DESIGN AND ACCESS STATEMENT
PLANNING STATEMENT

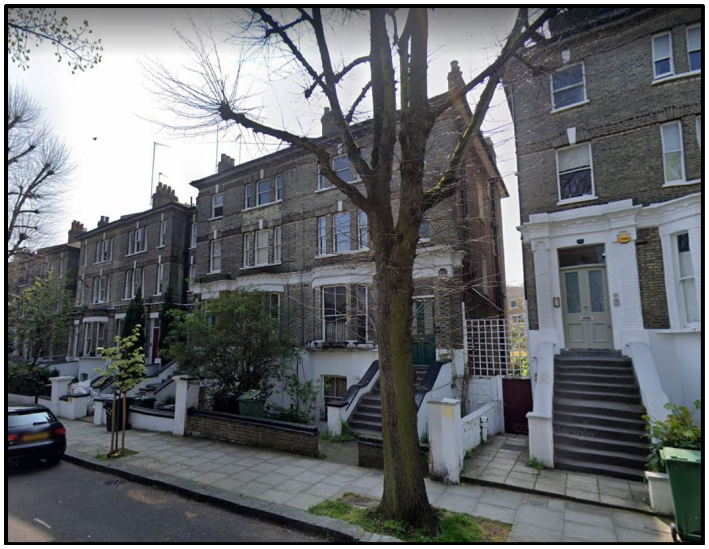
3rd floor, 23 OPPIDANS ROAD, LONDON, NW3 3AG
CAMDEN AND PRIMROSE HILL ASSET BUILDING AREA
NOT A CONSERVATION AREA

1. CONTEXT

The application property is situated on the south side of Oppidans Road, Primrose Hill. The existing building is an Italianate semi-detached villa styled town house with three storeys above ground plus basement level. There are four pairs of semi-detached buildings of the same style along the south side of Oppidans Road of which 23 is a part of, also next to a further set of 6 terraced houses that have similar facades but different roof ridges to the front elevation.
There are a further set of flat roofed non Victorian terraced houses to the other end of the south side of Oppidans Road.
Most of the buildings appear to have been divided into separate flats and have had their roof lines altered from hip to gable roof forms to include roof balconies or dormer extensions. There are many roof extensions in surrounding streets to the immediate area also.

Oppidans Road – semi-detached villas with hip to gable roof extensions to the sides with front and rear roof extensions

23 Oppidans Road – semi-detached villa with flat roof section



Semi detached Villas with hip to gable roof extensions from 30 – 35 Oppidans Road

Semi detached Villa at 22-23 Oppidans Road

Hip to gable extension at 24 Oppidans Road next to 23 Oppidans Road

2. DESIGN

This proposal for the existing 3rd floor Flat at 23 Oppidans Road, seeks full planning permission for a rear roof dormer with dark grey aluminium framed windows, 2 x new conservation Velux windows to the front elevation (replacing a single velux window) and 2 x new conservation Velux windows to the side elevation (replacing a single velux window). The proposed extension is intended to accord with Conservation requirements, due to it being an Asset Street Building. Therefore, lead front and cheeks to the dormer and under tile Velux rooflights will be used.

The rear dormer will be set back from the building line as per the neighbouring property at 24 Oppidans Road and as per Camden Planning Guidance - Altering and extending your home - January 2021.

There are numerous planning applications of a much greater nature of roof extension, throughout Oppidans Road that have gained approval with varying styles of front and rear roof extensions.

The property is not listed and is not located within a Conservation Area, it is however, a street of the Camden and Primrose Asset Buildings. Description:
Later 19th century group of Italianate semi detached houses and terraces with recesses between pairs to give the impression of semi detached houses with raised ground floor and overhanging eaves set behind front gardens.

3. USE

The property forms part of a large semi-detached 3 storey (including basement) brick-built dwelling that bounds the south side of Oppidans Road. Whilst originally built as individual dwellings, the majority of these have subsequently been divided into flats including number 23, which is an existing single bedroom flat to the top floor. The entire building is the freehold of one owner.

4. AMOUNT

The gross additional footprint to the existing property will not add any additional area as it is an existing flat with sloping ceilings throughout, however the usability of the flat will be extended from 41.8 m2 to 62.1m2 of G.I.A. for a 2 Bed, 3 Person Flat, according to the London Plan requirements.

5. LAYOUT and SCALE

The proposed rear dormer roof extension is intended to be smaller than all others along the rear elevation of Oppidans Road, and retain the hipped roof with flat roof section, the dormer will be finished with lead to the front and cheeks with a larger roof light beside it to utilise the sloping roof space, due to Conservation requirements.
The dormer will be set back from the rear façade of the building as per planning requirements of being higher than 500mm from the eaves line of the existing building.
The dormer windows will consist of double-glazed painted dark grey aluminium windows and be of the similar heights to neighbouring 24 Oppidans Road.
The dormer will be adhering to the Camden Planning guidance of being more 500mm to the edges and party wall. The interior will be 2400mm internal height also prescribed by the London Plan for lofts and Camden planning.
The treatment of the front and side façades will be to retain the hipped roofline, allowing for 800mm sight lines to the front (as prescribed by the London Plan) and opaque glazed ventilation as prescribed by the London Plan to the sides, compared to the other semi-detached villa properties as many have front and side facing dormers, even though this is generally not viewed due to the height of the roof and the site lines from the ground.

6. IMPACT ON THE CHARACTER OF THE AREA

Any scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the sites context, and comply with development plan policies in these respects. This includes suitably addressing the requirements of development plan policies, which states that all proposals should have due regard for the character and pattern of development in the local area and respect the appearance, scale, mass height and pattern of surrounding buildings, spaces and streets, as well as policies D4 and D5 of the London Plan 2021, of which the design accords with. A pre-planning application was made (2023/4805/PRE) and Camden Conservation prescribed the requirements for the hipped roof and dormer layouts.

7. IMPACT ON AMENITY OF FUTURE OCCUPIERS

Any proposal for the site which includes an element of residential dwelling use will need to demonstrate that it is providing suitable amenities for its future occupiers in the relevant regards (for example, daylight, sunlight, outlook, privacy). Development plan policies D1, D2 (of the Camden Local Plan) and D6 (of the London Plan), the guidance contained in the Camden Supplementary Planning Documents: 'Energy efficiency and adaptation' January 2021' and 'Home Improvements - Camden Planning Guidance January 2021' and the Mayoral planning guidance document 'Housing' identify what this would constitute.

- The top floor flat is existing and utilising the existing footprint of the building, it is the roof that would be altered to make the rooms more habitable for headroom. By altering the roof, considerable insulation will be provided in the new dormer roof extension to be above the required regulations with U-Values, reducing carbon emissions significantly for heating and mechanically cooling the existing flat. Cross ventilation throughout the building for cooling is easily utilised due to the considered design and location of openable windows. The bedroom skylights will allow for a view out to the large treetops whilst sitting, as prescribed.

The proposed development is able to provide an adequate level of internal amenity in accordance with the relevant standards, including minimum GIA and bedroom standards, internal ceiling heights, dual aspect for light, and level of glazing and outlooks to all habitable rooms.
All residential development is expected to comply with the minimum space standards as advocated within the London Plan 2021, primarily Gross Internal Area standards. The SPD standards for bedrooms require double bedrooms to provide a minimum floor area of 11.5sqm and single bedrooms a minimum floor area of 7.5sqm. Confirmation of the internal floor-to-ceiling heights at roof level are required as part of any formal planning application to ensure a minimum height of 2.4m is achieved. Furthermore, the London Plan 2021 requires that 75% of the habitable space within a unit has a minimum height of 2.5m, except for loft spaces. Any part of the unit with a floor-to-ceiling height between 0.9 and 1.5m is calculated for half of its habitable space, and any part under 0.9m is not calculated as habitable space, unless used for built in storage.
The G.I.A of the extended Flat is now 62.1m2. Which falls within a single storey 2 bed, 3 person Flat on a single floor.

Table 3.1 - Minimum internal space standards for new dwellings^

Type of dwelling		Minimum gross internal floor areas* and storage (square metres)			
Number of bedrooms (b)	Number of bed spaces (persons(p))	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *	N/A	N/A	1
	2p	50	58	N/A	1.5
2b	3p	61	70	N/A	2
	4p	70	79	N/A	2
3b	4p	74	84	90	2.5
	5p	86	93	99	2.5
	6p	95	102	108	2.5
4b	5p	90	97	103	3
	6p	99	106	112	3
	7p	108	115	121	3
	8p	117	124	130	3
5b	6p	103	110	116	3.5
	7p	112	119	125	3.5
	8p	121	128	134	3.5
6b	7p	116	123	129	4
	8p	125	132	138	4

Notes to Table 3.1

Key

b: bedrooms

p: persons

^ New dwelling in this context includes new build, conversions and change of use.

* Where a studio / one single bedroom one person dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39 sq.m. to 37 sq.m., as shown bracketed.

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TABLE 3.1 – LONDON PLAN

8. SUSTAINABILITY /BIODIVERSITY/AMENITY

SUSTAINABILITY

The Local Planning Authority require compliance with local and London wide planning policies on sustainability, reducing water usage and minimising carbon dioxide emissions from new development. Should an application be granted consent, conditions on these matters will be imposed, relating to:

- Water usage
- Accessibility
- Carbon dioxide emissions.

WATER USAGE

Other related standards may also be relevant, but as a minimum all new housing will be expected to achieve a mains water consumption of 105 litres per head per day or less. Relevant planning policies on these matters include policy SI5 of the London Plan (2021); Energy efficiency and adaptation (January 2021).

The new shower room will allow for double flush W.C.'s to reduce water consumption. New plumbing will be required and will need to meet Building Control requirements, as the flat is existing and being updated.

BIO-DIVERSITY (TREES, ECOLOGY AND LANDSCAPE)

The Flat is existing, and all existing drainage will be utilised as the gutters to the existing fascia panels will be retained throughout.

CARBON DIOXIDE EMISSIONS
Any submission should clearly demonstrate how a proposal is making the fullest possible contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:
- Be lean: use less energy
- Be clean: exploit local energy sources and supply energy efficiently
- Be green: maximise opportunities for renewable energy by producing, storing, and using renewable energy on-site
- Be seen: monitor, verify and report on energy performance.
The scheme will achieve a specific level of improvement in carbon dioxide emissions beyond the 2013 Building Regulations. The scheme would be expected to achieve at least 10% improvement on the existing flat as it is currently not sufficiently insulated, as detailed in Policy SI2 of the London Plan 2021.
There will be significant reductions in carbon emissions from the newly proposed roof space, both due to Building Control requirements of insulations and glazing. The existing loft and dormer roof construction will create a significant benefit as prior roof insulations were at a minimum and old standard. Heating and cooling will benefit significantly.
The flat will benefit from double glazed windows throughout, any further glazing will reduce all cold bridging details through robust insulation details. Cooling in summer is regulated through insulations and allows for natural cross ventilation throughout the rooms.
Fully updated electrical and plumbing systems will be implemented as well with low voltage eco lighting.
Quality of Residential Accommodation will provide the following;
i. Achieve good quality living conditions; and
ii. Include high standards of:
• Accessibility, including seeking to ensure that all new housing is built to Lifetime Homes standards;
• Privacy and outlook;
• Natural daylight and sunlight;
• Ventilation;
• Safety and security; and
• Protection from pollution, including noise and light pollution.

9. REFUSE AND RECYCLING

The existing building has ample space to the front garden area and already provides bin storage for all flats, including all normal and recycling refuse.

10. AMENITY

The amenity to the flat is unchanged, the habitable spaces however are spatially updated, and materials will be upgraded significantly.

11. ACCESSIBILITY

All new development should ensure that the needs of future occupiers are met, and that the development complies with the requirements of policies D7 of the London Plan (2021) and policies of the Camden CPG requirements Polices document (2021).
The proposals encourage updated accessibility to an existing Flat accessed by a Firesafe staircases and existing internal stairs. The new internal layouts also allow for minimum 850mm door openings and 900mm wide hallways.
The Plans accord in limited amounts to Approved Document M – M4(2), M4(3)(2a) and M(3)(2b), due to the existing building parameters and existing staircase arrangements.

12. HIGHWAYS

PARKING
The parking requirements are unchanged for the existing Flat.

CYCLES
In accordance with Policy T5 Cycling of the new London Plan (2021), new development should provide secure, integrated, convenient and accessible cycle parking facilities.
The site is large with an existing garden/bike storage area. 1 additional bike can easily be stored for use in the front garden area, to allow for 2 bike parking spaces.

13. FIRE SAFETY

FIRE SAFETY
The existing Flat has an existing safe fire escape route through the building to Ground Floor.
Policy D12 of the London Plan states that all development proposals should achieve the highest standards of fire safety from the outset. Developments should ensure that they:
1) identify suitably positioned unobstructed outside space:
a) for fire appliances to be well positioned
b) appropriate for use as an evacuation assembly point
The fire appliance points are easily well positioned next to the road and pathway in front of the houses. The fire assembly points are easily well positioned in the rear gardens or street front. There is an existing safe escape point to the front of the building.

2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.
The existing safe fire escape with alarm systems has been integrated into the design.

3) are constructed in an appropriate way to minimise the risk of fire spread -
Existing brickworks and all proposed new building materials are fire rated. Structural elements are all fire rated.

4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users.
The existing Fire Strategy Plan will not be altered to the building.

5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
The existing fire strategy should be a robust testing of fire alarm systems, ensuring small fire extinguishers and fire blankets are in accessible locations and ensuring door closers to the fire doors on the protected escape routes.

6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.
All requirements will be in accordance with building control for all regulations due to the existing layouts. This will not be altered.

7) The GLA are currently consulting on the Fire Strategy LPG, which was prepared in consultation with the London Fire Brigade. The guidance sets out how applicants should demonstrate compliance with London Plan Policies D12 and D5(B5), where applicable. The guidance confirms that planning officers are not experts in fire safety,

therefore the onus is on the applicant and the fire safety expert to demonstrate compliance with the London Plan fire safety policies.
The existing fire layouts provide revised safe escapes for fire safety evacuation and for the fire services to the proposed new roof layouts.

Each part of the Fire Strategy for the proposed houses accord with Approved Document B (Volume 1:Dwellings).

14. UDP AND PLANNING GUIDANCE CONSIDERATIONS

National Planning Policy Framework 2019
The London Plan 2021
The Camden Design Plan CPG 2021
A1 - Managing the impact of development
D1 - Design
D2 - Heritage
Camden Planning Guidance
Design CPG 2021 (Design Excellence)
Amenity CPG 2021
Home Improvements CPG 2021
Energy Efficiency CPG 2021
Camden's Local List (2015)

Camden Planning Guidance - Home Improvements CPG 2021
2.2 ROOF EXTENSIONS
Rooflights, additional storeys, dormers, mansards, terraces, balconies, and other roof alterations are likely to be acceptable where:
There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape.
Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.
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.

- The property is one half of a pair of semi-detached houses that has three other paired villas and a further line of infilled terraces of the same architectural context and style on the street on the same side of the road. Most of the semi-detached houses have roof additions of hip to gable extensions to that being proposed. The additions vary in their details and materials, but the height and ridge lines are similar. The neighbourhood has an established character of roof additions and balconies and terraces at high level. The quality of design & materials varies across the existing context. The proposal will ensure high quality design & materials with a more traditional approach than the previously approved houses. Conservation have requested the retention of the hipped roof.
- There are many front dormers along the south face of Oppidans Road, but many of these may have granted permission over 50 years ago and do not conform with current guidelines, so this face will maintain its current roof slope with skylights that will not protrude over 150mm from the roofline.

2.2.1 DORMERS
Roof dormers should be designed sensitively so they do not dominate the roof plane. This means they should sit within the roof slope so that the overall structure of the existing roof form is maintained. To do this, the following circumstances must be met:

The pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or the raising of the roof ridge. Dormers should not be introduced to shallow-pitched roofs.

- The pitch to 23 Oppidans Road allows for a dormer that conforms both internally and externally to this guidance.

Dormers should be appropriately designed and subordinate in size to the main roof and host building – see figures 3a & 3b for general design principles. They should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof to avoid projecting into the roofline when viewed from a distance. Usually, a 500mm gap is required between the dormer and the ridge or hip as well as from the party wall and eaves to maintain an adequate separation (see Figures 3a & 3b). However, this distance should not be treated as a maximum entitlement and sometimes greater distances will be required to provide a smaller dormer to ensure that it is not too bulky or prominent as a roof feature. Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures.

- The external height of the dormer will be below the 500mm ridge line, whilst providing the 2400mm (to conform with the London Plan) internal height.
- There will be a gap to the side of the dormer to both line up centrally with the windows below. This will both reduce the dormer size but also be well under the required 500mm required from the party walls to reduce its dominance.

Dormers should not be introduced where they interrupt an unbroken roofscape.

- The roofscape to the south of Oppidans Road and the rear of Ainger Road all have various roofscapes and extensions.

In number, form, scale and window pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. In some very narrow frontage houses, a single dormer placed centrally may be preferable. It is important to ensure the dormer cheeks (window surrounds) are no wider than the structure requires as this can give an overly dominant appearance. Deep facias and eaves gutters should be avoided.

- The roofline will be maintained as prescribed by Conservation. The window formation will be the similar heights as neighbouring 24 Oppidans Road for continuity, (which was also established with the rear villa styles) however the windows will align with the windows below and be smaller due to the hipped roof.

Where buildings have a parapet the lower edge of the dormer should be located below the parapet line
Materials should complement the main building and the wider townscape and the use of traditional materials such as timber, lead and hanging tiles are preferred.

- Materials will be consistent with planning guidance.

Therefore, the proposal follows the principles of the Camden Planning Guide 2021 by responding to the site conditions in the following way:

- By keeping to the established flat roof ridge height of the adjoining roof additions.
- By using traditional roof forms at the front of the property and maintaining the continuity of the existing boxed eaves and soffits.
- There is an established precedent of both roof extensions and balconies in the area and this addition of similar form would cause no additional harm.

4. INTERNAL ALTERATIONS
The London Plan and Camden Planning guidance encourages working from home spaces, which has been integrated into the new Flat layout, particularly utilising the lower angles of the ceilings, where desks can be located easily into the design.

15. ACCESS
Access to the 3rd floor Flat will be the same as existing.

SUMMARY

It is the view of 2 a T DESIGN LTD that the proposed extensions and alterations will not adversely affect the amenity of the adjoining owners or the character and appearance of Oppidans Road and believes that the proposals should therefore be recommended for approval. A pre-planning application was made (2023/4805/PRE) and Camden Conservation and Planning prescribed the requirements for the hipped roof and dormer layouts, whilst adhering to the stringent requirements of the London Plan.

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Designer
(For and behalf 2 a T DESIGN LTD)