



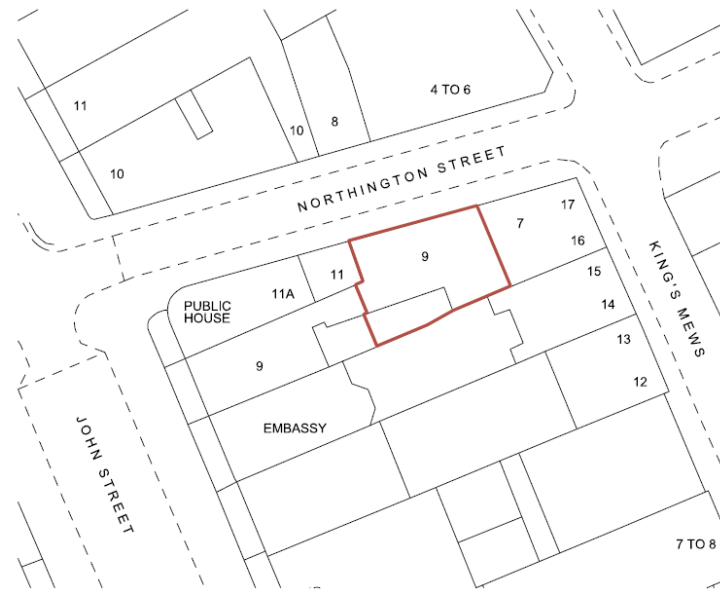
06/12/2024

Design and Access Statement

Project Address	9 Northington Street, London, WC1N 2ES
Development	Proposed private roof terrace accessed via the second-floor apartment at the above-mentioned address.
Introduction	<p>This planning application seeks approval for the installation of a private roof terrace at 9 Northington Street, to be accessed from the second-floor apartment. The proposed roof terrace builds upon the previously granted planning permission under application reference P2022/1056/P (detailed below).</p> <p>The roof terrace will provide new external amenity space for the residents of the second-floor apartment, contributing to improved quality and functional use of the property. The proposed roof terrace design has been carefully considered to maintain the character of the existing building, ensuring minimal impact on neighbouring properties, and compliance with all relevant planning policies and guidelines.</p> <p>This application includes detailed information on the design, materials, and mitigating measures to address privacy, noise, and visual impact of the proposed development.</p>

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Site Location



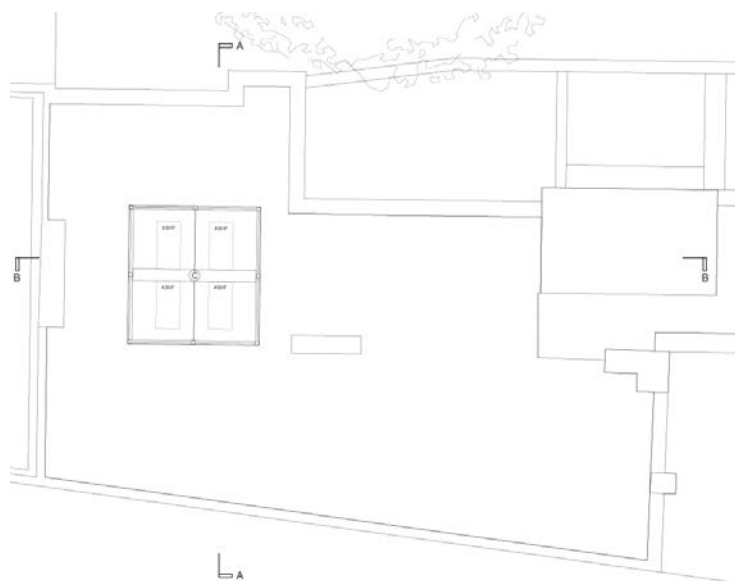
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Planning History

P2022/1056/P

Approval was granted for the change of use from office (Class E) to residential (Class C3) to form 4x, 2-bedroom units, including associated external alterations including secondary glazing, and the replacement of a window with French doors to the rear and 4x ASHP at roof level (dated 1/11/24) [Approved scheme].

The approved scheme has no external alterations to the existing building envelope, but it did allow for an acoustic air source heat pump [ASHP] enclosure on the flat roof for the four ASHP's that serve the apartments.



Roof plan of the approved scheme.



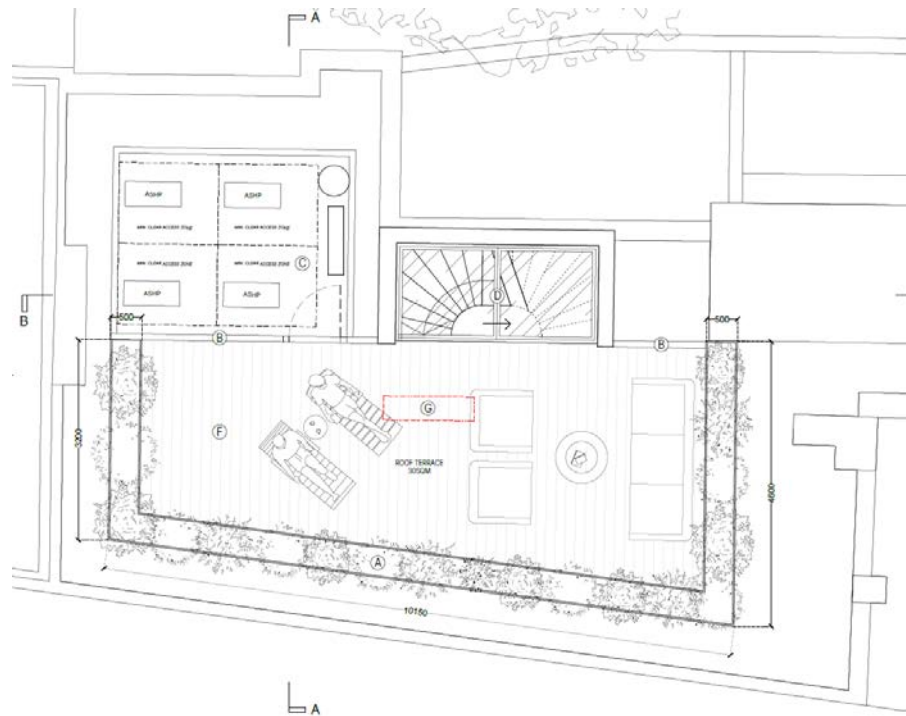
Front (north) elevation of the approved scheme.

Design/Materials

The choice of graphite grey metal planters that form the 1.1m high protection boundary on three sides of the proposed roof terrace have been chosen to reference the building's historical industrial use. The planters echo the aesthetics traditionally associated with industrial architecture.

The western red cedar horizontal timber batten fencing has been chosen due to its natural resistance to decay, rot, and insect damage. Its natural warm red appearance enhances the overall design, creating a harmonious relationship between the terrace and the surrounding urban setting. The horizontal arrangement of the battens adds a sleek, contemporary aesthetic and compliments well with the proposed vegetation within the planters.

The retractable glazed roof lantern is enclosed by medium-height walls on three sides which will be finished in white render. This finish has been selected as it architecturally references the white painted lintols found over windows on the existing building. The proposed floor finish to the roof terrace will be a non-combustible decking sat on a raised pedestal system.



Proposed roof plan showing the extent of the roof terrace.



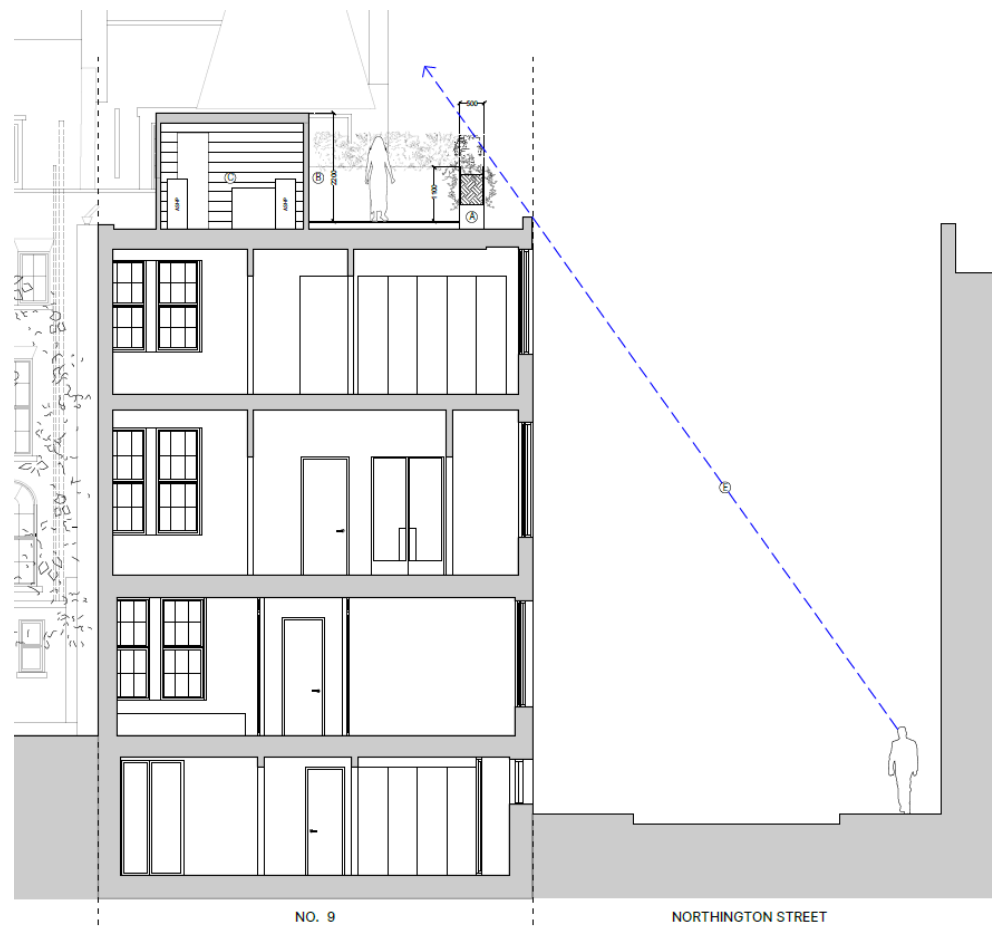
Proposed front (north) elevation.

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Privacy and Visual Impact

The proposed planters with vegetation serve as an effective solution for providing both screening from neighbouring properties as well as the 1.1m high protection barrier. Tall vegetation, such as shrubs and ornamental grasses are proposed which create a natural barrier that obscures direct sightlines without the need for solid, imposing boundary treatments. The planters have the added benefit of adding additional urban greening which helps towards increasing local biodiversity.

The planters that form the boundary treatment on three sides have been carefully inset from the buildings parapet to ensure they remain out of view from pedestrians on Northington Street. The position of the planters away from the building edge ensures the buildings historical and architectural character remain unaffected at street level, whereby ensuring the roof terrace is both discreet and subservient.



Proposed section AA demonstrates how the proposed roof terrace remains unseen from sightline for pedestrians on Northington Street.

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Sustainability and Noise Impact

The applicant has appointed an M&E engineer to specify the ASHP's to serve the apartments for the approved scheme. Following a detailed review of the systems required and the associated ASHP equipment needing to be housed, the M&E engineer provided clarification on the size and configuration of the acoustic enclosure as shown on the proposed roof plan. The enclosure features acoustic louvres finished in graphite grey on three sides and the western red cedar fence boundary adjoining the roof terrace. The acoustic performance of the enclosure will meet the same noise parameters as set out in the noise impact report under the approved scheme.

Precedent Project

Below are some precedent images of a Tasou Associates designed roof terraces that features a retractable glazed roof lantern with renders side walls, western red cedar horizontal fencing, and graphite grey planters with feature planting.



Image of Tasou Associates River Street Mews development in Islington.



Image of Tasou Associates' River Street Mews development, Islington.

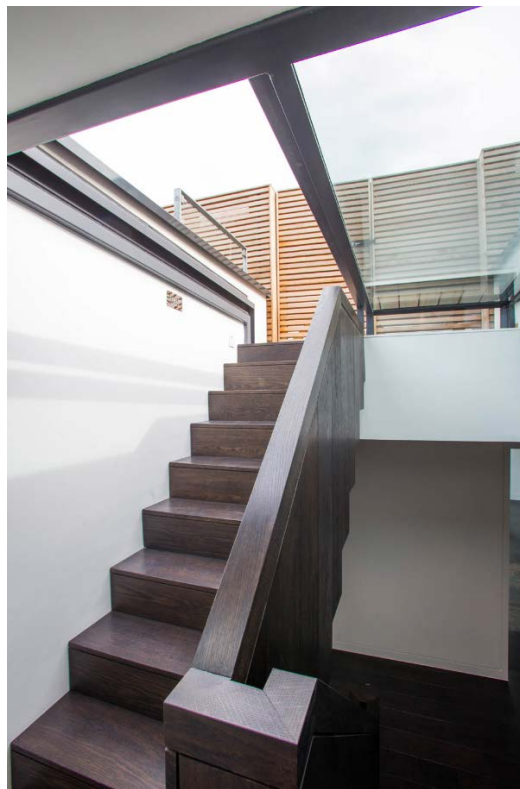


Image of Tasou Associates' River Street Mews development, Islington, showing the retractable roof lantern.

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Conclusion

The proposed roof terrace at 9 Northington Street, featuring inset planters, vegetation, and Western Red Cedar horizontal timber batten fencing, has been designed with sensitivity to the building's historical context, the character of the surrounding area, and the privacy of neighbouring properties.

This carefully considered proposal successfully balances the creation of a high-quality outdoor amenity space with respect for the building's historical context. It demonstrates compliance with relevant planning policies and guidelines, addressing potential concerns such as privacy, noise, and visual impact through thoughtful design.

Given the above, we respectfully submit that planning permission for this proposal should be granted, as it represents a well-considered enhancement to the property that benefits its occupants while maintaining the character local area.