

Design and Access Statement

Site address: 49 Camden Park Road,
NW1 9AY

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Proposal: Demolition of an external staircase and erection of wrap-around lower ground floor extension, with green flat roof, rooflight and terrace above. A balcony on the existing annex roof matching the other houses in the terrace.

1. Introduction

This Design and Access Statement supports the planning application for no. 49 Camden Park Road. It aims to demonstrate that the proposal will improve the quality of a family house by upgrading the living space, the energy efficiency (in terms of insulating and heating), whilst simultaneously re-instating lost aspect of the original building and preserve the existing period qualities of the properties and its presence in Camden Square Conservation Area.

2. Location and Context

No. 49 Camden Park Road is a 4 storey Victorian terraced house located at the north end of terrace of 5 houses. The front elevations have not been altered much. To the rear, each house (with the exception of no.49) have been modified with extensions, exterior stairs, balconies and roof terraces added on.

The opposite end of the terrace, the house has been extended across 3 floors, projecting beyond the original gabled wall of terrace and stepping down with pitched roofs to garden level, as well as a balcony with stairs down to the garden.

To the north of no.49, the corner with North Villas, the land beside the terrace is used by a cluster of joint-up former church buildings, varying in footprint and height. These buildings have been extensively modified and converted into music studios, flats, and offices. The alleyway separating the house and the terrace from the former church buildings is partially covered and forms the access corridor to some of the office to the rear.



Figure 1: Location Plan



Figure 2: Aerial View 1 showing the terrace and church building at the end

3. Existing

The house is a single-family dwelling arranged over 4 floors. The lower ground floor is used as a kitchen, dining and family room. Daylight enters the house via the patio doors at the rear and a small window to the side, however this is limited. The exterior staircase from the raised ground floor and the laundry room beneath, is cold, damp and lacking any form of insulation.

The solid timber door at the top of the garden stairs does not allow any light into the entrance hall. The window to the left-hand side of the door has been bricked- up blocking daylight and ventilation of the toilet inside.

The roof of the annex is uninsulated and leaking. It is the cause of substantial heat loss, as well as the cause to damp issues. The proposed alterations described below will dramatically improve this, creating a sustainable living space, suitable for contemporary living.



Figure 3,4,5,6 and 7. Rear elevation and views of church buildings beyond side path

4. Proposed Design



Figure 8. Perspective view of proposed wrap around extension

4.1 The Ground floor wrap around extension

The demolition of the exterior staircase will create space to allow the erection of a single storey wrap-around extension wrapping around the annex at garden level. The back door on the raised ground floor will be replaced with a double-glazed timber door. The joinery will be traditional in character (bevelled edge frame, horizontal glazing bars and traditional style ironmongery). The window opening into the toilet (left of the door) will be reinstated with a sash window.

The living room on the raised ground floor will have a replacement casement window also matching the existing sash windows and backdoor to the side.

The roof above the annex will be replaced with a flat roof with parapet wall around, a small handrail on top and small walk-on rooflight allowing more daylight into the corridor below. This roof will match the alterations made to each of the houses in the terrace i.e. creating a consistency / uniformity across the entire terrace.

The ground floor extension fills in the area between the annex of no.49 and that of no.47. Once beyond the rear outrigger, the extension's width reduces, creating a comfortable gap between the garden wall and the extension. The large floor-to-ceiling side window allows a south-facing view with daylight able to flood into the lower ground floor.



To the rear, the glazing continues with a fixed window and a floor-to- ceiling oak sliding door providing generous access to the patio and garden beyond. A south facing seating area is positioned up against the garden wall of the church complex and the nib wall.

The fixed widow frames have a high-level long section of glass at the top. This proportion is repeated with a fixed long window in the side of the elevation of the extension providing a view of the church roof and the sky above. This window also allows the evening light into the room and creates an overall impression that the extension is a light and transparent structure with a slightly floating appearing roof.



4.2 Materials

The existing elevations are constructed in London Stock brick. The proposed materials aim to complement this in terms of colour and texture by using character grade oak timber for the windows and sliding door, as well as a warm bronze colour for the zinc cladding on the short nib walls at each end of the rear elevation and the parapet wall above.

The flat roof will have a timber deck terrace, glass section of skylight (set back between the annexes) and a large section of green sedum roof aiming to soften the appearance of the extension when seen from above (from the neighbours roof terrace as well as from inside the upper ground floor living spaces of no.49).



Figure 14,15,16,17 Examples of similar oak windows designed by the practice for previous extension projects.

4.3 Sustainability

Both the zinc cladding, the oak double-glazed windows and sliding door on the ground floor are high performing, long-lasting materials and therefore an appropriate choice in terms of sustainability. The use of hardwood will ensure that minimal maintenance is required. High thermal performance and very durable, they are 100% recyclable at end of life.

4.3 Access

On the raised ground floor, the terrace will be easily accessible via a new back door. On the ground floor, the internal staircase will be replaced with a safer and more accessible alternative. The entire floor will be one level with a single step up to the garden. The sliding door will have a flush threshold (as demonstrated in the photos above of windows and doors the practice designed for previous projects).

4.4 Amenity

The existing windows and rooflight will flood the lower ground floor spaces with natural daylight. No.49 is at the north end of the terrace and therefore will not deprive any neighbours from direct sunlight. The rear elevation of the terrace is south facing, so direct sunlight levels of neighbours either side would not be affected.

In terms of privacy, there should be no impact on neighbours either, since the extension is not visible from neighbour's windows. To the rear, the houses are over 25m away.

5. Conclusion

No. 49 Camden Park Road is the only house on the terrace which has not undergone any alteration and has not had the roof terrace added to the annex. Unlike those alterations we see to the other houses within the terrace, the proposal is limited and would in our view not appear to have any impact on the amenity and privacy of its neighbours since it would not establish any views into the rooms of neighbour, nor would it block any light. We therefore concluded that the proposed alterations are well considered and appropriate within the house its context.

6. Appendix 1 - Precedents within the conservation area

Within the direct vicinity of No. 49 Camden Park Road, we observed a high number of extensive alteration and extensions to the terrace. Some extending across multiple floors and therefore more extensive than what is proposed. Below we have included a few examples using aerial views of Camden Park Road.





