

Planning Application Submission

For the replacement of 5 existing windows with timber sash windows, installation of 2x rooflights to rear and side slopes, and various external alterations including minor changes to front boundary wall and remedial works to front wall and floor.

Address: 12 St Paul's Crescent. London NW1 9XS

Prepared by

WAY Architecture Yell.

1. Introduction.

1.1. This document.

This document has been prepared by Way Architecture Yell.

1.2. Architectural practice profile.

WAY is committed to excellence in design that aims to make a positive contribution to the client, the local area and the environment.

WAY is a design oriented architectural practice with over twelve years of design and construction experience. Our portfolio contains bespoke local and international projects of various scales. For more information please visit our website www.wayarchitectureyell.com

2. Site introduction and surrounding area.

2.1. Location and design intent.

The property is located at 12 St Paul's Crescent, London NW1 9XS. It is a traditional Victorian house with a lower ground flat (number 12A) and an upper ground and First floor flat (number 12). The latter is the focus of this application.

The property is not listed. It belongs to the Camden Square Conservation area.

The proposed works have the intention of reinstating the original historic elements of the Victorian building that were removed in the 50's by the previous owner, which are the following:

To replace the existing non-sympathetic windows of the front and rear elevation with sash windows that will match the historic character and visual appearance of the building. The proposed windows will be made of white-painted timber and will match the visual appearance of the original windows of the neighbouring buildings.

In addition to the above, the project proposes some design alterations to the front wall, along with some remedial structural works to it. The main aim of this alteration is to create a separate and direct access to each of the flats.

The proposal also envisages the installation of two Velux windows to the side roof slope and to the rear roof slope. The Velux will be of grey-colour aluminium frame, to match the existing slates of the roof. The glazing will be transparent.

Please refer to the architectural drawings that support this application.

3. Site Pictures and drawings. Existing.



Top left: front elevation

Top right: existing drawings of front elevation

Bottom left: front view emphasizing existing non-sympathetic window of front elevation at upper ground level.

4. Site Pictures and drawings. Existing



Top left: existing rear elevation. Top right: existing drawing of rear elevation

5. Site Pictures. Existing street view.



Top: street view of 12 St Paul's Crescent and neighbouring houses

Bottom: street view of neighbouring houses immediately opposite 12 St Paul's Crescent

6. Proposed drawings.



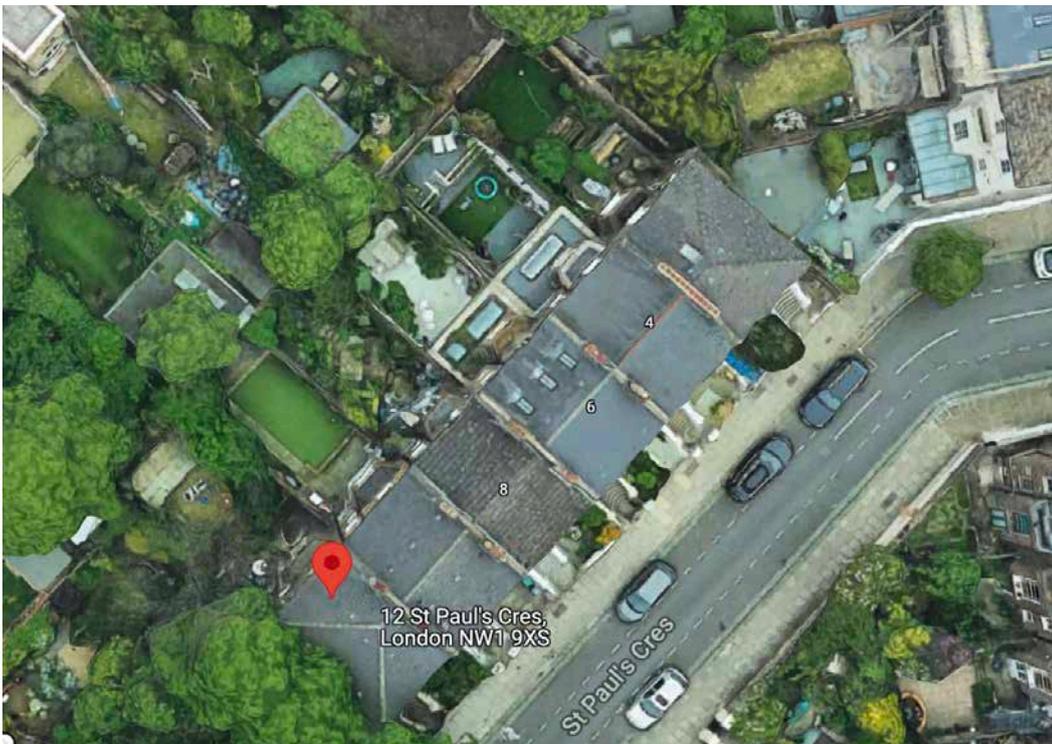
Top left: proposed front elevation. Bottom: neighbouring houses / visual reference

7 Proposed drawings.



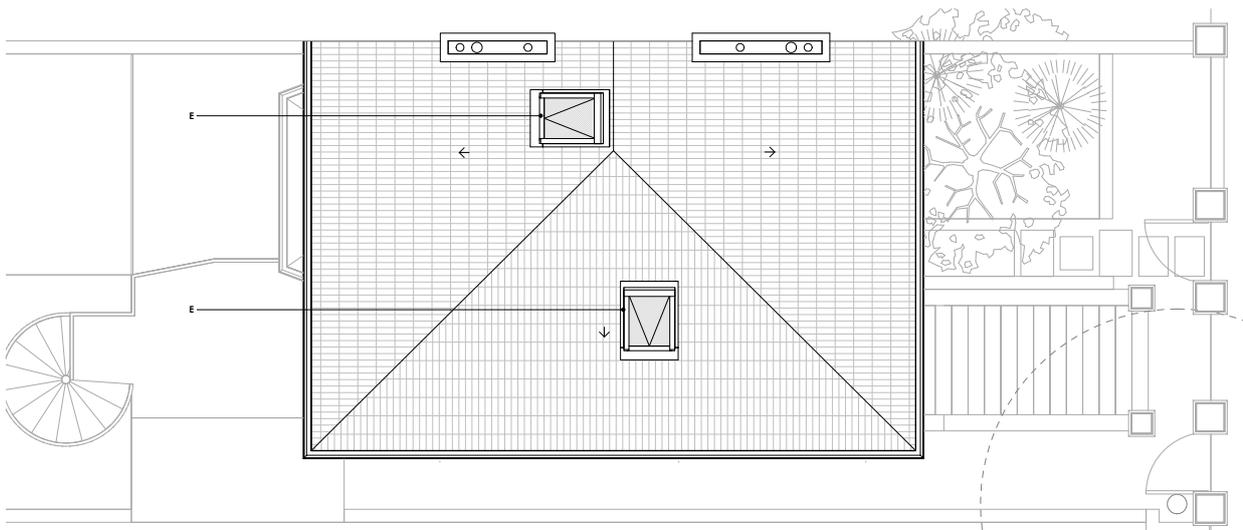
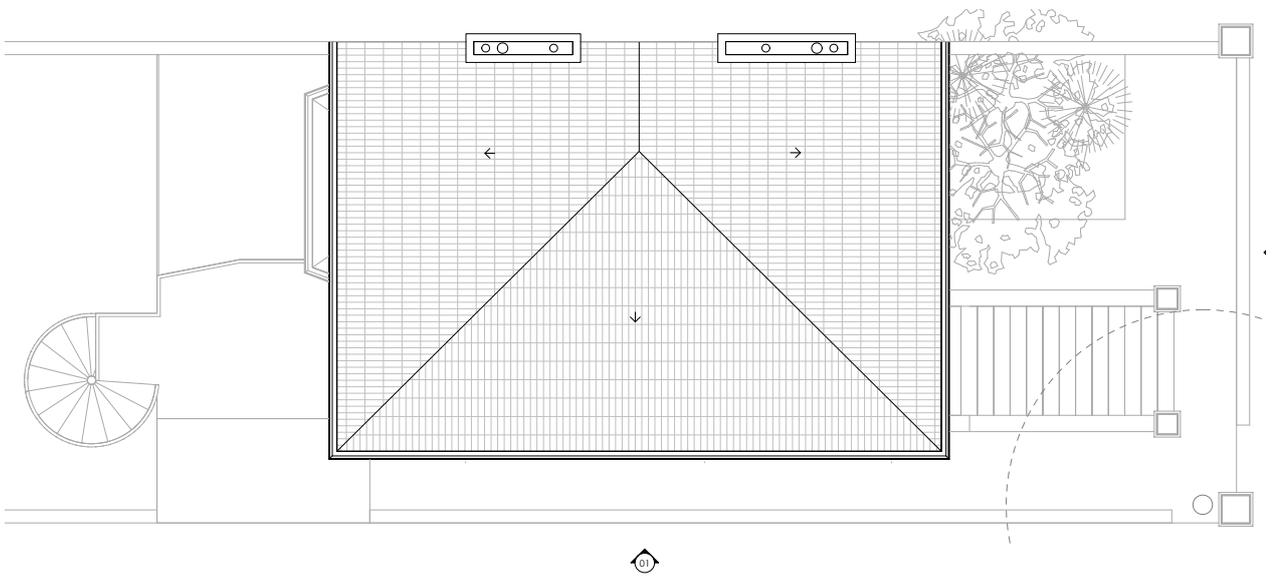
Top left: proposed rear elevation.

8. Site Pictures from above.



Top: view from above of 12 St Paul's Crescent showing the neighbouring houses and the Velux windows already installed to the rear roof slope of some of the properties.

9. Existing and proposed roof plan.



Top: existing roof plan

Bottom: proposed roof plan