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Allen
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Design and Access Statement

039; No.3 Belsize Park, London

1.Introduction:

This Design and Access Statement has been prepared in support of the application for 'FULL' planning permission in relation to proposed development at Flat 3, 3 Belsize Park, London.

This statement will describe and explain our approach towards the design and the way in which the proposals will comply with, or can be justified in the context of, local and national planning policy.

2.Site Context:

The host property is a semi-detached Victorian townhouse, built in traditional materials of London stock brick work and 'stucco' decorative features to front facing sash window and door apertures. The property has been converted into 3 flats, of which No.3 is situated over 2nd floor and converted loft floor level. The application site is located within the boundaries of the 'Belsize Park Conservation Area' but is not a listed building.

The property is in reasonably good condition, save for recent water penetration through none original 'imitation' slate roof coverings. It has also been historically extended/altered by way of front and rear facing dormer windows, a rear 'recessed' roof terrace, and the installation of 5no pitched roof windows on the side and rear roof slopes.

Aside from the aforementioned water penetration, the top floor of the property suffers with overheating in summer, and heat loss in winter. Small size roof windows on this level also make for a relatively dark space, of which the sense of enclosure is exacerbated by sloped ceilings.

3.The Proposal:

The purpose of the development is; 1) to improve thermal performance and robustness of the external envelope, 2) create usable/additional external amenity space, and 3) to increase the levels of natural daylight and a feeling of 'space' at loft level.

We therefore request feedback on the following;

a) Replacement of existing roof coverings and alterations to roof 'thickness'.

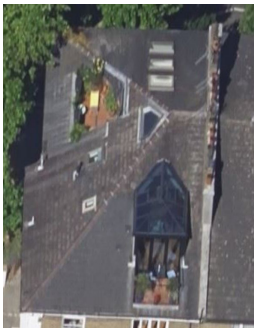
We are proposing removal of the damaged non-original roof covering in its entirety and replacement with a new natural slate roof tile. During the course of replacement, our proposals include the installation of a 75mm warm deck PIR sarking board above the existing rafters. Combined with the installation of equal thickness PIR in between the rafters, this has the potential to achieve a maximum U - Value = 0.15W/m²K. This is a dramatic improvement which will reduce energy costs/ the carbon footprint of the property, whilst retaining internal habitable floor area.

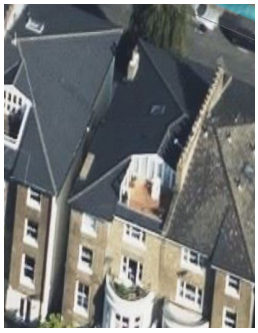
b) Installation of Photovoltaic Slates.

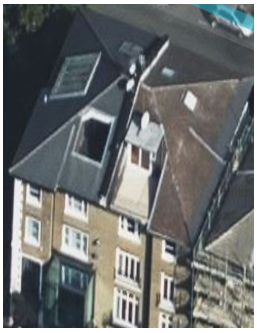
In tandem with the improved energy performance generated through increased/new insulation, the proposals include for installation of 'GB Sol PV Slate' grey colour roof tiles on the side and rear roof pitches of the property (see areas marked blue on 039_112 - 140 - Proposed Drawings). Those surfaces are South and East oriented respectively and will help support and meet the energy demands of the property through renewable solar energy.

Aerial View of the Site

'Birds eye' View of the Site







Aerial View of pre-existing recessed roof terraces in the local area

Precedent images for lead clad dormer construction in a natural slate roof Credit: Platinum Roofing Services

PV Slate by GB-Sol (grey colour)

Cinero SS02F Natural Brazilian Slate in Graphite

c) Replacement rooflights to side roof slope.

The replacement rooflights will be wider than those currently installed. To limit the impact of the increased surface area on the roof slope, the installation specified is one of a 'recessed' finish i.e. not projecting/protruding beyond the new slate/PV slate surface.

d) Installation of new front and rear rooflights.

New rooflights to the front and rear will be sympathetically proportioned within the surface of the original roof, and will add much needed additional daylight to front and rear loft level bedrooms.

e) Rebuilding/widening of existing rear dormer.

The existing rear dormer is poorly constructed and would benefit from refurbishment. For added value, we have identified that with only slight lowering of the height of the dormer, the width could be increased so as to match that of the immediately adjoining neighbour (no.4).

In order to integrate sympathetically with the original property and local context, the altered dormer will be clad with traditional lead sheet cladding. However, and to promote increased day lighting to internal spaces, the dormer will feature minimally framed powder coated aluminium glazing in replacement of out-of-keeping UPVC patio type doors.

f) Widening/deepening of existing roof terrace.

The existing roof terrace measures only 1.2m deep x 1.8m width. The area of 2.16m² falls far short of current minimum requirements for private flat amenity spaces. On a more practical level, the form and proportions of the terrace are insufficient to accommodate any external seating or a table.

Increasing the existing depth by 600mm, will align with the adjoining neighbours. Likewise widening to match the width of No.4 will provide a much more usable area equal to 4.7m².

The enlarged roof terrace will be fitted with a black painted metal balustrade to enclose the perimeter. Owing to the 'recessed' form of the terrace, the maximum height of the balustrade is likely to be limited to as little as 250mm above the roof surface.

g) Replacement of existing sash windows

Existing timber frame sash windows throughout the flat are single glazed only and with poorly maintained weather seals

New replacement glazing will be double glazed white painted timber frame 'box sashes' with traditional lead weighted operation.

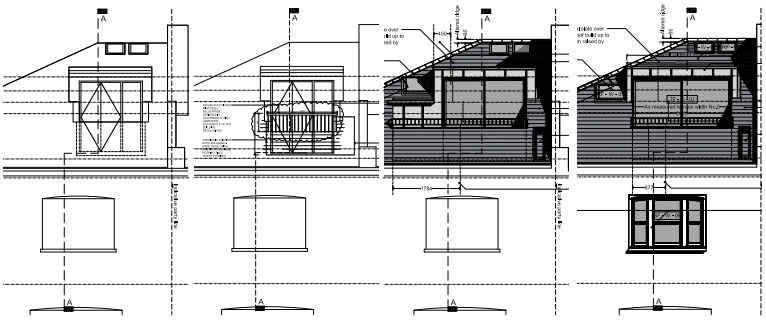
4.Planning Context & History:

Located within the boundaries of the 'Belsize Park Conservation Area', the property is subject to additional constraints. As a 'flat' (not a self contained dwelling) the property likewise does not benefit from Permitted Development Rights. As such, Full Planning Permission is required for all aspects of the proposal.

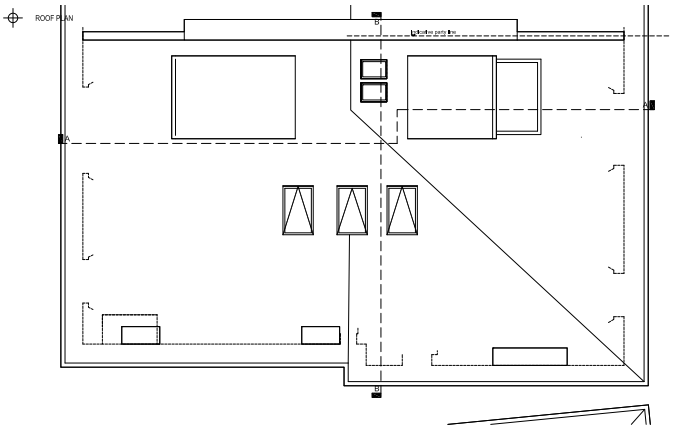
Allen Architects Ltd requested and received Pre-Application advice on 14th December 2022. That advice in full is included as an addendum to this Design and Access Statement.

Josh Lawler later confirmed that revised proposals submitted on 20th February 2023 address all of the Council comments and a summary of those changes as follows;

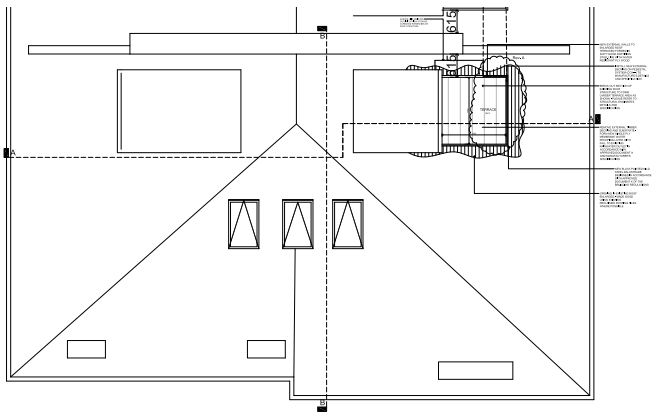
Velux EDN Recessed Flashing Kit installed in slate



Existing Rear Elevation *2017/4240/P Elevation* *Pre-App Rear Elevation* *Proposed Rear Elevation*



Existing Roof Plan



Approved Roof Plan - 2017/4240/P

a) Photovoltaic slate tiles now annotated as 'grey' in colour.
b) Width of dormer increased to align with No.4 (adjoining neighbour). This is wider than originally submitted, but aligns with the advice in that it will match the width of the immediately adjacent dormer.
c) Cladding to altered dormer in traditional lead sheet.
d) Width of terrace reduced to align with No.4.

Residual concerns were addressed with the following comments;

• We are proposing glazing without decorative bars, mullions or transoms. This is because none of the nearby dormers have these features (as viewed on Google Earth), and the benefit will be substantial to the internal daylight of the bedroom.
• We wish to retain the projecting terrace balustrading which remains as previously approved under planning application 2017/4240/P. Unless planning policy has changed in the intervening period, we trust that this proposal remains acceptable.

With the benefit of pre-application advice, all aspects of the scheme have been designed/amended in order to ensure acceptability.

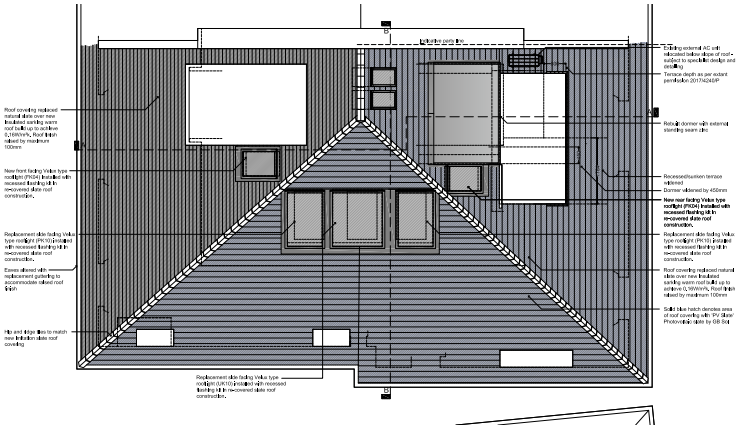
Replacement sash windows were not subject of the request for pre-application advice, but the proposals have been carefully considered so as to protect and enhance the character and appearance of the host building and in turn the Conservation Area at large. Details as submitted will match the design of existing/original sash windows in respect of frame thickness, finish and decorative 'horn' detailing. As such the work will be compliant with policy and not dissimilar to recent permission granted in the nearby area. As an example, replacement windows to No.56a Belsize Park (2014/3966/P) and No.8 (2021/5738/P)

5. Conclusion:

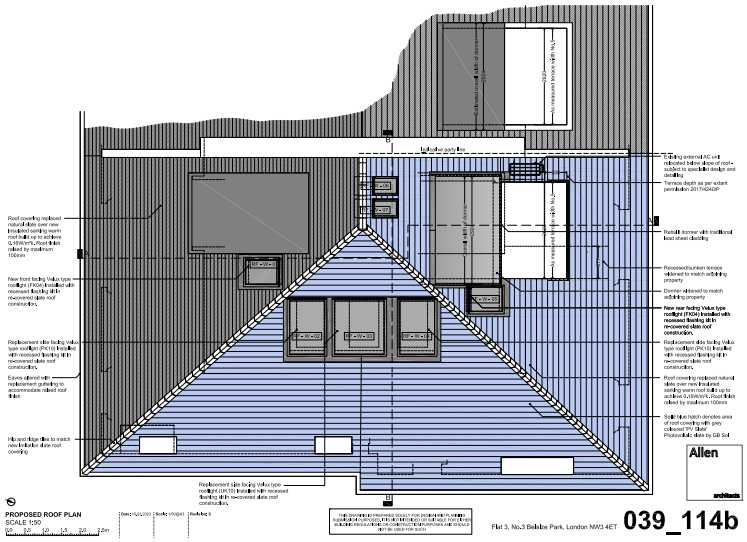
The proposals for alteration and minor extension to the host property will represent a valuable contribution to the housing stock of Camden Borough Council. The developed scheme will dramatically improve thermal performance, and make the flat eminently more usable by way of space (internal and external) and light.

The proposed roof alteration has been carefully considered and can be justified in the local site context as well as aspiring for longer term emissions targets nationally and internationally.

The works will benefit present and future occupiers without any detriment to the host building, character of the area, or adjoining/neighbouring properties and have been negotiated/amended through collaboration with the Local Authority.



Pre-App Roof Plan



Proposed Roof Plan

RE: 2022/4645/PRE 3 Belsize Park

From: Josh Lawlor <Josh.Lawlor@camden.gov.uk>
To: 'James Allen' <james@allen-architects.co.uk>
Subject: RE: 2022/4645/PRE 3 Belsize Park
Date: Monday, February 20, 2023 11:27 AM
Size: 363 KB

Hi James

This revised proposal addresses our comments – please call me if you want to discuss but I don't think there is any need for a MS teams meeting.

Regards

--

Josh Lawlor
Senior Planning Officer

Telephone: 020 7974 2337

From: James Allen <james@allen-architects.co.uk>
Sent: 20 February 2023 10:21
To: Josh Lawlor <Josh.Lawlor@camden.gov.uk>
Subject: Re: 2022/4645/PRE 3 Belsize Park

Hi Josh,

Please forgive the delay in responding to your email below, and thank you for the detailed advice. This is very helpful.

In our email exchange of the 28th November 2022, we discussed an opportunity to discuss the proposals over either a teams/zoom meeting and I hoped we could arrange that in the next couple of weeks.

In advance of that, we have taken on board your comments below and wish to discuss the now amended proposals attached.

The changes include the following;

1. Photovoltaic slate tiles now annotated as 'grey' in colour.
2. Width of dormer increased to align with No.4 (adjoining neighbour). This is wider than originally submitted, but aligns with the advice in that it will match the width of the immediately adjacent

dormer.

3. Cladding to altered dormer in traditional lead sheet.
4. Width of terrace reduced to align with No.4.

To clarify, we have been fortunate enough to access next door and measure the width of the existing dormer and hence these amendments.

In response to your other comments;

- We are proposing glazing without decorative bars, mullions or transoms. This is because none of the nearby dormers have these features (as viewed on Google Earth), and the benefit will be substantial to the internal daylight of the bedroom.
- We wish to retain the projecting terrace balustrading which remains as previously approved under planning application 2017/4240/P. Unless planning policy has changed in the intervening period, we trust that this proposal remains acceptable.

I trust this is all clear, and I look forward to hearing from your regarding a meeting.

Kind regards,

James

James Allen
Director

Allen Architects Ltd.
London

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e: james@allen-architects.co.uk

https://architect-yourhome.com/architect/james

On Wed, Dec 14, 2022, at 9:29 AM, Josh Lawlor wrote:

> Dear James Allen
>
> Thank you for your pre-application inquiry along with the required fee £498.70 received 15/11/2022. This email is the Council's informal feedback relating to the-
>
> Replacement of existing roof coverings and alterations to roof thickness. Installation of Photovoltaic Slates. Replacement of rooflights to the side roofslope by 3 larger ones. Installation of 4 new rooflights to front and rear. Replacement of existing rear dormer by wider one and wider/deeper roof terrace.
>
> Camden Local Plan 2017 policies-
>
> - A1 Managing the impact of development

- D1 Design
- D2 Heritage

Camden Planning Guidance

- Amenity - January 2021
- Design - January 2021
- Home improvements - January 2021

The key considerations for this proposal are:

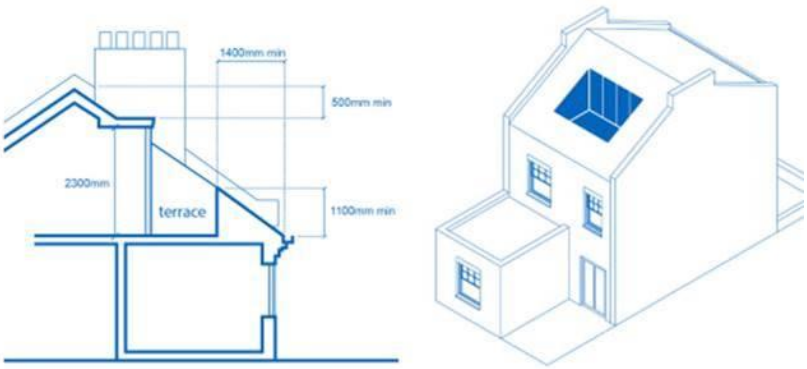
Heritage – impact on the conservation area
Residential amenity – impacts on neighbouring occupiers

Assessment

There are no objections in principle to the replacement of existing roof coverings and alterations to roof thickness; installation of Photovoltaic Slates; replacement rooflights to the side roof slope; installation of new front and rear rooflights.

The Planning Statement shows that the 'photovoltaic slates' would be blue. A grey photovoltaic slate should be used to blend in with the existing natural slate. The replacement rooflights to the side roof slope are larger but would be of an acceptable size and would not be visible from the street. The front and rear rooflights are acceptable in terms of size and location. All rooflights should be conservation-style so flush with the roofslope.

The rear dormer is being increased in width with a stepped-down design to fit under the side roof ridge. This extent of the increase in width is too significant and means that the dormer would no longer appear as a modest projection from roof level. A small increase in size may be acceptable but this should not be greater than the neighbouring dormer at no.4. The overall design also looks contrived, incongruous and bulky compared to the existing front dormer. Standing seams are not typically used for dormers on traditional buildings. Dormer materials should complement the main building and wider townscape. Given the existing building stock, the use of traditional materials (timber, lead, hanging tiles) is encouraged. We would also expect the dormer to be appropriately fenestrated with window divisions to match neighbouring dormers. Similarly a small enlargement of the existing inset terrace may be supported but should not have projecting visible balustrades. The terrace should be similar to the size of the neighbouring terrace at no.4 Belsize Park.



Modest balcony, set in within the roofslope provides amenity space and retains the roof form.

See above for illustration of inset terrace in CPG Home Improvements (2021)

Residential amenity

The alterations would not give rise to adverse impacts on neighbouring residential amenities.

Conclusions

The alterations are generally supported; however the size of the replacement dormer is too significant and both this and the enlarged terrace area should be reduced in size. The materiality of the dormer should be traditional and the windows should be traditional to match the character of the building.

Planning application forms can be completed online through the National Planning Portal www.planningportal.gov.uk.

For a valid application, I would advise you to submit the following:

- A completed application form (Full planning)
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red
- Elevations, floor / roof plans, sections labelled 'existing' and 'proposed' (with a scale bar on the drawing)
- The application fee (Full planning fee)
- A design and access statement
- Please see supporting information for planning applications for more information. All pdfs submitted via the Portal should be labelled so it is clear what the drawing or document relates to without opening the pdf (e.g. existing front elevation).

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by a site notice near the site and would advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

This document represents an initial informal view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the council.

If you have any queries about the above letter please do not hesitate to contact Josh Lawlor on 020 7974 2447 and josh.lawor@camden.gov.uk

Thank you for using Camden's pre-application advice service.

Josh Lawlor
Senior Planning Officer
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