

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.

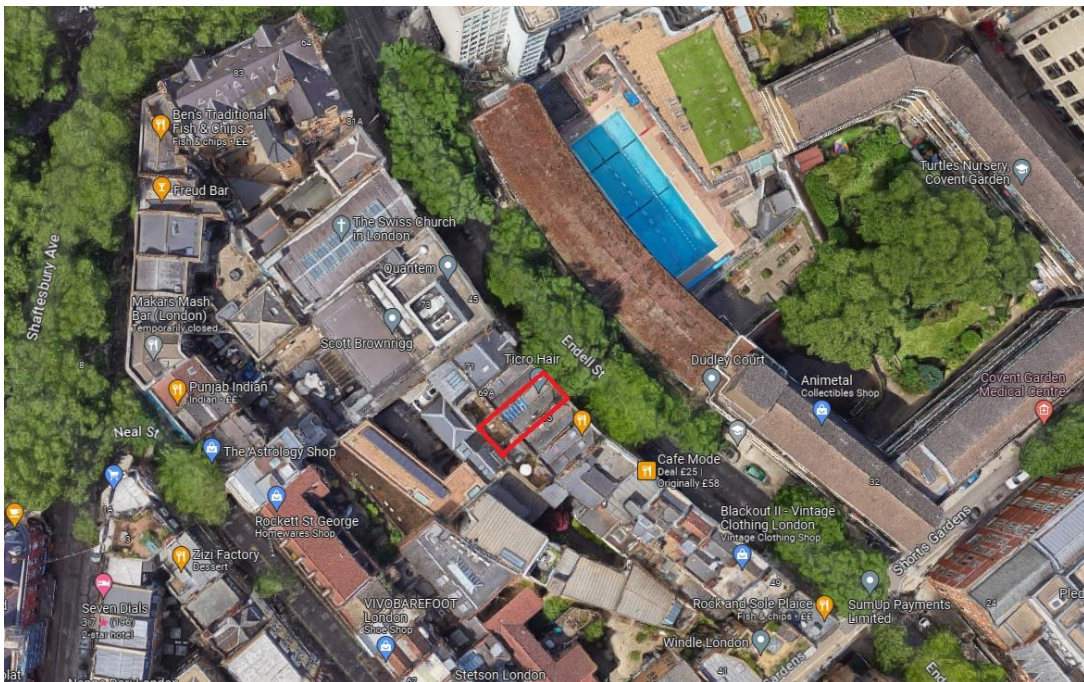


Figure 3 Site Location

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.

However, a number of applications in the nearby area have been granted for very similar proposals, most notably the following;

22 Great Queens Street WC2 - 8601829, 25-09-1986 *Use of the premises as a single planning unit comprising basement storage ground floor shop offices on the first and second floors with a residential maisonette on the third floor and a new mansard roof extension as shown on drawing numbers 345/01 02 03A & 04 revised by letter dated 19th December 1986 (Ref:MFM/RC).*

19-21 Monmouth Street WC2H – LS9904598, 07-02-2000 *the building up of the front parapet to No 21, the erection of a roof extension, the repositioning of a window to the rear of No 19, and infilling of a window opening to the rear of No 21, together with internal alterations, in connection with the use of the upper floors as 2 s/c flats. As shown on drawing Nos 9109/1 /2 /3 /4 /5 /6 /7 /8 /9 9109/ 10 /11 /12A /13A /14A /15A /16 9109/17A /8A /19A /20A.*

16 & 18 Monmouth Street WC2H – HB3201, 20-05-1983 Historic Planning Approval *Rehabilitation of the properties, including mansard storeys at 16 & 18 Monmouth Street, to provide retail shops on ground and basement, and 6 residential units on the upper floors and a cottage at the rear.*

33 Neal Street WC2 – 8970079 – 11-05-1989 *Works of conversion and mansard roof extension of the upper floors to provide two self-contained flats on first and second floors and a third floor and mansard storey maisonette as shown on drawing numbers AYA/18/01 & 02A letter dated 6th January 1990 as revised by letter dated 18th January 1990.*

22 Little Russell Street WC1 – 8703560 – 21-09-1987 *The change of use of the third floor from office to residential plus roof extension to form a maisonette as shown on drawing numbers 13/01 & 13/02 revised on 3rd December 1987.*

Whilst these are only a small handful of applications identified in the immediate vicinity of the subject property, the conversion of a butterfly roof to another level of accommodation is not an uncommon extension

within the borough and within the wider London area, having personally designed and delivered two similar residential extensions in Wandsworth.

The areas of Soho, Covent Garden, Holborn etc have a vast array of different styles of building, many still from the Georgian and Victorian eras, and a quick look around the area on google earth shows how different the roofscapes of all these buildings are. Evidence of extensions of similar style to those proposed within this application can be found throughout the area, so I would imagine the local planning authority has become used to seeing this type of proposal.

3.0 PROPOSAL SUMMARY

3.1 The proposal for this application is for the formation of an additional storey of accommodation replacing the butterfly roof with an extension made up of the following elements; 70 degree mansard roof with two Georgian styled dormer windows to the front, a flat roof laid to falls to the rear, a roof terrace of roughly 17.5sq/m with a glazed balustrade to the rear, maintaining the characteristic V shape to the rear elevation.

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-A901PRO 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
- 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
- Stairs to upper level

Fourth Floor Accommodation Schedule:

- Circulation area/stairs and storage cup'ds.
- Family/TV room
- External terrace/sun deck

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.
- 4.5 The proposed mansard addition and extension to the property adheres to following local planning policy guidance.

Roof alterations and extensions - general principles

- There is an established form of roof addition or alteration to the terrace grouping where continuing the pattern of development would help to reunite a group of buildings and townscape;
- The proposed alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.
- Within the existing parade/terrace there are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.
- Traditional materials, slate & lead, that visually blend with existing materials, are to be used for the proposed roof extension.

Mansard Roofs Mansard roofs are an accepted traditional means of incorporating additional floorspace into a building without adding height or bulk of a full storey where it is the established roof form in a

group of buildings or townscape. The proposed mansard extension follows the guidance and adopts the basic principle of a mansard roof where the lower slope should be at a steeper angle than the upper. Mansard roofs are typically the most appropriate form of extension for a Georgian or Victorian dwelling with a raised parapet wall and low roof structure behind. Mansard roofs reduce the apparent height of a building, produce a softer roofscape, and are often a more historically accurate solution for traditional townscapes.

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 front mansard has been deliberately set back from the front façade with a 70 degree mansard in order to not be seen from street level therefore minimising the impact the proposals make to the surrounding area.

Scale - the proposals increase the floor area of the property by 36m² gross including the external roof terrace. Currently the property is laid out as a two bed 2 bath property with a study and wine store on the top floor with reception room on the first floor. The proposals will seek to add a further reception area/family room to the top floor with access out to an external roof terrace/sun deck. The proposed internal headroom/ceiling height for the mansard addition is 2200mm. This is less than the policy guidance, but is proposed so that existing floor levels, parapets, chimney & party wall heights are retained.

Materials - The proposed roofing materials will be of high quality and will maintain the appearance of the building type and the prevailing townscape scene. Natural slate is proposed for the mansard slope, laid with a traditional overlap, lead flashing to roof junctions and dormer cheeks, with white painted timber sash windows. The flat roof element of the roof extension will be finished in GRP and the rear elevation of the extension, where not glazed, will be finished in cedar timber and allowed to weather so it blends in with the existing brickwork of the façade. A glass balustrade will finish off the rear, manufactured to fit around the V shaped butterfly parapet wall.

Design - To the front elevation, the existing steel railings installed at some point to prevent falling from the roof will be removed and the slope of the mansard roof (70°) rises from behind the existing parapet wall and is separated from the wall by a substantial gutter. The face of the proposed Dormer windows are set back from the front face of the existing parapet. The existing cornice and parapet are retained and made good. Where existing visible chimney stacks are retained and are without the need to increase their existing height or bulk. New party walls, that abut the existing chimney stacks break the plane of the roof slope but do require a slight increase in overall height to match the height of the new roof. These will be built in matching London stock yellow bricks and lime mortar. There are no water tanks or plant equipment located on the roof. Pipework, ducting and flues will be accommodated in a sensitive

way and be hidden as far as this is possible. Two dormer windows to the front elevation are proposed. These are of a traditional form with timber sliding sash windows and lead dressing to the roof and projecting side panels.

In summary, the proposed design and use of materials is to provide additional habitable accommodation to the property and retain the existing character of the prevailing 19th Century streetscape and scale.

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. Whilst the new extension would be the only one in this run of similar buildings, we believe the proposals are no different to similar proposals approved in the area and wider Camden borough.

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.