

DESIGN AND ACCESS STATEMENT

Garden Flat
6 St Augustine's Road
London
NW1 9RN

Introduction

Summary

No. 6 St Augustine's Road is an end of terrace dwelling house located on the northern side of the road. The property is not listed but sits within the Camden Square Conservation Area.

The existing building is set over three levels, lower ground, ground and first floors, with a semi-converted loft at roof level. The building is constructed in brickwork with a grey slate tiled roof and painted timber framed sash windows. The surrounding area is predominantly residential in character.

The original dwelling house has previously been converted into three flats; one at lower ground, one at first and the other on the top floor. The lower ground floor - Garden Flat - is the subject of this application.

Planning permission is sought for an extension at the rear of the property, at lower ground floor level, to provide the occupants with a much needed dining area, whilst still retaining over 50% of the original garden.

A significant proportion of the houses in the terrace and surrounding area have had rear garden extensions permitted.

The proposals to Garden Flat, 6 St Augustine's Road, have been designed to improve the quality of the building fabric and to increase the available space whilst improving natural light into the flat.

The extension has been developed to be sympathetic in character to the host building and locale and built with high quality materials.

There is a five storey building comprising 9 residential units situated on the adjoining site at No 4 St Augustine's Road.



OS map of surrounding area with No 6 highlighted in red

Camden Square Conservation Area

Camden Square Conservation Area is located on the east side of the Borough of Camden on the boundary with Islington. It lies half a mile north east of St Pancras Old Church and Kentish Town, half a mile north east of the centre of Camden Town and is situated south east of Kentish Town. The Camden Square Conservation Area was designated in October 1974 and extended in 1980 to encompass St Augustine's Road.

The Camden Square Conservation Area is a planned suburban development, predominantly residential and primarily built in the 19th Century. It is in gridded street layout running parallel to and perpendicular from Camden Road, and the layout is focused around Camden Square.

As outlined in the Camden Square Conservation Area Appraisal and Management Strategy,

“there is an underlying architectural hierarchy from the largest semi-detached houses facing the major route of Camden Road, and Camden Square and narrower plots with mostly semi detached and some terraces on the St Augustine's Road, around Rochester square and the streets leading from the square.”

“St Augustine's Road has an apparently consistent arrangement of set-back grander houses.

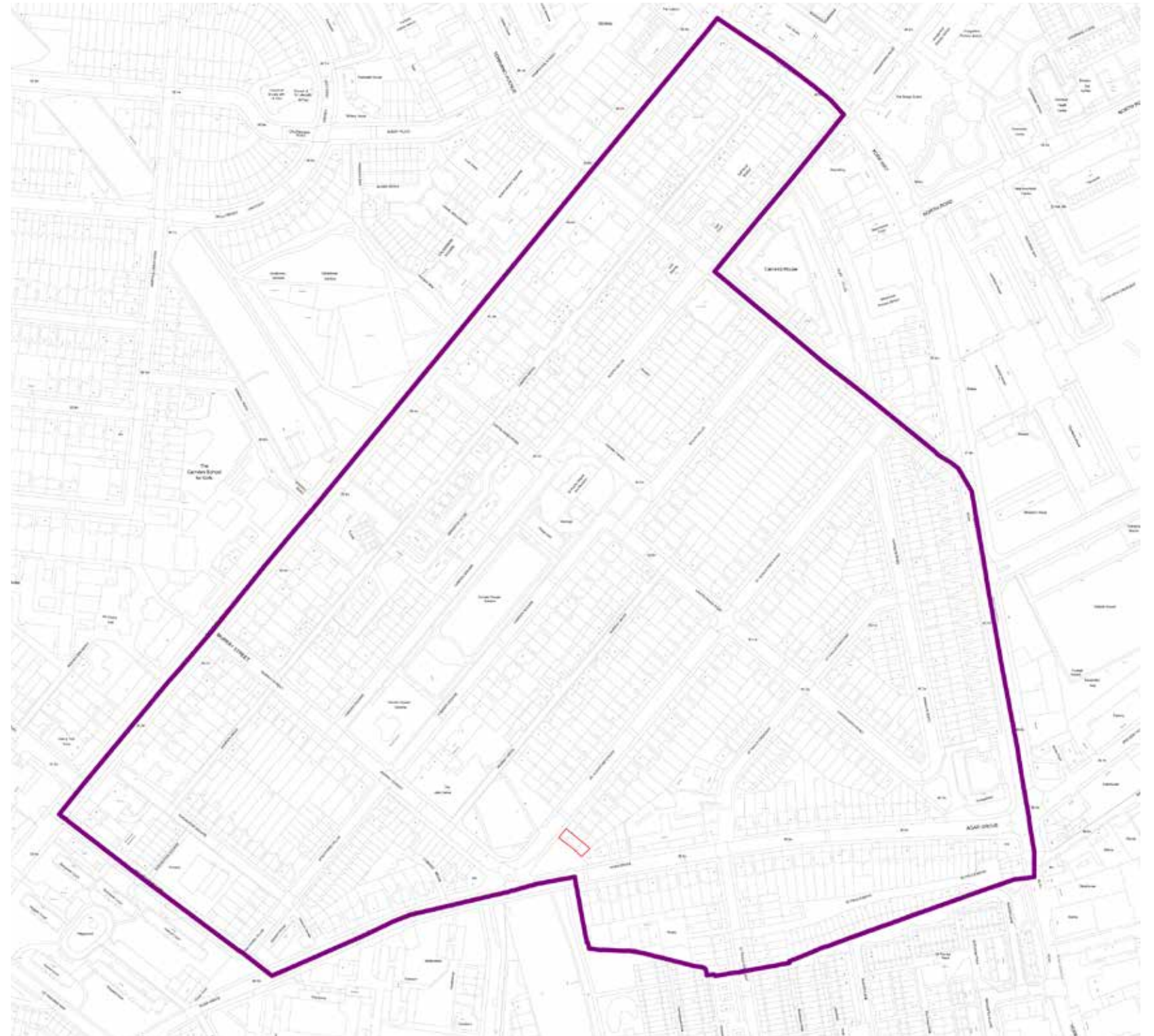
On closer inspection there is a subtle change in character starting from the south as it was built chronologically with larger plots, stucco and pediments, progressing to stucco or a mix of brick over stuccoed ground and lower floor, to the smaller terraced houses at the northern end.

This is all consistent with the overall pattern and evolution of the estate, as it grew north east up the hill”

Planning History

Other planning applications associated with No 6 St Augustine's Road are as follows:

- Garden Flat St Augustine's Road. Application No: 2016/5010/P. Planning permission was granted for a single storey rear extension for the flat at lower ground floor level on the 23.11.2016.
- Conversion of No.6 St Augustine's Road to form three self contained flats. Application No: G13/22/4/5174. Granted.
- Full Planning Permission to 6A St Augustine's Road for new rooflights. Application No 2021/4453/P Granted



Camden Square conservation area map, Camden.goc.uk
No 6 St Augustine's Road highlighted in red

Context

The Site

The existing building at 6 St Augustine's Road dates from the mid nineteenth century. The building is part of a set of two storey semi-detached houses comprising 6, 8, 10 and 12 St Augustine's Road. Following this, no 14 St Augustine's Road rises up a further storey and represents a change of scale along the street scene.

In 2016 planning permission was granted for a five storey building directly adjacent to No 6 St Augustine's Road (Application No 2016/5521/P).

This development is now built and houses nine new flats and is a full storey higher than its immediate neighbours at 6, 8, 10 and 12 St Augustine's Road. It constitutes a significant change of scale and the way that it affects the character and appearance of the immediate area and disrupts the visual homogeneity is clear on the image to the right and on the following page.

The new structure has resulted in a huge loss of natural light to No 6 St Augustine's Road.

Use and Finishes

No 6 St Augustine's Road presently consists of three residential self contained flats arranged over the lower ground, ground and first floors. The building features London stock brickwork to the street, side and garden elevations. The street elevation continues past the roof eaves to terminate at a simple parapet. This detail conceals the shallow roof pitch. Simple stucco detailing is present around the entrance porch and adjacent windows.

Access

The Garden Flat at no 6 is presently served by a single point of access at street level, to the side of the host building, directly from St Augustine's Road and is for pedestrian access only. No change in access will be created by the proposal.



No 6

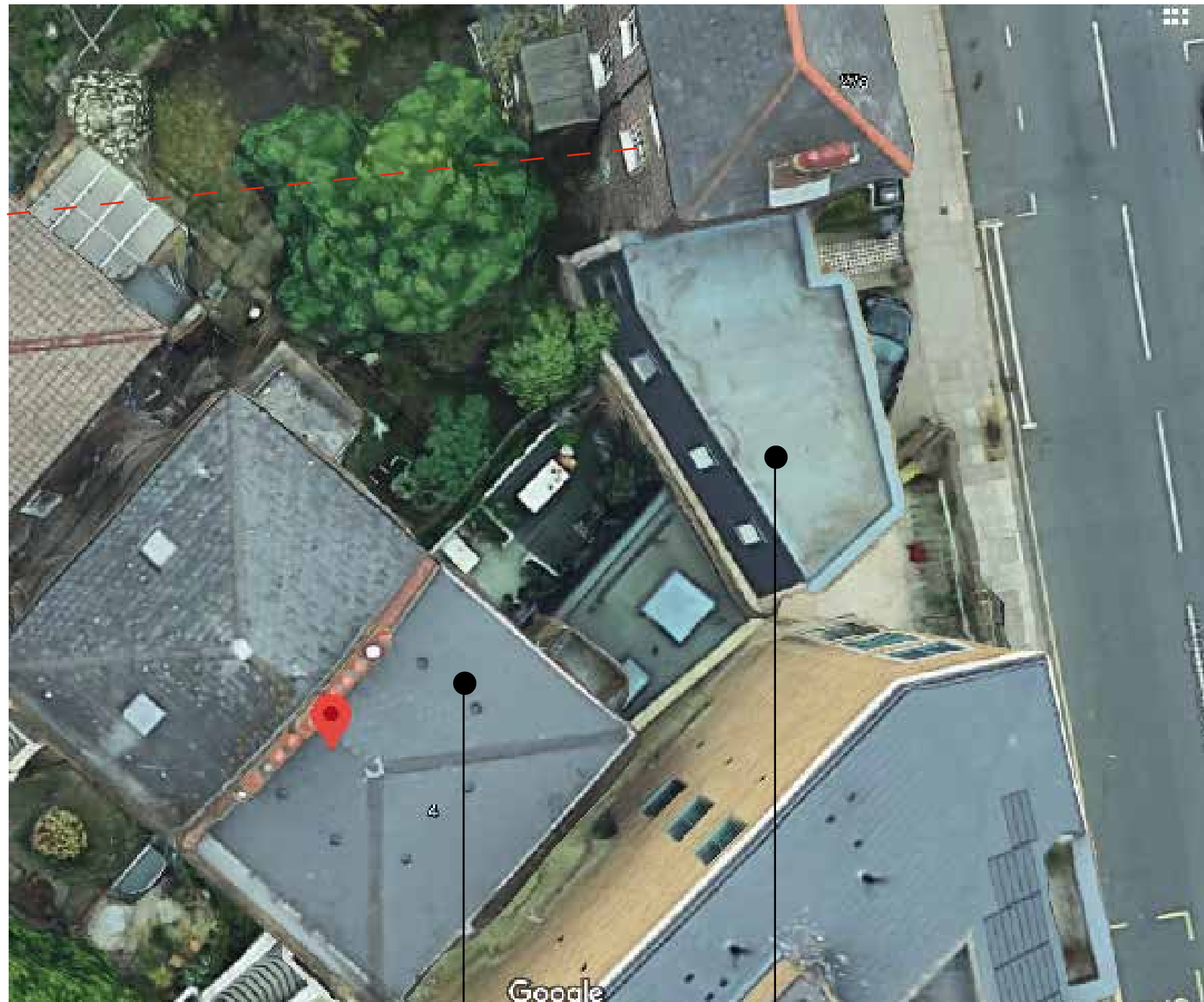


View of No 4 St Augustine's Road from Agar Grove



View of the rear of No 4 St Augustine's Road from Agar Grove. The chimneys of No 6 St Augustine's road can be seen behind the two storey house, shown here. The existing rear facade can not be seen.

sightline of no 27 Agar Grove



Aerial view of 6 St Augustine's Road showing
it's relation to Agar Grove

6A St Augustine's Road

25 Agar Grove

Proposed Development

Design Proposal

The design proposal for Garden Flat, 6 St Augustine's Road, seek to improve the current living accommodation by adding a dining area to the existing flat.

The flat currently contains two bedrooms, a bathroom and a living room. Camden's Local Plan states that it seeks to support 'development that makes best use of its site' to allow for a rapidly growing population. The flat as it stands doesn't provide a decent standard of living spaces and is not satisfactory for a two bedroom property. There is a small living space with a sofa, but currently no area for a dining table. The living spaces are dark and rely heavily on artificial lighting, partly due to the close proximity of the adjacent buildings surrounding - namely No 4 St Augustine's Road to the west and 25 Agar Grove to the south.

The new extension will provide the occupants with an 'indoor/outdoor' space, providing a bright space to sit, with the rooflight above, and maximising the natural light within the flat through widening the existing opening into the existing living room, thus providing the occupants with a pleasant living experience, with doors opening fully out onto the garden space. This new seamless connection between inside and out will encourage the occupants to use the garden much more than they currently do.

The aim of the design is to provide the owner with the additional space, whilst achieving a sympathetic proposal which retains the original character of the building.

The extension is a small additional to the property overall, yet the benefits to those living there will be vast. Natural bright light, particularly in the morning, has been shown to improve significantly health outcomes such as depression, agitation, sleep, circadian rest-activity, and seasonal affective disorder.

Recent experience, as a result of the pandemic, has demonstrated the importance of adequate light and space, particularly when working from home, along with the importance of having adequate space beyond the bedrooms.

We feel the proposals do not harm the appearance of the host building, and will encourage better use of the garden space, and that any concerns are outweighed by the benefits of the improvement to the flat, making better use of the space and allowing for more natural light.

In addition, due to the loss of natural light and privacy at the rear, following the construction of No 4 St Augustine's Road, this extension room will also provide the occupants with a brighter space to eat, work and sit, with views out to the garden.

CPG1: Design

The proposed design is in keeping with the guidelines set out in CPG1 and will appear unobtrusive to the host building.

No 6 is the end of the terrace, and there are no similarities between No 6 and No 4 St Augustine's Road.

The room overlooking the proposed extension from above, on the upper ground floor of No 6 St Augustine's Road, is a living room, and as such light spillage in the evenings is not considered a concern. High quality black out roof blinds will be fitted within the extension roof and used in the evenings for privacy and to prevent light pollution. The external wall where this window at first floor level is situated is 400mm thick, which will also help with both privacy and light.

CPG6: Amenity:

'Interior and exterior spaces that are overlooked lack privacy, which can affect the quality of life of occupants. The Council will therefore expects development to be designed to protect the privacy of the occupants of both new and existing dwellings to a reasonable degree.'

The existing garden of the Garden Flat at No 6 St Augustine's Road is currently overlooked on all sides, above from the upper ground floor flat, opposite from No 25 Agar Grove's dormer windows and adjacent from No 4's side windows.

The addition of the proposed extension will actually allow for a more private space in which the garden can be enjoyed, due to it being connected to the outside with side sliding doors. Blinds and curtains will help prevent overlooking when the occupants wish to make the space more private, whilst still being able to enjoy the natural light and views of the garden. The remaining area in the garden will still be adequate for a seating area and planting.

Due to No 6 being on the end of the terrace, and the positioning of the streets and surrounding buildings, No 6 St Augustine's does not enjoy the same long gardens that the houses further up the street and the garden is more shaded and overlooked than most due to the surrounding taller buildings. The proposed extension comes out only as far as the current stepped area, with the main body of the garden remaining as a place to sit and enjoy the outdoors. The current shed will be removed to maximise seating space and planters will be built in to provide a connection with nature.

The proposed extension comprises sympathetic use of materials and would not detract from the appearance of the host building in terms of scale, siting and footprint. It would also complement the existing neighbouring extensions at nos. 14 and 16, which are of larger scale, and proportion. In terms of design, size, scale and materials, the proposed extension would be subordinate to the host building and would not harm the character or appearance of the Camden Square Conservation Area. The proposed extension in compliance with policies B1, B3 and B7 also CPG.

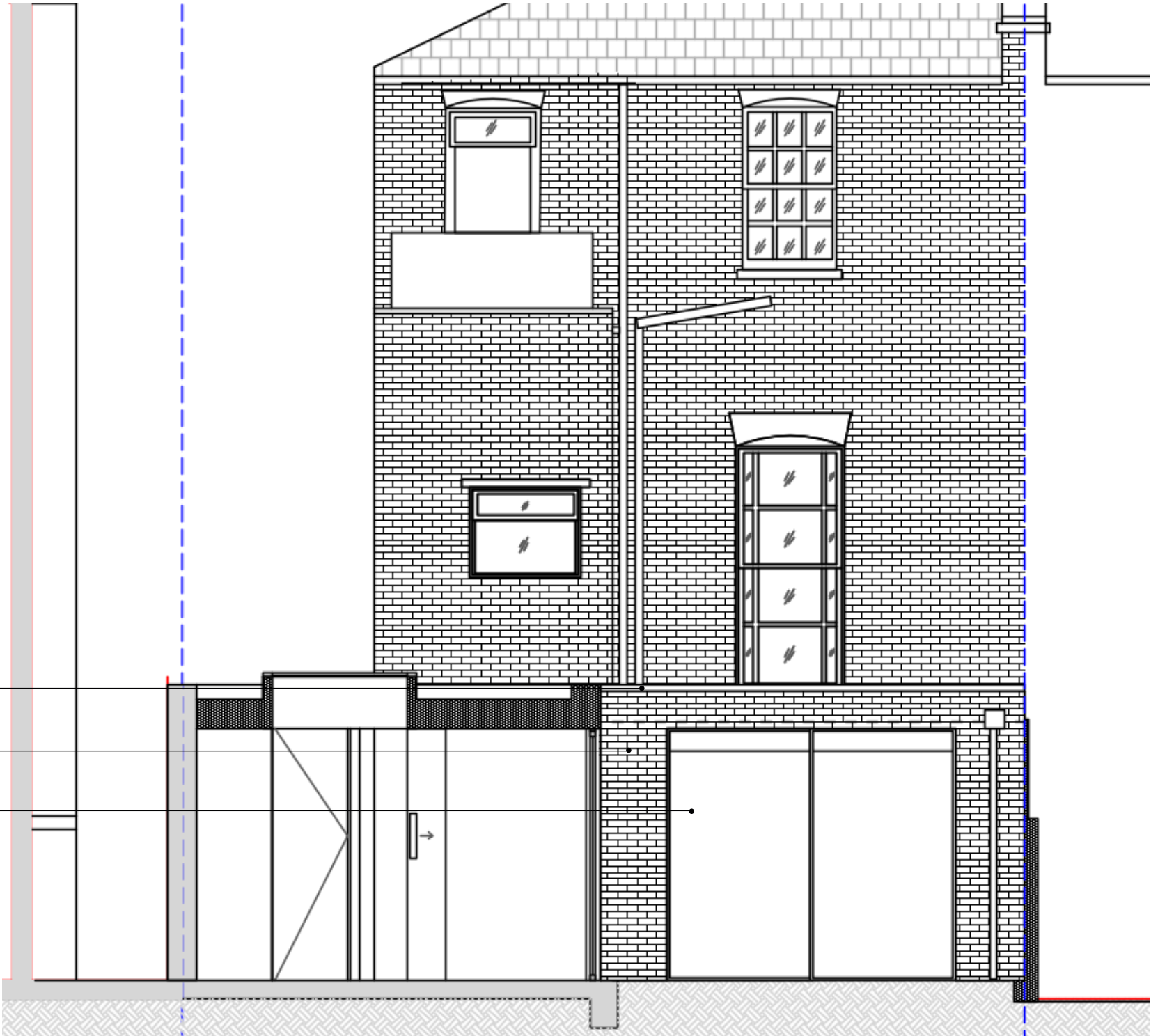
Materials

The extension has been designed using traditional, high quality materials to compliment the host building and its setting within the conservation area. The rear wall will be built up in reclaimed London stock brick to match the existing property.

The sliding doors will be aluminium to match the existing sliding doors, in both colour and height.

Due to the extension being double glazed, the area will be both be filled with natural light and will reduce energy consumption within the flat (both electricity and heating), in line with CPG3 Sustainability.

- Aluminium coping to match existing
- Reclaimed London Stock to match original property
- Aluminium framed sliding doors



Rear Elevation of Proposed Extension

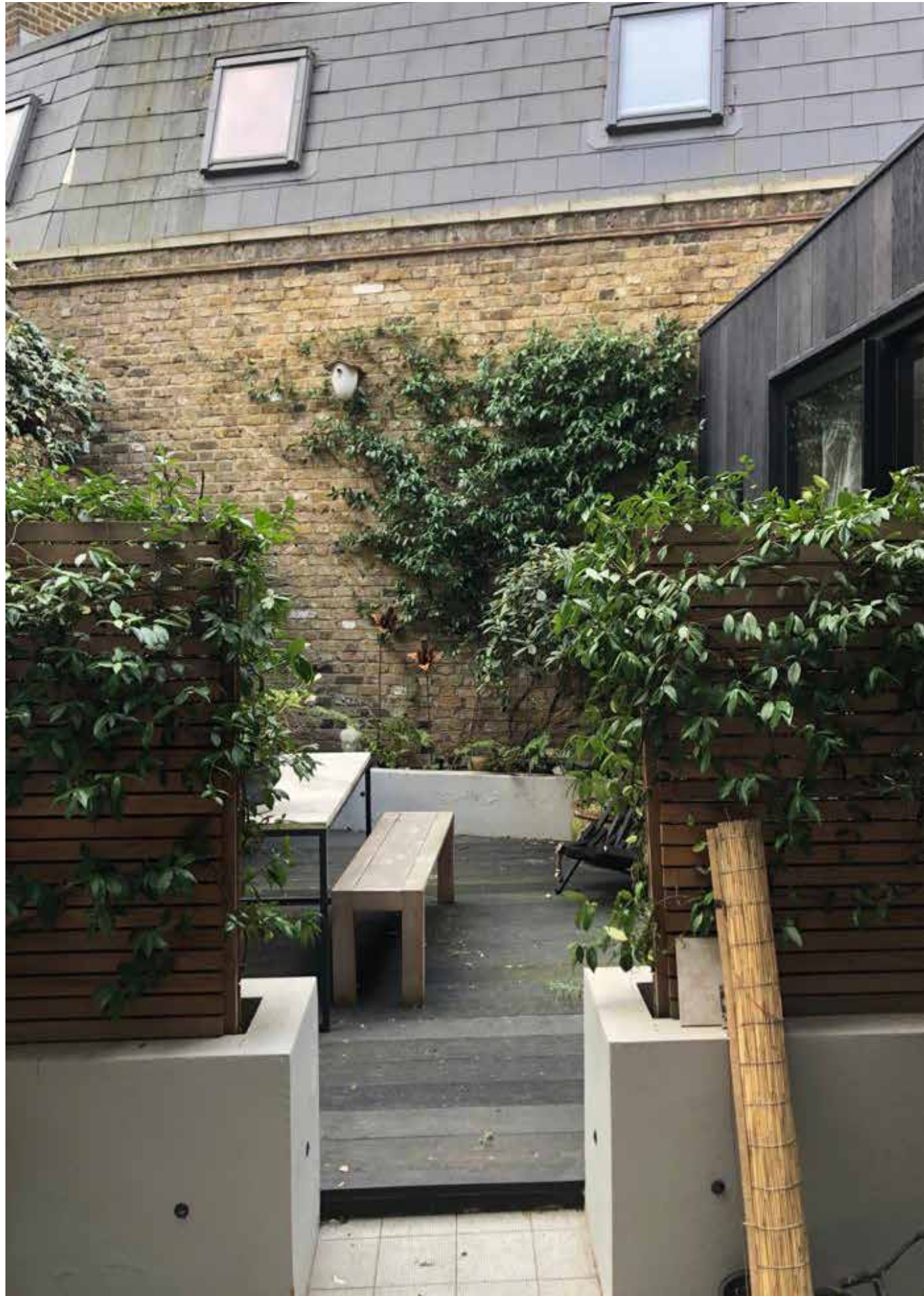
Site Photographs



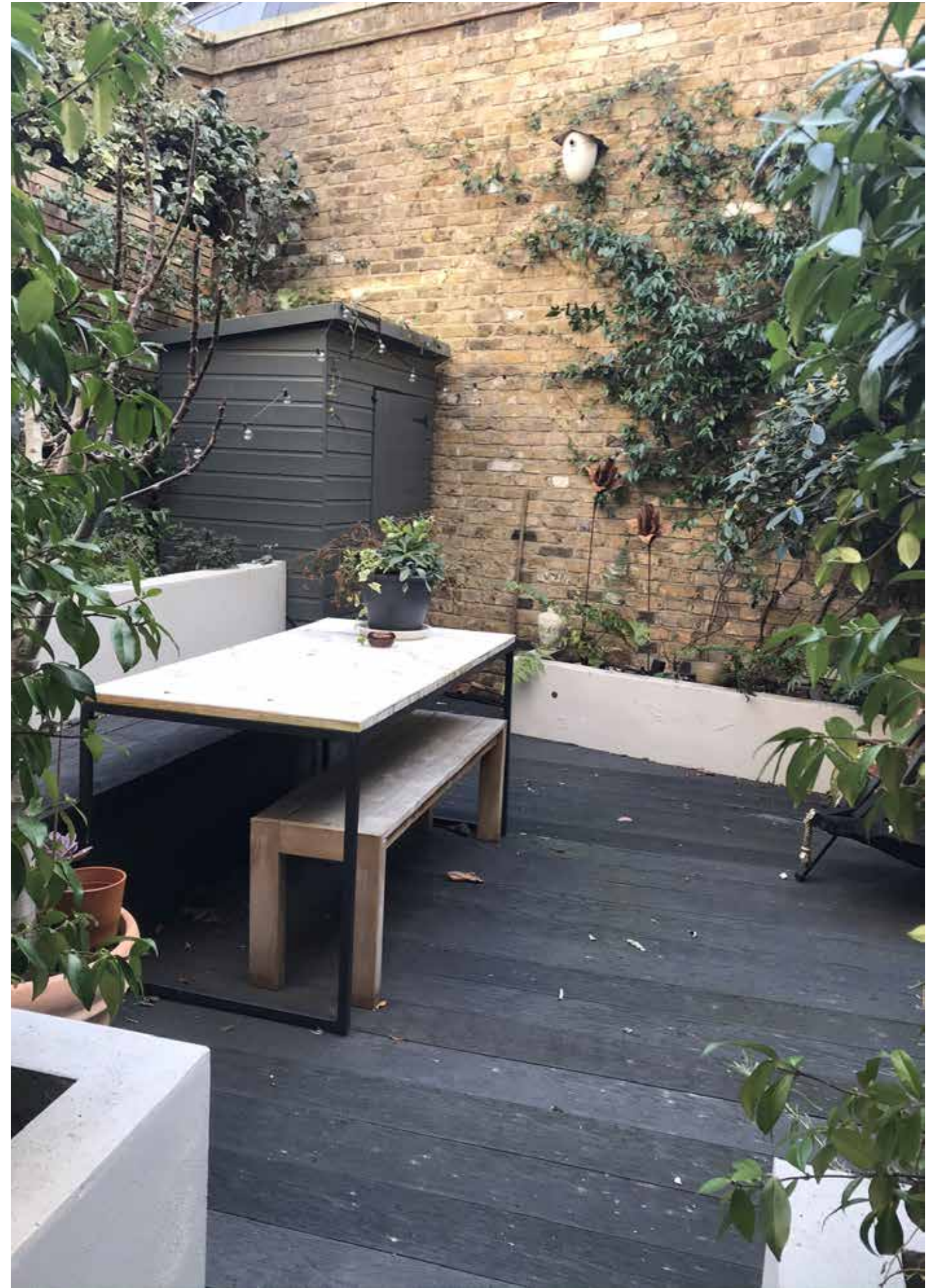
Satellite Plan of No 6 St Augustine's Road.
Image: Google Earth.



View of No 25 Agar Grove overlooking garden of No 6 St Augustine's Road



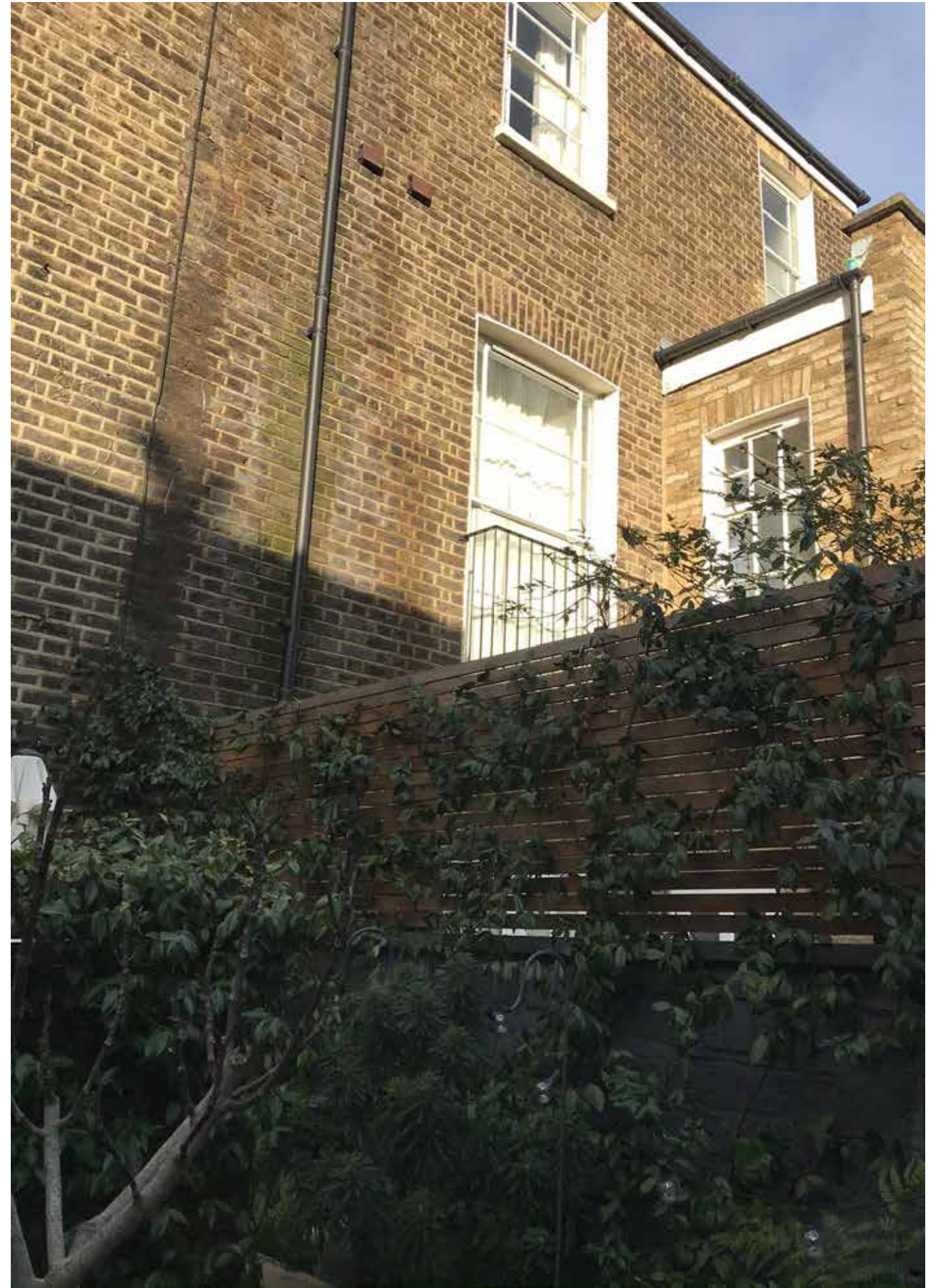
Main garden area of No 6



Main garden area of No 6



View of area where extension is proposed





View from balcony of No 6A, overlooking boundary fence below and No 08



Window of No 6



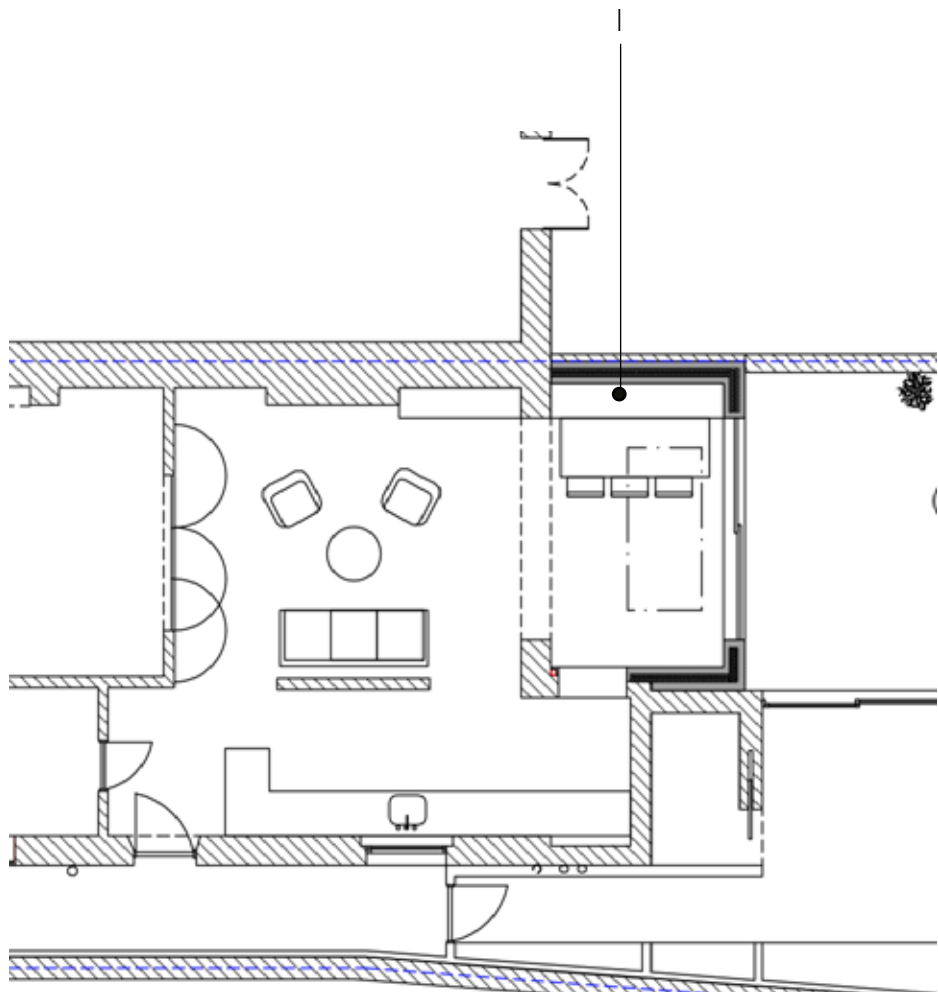
25 Agar Grove overlooking No 6



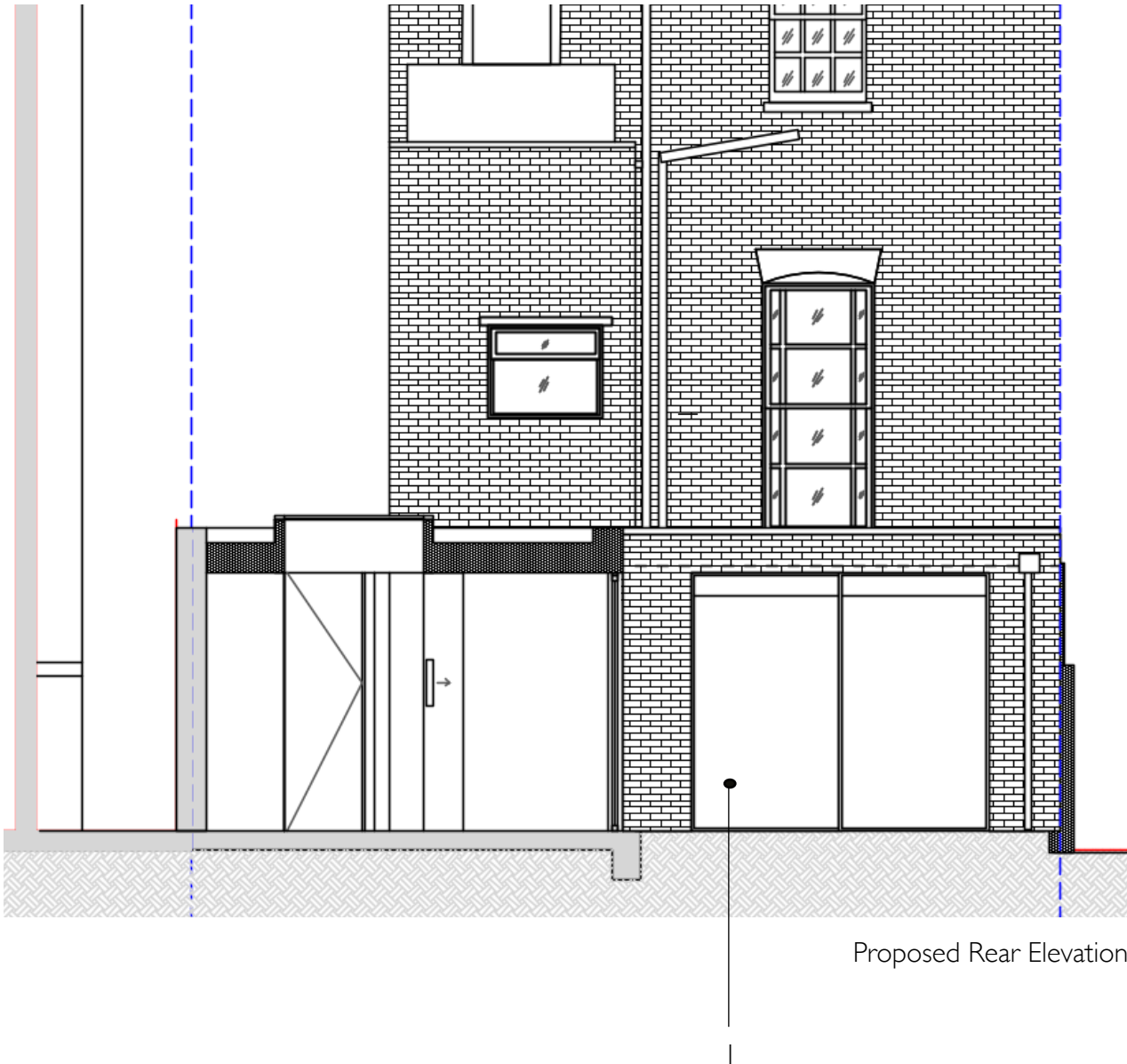
Rear windows of No 6 & No 8 St Augustine's Road

Works For Which Planning Consent is Sought

I. Single storey extension.



Proposed Ground Floor Plan



Proposed Rear Elevation

Planning Precedents

Rear Extensions:

There are many rear ground floor extensions on St Augustine's Road. Below is a list of recent extensions that have been permitted on the road, all within the Camden Square Conservation Area.

69 St Augustine's Road (fig 1)

2018/3546/P: **Rear extension with terrace above and side extension**

Granted 07-11-2018

84 St Augustine's Road (fig. 2)

2015/1965/P: Rear Extension

Granted 03-07-2015

Flat A 71 St Augustine's Road (fig. 3)

2017/4801/P: Rear Extension

Granted 15-11-2017

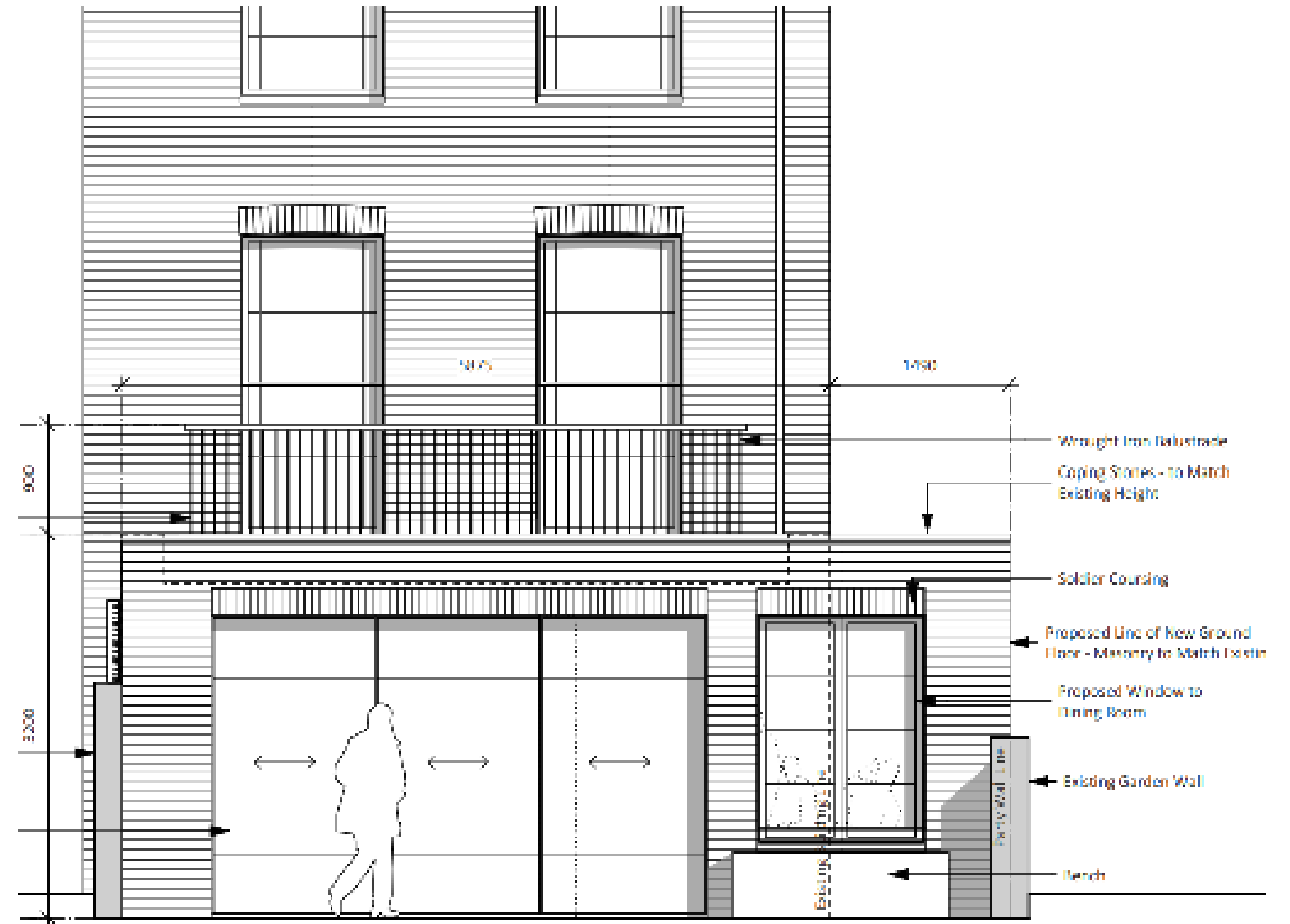


Fig. 1, No 69 St Augustine's Road

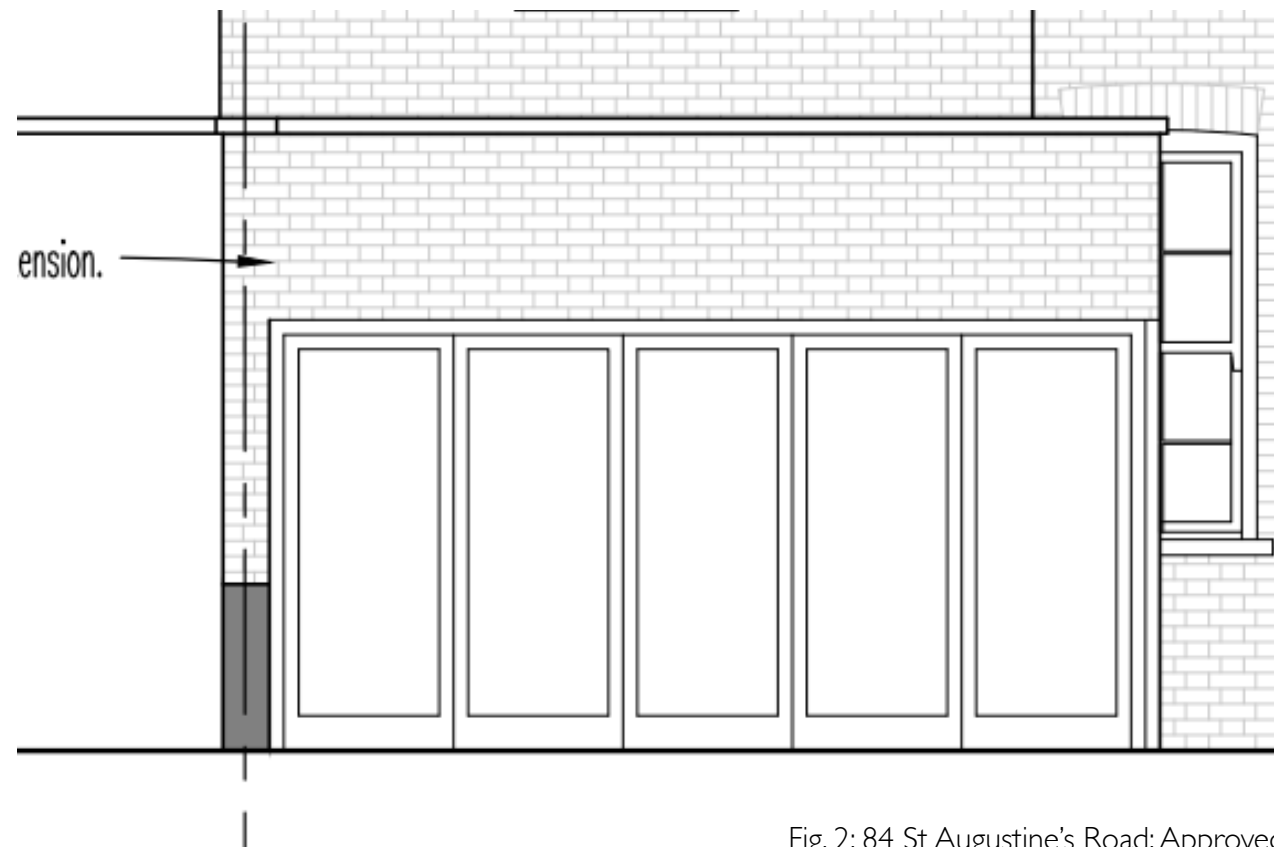
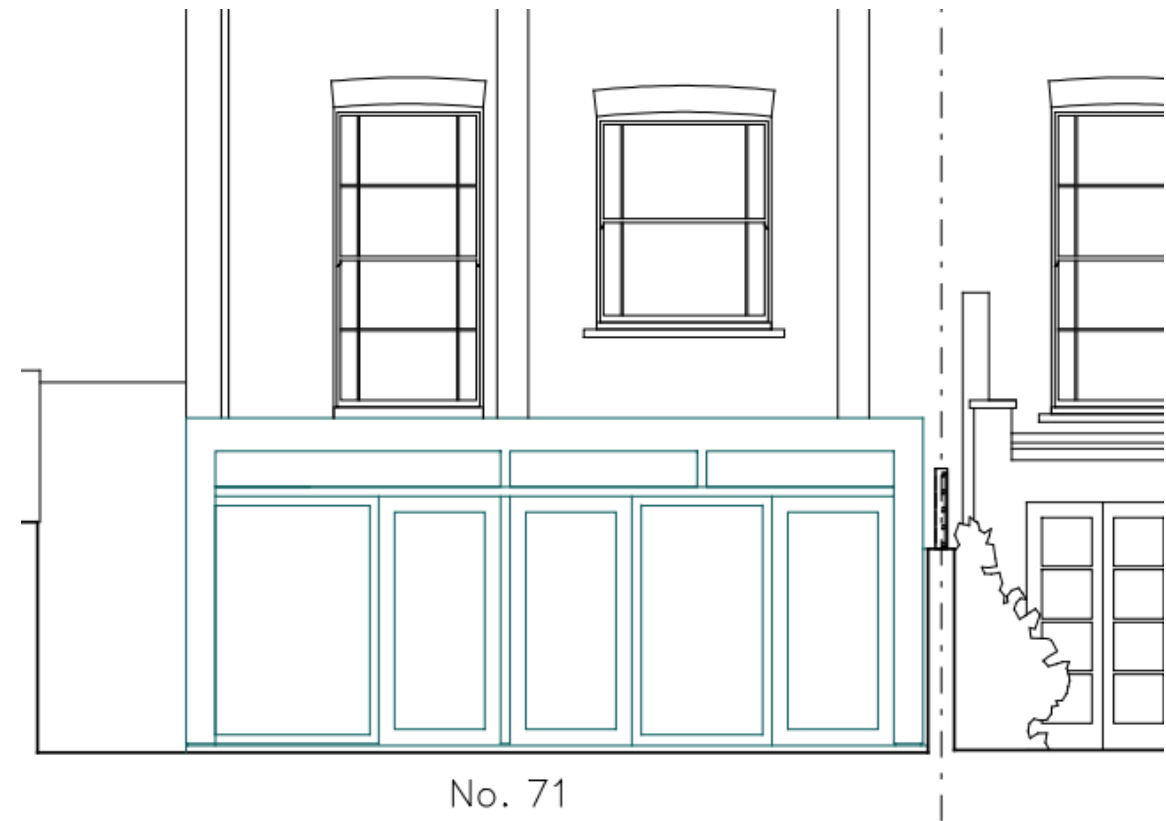


Fig. 2: 84 St Augustine's Road: Approved



No. 71

Fig. 3: 71 St Augustine's Road

Conclusion

The design has been carefully considered in relation to both local and government policies and the various developments surrounding the site.

The proposed extension is not viewed from any of the surrounding streets, and has been designed to be as discrete as possible in its appearance through carefully considered detailing and choice of high quality materials.

The proposals outlined on the accompanying planning application is for a high quality intervention to the existing flat, and would have significant benefit to the current and future occupants of the house.

The proposals will vastly improve the living space of the existing two bedroom flat, providing the occupants with a much needed dining area and an improved connection to the garden, and allow for enhanced levels of natural light.

There will be no adverse impact on amenity for neighbouring occupiers. There will be no material harm to the character and appearance of the Conservation Area.