

PLANNING, DESIGN AND ACCESS STATEMENT

67a Endell Street, Covent Garden

Client: Mr Laurent Nordin

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SITE AND SURROUNDING AREA

- 1.0 The site is currently occupied by a Terraced Georgian building made up of two separate use classes. On the ground and lower ground floors is a small commercial retail unit, whilst a residential unit occupies the upper three stories accessed from its own entrance door on the ground floor. A staircase at the rear leads up to the other levels. On the First floor is the reception rooms and kitchen leading out to a roof top terrace, with the remaining floors containing bedrooms and bathrooms. The top floor currently also has a small wine chiller room. An assumption is made that the building was at one point all residential and had the lower levels converted to Commercial at some time in the past (according to planning history for neighbouring buildings).



Figure 1 existing front of property



Figure 2 existing rear of the property

- 1.1 The property is currently in a moderate state of repair and requires refurbishment to the front and rear elevations with the brickwork requiring particular attention to the pointing. The existing butterfly roof requires similar attention needing re-roofing due to extensive faults found in the existing slates and valley gutter.
- 1.2 The front of the site is pedestrian pavement, highway and public realm. The rear, as mentioned above has a small 14m² terrace on the roof of the commercial unit below.
- 1.3 On either side of the building are identical buildings, only differentiated by their ground floor shop fronts. The buildings make up a row of four identical structures nestled in a terrace of similar Georgian styled buildings. The roofs of the row of four buildings are constructed in the butterfly style, with the characteristic V shape in the rear elevation, however, the fenestration and downpipes all differ to the rear. Across the road is a more contemporary building, likely built in the 60s/70s.

1.4 The nearest station to Endell Street is Covent Garden tube station, a short 10 minute walk to the South, with Tottenham Court road located a similar walk to West and Holborn to the East. A further walk south is Charing Cross station with its mainline services to the South East of England and Waterloo is a further hop across the river. There are local bus services available nearby High Holborn, down on the Strand and across on Charing Cross Road. Metered and permit parking is available on the street and in the surrounding area but very limited.



Figure 3 Site Location

1.5 Endell Street has a number of shops, bars/cafes and restaurants as well as other types of commercial units, with the bustling Seven Dials and Covent Garden retail areas being only a short 10 minute walk away.

1.6 By virtue of the existing use of the site, the proposed application will not require any change of use as the proposal is limited to residential alterations.

2.0 RELEVANT PLANNING HISTORY

The only planning application submitted to the local authority for works to the residential unit was made in 1990 for; *"The replacement of existing windows to the rear of the property, windows to be painted timber casement windows, to add timber sun deck to area outside rear of the building". - Withdrawn*

Only a change of shop front application has been registered with the local authority and no other changes submitted.

The formation of an enclosed veranda is not an uncommon proposal, although mainly seen on commercial projects such as cafes and restaurants to give yearlong use of external terrace spaces. It is hard to identify exact properties with this type of approved proposal, however, a look on Google Earth does show a number of external courtyards and terraces covered in glazed structures. Below is one application found on the LPA planning portal website indicating the approval of a similar proposal.

21 Monmouth Street – 8770540 21/12/1987 *The retention of the following works:- a)new staircase to serve rear part of restaurant at first floor level b)enclosure of courtyard at rear of No.19 linked to No.21 by way of patent glazed roof and c)provision of staff facilities on first floor ancillary to restaurant on ground floor as shown on drawing number WT.MS.851M.*

3.0 PROPOSAL SUMMARY

3.1 The proposal for this application is for the formation of an enclosed veranda over the external terrace at first floor level. This would allow the terrace to be used yearlong by having heated glazing elements allowing the space to be heated throughout the colder months. The space will be used as a dining and seating area to increase the usable floor area of the reception rooms at that level.

3.2 **Existing Layout:**

To be read in conjunction with Existing Drawings set 268 PP-A900EX EXISTING DRAWINGS

Ground Floor Accommodation Schedule:

- Entrance Lobby & common parts access to 67a Endell Street.
- Ground floor commercial accommodation of 67 Endell Street (not surveyed).

First Floor Accommodation Schedule:

- Circulation area/stairs
- Kitchen/Dining Area
- Living Room
- External terrace

Second Floor Accommodation Schedule:

- Circulation area/stairs and storage cup'ds.
- Master Bedroom
- En-suite/dressing room
- Family Bathroom

Third Floor Accommodation Schedule:

- Circulation area/stairs.
- Second Bedroom
- Study
- Wine Cellar

3.3 **Proposed Layout**

To be read in conjunction with Proposed Drawings set 268 PP-A902PRO PROPOSED DRAWINGS

Ground Floor Accommodation Schedule:

- Entrance Lobby & common parts access to 67a Endell Street (remains unchanged)
- Ground floor commercial accommodation of 67 Endell Street (not surveyed).

First Floor Accommodation Schedule:

- Circulation area/stairs
- Kitchen/Dining Area
- Living Room
- Glazed enclosed terrace

Second Floor Accommodation Schedule:

- Circulation area/stairs and storage cup'ds.
- Master Bedroom
- En-suite/dressing room
- Family Bathroom

Third Floor Accommodation Schedule:

- Circulation area/stairs.
- Second Bedroom
- Study
- Wine Cellar

4.0 POLICY CONTEXT

- 4.1 There is no specific main policy which has informed the design. We have taken all necessary steps to ensure the design is of the highest standard, and in line with similar proposals in the area as well as ensuring the design is sympathetic to the host building.
- 4.2 In designing the extensions and alterations to the property we have taken careful consideration of points 3.25 to 3.31 of Camden Planning Guidance on Design from January 2021.
- 4.3 Point 3.27 makes reference to consideration to the impact the proposals make to the historical significance of the building, including its features such as:
- original and historic materials and architectural features;
 - original layout of rooms;
 - structural integrity; and
 - character and appearance.
- 4.4 Throughout the years of previous ownership, many alterations have been made to the property including alterations to the internal layout, addition of air conditioning throughout with condenser unit hung on the rear external façade, large roof glazing over the stairwell on the upper level and other alterations throughout. This has led to a loss in a number of the original features of the interior of the building, with the rear façade being very cluttered from all the pipes from the AC condenser, downpipes and soil stacks.

5.0 ASSESSMENT

Character and design – Within the wider surrounding area the housing is mixed in terms of both design and scale with similar extended buildings within the borough. The properties within the immediate locality are very similar in character and appearance, with some similar extensions done to similar Georgian properties in the nearby area.

Site Layout - The proposals will not affect the layout of the front of the dwelling or host building. The proposals are limited to the formation of a glazed enclosure over the rear terrace at first floor level.

Scale - the proposals keep the existing floor area as it is, making best use of the external terrace by enclosing it and allowing to be used year round as a dining space. This in theory would add 14sq/m to the overall footprint of the first floor only.

Materials – The enclosure (enclosed veranda) will be manufactured from aluminium and high performance double glazing with heating elements built in so the space can be heated and used throughout the colder months.

Design – The design of the veranda looks to take advantage of the limited footprint of the house and provide a usable dining area for the house. It will be made from aluminium and glass to minimise its impact on the host property and surrounding area.



Figure 4 Example of enclosure design

6.0 CONCLUSIONS

Having acknowledged the above document, it is hoped that the conclusions drawn by the council are that the proposal represents an appropriate design and an increased standard of accommodation for the host building and the surrounding area. The property is intended to be used by the applicant and their family as a dwelling and therefore needs to be comfortable to suit their requirements. As such this scheme represents a relatively modest extension to increase the usable floor area of the dwelling to meet their needs as a relatively large family.

The proposal is a high quality design, with no adverse impact on the overall character of the area, and no detrimental impact on the amenities of adjoining properties. The veranda will provide a year long use to the external terrace and will reduce the impact of noise pollution to the surrounding area by enclosing the terrace in double glazing.

Consequently, the Council are respectfully requested to grant planning permission for the development. Should any further conditions be recommended, it would be of great benefit to discuss the wording of them before the final decision is made.