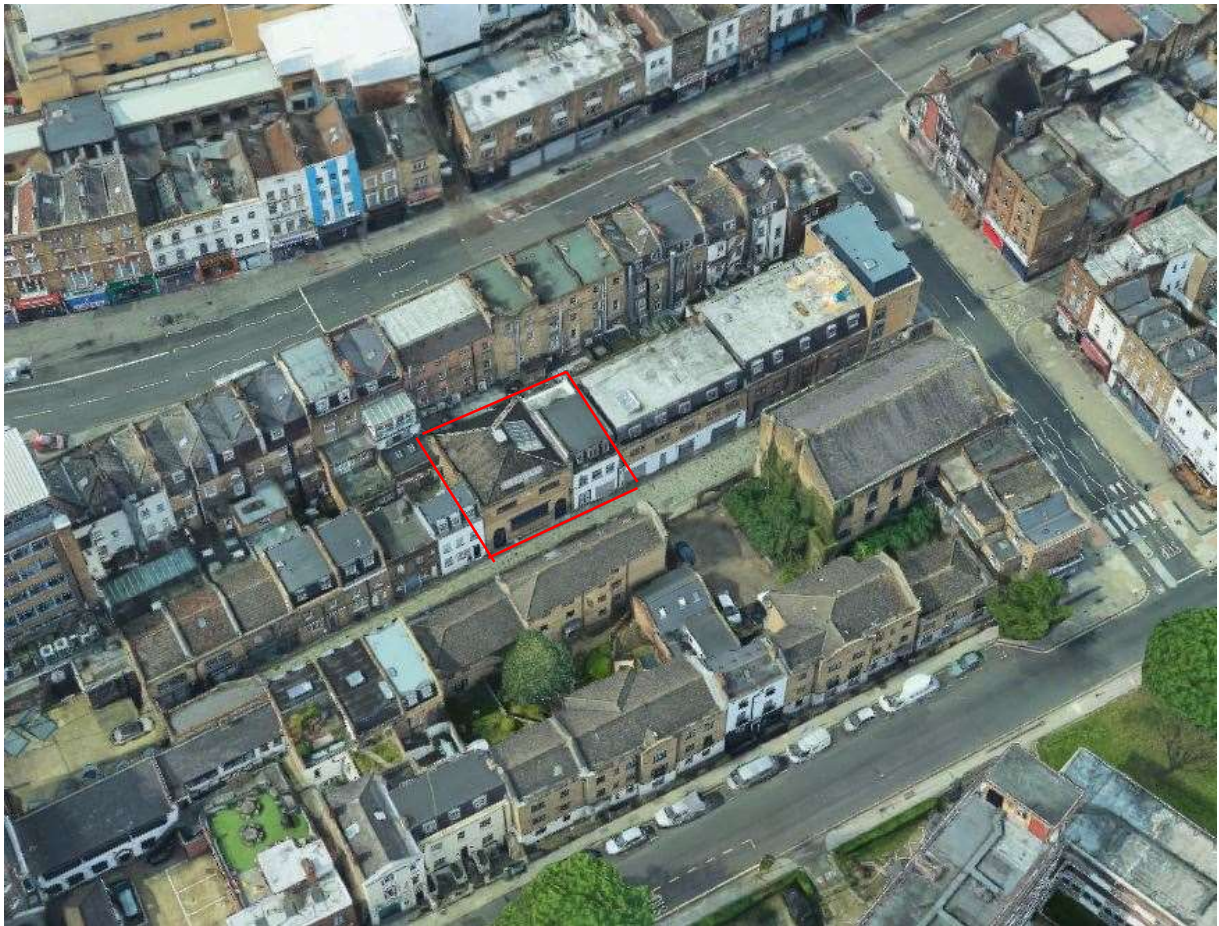
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1.0 INTRODUCTION

This design and access statement has been prepared by BB Partnership Ltd in support of the full planning application for the part demolition and extension of no.11-13 King's Terrace and the demolition and rebuild of no.15. King's Terrace, with a new basement proposed for both buildings. The scheme will provide office space and three residential units.

The proposal is to be read in conjunction with the submitted existing and proposed drawings, Basement Impact Assessment (prepared by RSA Design), and Arboricultural Impact Assessment (prepared by Open Spaces Landscape Architects)



Ariel View

2.0 THE EXISTING SITE

Nos. 11-13 and 15 Kings Terrace are within the Camden Town conservation area, and within sub area 1: commercial. King's Terrace is accessed from Plender St and the rear of the buildings join onto the rear of the terrace along Camden High Street. Both buildings are currently used as offices, No.11-13 has accommodation over ground, mezzanine and first floors. No. 15 has accommodation over ground, first and second floors with a small roof terrace to the rear. There have been no planning applications for the properties recorded.



Ariel View

The defining character of the area is two storey mews houses with mansard roofs, with larger traditional factory buildings. The mews backs onto the larger terraces which line Camden High Street. The material palette of the area is predominantly brick, with examples of painted and rendered elevations. The area has seen many alterations to existing buildings and new architecture in extensions and renovations.

3.0 PRE-APP ADVICE - 2020/0656/PRE

Pre application advice was given by Jennifer Walsh on 06/01/21. The design of the project has been updated in response to the comments and advice as below:

- Scheme re-designed to incorporate office space on basement and ground floors
- Lightwell added to rear of no.15 to bring daylight to ground floor kitchen

- The option of retaining the large window of no.11-13 has been reviewed, however owing to the proposed floor heights a new timber window is proposed but at a scale and position more in keeping with the original design than previously proposed
- A more traditional mansard roof has been incorporated to enhance the building and the wider street scene

4.0 PROPOSAL

The proposal includes the partial demolition of no. 11-13. In response to the pre-application feedback the existing facade is to be retained. The decision to demolish the remaining fabric including the roof is to allow for the provision of a high energy efficient building to meet current standards. The retention of the existing lightweight roof trusses and corrugated cladding would result in a highly inefficient building. It would also negate the provision of the upper floors, which provide much needed additional residential accommodation whilst also being able to maintain a level of office space to the lower floors, in accordance with policy.

No. 15 is also energy inefficient, consisting of uninsulated cavity wall construction to the street façade with a mansard roof and dormers of poor construction and in a state of bad repair. The existing floors are timber joist and board, which would need to be strengthened and upgraded in order to provide adequate loading, whilst also needing to meet current acoustic and fire standards. This would result in inadequate floor to ceiling heights.

The demolition of no.15 would also enable a far shorter construction time for the formation of the basement, therefore minimizing noise and disruption to the neighbours. It would also aide the installation of the temporary supporting structure for the façade to no. 11-13 and reduce the overall amount of additional temporary support needed for no.15.

Design will respect local context and character with high quality materials which complement the local character of the conservation area

The design respects the scale of the mews, with the proposed mansard roof matching the height of the existing adjacent roof. The rhythm of the mews has been maintained in the pattern of the fenestration with no.11-13 maintaining a traditional style and no. 15 adopting a modern window style. The large ground floor window

4.1 Layout

The proposal includes a office space in a new basement and ground floor with 2no. 2bed 4person residential units over first and second floor, a new mansard roof is proposed with a set back from the front elevation to provide external amenity space for both units. No.15 will be redeveloped to provide a 3bed mews house with external amenity space in the place of an existing roof terrace.



Existing no.11-13 Front Elevation



Existing no.15 Front Elevation

4.2 Scale

The scale of the proposal is in keeping with the street scene, with the roof uplift limited to the height adjacent mansard roof. The roof pitch and volume has been increased to create a mansard roof, with proposed dormers to vary the roofscape, the mansard roofs are sent back from the front elevation to reduce the scale of the buildings as seen from street level.



Proposed Street Elevation

4.3 Appearance and Materials

Changes to no.11-13 will match the existing brickwork with new materials to the entrance and no.15 complementary to the surrounding context of brick, stone, render and metal.



Sketch visual looking north along King's Terrace



Sketch visual looking south along King's Terrace

5.0 OTHER

5.1 Parking – The proposal will not include car parking, as per council guidelines. Each residential unit will have secure cycle spaces in lockers, with two additional spaces for the office space.

5.2 Refuse - The refuse bins will be stored above the bike lockers with internal storage built into the kitchens.

5.3 Amenity – The proposal will have no detrimental effect on the amenity space of the house nor that of the adjoining properties.

5.4 Overlooking and Overshadowing - The proposals will not create any overlooking issues and will have no detrimental impact on the privacy currently being enjoyed at the adjoining properties.

6.0 ACCESS STATEMENT

The proposal will not alter the existing vehicle and pedestrian access arrangements into the property. The accommodation will conform to part m building regulations to provide access to a wide range of users.

7.0 SUMMARY & CONCLUSION

The proposed provides three new residential units alongside office space, maintaining the important features of no.11-13 and creating a modern mews house alongside the eclectic and developing architecture of the area. The scheme is sympathetic in scale, design and materials to the surrounding street, and the design will comply with planning polices, building regulations and local design guides.
