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Planning design and access statement

Proposed alterations and extensions including a mansard roof

96 Pratt Street

Camden

NW1

Introduction

This statement is to support the planning application in respect of the proposed alterations and extensions to the existing dwelling house which is one of a terrace of similar properties situated on the southern side of Pratt Street in an area of residential properties which are interspersed with some commercial buildings as well as a school and a church.

The site and context

The existing building comprises three main floors and is situated between the junctions with Royal College Street ad College Place. The terrace fronts onto Pratt Street with a small forecourt and iron railing and there is also a rear courtyard accessed from College Place via a pedestrian path.

The terrace is of uniform design with banded stucco detailing to the ground floor and buff stock brickwork to the upper floors finished with a moulded cornice and parapet. The frontage is stepped in blocks of three dwellings.

The sash windows are set within stucco surrounds which include some moulded detailing above the window heads.

The rear is simpler in design with stock brickwork and simple window reveals. There is no rear parapet to the main roof and the roof form comprises series of valleys and ridges between the party walls known as a butterfly roof.

There have been various alterations and extensions to the properties in the terrace including a mansard roof extension to number 100 which is similar to that now proposed for number 96.

There have also been some modest rear extensions which are mostly single storey, but some include a first floor element similar to that now proposed.

The site is not within the designated conservation area, but the terrace and some nearby buildings are typical of the Victorian development in the area and do contribute to the overall character of the street.

The building is not listed as being of special architectural or historic interest.

The proposed development

The proposal comprises two main elements:-

1) A rear extension consisting of a ground floor kitchen and shower room which would extend across the rear of the existing building, with a first floor bathroom extension above the eastern part to provide a new bathroom access from the half landing internally. The extension would be constructed of stock brick to match the existing building and the flat roofs would be finished with a simple coping as shown on the submitted plans. A roof light would be installed over the kitchen extension to allow light into the rear of the building.

2) The second element comprises alteration of the existing roof to create a mansard roof which would span between the extended party walls. the roof would be finished with slate and two traditional 'conservation' roof lights would be installed on the front and rear roof slopes. An extended stair would be installed internally to provide access to the attic accommodation from the first floor landing.

Planning policy and guidance

The Government published the National Planning Policy Framework (NPPF) last year which established a presumption in favour of sustainable development.

The following sections are considered to be moist relevant to this proposal:-

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Developments should:-

- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *be visually attractive as a result of good architecture and appropriate landscaping*

The Camden Core Strategy was adopted in 2010 as sets out the planning framework for the Borough.

Section 3 relates to the environment

A sustainable and attractive Camden – Tackling climate change and improving and protecting Camden's environment and quality of life

CS13 *Tackling climate change through promoting higher environmental standards 112*
CS14 *Promoting high quality places and conserving our heritage 121*
CS15 *Protecting and improving our parks and open spaces & encouraging biodiversity 131*
CS16 *Improving Camden's health and well-being 141*
CS17 *Making Camden a safer place 146*
CS18 *Dealing with our waste and encouraging recycling*

The strategy is supported by supplementary planning documents (SPD) and the document which is considered most relevant to this proposal is:-

CPG1 Design which includes guidance for proposed extensions (4) and for roof alterations (5)
The following extracts are considered most applicable for this proposal and have been used to inform the proposed development:-

Materials
2.12 Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings. The durability of materials and understanding of how they will weather should be taken

into consideration. The quality of a well designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials. We will encourage re-used and recycled materials, and further guidance is contained within CPG3 Sustainability (Sustainable use of materials).

KEY MESSAGES

Alterations should always take into account the character and design of the property and its surroundings.

Windows, doors and materials should complement the existing building.

Rear extensions should be secondary to the building being extended.

Good practice principles for external alterations

4.7 Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.

4.10 Rear extensions should be designed to:

- *be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;*
- *respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*
- *respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- *not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;*
- *allow for the retention of a reasonable sized garden; and*
- *retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.*

Height of rear extensions

4.12 In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist. Ground floor extensions are generally considered preferable to those at higher levels. The maximum acceptable height of an extension should be determined in relation to the points outlined in paragraph 4.10 above. In cases where a higher extension is appropriate, a smaller footprint will generally be preferable to compensate for any increase in visual mass and bulk, overshadowing and overlooking that would be caused by the additional height.

4.13 In most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.

Width of rear extensions

4.14 The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.

4.15 In addition, the rear of some buildings may be architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape. The Council will seek to preserve these where appropriate. Some of the Borough's important rear elevations are identified in conservation area statements, appraisals and management plans.

Roof Extensions

KEY MESSAGES

Roof extensions fall into two categories:

Alterations to the overall roof form; or

Smaller alterations within the existing roof form, such as balconies and terraces.

When proposing roof alterations and extensions, the main considerations should be:

The scale and visual prominence;

The effect on the established townscape and architectural style;

The effect on neighbouring properties

Roof alterations and extensions – general principles

5.6 Proposals to alter and extend roofs fall into two categories: those that are accommodated within the existing roof form, such as dormer windows and roof lights, and those which alter the overall roof form, such as the construction of mansard roofs.

5.7 Additional storeys and roof alterations are likely to be** acceptable **where:

- *There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;*

- *Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;*
- *There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.*

Mansard Roofs

5.14 Mansard roofs are a traditional means of terminating a building without adding a highly visible roof. This form is acceptable where it is the established roof form in a group of buildings or townscape.

Mansard roofs are often the most appropriate form of extension for a Georgian or Victorian dwelling with a raised parapet wall and low roof structure behind. Mansard roofs should not exceed the height stated in Figure 5 so as to avoid excessive additional height to the host building. They are often a historically appropriate solution for traditional townscapes. It should be noted that other forms of roof extensions may also be appropriate in situations where there is a strong continuous parapet and the extension is sufficiently set back or where they would match other existing sympathetic roof extension already in the terrace.

5.17 The lower slope (usually 60-70°) should rise from behind and not on top of the parapet wall, separated from the wall by a substantial gutter. Original cornice, parapet and railing details should be retained and where deteriorated or lost, should be incorporated into the design of new roof extensions. Visible chimney stacks should be retained and increased in height, where necessary. Only party walls with their chimney stacks and windows should break the plane of the roof slope, and should be accommodated in a sensitive way and be hidden as far as is possible. (See also guidance on dormer windows and roof lights). Dormer windows or roof lights should be confined to the lower slope.

5.18 Roofing materials should be of the highest quality because of their significant visual impact on the appearance of a building and townscape and the need to be weather-tight. Natural slate is the most common covering and this should be laid with a traditional overlap pattern. Artificial slate or felt are not acceptable roof coverings in conservation areas. Where a roof in a conservation area is being re-covered, the choice of covering should replicate the original, usually natural slate or clay tile.

5.19 On buildings with a 'valley' or 'butterfly' roof if a mansard extension is considered acceptable in terms of the guidance in paragraphs 5.7 and 5.8 of this chapter, then the parapet should be retained. The new roof should start from behind the parapet at existing hopper-head level, forming a continuous slope of up to a maximum of 70° (see Figure 6). In this context, it is usually more appropriate to introduce conservation-style roof lights, which are flush with the roof slope, rather than dormers. Terraces and additional railings will not usually be acceptable.

Proposed design

The proposals have been designed to reflect the form and scale of the existing buildings and to take account of the published guidance as above. The rear extensions would not be easily visible from the public areas and the ground floor element has been designed to match the existing rear extension.

The rear of the terrace as viewed from the application property

The existing rear extension; note the windows and parapet details

The flat roofed extensions would be finished behind a traditional brick parapet to match the existing detailing.

The proposed first floor element uses a reduced footprint so as to minimise its bulk and visual impact. And this does not extend the full with of the property. This would not exceed the guideline height as it would be at least one storey below the main roofline.

The mansard roof has been designed to comply with the published guidance and is set behind the existing parapet on the front elevation. This would be similar to the existing mansard roof on the nearby building at number 100.

The front of the terrace showing the similar mansard roof extension at 100 Pratt Street

The extended rear elevation of 100 Pratt Street

Conservation type roof lights would be installed also in accordance with the published guidance, which would also minimise the visual impact of the proposals.

Materials and finishes

The rear extension would be constructed of traditional stock bricks to match the existing building. The roof would be finished with slate also to match the existing materials fir this terrace.

The windows in the existing extension are relatively modern and do not match the proportions or character of the original sash windows. The proposed windows are designed to reflect the proportions and character of the originals.

Impact

The proposed rear extension would not be readily visible from the public highway although the upper element may just be visible from College Place. This is not believed to be visually intrusive and would appear as part of the variety of rear structures in this location.

The first floor element would adjoin the east side boundary with the adjacent property number 98. This property has a series of rear facing windows which would be approximately 1.1 m from the wall of the extension.

The ground floor window presumably serves a kitchen area similar to the application property and there could potentially be some overshadowing due to the proximity and height of the proposed wall.

However the window faces almost due south and any loss of natural light or sunlight would therefore be relatively insignificant in this instance.

The first floor window would mostly be above the wall of the extension which further minimises any impact in this case.

The rear extension showing the relationship with the windows of adjacent property

View of similar first floor extension at the rear of the terrace

The terraced properties are in an urban location where structures are in close proximity and there as an established element of overlooking and obstructed views. The rear courtyards are relatively modest in size and are in close proximity to the adjoining properties which limits their existing privacy and amenity.

Overall it is not believed that the proposed extensions would have any significantly adverse impact on the amenities of adjoining properties which would be disproportionate to the characteristics of the surrounding area.

The proposed mansard roof would raise the height of the roof of this property relative to the existing roof and party walls. However this would be similar in scale and design to the mansard roof on the nearby property at number 100, which does not appear unduly intrusive, either within the street or in views from the rear courtyards.

The top element of the roof would be flat to minimise the height of the structure. This would not be apparent from public vantage points and would be less visually intrusive that a traditional double pitched roof in this particular case.

Access

The access to the property would not be affected by the proposed works, except that a new rear door would be installed in the rear extension. Access to the roof extension would be from within the building, via an extended internal stair.

Summary

The proposals relate to a traditional terraced house which is one of a group of similar properties within an urban location. The proposed extensions have been designed to reflect the established character and to take account of the published design guidance. The development would not be unduly intrusive or out of character with the established development and there are similar extensions within the terrace.

The proposals are therefore considered to be in compliance with the national and local planning policy context.