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Design & Access Statement incorporating Heritage Statement

0350

Project: Conversion of loft incorporating two rooflights to front elevation and raising of party walls to form mansard and two dormers to rear elevation and creation of terrace to roof of rear outrigger.

Location: 17 Courthope Road, London. NW3 2LE

Date: 7 February 2025

Revisions

P1 Issued for planning application

7 February 2025

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1.00 Introduction

1.01 This Design & Access Statement is prepared as part of an application for a Householder Planning & Demolition in a Conservation Area for the conversion of loft incorporating two rooflights to front elevation and mansard and two dormers to rear elevation and creation of terrace to roof of rear outrigger at 17 Courthope Road a single 3-storey dwelling house with coal cellar (Use Class C3).

1.02 The proposal involves the following;

- i. Loft conversion incorporating mansard roof to rear to form bedroom with en-suite shower room, two rear dormers incorporating French doors and a window and two rooflights to front elevation.
- ii. Rear flat roof conversion to terrace with boundary screening and dormer French doors access

1.03 This statement should be read in conjunction with the following drawings and information;

0350 F08P1 – Site & Site Location Plans and Cellar, Ground Floor, and First Floor Plans as Existing

0350 F09P1 – Second Floor, High Level Second Floor, Roof Void, and Roof Plans as Existing

0350 F10P1 – Elevation and Sections as Existing

0350 D10P1 – Site & Site Location Plans and Cellar, Ground Floor, and First Floor Plans as Proposed

0350 D11P1 – Second Floor, High Level Second Floor, Third Floor, and Roof Plans as Proposed

0350 D12P1 – Elevations and Sections A-A & B-B as Proposed

0350 D13P1 – Sections C-C, D-D and Side Elevation as Proposed

CIL Declaration

Parking Provision, Tree Survey and Fire & refuse Statement

2.00 Site Context and Planning History

2.01 No.17 Courthope Road is a mid-Victorian 3-storey + coal cellar mid-terrace 19thC. (circa 1880-90's) single residential property.

2.02 The property is located within the London Borough of Camden and is not listed, nor are the properties surrounding the site.

2.03 The property is not included in Camden's Local Heritage List

2.04 The property does not fall within an Article 4 Direction area apart from the blanket 'basement excavations'.

2.05 The property is located within the Gospel Oak ward and falls within the Mansfield Conservation Area, designated in 1990. The area boundaries are Parliament Hill and the London Overground North London Line to the north, Gospel Oak Station to the east and Fleet Road and Mansfield Road to the south.

The Conservation Area is sub divided into 2 distinct areas, the property is located within Sub area 2; which is *'late Victorian predominately residential in character and is laid out on a loose grid pattern'*.

2.06 The property lies within Flood Zone 1 and is considered.

- Surface Water flooding - 'Low' probability
- Rivers and Sea flooding – 'Very Low' probability

The site also falls outside of the Camden Local Flood Risk Zone and the Critical Drainage Area.

2.07 The property is located on the west side of Courthope Road which runs roughly on a north / south axis joining Mansfield Road in the south to Savernake Road in the north. Gospel Oak station is to the east. Courthope Road inclines gently from south to north, the closer to Parliament Hill Fields it gets; every paired set of terrace houses steps up from the last one.

2.08 The house and plot is orientated on a roughly east / west axis with a small front hard standing area for refuse bins and a west facing rear garden surrounded by shared garden walls . There are no trees on the site.

2.09 The Conservation appraisal notes *'the main building type is the three-storey house, without basements, which generally forms part of a terrace.... The buildings are flat fronted with a projecting bay window over two storeys, recessed paired entrance doors, visible pitched roofs and prominent chimney stacks and party walls and original two or three storey part width rear extensions.*

This property has a three-storey rear extension (outrigger) culminating in a flat roof.

2.10 On plan the property has a standard Victorian terrace layout with separate entrance hall and staircase, two principle ground floor rooms divided by load-bearing wall and a rear kitchen and pantry in the outrigger with outside w.c (now used as garden store). The upper two floors are laid out each with two bedrooms directly over the two principle rooms, with washing facilities and a further bedroom in the rear outrigger on each floor. A pitched roof and loft space is set over the principle rooms, the rear outrigger has a flat roof.

2.11 The property is finished with London stock brick to both front and rear elevations with painted stone detailing to the bay windows, door surround and window lintels to the front elevation. The rainwater goods are a mix of metal painted black and black uPVC. Windows are replacement timber double glazed conservation box sashes with stone cills.

2.12 There is one planning application for works to the property shown on the planning register as follows;

2024/5364/P – Conversion of loft incorporating two rooflights to front elevation and two dormers to rear and the erection of a ground floor rear single storey wrap around extension and creation of terrace to roof of rear outrigger. – Approved 21 January 2025

2.13 There are no planning applications for works to the neighbouring property No.15 Courthope Road shown on the planning register.

2.14 There are several planning applications for works to the neighbouring property No.19 Courthope Road shown on the planning register as follows;

Ref **28700** – Change of use and works of conversion to provide 2 self-contained dwelling units. – Approved 25 June 1979

Ref **9292026** – Re-pollarding of two Lime trees. – Refused, alternative action suggested 31 January 1992.

2.15 Map of Gospel Oak ward with the Mansfield Conservation Area shown and 17 Courthope Road highlighted with a red circle.



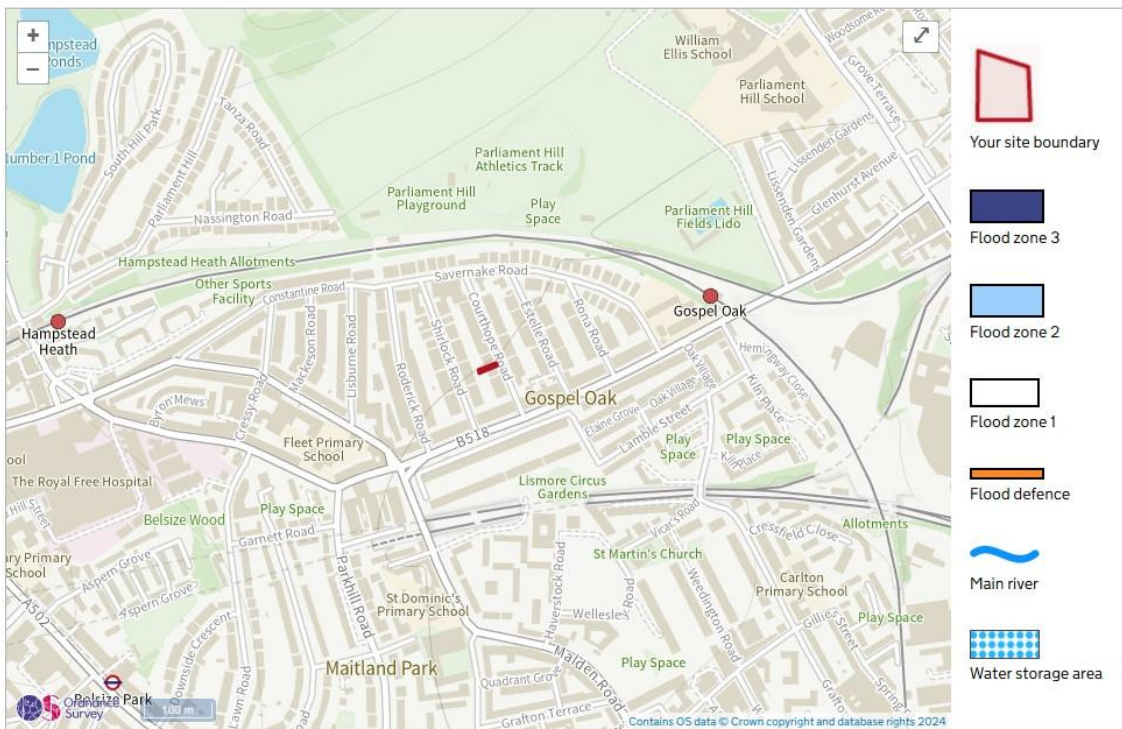
2.16 Site Location Plan with 17 Courthope Road highlighted in red



2.17 Flood Zone Map with 17 Courthope Road highlighted in red. The site is in Zone 1

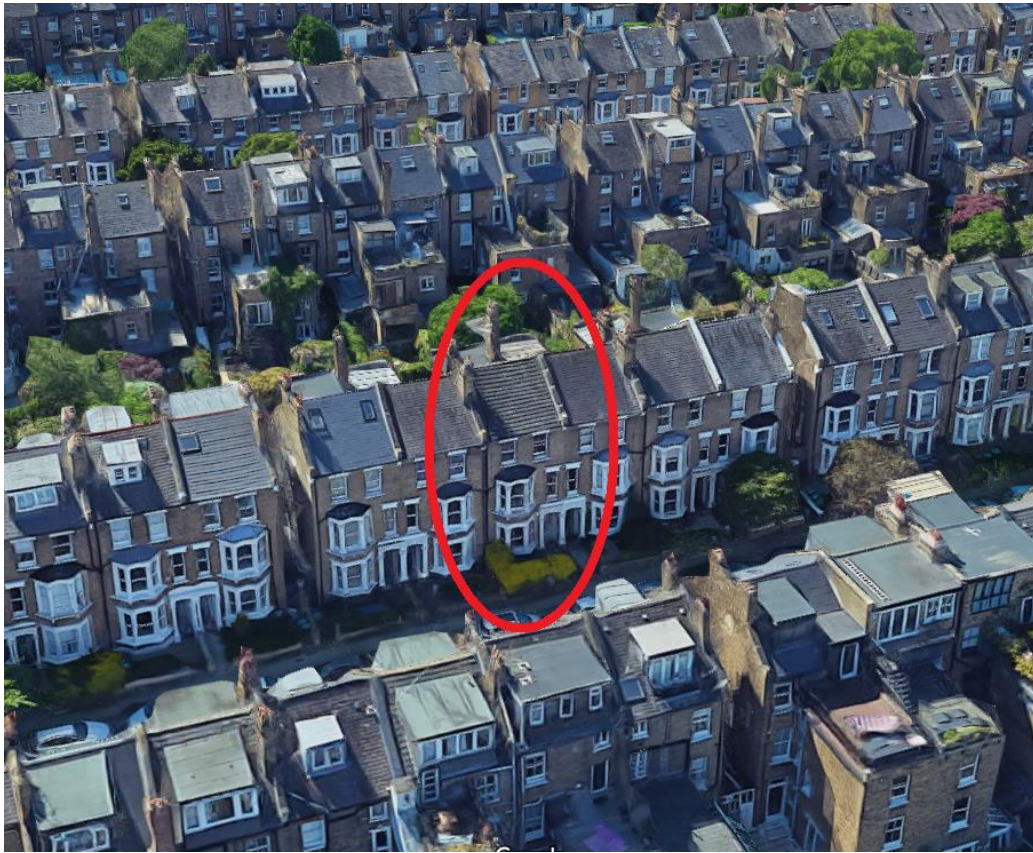
Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



▶ [What the flood map shows](#)

2.18 Aerial photograph looking west showing front elevation of 17 Courthope Road.



2.19 Aerial photograph looking north-east showing rear elevation of 17 Courthope Road



2.32 Front elevation



Rear elevation 'outrigger'



2.33 Rear elevation



Rear elevation



3.00 Proposed Scheme

3.01 Planning permission (**2024/5364/P**) has been secured for the conversion of the loft to form habitable accommodation and the use of a flat roof over the rear outrigger as a roof terrace.

The proposed scheme wishes to increase the usable space within the loft by raising the rear party parapet walls in reclaimed London stock brickwork to form a rear mansard roof, finished in the same natural blue slate to the mansard and a flat roof from the ridge back to the mansard. The proposed rear dormers forming a window and a set of French doors are the same size, position and materials as already consented. The two front rooflights are again as consented and a flat rooflight over the staircase has been added which will be no higher than the existing ridge.

Both the ground rear floor wrap around extension, the roof terrace and loft conversion are all familiar alterations which other properties have carried out in the area, whilst keeping the properties character and maintaining the amenities of the neighbours.

3.02 Existing building

The pitched roof will be stripped of the concrete tiles, insulated, and replaced with new natural blue / black slate. Any uPVC rainwater goods will be replaced with heritage black aluminium to match the style of the original fittings.

3.03 Terrace and Loft conversion

The rear outrigger is finished with a flat roof and chimney stack. The flat roof will be upgraded and refurbished to form a terrace, with painted metal railings to side and rear elevations and a higher hit and miss screening to the party wall with No.19. Access to the terrace will be via a new lead clad dormer with metal French doors accessed from the new loft staircase half-landing.

A new flat roof rooflight will be provided above the staircase to provide natural top light to the staircase.

The loft conversion will remove the rear pitched roof covering complete, the rear parapet party walls will be raised in reclaimed London stock brickwork to match the original and finished with matching coping stones. The new mansard will retain the rear gutter line at floor level. The mansard will be finished with new natural slate with the flat roof and rooflight over the staircase kept below the existing ridge line. Chimney stacks will be repointed and the two rear facing dormers clad in lead. Two recessed rooflights will also be added to the front elevation.

4.00 Planning Policy & Considerations

4.01 Planning Policy

The relevant Camden planning policies to this application are noted below;

NPPF December 2024

London Plan (2021)

Camden Planning Guidance (CPG)

- Home Improvement January 2021
- Design January 2021

Draft New Camden Local Plan – Regulation 18 Consultation Version January 2024, so the new draft plan policy numbering has been used below;

- Policy D1 – Achieving Design Excellence
- Policy D3 – Design of Housing
- Policy D4 – Extensions and Alterations
- Policy D5 - Heritage
- Policy A1 – Protecting amenity.
- Policy CC5 – Energy reduction in existing buildings

Mansfield Conservation Area Appraisal and Management Strategy (2008)

Below we have taken each of the Policies and noted how the design relates to that issue.

4.02 Policy D1: Achieving Design excellence.

Various properties along Courthope Road have had unauthorised rear dormer extensions, where the roof to the rear has been removed complete, the party walls extended and squared off at the rear and a further storey of brickwork added to provide the maximum habitable accommodation, this includes the following properties, No.11, No.20, No.22, No.26, No.37, & No.51. These properties lose the context and character of the original property by removing the original gutter line, raising the rear wall in brickwork where originally a slate roof would have been, and generally disturbing the proportions of the property with incongruous and unsympathetic window openings.

The dormer loft conversion aims to effectively integrate the new rear roof structure with the main house by keeping the extension subservient in massing to the main property and sensitively designed using traditional materials; lead for the dormers, London stock brickwork for the party walls, slate for the mansard metal framed windows and doors withing those new elements to respect and compliment the host building. The original building form will still be easily readable after the alterations, preserving the heritage asset.

4.03 Policy D3: Design of Housing

The policy notes *‘Support the extension and alteration of existing homes provided the proposal is in accordance with Policy D4 below’*

4.04 **Policy D4: Extensions and Alterations**

Loft conversion - The loft conversion will provide opportunity to replace the modern concrete roof tiles with natural slate to replicate the original roof finish and to provide a fully insulated roof. On the front elevation two recessed aluminium rooflights will be provided, centred on the principle windows below. To the rear, the party parapet walls will be raised and finished with matching copings to provide a flat roof and a 70° mansard roof, finished in natural slate with two lead clad flat roof dormers formed, matching those in size and scale already approved under permission (**2024/5364/P**).

The raised party walls will be no higher than the highest part of the current parapet walls and the flat roof and rooflight no higher than the ridge line, making the rear alterations subservient to the host building and impossible to view from the principle street; so there is no impact on the street scene and little impact on the properties either side. The increase in massing above the consented permission 2024/5364/P is negligible and thus does not adversely impact on the heritage asset.

Terrace – The rear outrigger flat roof will be re-purposed as a terrace to provide outdoor space, exactly as permission (**2024/5364/P**).

4.05 **Policy D5: Heritage**

The proposal has minimal effect on the character and appearance of the Conservation Area from the street. The only change to the front of the house is the discreet rooflights and the change in roof finish from concrete tiles back to natural slate which should be welcomed. Overall, there is very little effect on the street scene and as a result the potential for any effect on the character or appearance of the Conservation Area is negligible.

The main change from the previously consented scheme is the addition of a rear mansard roof construction which is discreet, being lower than the corresponding parts of the original house and finished in traditional materials; maintaining a slate roof to the mansard and lead clad dormers. The original ridge line and most of the original rear gutter line all remain, (the break in gutter line has already been consented in the previous permission), which is in accordance with the '*Conservation Area Appraisal – Roof alterations and extensions.*' Courthope Road is not noted in the Appraisal as a street which has a '*roof line that is largely unimpaired by alterations or extensions, or where its architectural style would be undermined by any addition.*' Indeed, as noted in 4.02 a number of properties along Courthope Road have 'squared off' the rear loft conversion which has harmed the local character and host property, this proposal wishes to show that a mansard roof alteration can be incorporated into the property architecture respectfully without detracting from the area's character.

This roof alteration will have little impact on the appearance of the host building and character of the wider area due to its modest size and discreet location adjoining the party walls which is only visible from upper floors of properties opposite.

A significant number of properties in the area have rear dormers of various scale and appearance, this part of the conservation area is characterised by broken roof slopes, but with no uniformity to the size and materials of the dormers (full width) we feel that the proposal provides a well-proportioned solution with detailing in traditional materials respecting the heritage of the area.

4.06 **Policy A1: Protecting Amenity**

The new rear mansard extension will maintain the size and style of dormers consented under permission (**2024/5364/P**), so in this respect the amenity has not changed. The mansard roof whilst subordinate to the host building and only viewable from within properties opposite does increase the mass of the roof, however this is minimal on the party wall shared with No.15 which contains the two large chimney structures. On the party wall shared with No.19 the increase in the party wall height is still minimal and would have little effect on the adjacent small single rooflight.

4.07 **Policy CC5 – Energy reduction in existing buildings**

The property falls short of modern requirements of sustainability; to restrict heat loss in the winter, heat gain in the summer and reduce the carbon footprint of household energy use. The new loft conversion and terrace conversion as well as the complete internal refurbishment, including new glazing to the extension will provide the opportunity to fully insulate the house to beyond the building regulations.

A new boiler, hot water storage system and a complete re-fit of the property services including all lighting along with modern controls will provide a reduction in carbon emissions.

4.08 **Conservation Area**

See item 4.05 'Policy D5: Heritage' above.

5.00 Accessibility

5.01 There is no change to the accessibility of the property under this proposal

6.00 Heritage Assessment

6.01 **Description of heritage asset**

See items 2.01 – 2.14 'Site Context' for a description of the heritage asset and photographs

6.02 **Heritage assets that will be affected by the works and impact**

See item 4.05 'Policy D5: Heritage'

7.00 Conclusion

7.01 The mansard works proposed are in line with government policy promoting mansard roof extensions as a way of increasing accommodation as long as this does not affect the heritage setting.

7.02 The mansard extension is discreet and deliberately subservient to the original period house.

7.03 The proposals utilise traditional materials in keeping with the architectural style of the property and the Conservation Area

- 7.04 Many of the surrounding properties have loft conversions and alterations which have been carried out uncontrolled by planning restrictions, this proposal seeks to provide a uniform set of proposals which enhance the property rather than detract, whilst preserving the amenity of neighbours.
- 7.05 The extension and general refurbishment of the property including updates to the services will make use of modern materials and design standards to minimise the heat loss from the building in winter and reduce the carbon emissions of the property.
- 7.06 The proposals enhance and improve the property in terms of sustainability and the usability of the house for modern family living whilst maintaining the character.