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London Borough of Camden
Planning Department
Camden Town Hall Extension
Argyle Street
London
WC1H 8ND

13th June 2012

Dear Sir or Madam,

Design and Access Statement

Subject: Planning application for an "Additional storey to accommodate two 2-person flats and alterations to the external appearance of Nos.1-2 Wilmot Place."

Dear Sir or Madam,
Please find attached a full set of existing and proposed drawings for a Timber clad extension to 1-2 Wilmot Place.

Layout of Development

1. Two 2-person units are proposed as part of a third floor extension to the existing building, each comprising 52 sqm and 54 sqm respectively.
2. Balconies are proposed to the new third floor accommodation and these would be fitted with opaque glass screens so as to restrict the degree to which rear gardens to Nos. 108, 110, 112 and 114 St. Pancras Way are overlooked by the proposed roof extension. In any event, habitable room windows to the flats immediately below and at a similar level at No.3 Wilmot Place already contribute to a prevailing degree of overlooking to the rear of these properties in St. Pancras Way and this application would not materially add to this.
3. Further information relating to the possible impact on the neighbouring properties in St Pancras Way, Wilmot Place and Reed's Place in terms of sunlight and daylight have been provided by way of a Daylight and Sunlight Report, prepared by specialist consultants CHP Surveyors Ltd. This report concludes that:
 - a) The only relevant properties in terms of sunlight, 1-7 Reed's Place, will not be adversely affected by the proposed extension, and
 - b) All potentially affected properties will either achieve a Vertical Sky Component (VSC) of greater than 27% or 0.8 times the existing value, and therefore comply with the BRE guidelines in these terms.

4. In order to anticipate the concerns of neighbouring residents in respect of their privacy, we would be prepared to accept a planning condition that the north stairwell windows would have to be obscurely glazed.

Scale & Appearance of Development

5. There is no policy presumption against an additional storey in this location. The proposed roof extension would respect the general form, mass and bulk and architectural style of the existing building, which has a uniform building line and flat roof. It would not be an over dominant addition to the building and would therefore respect the character and appearance of the building as a whole.
6. The host building sits lower than the surrounding buildings and the increase in height would be consistent with the existing heights of the surrounding properties and would not make the building over prominent in the street scene or visually intrusive.
7. The external appearance of the additional storey, together with the alterations proposed to the rest of the façade, have been designed so as to be sensitive to the host building and balance the building opposite on Wilmot Place.
8. The timber cladding proposed to the first option would continue the horizontal emphasis in the building line from the stucco render currently found at ground floor to No.3, whilst the stairwell windows proposed in this option adds interest to the façade.

Access and Other Matters

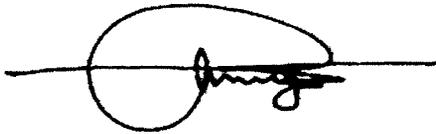
9. All proposed units will be appropriately stacked and arranged with regards to the internal layout of the existing units and would be provided to Lifetime Homes Standards, with regard to the following:
 - Approaches to entrances will be well-lit and secure, with wheelchair access possible (door and corridor widths), especially at ground floor level and ramped/handrails where possible
 - There will be safe and easy turning space for wheelchair users, especially in communal space and in rooms (except those on the upper floors, unlikely to be used by wheelchair owners)
 - Entrance/ground floor level – living space would be located on ground floor, with at least one WC, for the proposed ground floor maisonettes
 - Bathrooms – grab rails would be conveniently located and rooms would generally be capable of adaptation to cater for the needs of disabled and wheelchair users. Service controls and power points would be conveniently located throughout, as also would window and door opening handles and locks.
10. No further parking bays are proposed either on-street or off-street. The property is located in an area with a PTAL rating of 6a (Excellent) and a planning obligation preventing new occupiers from being entitled to residents' parking permits (except 'blue badge' holders) would be expected. Otherwise, the property is situated within

easy access of Camden Town and is accessible by public transport, on foot and bicycle.

Should you wish to scale off our drawings for planning purposes please do not hesitate to do so.

We believe the above description of the proposed design has addressed the key issues of Design & Access. Should there be additional information or clarification required in order to progress this planning application please do not hesitate to contact myself, and we look forward to hearing from you in due course.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Nichole A. Avan-Nomayo', written over a horizontal line.

Nichole .A. Avan-Nomayo
For and on behalf of Simon Miller Architects Ltd