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DESIGN & PLANNING STATEMENT

Mackenzie Burnet & Alexander Lane
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This Design and Access Statement has been prepared by My-architect Studio LLP on behalf of our client, Mackenzie Burnet & Alexander Lane.

The statement outlines a proposal for the installation of a conservation area-suitable rooflight to the main front roof, a dormer to the secondary front slope, one dormer each to the rear primary and secondary roof slope and internal alterations.

March 2025

INTRODUCTION

This statement outlines the proposal for installing three dormer windows and one rooflight at 1 Raglan Street, a terraced house in Kentish Town, within the London Borough of Camden. The design aims to enhance the property's functionality, maximising the liveable space within the current building structure, while respecting the architectural character of the area and adhering to Camden Council's planning guidelines.

SITE CONTEXT AND ANALYSIS

1 Raglan Street is a two-bedroom terraced house that was part of the redeveloped Raglan House, subject to Application ref: 2019/4825/P. Raglan House, formerly a day-care centre, has been redeveloped into six eco-friendly family homes, contributing to the area's residential appeal. This redevelopment reflects a trend of thoughtful modernisation within the community.



Source: Google Earth, data from 13/04/2024



Source: Google Earth, data from 13/04/2024



Site photographs
from September 2024



1 Raglan Street is situated in a predominantly residential area characterised by terraced houses with traditional architectural features. Raglan House is not Grade I or II listed or located within a conservation area. The collection of 1, 3, 5, 7 and 9 Raglan Street and 27 Anglers Lane (formerly Raglan House) is included on Camden Council's Local List as a locally significant building (ref. 315) and is a non-designated heritage asset.

Inclusion on Camden's Local List signifies the building's historical and architectural importance within Camden. The locally listed status highlights the need for development proposals to preserve the character of the building and surrounding area when carrying out any alterations and/or enhancements.

This proposal carefully considers Raglan House's historical significance and ensures that the alterations are in keeping with the features highlighted on Camden's Local List as not to detract from the building's original features and the wider streetscape.

DESIGN

PLANNING CONSIDERATIONS

The proposal has been developed in accordance with Camden Council's planning policies (including (among others) Policy D1, D2, D3 and section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended)), particularly those concerning roof alterations and extensions.

With respect to Camden Planning Guidance (Design), the proposed alterations:

- Provide for the use of good quality materials and details;
- Ensure that the visual prominence, scale and bulk of the design is appropriate having regard to the local context;
- Follow an established form of roof addition both to the neighbouring properties that form part of Raglan House (3, 5, and 7 Raglan Street) and other properties in the surrounding area; and
- Are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.

Key considerations include:

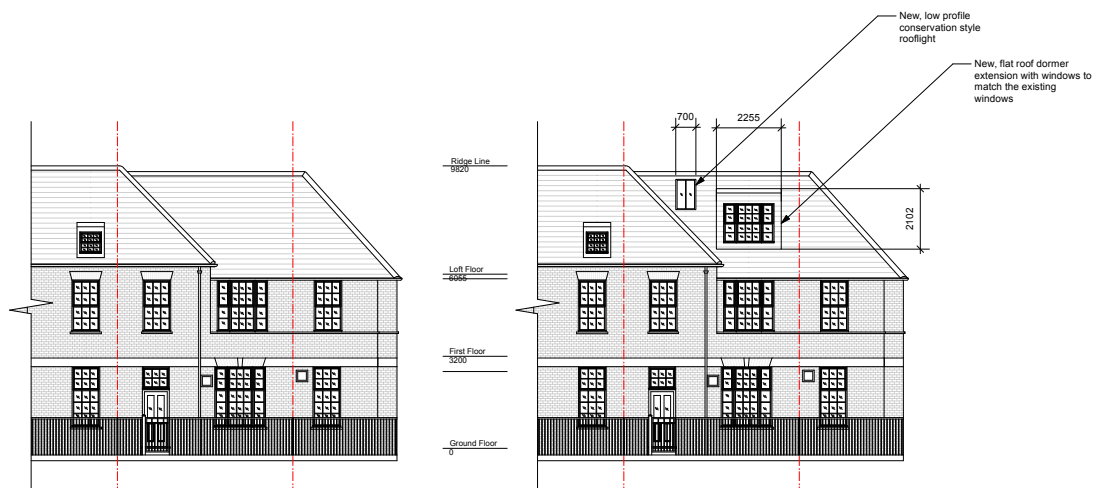
CONSERVATION AND HERITAGE IMPACT

Being part of what formerly was Raglan House means that the design must be sympathetic to the building and area's historic character. The locally listed status of Raglan House requires that any alterations and/or developments respect the established architectural fabric of the building and street.

DORMER WINDOWS

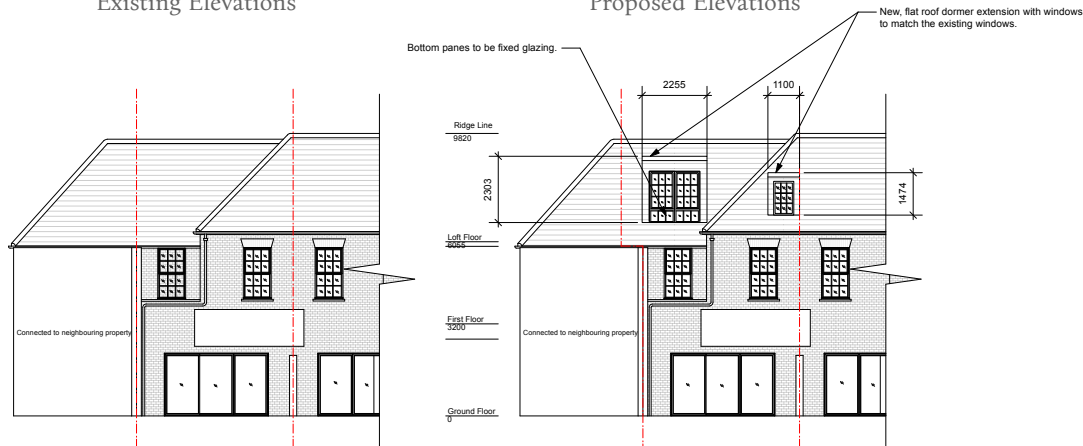
The addition of dormer windows have been carefully designed to preserve the appearance of the existing building and reduce the visual impact to the front and rear elevations.

The dormer window at the front of the property has been designed in proportion to the existing windows on the ground and first floor of 1 Raglan Street.



Existing Elevations

Proposed Elevations





The dormer windows at the rear of the property won't be visible from street level but will similarly mimic the existing windows on the first floor of 1 Raglan Street and on the second floor of neighbouring properties (3, 5 and 7 Raglan Street).

All dormer windows have been designed to be in keeping with the character of the building and area and will use timber sash frames.

ROOFLIGHTS

The proposed rooflight at the front elevation is designed to be flush with the existing roofline to minimise visual impact while providing needed light to the internal staircase.

DESIGN GUIDELINES

The design adheres to Camden's guidelines for roof extensions and alterations:

DORMER WINDOWS

The proposed dormer windows are positioned on the secondary, extended roof (on the front elevation), and on both the original and secondary, extended roof (on the rear elevation), are subordinate to the existing roofline, and do not exceed the height of the original roof.

Their design complements the existing architecture, with materials matching the existing windows and roof (clay tiled roof, multi paned timber sash windows). The scale and proportion of the dormers are carefully considered to maintain the rhythm and uniformity of the building and street scene.

ROOFLIGHT

The rooflight is designed to be discreet and flush with the roof slope, minimising visual impact and preserving the property's aesthetic.

MATERIALS AND AESTHETICS

To ensure cohesion with the existing structure and the surrounding area:

ROOF TILES

New roof tiles will match the existing ones in material, colour, and texture, maintaining visual harmony. The selected tiles will be in keeping with the traditional materials used in the area.

WINDOWS

The new dormer windows will be painted timber sash windows, reflecting the traditional style prevalent in the area and matching the property's existing windows. This ensures that the proposal aligns with Camden Council's preference for high-quality, context-sensitive materials.

HISTORIC CONSIDERATION OF RAGLAN HOUSE

Camden Council recognised the historical and townscape significance of former Ragland House as the following

Early 20th century building purpose built as a mother and baby clinic/ward by St Pancras Borough Council in 1937 as stated on a plaque. In grey brick with red brick dressings and a brown brick base the building originally had single storey bays at either end; the northern bay has since been built in a style broadly sympathetic with the main building. Steeply pitched clay tiled roof with overhanging eaves and multi paned timber sash windows. Interesting appearance due to its form and use of materials; relates very well to the scale and character of surrounding area.

Source: <https://www.camden.gov.uk/local-list>

The design is sympathetic to the character of Raglan House, respecting its scale, materials, and historic fabric. The use of traditional materials, including timber sash windows and matching roof tiles, ensures that the proposal is in harmony with the surrounding built environment.

With little impact on the visible, external elevations of the property, the proposal allows for an additional 17sqm of functional living space to be created within the existing roof structure. This additional area will facilitate a master bedroom with ensuite and storage which will significantly improve the functionality of the property, providing extra living space.



The increased floor area enhances the usability of the home, offering greater flexibility for the current occupants for hybrid working and creating possibilities for family expansion in the future.

FIRE SAFETY CONSIDERATIONS

Fire safety measures have been carefully considered in the design of the proposed loft conversion. The new loft floor will incorporate fire-rated doors to the habitable room, ensuring compliance with current fire safety regulations. Additionally, the extension to the existing staircase, which serves as the primary means of escape, will be lined with fire-resistant materials to provide a protected escape route from the loft floor down to the ground floor exit.

The escape strategy for the loft bedroom follows Building Regulations Approved Document B, where the new habitable space in the loft will rely on the protected staircase as the primary escape route, leading directly to the front door at ground level. This approach mirrors the existing fire escape strategy for the first-floor bedrooms, ensuring a consistent and safe evacuation route in the event of an emergency.

PRIVACY CONSIDERATIONS

The proposed development has been carefully designed to ensure that the privacy of both the occupants of 1 Raglan Street and its neighbouring properties is maintained. The following measures have been incorporated to mitigate any potential overlooking or intrusion concerns:

DORMER WINDOWS POSITIONING

The dormer windows at the front and rear of the property have been positioned to align with the existing windows and do not introduce any new direct views that would compromise the privacy of adjacent properties.

ROOFLIGHT ORIENTATION

The proposed rooflight on the front elevation is designed to be flush with the roofline and positioned to provide additional natural light to the internal staircase rather than serve as a primary viewing point. Given its placement and angle, it does not create overlooking concerns for neighbouring properties.



WINDOW TREATMENT AND SCREENING

The dormer windows will use high-quality glazing that minimises reflection and prevents undue visual intrusion.

If required, additional measures such as frosted or obscured glazing can be considered for portions of the windows to enhance privacy without compromising natural light intake.

COMPLIANCE WITH PLANNING AND DESIGN GUIDELINES

The proposal adheres to Camden Council's guidelines on privacy and overlooking, ensuring that the development respects the residential amenity of surrounding properties.

The project maintains a balance between improving the functionality of the home and preserving the privacy expectations of neighbouring residents.

By incorporating these design strategies, the proposal ensures that the new dormer windows and rooflight enhance the usability of the property while maintaining the privacy and comfort of both the occupants and their neighbours.

CONCLUSION

This proposal for 1 Raglan Street aims to enhance the property's functionality through development of the third storey which is currently an unfinished loft space accessible only by a ceiling hatch. The addition of dormer windows and a rooflight, thoughtfully designed to respect the architectural character of the building and area will provide natural light and additional space in the developed third storey.

The design complies with Camden Council's planning policies, responds to the locally listed status of Raglan House, and contributes positively to the ongoing development and modernisation of the Kentish Town community.

We trust that this statement demonstrates our commitment to responsible development and compliance with planning policies and regulations. Should you require any further information or clarification regarding this application, please do not hesitate to contact us.