

6 Egbert Street  
London  
NW1

Design & Access Statement in  
Support of Planning Consent  
for Roof Terraces at 1st and 3rd  
Floors

January 2013



## 1.0 Introduction

This planning statement has been prepared in support of a planning application at 6 Egbert Street.

The proposals are to form new roof terraces at 1<sup>st</sup> and 3<sup>rd</sup> floor level, to the rear of the property.

## 2.0 Existing Building

The site is a 3-storey plus basement, mid-Victorian terraced house, situated on Egbert Street.

Planning consent was granted in December 2012 (ref 2012/5508/P), for erection of a mansard roof extension, and internal alterations to create a 3-storey maisonette over 1<sup>st</sup>, 2<sup>nd</sup> and (new) 3<sup>rd</sup> floors. The existing ground and basement floors will remain unaltered.

The property lies within the Primrose Hill Conservation Area, and is listed as a building that makes a positive contribution to the conservation area.



Site Location

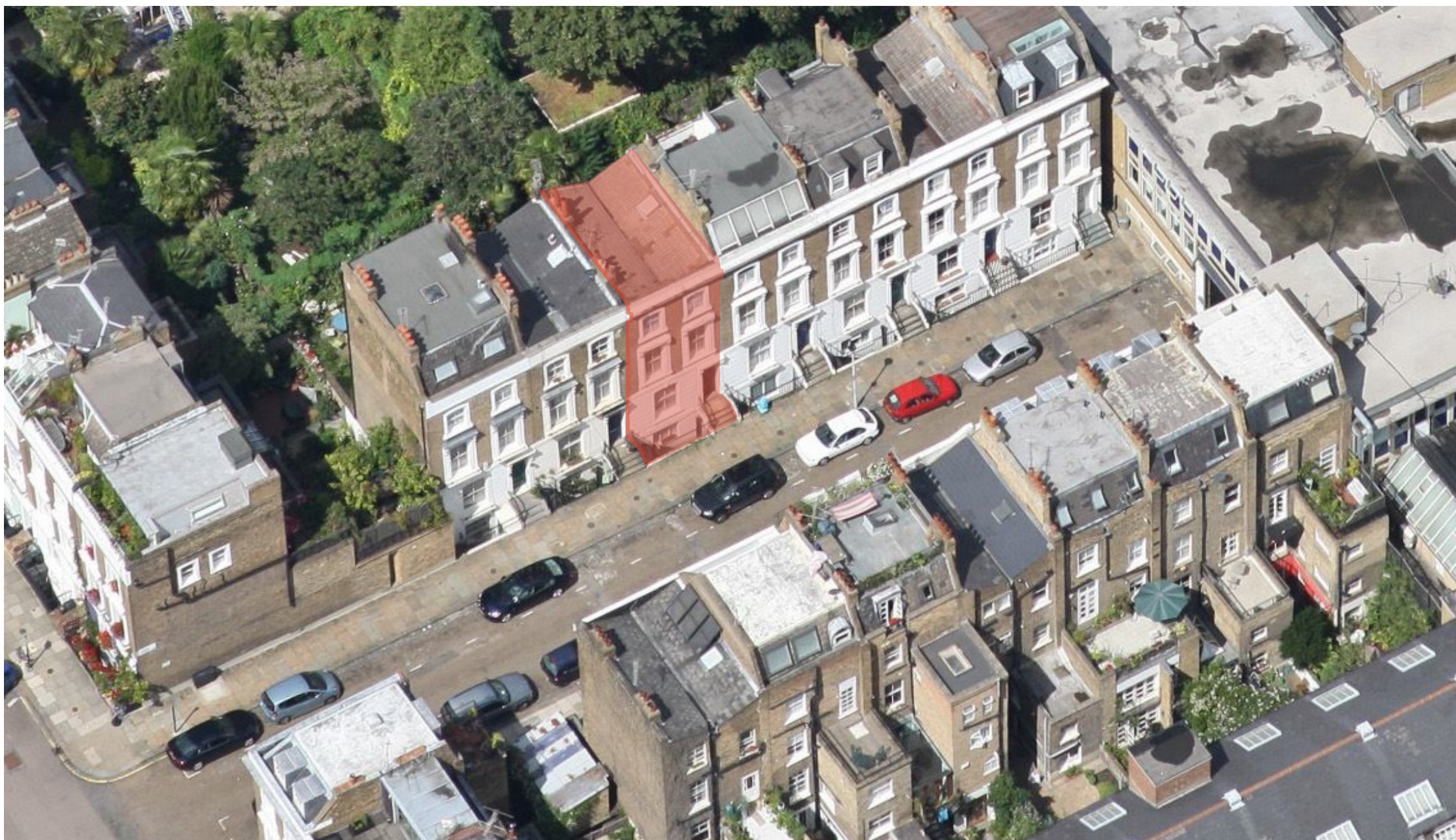


### 3.0 Aerial Photos



Aerial Photo - Looking South





Aerial Photo - Looking North



#### 4.0 Photographs Showing Rear of Property



View Across 2 and 4 Egbert Street



View Directly to Rear



View Across 8 Egbert Street (Showing Party Wall)



## 5.0 Proposed Development

### Scale

It is proposed to convert the existing flat roof at 1<sup>st</sup> floor level, to a roof terrace. The size of the terrace will be approximately 2.5m x 1.3m.

It is also proposed to alter the mansard roof design, approved in December 2012. Instead of forming a pitched roof with rooflights overlooking the rear, it is proposed to set back the rear wall, in order to form a small roof terrace. The butterfly profile of the existing rear elevation would be retained. This new roof terrace will be approximately 3m x 0.8m.

The roof to the front of the property will be pitched with dormer windows, as per the approved design.

### Use

The roof terraces will provide private amenity space for the occupants of the upper maisonette.

### Materials

The 1<sup>st</sup> floor terrace will be supplied with metal railings on 2 sides, to a height of 1.1m. Timber trellis will be fitted to the side facing South (ie. Looking towards 4 Egbert Street) to maximise privacy. We would be happy to use alternative materials or designs if preferred by the Council.

The 3<sup>rd</sup> side will not require screening: it is flanked by the masonry party wall to 8 Egbert Street, which extends to a height of nom. 1.2m above the roof level. At 3<sup>rd</sup> floor level it is proposed to fit painted metal railings behind the butterfly parapet wall.

### General Access, Refuse/Recycling Etc

Access and refuse/recycling arrangements will not be affected by this proposal.

### Precedent Design

There is an established form of roof alterations in this part of Camden. Many incorporate access to roof terraces within the mansard extensions. These either overlook the street - a common feature on Chalcot Road – or the rear, where the extension is set back from the butterfly parapet.

Recent, successful applications for similar terraces in the immediate vicinity include:

- 2009/3238/P: 5 Egbert Street – Balcony at 1<sup>st</sup> floor
- PEX0001106: 14 Egbert Street – Balcony at 1<sup>st</sup> and 3<sup>rd</sup> floors
- 2012/1959/P: 37 Chalcot road – Balcony at 1<sup>st</sup> floor
- 2008/0167/P: 41 Chalcot Road – Balcony at 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors

3<sup>rd</sup> floor roof terraces can be seen at:

- 8 Egbert Road
- 13 Chalcot Road

1<sup>st</sup>/2<sup>nd</sup> floor roof terraces can be seen at:

- 2 Egbert Street
- 3 Egbert Street
- 9 Egbert Street
- 11 Egbert Street
- 13 Egbert Street

## 6.0 Planning Context

The main planning considerations that arise as a result of the proposals are considered to be:

- Design
- Impact upon the Conservation Area
- Residential amenity

### Design

The method of balustrade/screening for both terraces is consistent with local precedent. The screen at 1<sup>st</sup> floor level will be metal and timber trellis – appropriate to a garden environment. The balustrade at 1<sup>st</sup> floor level will be set back, behind the butterfly parapet, to minimize visual intrusion.

New openings will be timber framed, to match the retained windows.

### Impact Upon Conservation Area

No changes are proposed to the street elevation, and the proposals cannot be seen from the public realm.

The small scale of the terraces will have minimal impact upon the host building.

### Residential Amenity

The proposals been designed to respect the privacy of both applicant and neighbours.

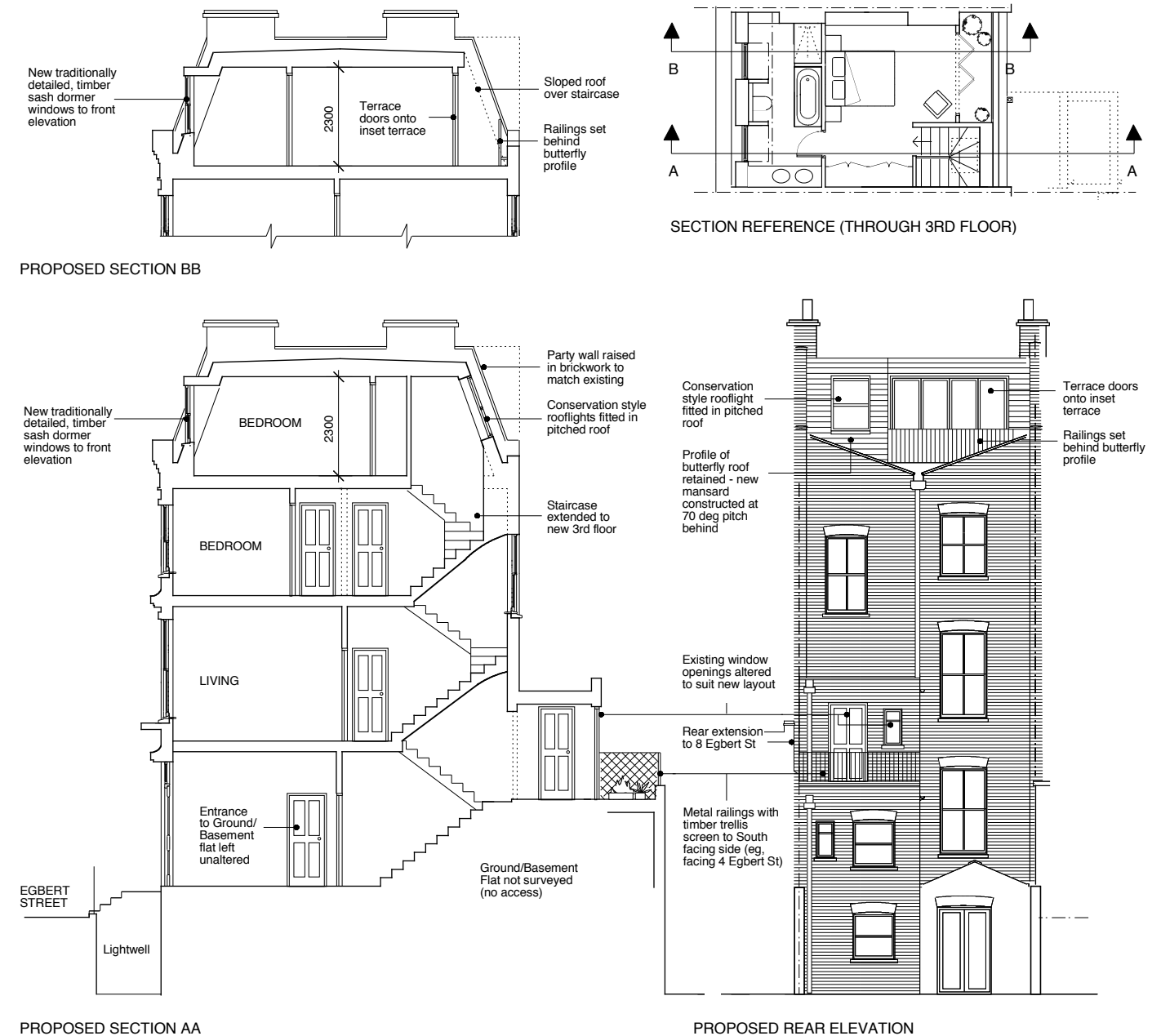
The limited depth of the 1<sup>st</sup> floor terrace means that there will be no direct views into adjoining properties.

The terrace at 3<sup>rd</sup> floor level will be set back to reduce the potential of overlooking.

Neither terrace will present a worsening of the existing situation, where opening windows overlook the garden.

The properties directly to the rear are at least 15m away, and the outlook is terminated by mature trees.

There will be no daylight, sunlight or acoustic implications.



Extract from FT Architects Drawing 200\_18\_16



## 7.0 Conclusion

The proposals are to form new roof terraces at the rear of 6 Egbert Street.

We have shown that the proposals are in accordance with the relevant policies of the local development framework, and trust that planning permission will be granted accordingly.



Street view from Utopia Village (Rear Terraces to 13 and 14 Chalcot Road Visible)



Street view from Chalcot Road (Rear Terrace to 14 Chalcot Road Visible)