

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**3 MORTIMER TERRACE
LONDON
NW5 1LH**

Quality Control

PREPARATION	
Prepared by:	Richard Ogunniyi Building Surveyor
QA	
Reviewed by:	Alex Johnson Associate Director

REVISION NO.	BY	QA	DATE	COMMENTS
P1	RO	AJ	23/12/2024	-
P2	RO	AJ	02/01/2024	Fall Restraint Clarity
P3	RO	AJ	04/03/2025	Anchor Fall Restraint
P4	RO	AJ	23/04/2025	Details of Anchor

Contents

1.0 Introduction.....	4
2.0 Planning Restrictions.....	4
2.1 Conservation and Heritage.....	4
2.2 Flood Risk Assessment.....	5
3.0 Existing Building	5
3.1 Location	5
3.2 Building Description.....	6
3.3 Existing features subject to proposals	7
3.3.1 Existing Roof	7
4.0 Design Proposals	8
4.1 Proposed Roof	8
4.2 Anchor Fall restraint System	8
5.0 Heritage Impact.....	9
5.1 Conservation Area Description	9
5.2 Heritage Impact.....	9
5.3 Heritage Conclusion	9
6.0 Access	10
6.1 Car Parking	10
6.2 Transport.....	10
7.0 Refuse Strategy and Disposal	10
7.1 Refuse Strategy	10
7.2 Waste	10
8.0 Planning Fire Safety Statement (PFSS) for London Plan Policy D12	11
9.0 Summary	11

11085 – 3 MORTIMER TERRACE

DES & ACCESS/HERITAGE/PLANNING STATEMENT

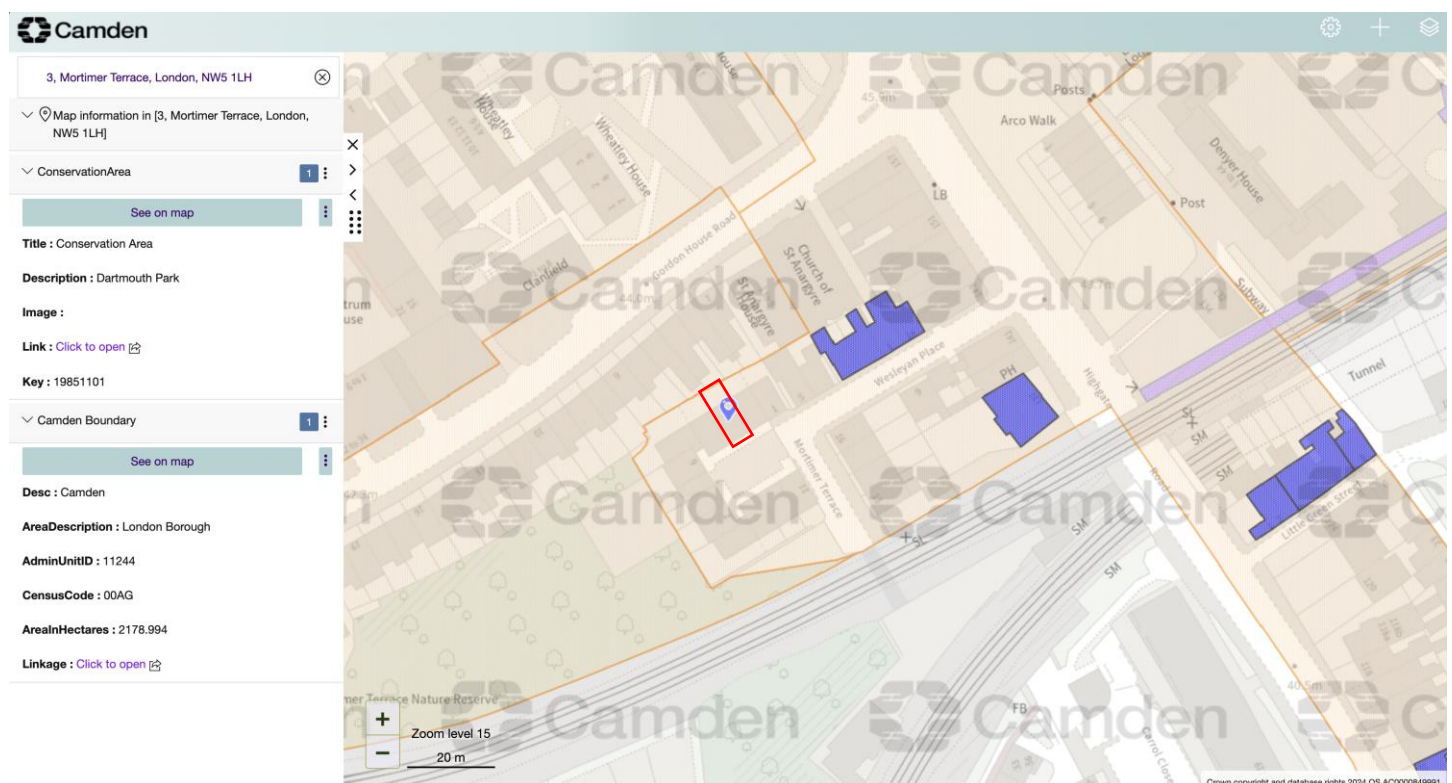
1.0 Introduction

Potter Raper are working alongside Wates to facilitate the capital works on properties, on behalf of Clarion Housing Association. This design and access statement will support the planning application for the refurbishment of 3 Mortimer Terrace, NW5 1LH.

2.0 Planning Restrictions

2.1 Conservation and Heritage

The site is located inside Dartmouth Park conservation area as indicated by the screenshot below.



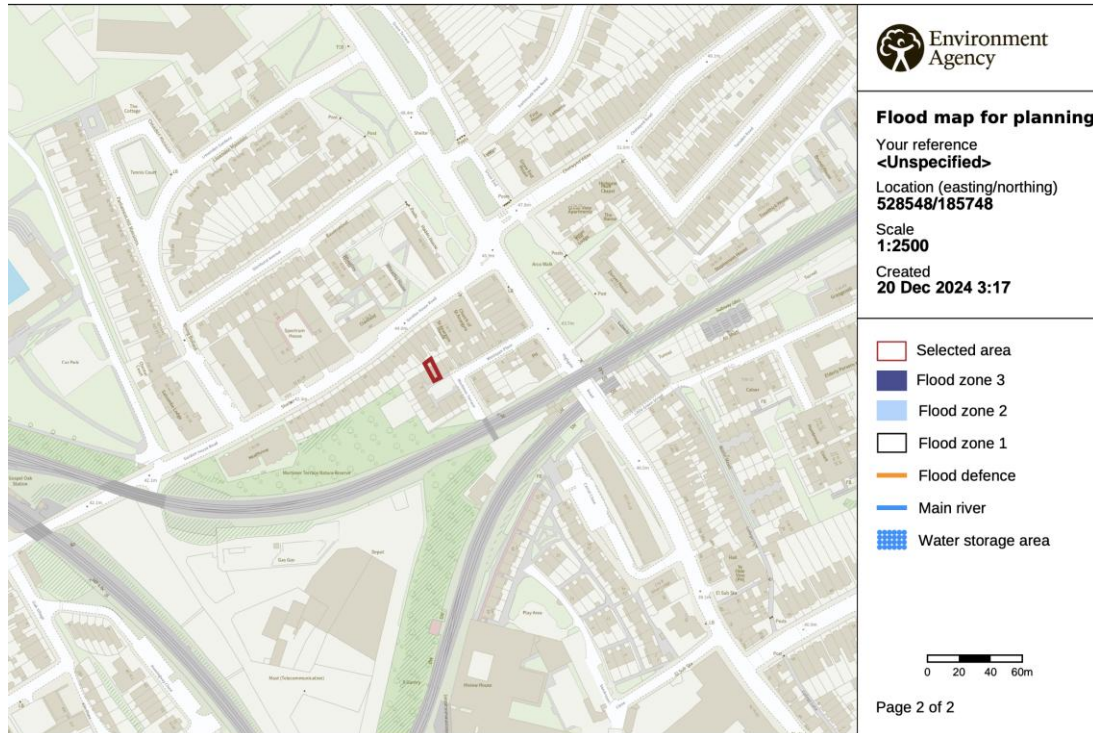
As also indicated in the above screenshot, the buildings is not Listed, either locally or by statute.

11085 – 3 MORTIMER TERRACE

DES & ACCESS/HERITAGE/PLANNING STATEMENT

2.2 Flood Risk Assessment

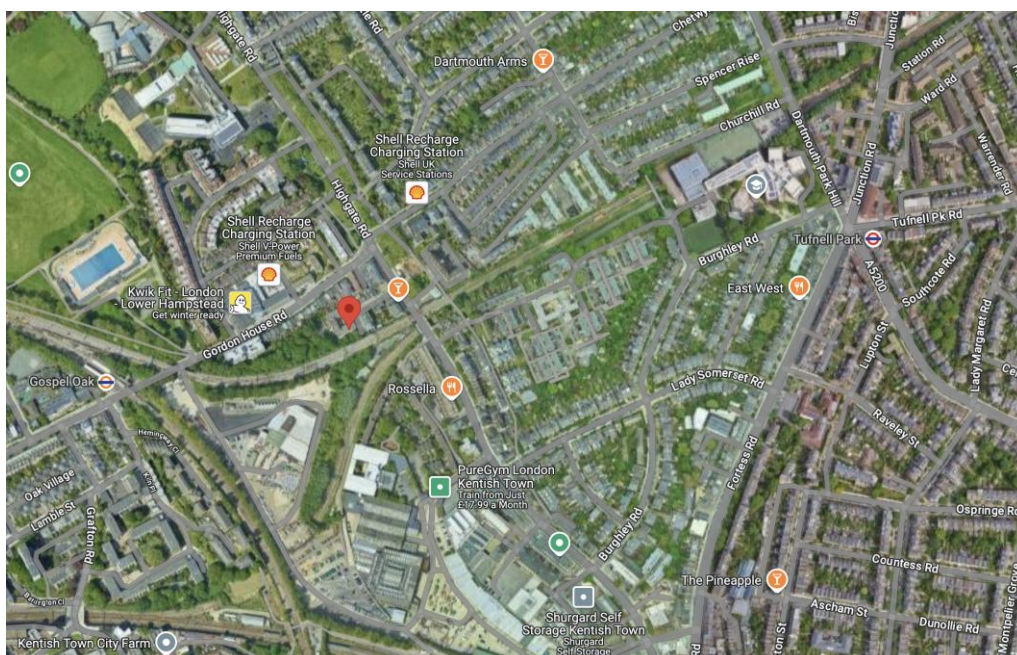
The property is located in a low flood-risk area, and flood risk does not have a significant bearing on this application.



3.0 Existing Building

3.1 Location

As indicated in the satellite image below taken from Google, the site is located in Camden, on Mortimer Terrace in the NW5 postcode to south-west of Tufnell Park.

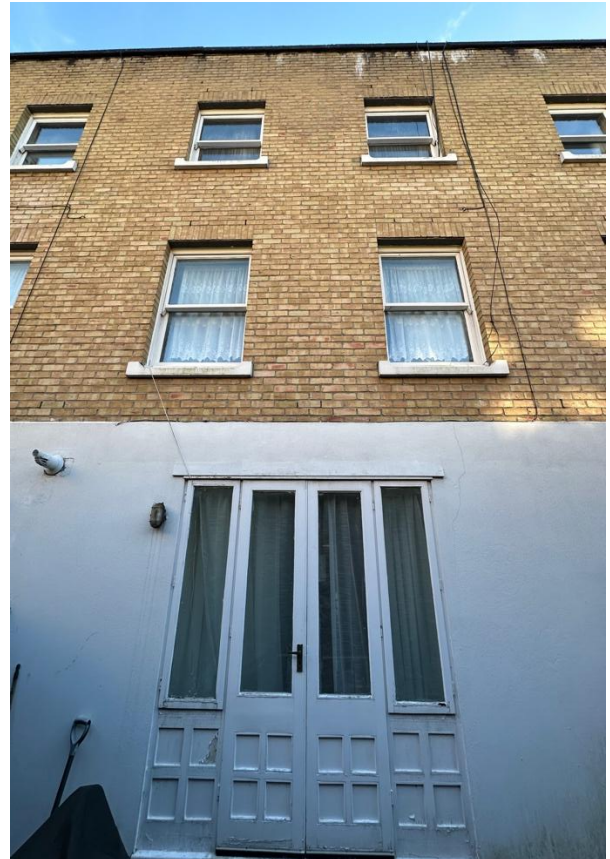


3.2 Building Description

The building in question is a three-storey mid-terrace mock-traditional property. The mid-terrace property features modern yellow brickwork to the front and rear with some areas of the front and rear elevations a painted render, with a recessed front porch and timber sash windows located at the front elevation whilst the rear has a combination of timber sash and timber casement windows. The building imitates Victorian/Georgian architectural styles but is a modern infill development. The roof is covered with flat roofing felt covering and parapet wall separate the neighbouring properties on each side.



Front Elevation



Rear Elevation

11085 – 3 MORTIMER TERRACE

DES & ACCESS/HERITAGE/PLANNING STATEMENT

3.3 Existing features subject to proposals

3.3.1 Existing Roof

The existing roof is a flat, felted roof. The roof coverings have aged since construction and are currently subject to leaks and in need of a full renewal.



4.0 Design Proposals

4.1 Proposed Roof

As per the Langley Roofing Specification included, the proposal are to recover the flat roof with a new flat roofing felt.

4.2 Anchor Fall restraint System

Instead of the installation of a freestanding fall restraint system on the flat roof, the client proposes to install anchor points for a harness fall restraint system to enable roof maintenance. These will freestanding, not penetrating the flat roof covering. These will not be visible from the road. An example of these is provided below:



5.0 Heritage Impact

5.1 Conservation Area Description

The following information has been adapted from the Dartmouth Park Conservation Area Statement.

Early History

Dartmouth Park lies below the highlands of Hampstead and Highgate, on land that slopes towards the River Thames. Historically, the area consisted of open fields and meadows, with development beginning in the 17th century as ribbon development along the road to Highgate. Significant growth occurred in the 19th century, with the construction of substantial villas and terraces catering to the middle class. [1]

Recent History

Modern interventions in Dartmouth Park have been carefully managed to harmonize with the historic fabric. The conservation area maintains a cohesive aesthetic, with efforts to preserve original architectural details such as stucco facades, timber sash windows, and decorative ironwork. The area's residential character, complemented by local shops and proximity to open spaces like Hampstead Heath, contributes to its unique and valued neighbourhood character, protected from significant alteration to maintain its historical integrity. [1]

Character of Mortimer Terrace

Mortimer Terrace is characterized by its 19th-century residential properties, which contribute significantly to the charm of the Dartmouth Park Conservation Area. The street's architectural style and residential ambience are integral to the area's historical and aesthetic value. Preservation of original features, such as iron railings and timber sash windows, is crucial in maintaining the character of the area.

3 Mortimer Terrace is an integral part of the Dartmouth Park Conservation Area, reflecting the area's rich heritage. Any proposed changes to the property should be sensitive to the historical context and architectural characteristics that define this distinguished neighbourhood. [1]

[1] CAMDEN CONSERVATION AREA ASSESSMENT & CHARACTER APPRAISAL (Dartmouth Park) Camden Council (2009). Available at: <https://www.camden.gov.uk/documents/20142/7469393/Dartmouth+Park.pdf/3608cf4e-28bd-7b02-344f-a50463fba27a> (Accessed: 19th December 2024)

The development at Mortimer Terrace is an example of the modern interventions described in the conservation area appraisal document.

5.2 Heritage Impact

The existing heritage features described are present in the front and rear elevations. Architectural features include timber sash windows and yellow brickwork with the ground floor rendered and painted. The roofs are covered with bitumen felt, and there are parapet walls separating the neighbouring buildings on both sides.

The proposals are simply to replace the flat roof coverings, which will not have an impact on the character of the conservation area.

5.3 Heritage Conclusion

The proposals take into account the historical significance of the building and the conservation area. The only proposals included are to renew the flat roof coverings, which cannot be seen from the public realm, and is a like-for-like replacement.

6.0 Access

6.1 Car Parking

There is private parking outside of the property and restricted parking on the nearby roads. Parking in this area is likely to be very busy. Permits will be required.



Car parking (source: Google Maps)

6.2 Transport

The property enjoys a location with many other transport methods such as buses and taxis. The nearest train station is Tufnell Park which is a 11-minute walk from the property.

7.0 Refuse Strategy and Disposal

7.1 Refuse Strategy

The existing refuse arrangements for the property remain unaffected by the proposals.

7.2 Waste

All refuse which arises from the replacement windows will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

8.0 Planning Fire Safety Statement (PFSS) for London Plan Policy D12

Information on space provisions for fire appliances and assembly points (criteria 1).

a) The subject property is a converted street property consisting of three storeys, which can be accessed via the road by the fire service. There is no change proposed to the existing arrangements.

b) The assembly point for an evacuation of this building would be directly outside on the street (public realm).

Information on passive and active safety measures (criteria 2)

The subject property is a converted street property consisting of three storeys, which we are only proposing to replace the roof coverings. These passive and active fire safety measures will remain as existing and are not relevant to the application.

Information and data on construction products and materials (criteria 3)

The subject property is a converted street property consisting of three storeys, which we are only proposing to replace the roof coverings. The property is a converted street property consisting of three storeys and the fire risk relating to products and materials choices is not relevant. Window frames and glass are included in the exemptions list under the materials and workmanship (regulation 7) paragraph (3) Item (j).

Information on means of escape and evacuation strategy (criteria 4)

The subject property is a converted street property consisting of three storeys, which we are only proposing to replace the roof coverings. The existing means of escape and evacuation strategy will remain the same. The front entrance door will be controlled by a thumb-turn internally to allow for evacuation in the event of a fire.

Information on access and equipment for firefighting (criteria 6).

The subject property is a converted street property consisting of three storeys, which we are only proposing to replace the roof coverings. This item is not relevant the application.

9.0 Summary

This application includes replacement of the flat roof coverings. These refurbishments have been designed and planned not only to enhance the condition of the property. The proposals have no impact on the character of the conservation area.