Design & Access Statement

Selencky Parsons

Flat 3, 48 Mazenod Avenue
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1.0 Introduction

1.1 Introduction

Selencky Parsons have been appointed by our client to work up proposals for the renovation of Flat 3, no.48 Mazenod Avenue in Camden, London.

We are a London based award winning, progressive and dynamic architecture practice which is built on a culture of ideas. We create inspiring, practical and coherent spaces with the power to delight. We develop highly tailored solutions which are specific to each place and client. We add value – in its broadest sense, and are interested in producing crisply detailed high quality architecture.

Based in South East London, we have a rich and varied experience dealing with residential properties in Greater London as well as a number of larger projects across a range of sectors throughout the UK.

We create high quality modern additions to make homes suitable for the 21st century, while ensuring the key features of the host building are retained and respected.

1.2 Site Location

Mazenod Avenue features Victorian red-brick terraced housing, most of which have been converted into flats. The property (Flat 3, 48 Mazenod Avenue NW6 4LR) consists of an approximately 76.4m2 GIA 3-bedroom top flat of three-flat property.

The property:
- Is not allocated as green belt land,
- Is not located within any AONB, nor within an Area of High Landscape Value,
- Is not located within a conservation area,
- Is not a listed building,
- Is not a site of archaeological importance,
- Is not neighbouring any important infrastructure such as railways.

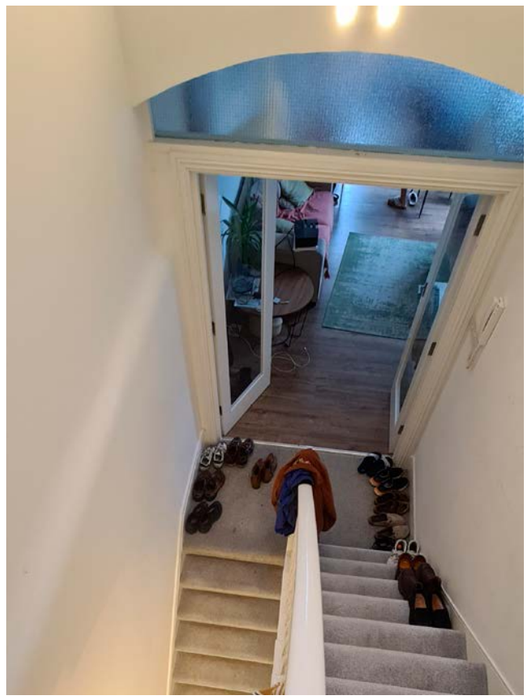
Street View of 48 Mazenod Avenue

Map of Mazenod Avenue and surrounding area. Scale 1:1250

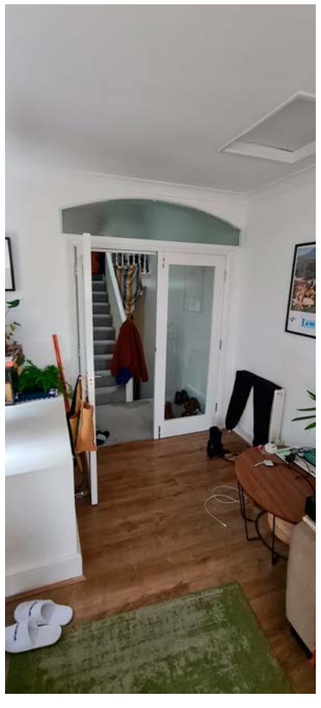
1.3 Photographs

Front of the Property

Rear of the Property



Circulation



Lounge Area

Kitchen

Bedroom

1.4 Amendments to Planning Design

This section looks at how we have amended the design submitted at planning (2024/1046/P) to respond to the comments raised in the planning officer's delegated report (received on 18th June 2024). Our responses to the officer's comments are below in green.

Design

The proposed development includes a dormer on the main roof slope which would cover the majority of the rear roof slope, and a dormer and a covered terrace on the second floor outrigger roof which together would cover virtualy the entirety of this roofslope.

The roof and outrigger dormer have been scaled down to be more subordinate in size to their respective roof slopes.

The roof dormer now maintains even distances of 0.5m to the roof margins. This has reduced the dormer width by 1m overall, and a set back of 0.5m is maintained from the ridge and eaves.

The outrigger dormer is set back 345mm from the second floor roof eave, mirroring the setback of No.50's roof terrace. The main roof eaves line is now maintained by locally stepping down the outrigger dormer roof.

The canopy has been removed, and the terrace is set back 1.7m from the roof gable end.

Overall, the massing, bulk and scale have been significantly reduced, preserving more of the existing areas of the roof slopes and eaves, resulting in a design of a more appropriate scale to the host building.

The scheme does not sufficiently consider the hierarchy of windows.

The roof dormer window aligns with the window below. With regards to hierarchy, the area of the existing second floor window (closest to No.50) is 2.0sqm, while the proposed roof dormer window is 1.5sqm and 1.0sqm, making them smaller and establishing a clear hierarchy.

The window size appropriately allows for increased light to the interior while maintaining consideration for the neighbour's privacy.

Dormer materials should complement the main building and wider townscape. Materials proposed will detract from aesthetics of host building.

The colour of zinc is proposed to match the tone of the existing grey slate roof tiles which features on the property and on many properties in the surrounding area. Additionally, as a result of greatly reducing the massing, the zinc cladding detail is more subtle.

The use of glass balustrades for terrace not considered appropriate.

The glass balustrades are noted as potentially suitable in the CPG - Home Improvements document. We are proposing a balustrade with obscure glazing to ensure privacy and sandblasted so they are not reflective.

Neighbouring Amenity

Scale of dormer and its windows could result in potential overlooking effects into No. 50 roof terrace.

The window areas proposed for the loft dormer, are smaller compared to the existing windows of the property.

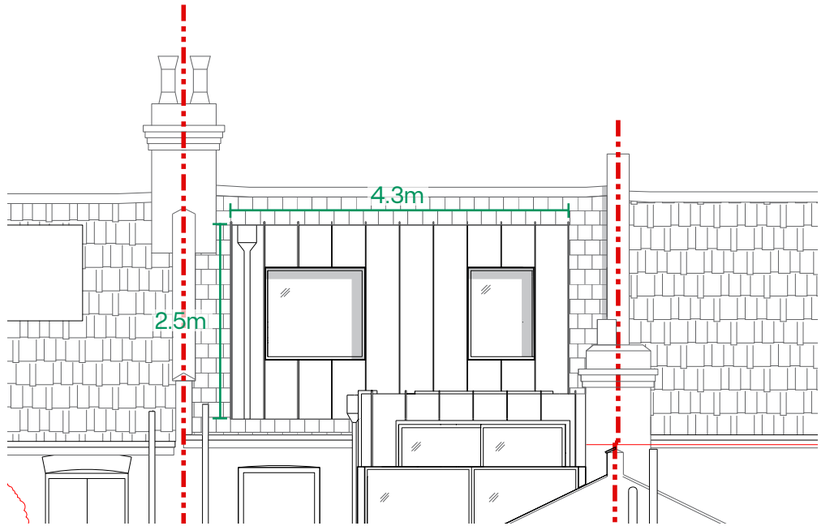
Proposed terrace includes 1.6m high balustrades. Height and glazed nature raises concerns surrounding potential overlooking.

The balustrade is set at a height of 1.8m from finish floor level. We have proposed obscure glass for the balustrades, so will not permit any overlooking. This is proposed to be sandblasted so not reflective.

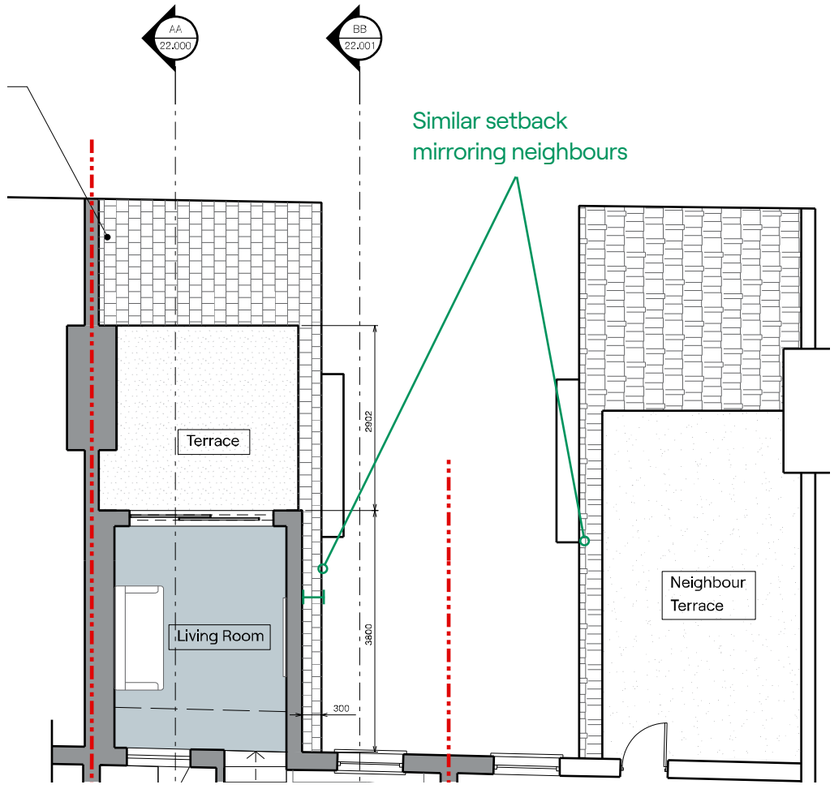
Overshadowing - no daylight and sunlight assessment.

Please refer to Sunlight Assessment on page 5, which compares existing shading against the shading cast by the proposed design.

Additionally, the reduction of the roof terrace, would greatly mitigate any perceived harm through outlook/ overlooking.



Proposed rear elevation



Proposed Second Floor Plan

1.5 Sunlight Assessment

The roof extension has little additional impact to the lower level flats and surrounding properties regarding overshadowing and sunlight.

The rear elevation is west facing. The shading to the neighbour and lower flats has been considered in this analysis.

In the spring/ autumn months it is clear that little additional shading is caused to neighbours by the proposed development. A majority of the shading is that which is already cast by the existing building as shown in the shading diagrams on the following pages.

MARCH/SEPTEMBER

	EXISTING	PROPOSED
10am		
1pm		
4pm		

JUNE

EXISTING

PROPOSED

10am

1pm

4pm

2.0 Design

2.1 Amount

Our proposal seeks to open up and refurbish the top floor flat of 48 Mazenod Avenue. The scheme aims to transform the property from a three bed, one bathroom to a four bed, three bathroom flat with enhanced kitchen and living areas which are appropriate for modern family living.

This is achieved by rearranging the internal layout of the property and adding two dormers and a roof terrace.

2.2 Use

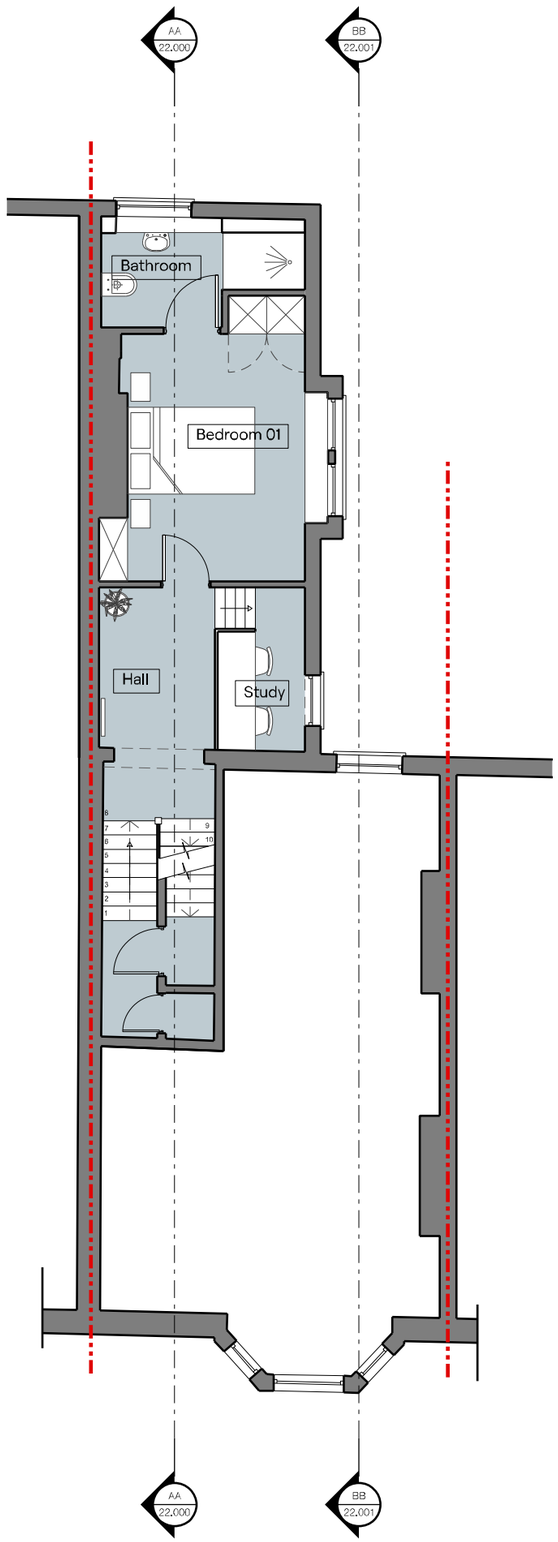
There will be no change of use from the property's current purpose as a residential dwelling.

2.3 Layout

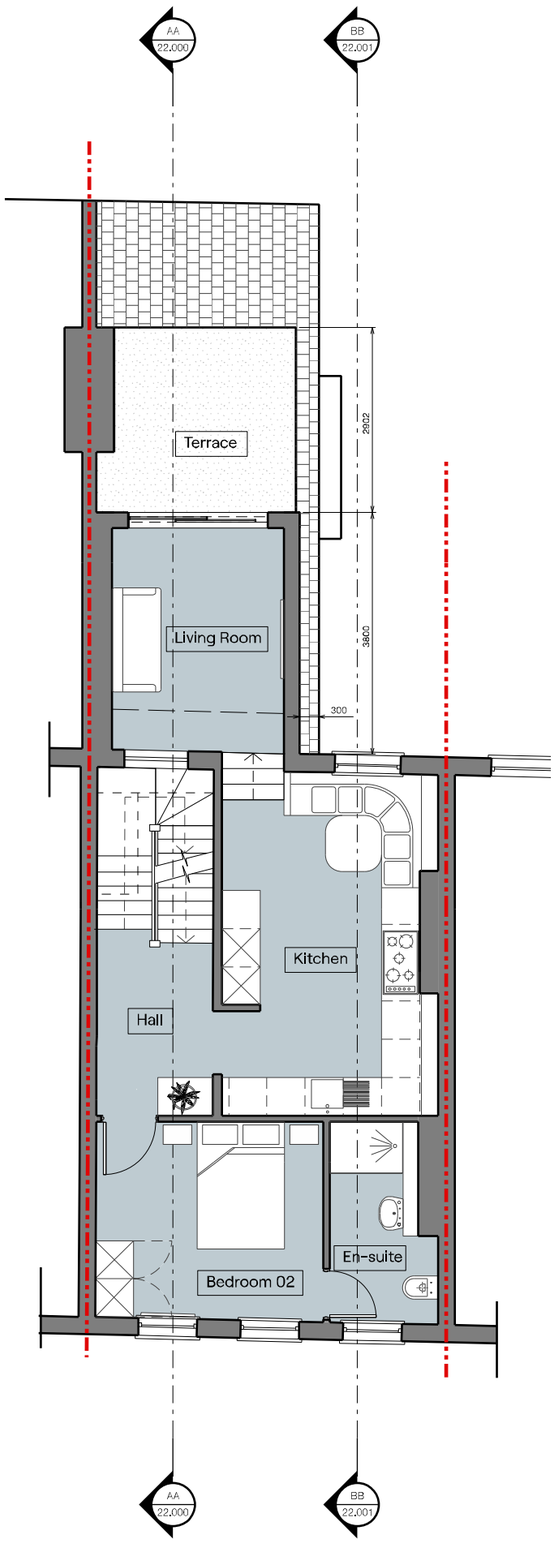
Access to the flat will remain as the existing staircase.

The current layout of the flat features cramped kitchen and living conditions.
To improve this, the lower floor of the flat will be reorganised from a living and kitchen space to a new bedroom and en-suite. The kitchen and living room will be moved upstairs, with the living room featuring in the new bright and open dormer on the outrigger of the roof. The living room will benefit from plenty of natural light and a direct connection to outdoors via the new terrace proposed.

The existing loft is then proposed to be converted to provide two spacious double bedrooms and a bathroom. This will require an addition of a roof dormer to maximise available space.
A new terrace will provide the flat with a direct connection to outdoors and provide natural ventilation in the summer months with large aluminium framed glazed sliding doors featured.



Proposed First Floor Plan 1:100



Proposed Second Floor Plan 1:100

2.4 Scale & Impact: Massing

The scheme proposes adding two dormers to the roof-scape of 48 Mazenod Avenue. The massing is broken into two main additions, with one dormer across the main roof, and one on the outrigger roof.

The additional volume of the proposed dormers is 34.6m³. We have designed this massing in the region of volumes set out by Permitted development which permits 'any additional roof space created must not exceed 40 cubic metres for terraced houses and 50 cubic metres for detached and semi-detached houses'.

The loft dormer is set down from the ridge by 500mm, and set back from the eaves by 500mm. The dormer cheeks are set away from the sides by 500mm.

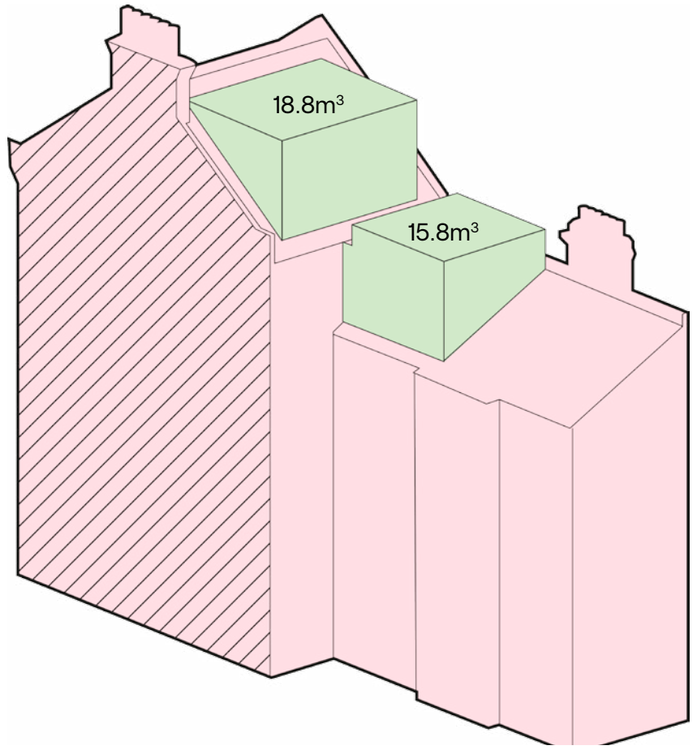
The stepped volume is of appropriate scale to the large host building, proving much needed internal head height, and does not overwhelm the existing property nor is visible from the street.

2.5 Scale & Massing: Terrace

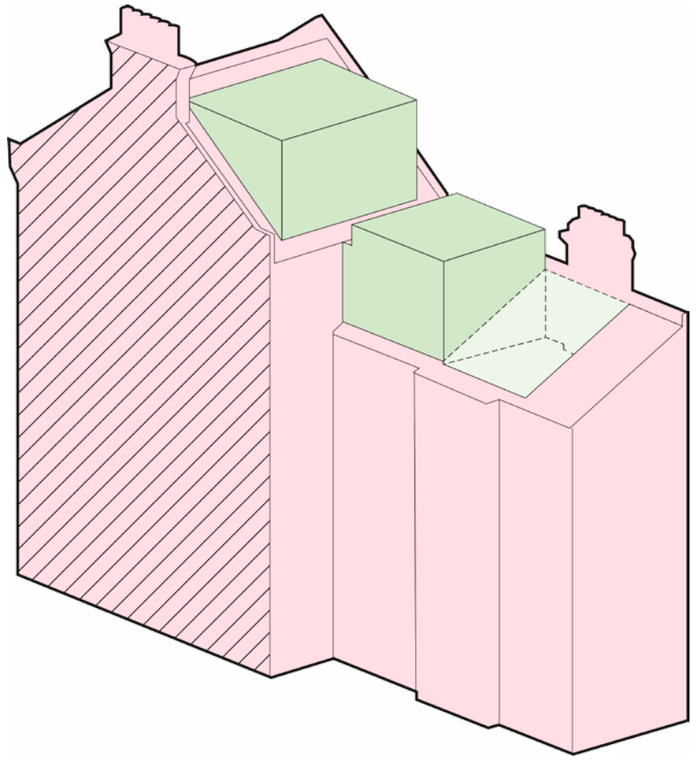
A terrace on the outrigger roof is proposed as the flat has no access to outdoor space and lacks any meaningful amenity space.

Section C10.1 of the Housing Design Standards for the London Plan states: 'Provide a minimum of 5m² of rectangular private outside space for homes with 1-2 bedspaces which must have a minimum depth and width of 1.5m.
An extra 1m² should be provided for every additional bedspace'.

The proposed terrace will be a great private amenity space, and although this is not a new build, we believe this provision of 8.55m² of private external amenity space makes a strong positive gesture towards retrofitting the existing housing stock for modern living.



Proposed additional volume



Proposed additional terrace

34.6m³ - New Volume

Proposed terrace

Existing Volume

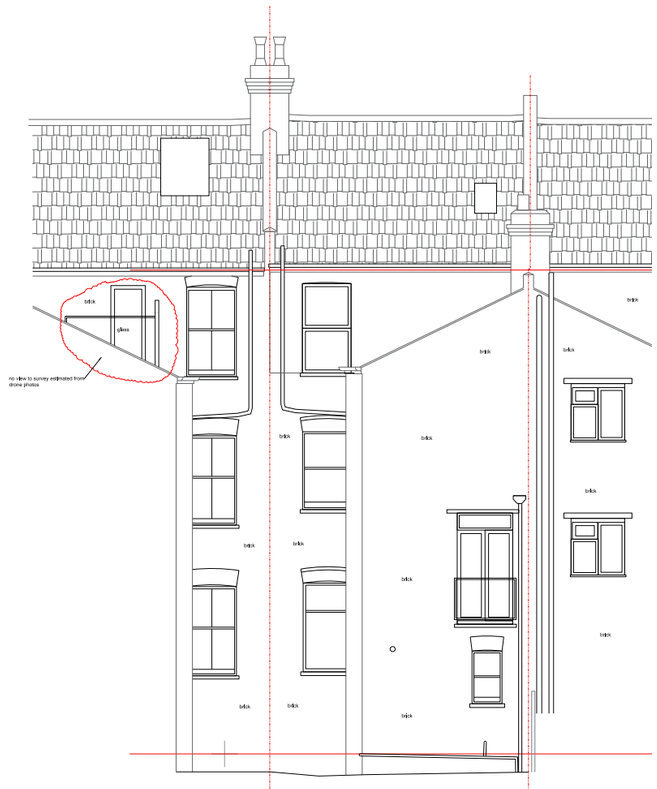
2.5 Scale & Impact: Elevation

The proposal introduces 3no. rooflights to the front elevation, as seen from Mazenod Avenue.

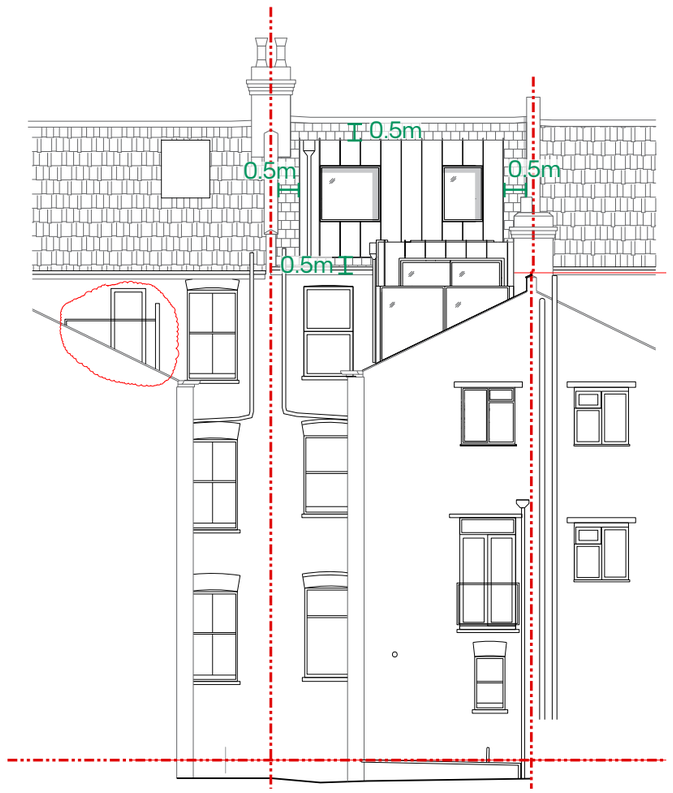
The loft dormer extends 3.0m from the roof, and does not exceed the existing ridge. The height of the dormer is lowered to prevent shading of the neighbouring properties and maintain to the roof ridge line. The dormer maintains a distance of 0.5m to the roof margins.

The outrigger dormer which contains the new living room extends 3.8m from the rear of the property. The height is limited to 2.7m (2.6m above eaves line) to allow a minimum internal height of 2.4m and reduce the dormer's impact on neighbouring properties.

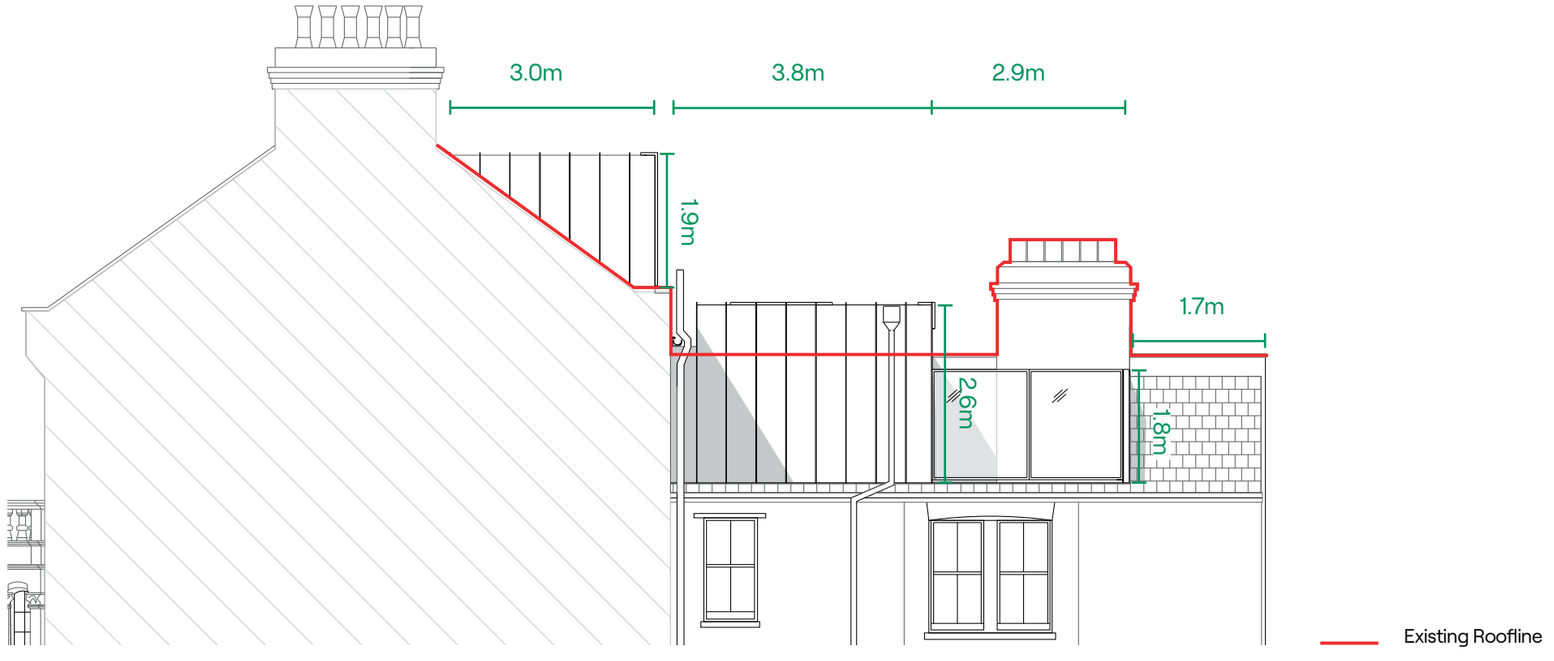
The terrace is set back by 1.7m, and the dormer by 4.6m from the gable end of the L-shaped outrigger as to maintain the characteristics of the rear elevation, and instead 'nestle' our proposal into the existing elevation.



Existing Rear Elevation (NTS)



Proposed Rear Elevation (NTS)



Proposed Side Elevation NTS

2.6 Appearance & Materiality

High quality materials will be used across the entire scheme. The main material used in the external design is a standing seam zinc finish to match the grey tone of the existing roof slate. This material is used for both dormers to create a cohesive modern addition to the roof, while minimising its impact on the surrounding buildings. This material is durable, self-cleaning and recyclable, which are qualities supported within the CPG - Home improvements.

A modest terrace features a thin metal framed obscure glass balustrade which is designed to be subordinate to the roof form, while complementing the proposed materiality and design of the scheme.

The terrace faces a neighbouring terrace, and encourages privacy with the balustrade and strategic planting to prevent overlooking.

High quality double glazed aluminium frame windows in the extension will create a crisp finish and distinguish between the old and new.

Zinc Standing Seam - “Slate Grey” Precedents

3.0 Access

3.1 Accessibility

Access to Flat 3, 48 Mazenod Avenue will remain as the existing communal front door and staircase.

The property has good access to public transport, with a PTAL score of 6a. The nearest tube is a 9 minute walk away and there are also many bus services within easy reach of the property.

3.2 Sustainability & Environment

The overall strategy of this proposal is to make best use of an existing property and improve it to meet current environmental standards, enhancing a piece of good quality domestic architecture to be suitable for modern family living.

Where new openings are being created, the use of high performance glazing will also improve the efficiency of the building.

The proposal also aims to use sustainable materials where possible and reduce / recycle waste during the construction process. The scheme also proposes an addition of high quality insulation into the roof.

All new sanitary fittings and toilets will take water saving into consideration.

The design has been conceived to improve the levels of day light to the house, reducing the requirement for artificial lighting. The scheme will look to utilise low energy or LED technology.

PTAL Area Map