



23 Redhill Street

DESIGN & ACCESS STATEMENT

10 August 2023

WOOLF

INTERIOR ARCHITECTURE & DESIGN



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I_INTRODUCTION

This report has been prepared in relation to the proposal for the installation of new conservation roof-lights at 23 Redhill Street.

23 Redhill Street is a semi detached house located within the Regent's Park Conservation Area. The property forms part of a group of terraced and semidetached houses built circa 1980.

This report should be read in conjunction with the following documents:

- 0200-PI04 Roof Plan As Existing
- 0200-PI05 Elevations as Existing
- 0200-P204 Roof Plan As Proposed
- 0200-P205 Elevations as Proposed

2_THE DESIGN

The proposal is for the addition of 5 No conservation type rooflights. 2 roof-lights are proposed to the front slope of the house facing Redhill street and 3 rooflights are proposed to the rear slope facing the rear garden.

The design of the proposed roof-lights is discreet, blending in with the existing roof and will not result in any overlooking to adjoining properties. The proposed rooflights will not protrude any more than 150mm from the existing roof plane or extend any higher than the highest point of the existing roof.



View of the rear of Edwards Mews where rooflights were installed on the roof slope in a similar configuration as the proposed for 23 Redhill Street.



Aerial view of 23 Redhill Street
Source: Google Earth

3_USE

The property is in use as a single dwelling house (C3) and this use will be maintained.

4_AMOUNT

The proposed development does not alter the existing footprint or area of the property.

5_ACCESS

Access to the house is via a steps leading to a front entrance door. Access arrangements are not altered.

6_LAYOUT

The layout and plan form of the property is to remain unaltered.

7_LANDSCAPING

There are no changes proposed to landscaping.

8_PLANNING POLICY

The following policies were consulted in relation to the proposed development:

- Camden Local Plan (2017)
- Policy D1 Design
- Policy D2 Heritage

- Camden Planning Guidance (CPG)
- CPG1: Design
- CPG6: Amenity

- Regent's Park Conservation Area Appraisal and Management Strategy

- NPPF (2021)

- London Plan (2021)

9_CONCLUSION

The proposed works to the property are minimal and will not cause harm to the special interest of the Regents Park Conservation Area. The use of conservation type roof-lights will preserve and enhance the local character of Redhill Street. The proposed works fall under permitted development.

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