

Proposed alterations to form roof terrace
at Flat 10, 37 Canfield Gardens

Design and access statement

March 2012



00 contents

- 01 *Introduction*
- 02 *Site & Context*
- 03 *Design Proposals*
- 04 *Access*
- 05 *Summary*

INTRODUCTION

This statement is submitted in support of the accompanying planning application for alterations to part of an existing flat roof to be used as a private roof terrace.

A previous application for a partially sunken roof terrace was granted in March 2011. (ref: 2011/0025/P). However, following further consideration of this proposal, the applicant has established that an unacceptable level of alteration would be required to the existing roof structure to realise this scheme.

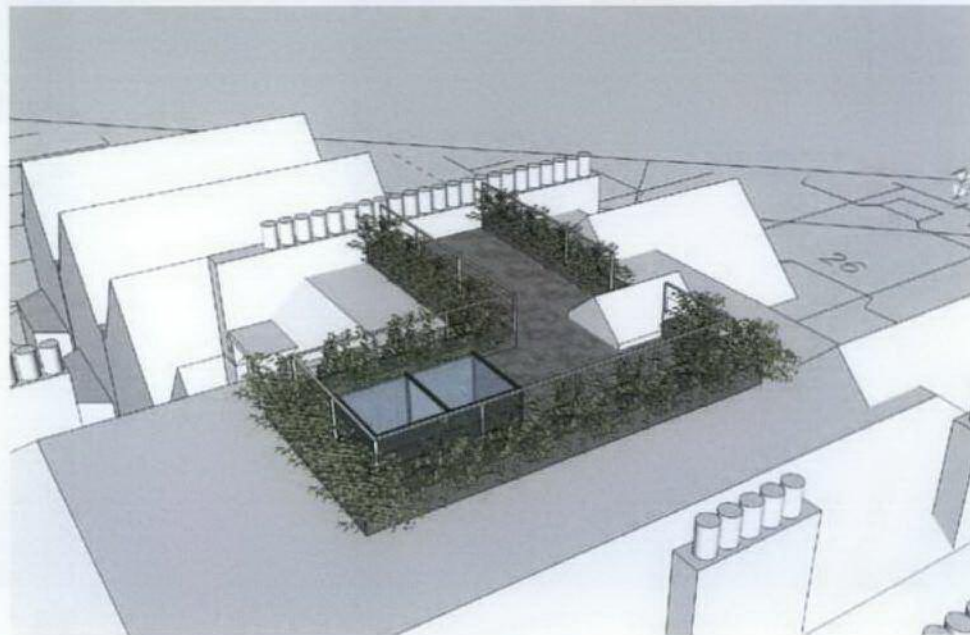
The current scheme is an alternative proposal that is less invasive to the existing building fabric and has no significantly greater impact on the amenity of neighbours than the previously approved scheme. Although the Planning officer was not in favour of a similar scheme originally submitted under the previous application, the current scale and design of the proposals have now been modified to ensure minimal impact on the host building and surrounding area. The Applicant has also commissioned a 3D CGI study of the proposal within its context to demonstrate that impact on neighbouring properties and surrounding area is negligible.

It should also be noted that when the similar scheme was considered as part of the previous applications, 17 adjoining owners were notified and there were no objections and one letter of support.



01 introduction

1 Site of new roof terrace - view looking South east towards communal gardens



2 CAD model showing proposals - viewed from above looking west

02 Site & Context

THE SITE & CONTEXT

The property is located on the south side of Canfield Gardens and is located within the Swiss Cottage Conservation Area. The street and surrounding area is primarily residential. The property is a five-storey late Victorian purpose built apartment block that is one of a pair that sits within the middle of a terrace of lower buildings along Canfield Gardens. The pair of 5 storey buildings are essentially flat roofed but with a mansard type construction with pitched roof dormer features to the front and rear of the property. The majority of surrounding properties are generally lower with pitched roof construction.

Flat 10 is the only top floor flat within no 37. The flat currently has restricted access to the roof area via an existing rooflight. There is a large lantern light that sits above the flat roof level and provides light into the flat. There are also a number of chimneystacks with tall pots rising above the flat roof to both the east and west sides of the existing roof.



3 Aerial view looking north with site area outlined in red also showing the importance of the pair of buildings as a composition within the overall context

4 Neighbouring 3/4 storey properties to north side of Canfield Gardens (street)



5 37 Canfield Gardens viewed from rear gardens showing adjacent properties

DESIGN PROPOSALS

The proposal is to create an enclosed roof terrace on part of the existing flat roof, accessed via a new stair and sliding rooflight from the flat below. The proposed terrace area will occupy approx 30 sqm of the overall flat roof area of 110sq m. The proposed roof terrace is set back from the front façade of the building by approximately 4m, but increasing to nearly 6m between the terrace and the front the dormer bays that occupy the majority of the front elevation. To the rear of the building, the terrace is set back from the elevation by approximately 6m. Given the size of the roof and the height of the building, this modest terrace positioned within the centre part of the roof will have little visual impact on the host building and will barely be visible from the street or garden level.

The images taken from the 3D computer generated model illustrate that the terrace is not visible at all from the street and is only visible from the rear garden at the most north westerly end of the gardens, some considerable distance from the building. In order to reduce the visual impact here, the edge of the main body of the terrace has been moved further north than the existing approved scheme. This means that the terrace is more discreetly positioned behind the large bank of chimney pots to the west and partially obscured by the smaller chimney-stack to the north west.

The Officers report for the previous approved scheme acknowledged that there was very limited visibility from both the street and gardens, and we trust that the accompanying plans and model images illustrate that this is also the case for the current application.



6 Model as proposed - View from street level illustrating that terrace is not visible



7 Model as proposed - View from rear garden level opposite illustrating that terrace is not visible

03 Design Proposals



8 Proposed model - View from rear garden level looking from the north west. Illustrating that views are minimal and are partially obscured by existing chimney stacks

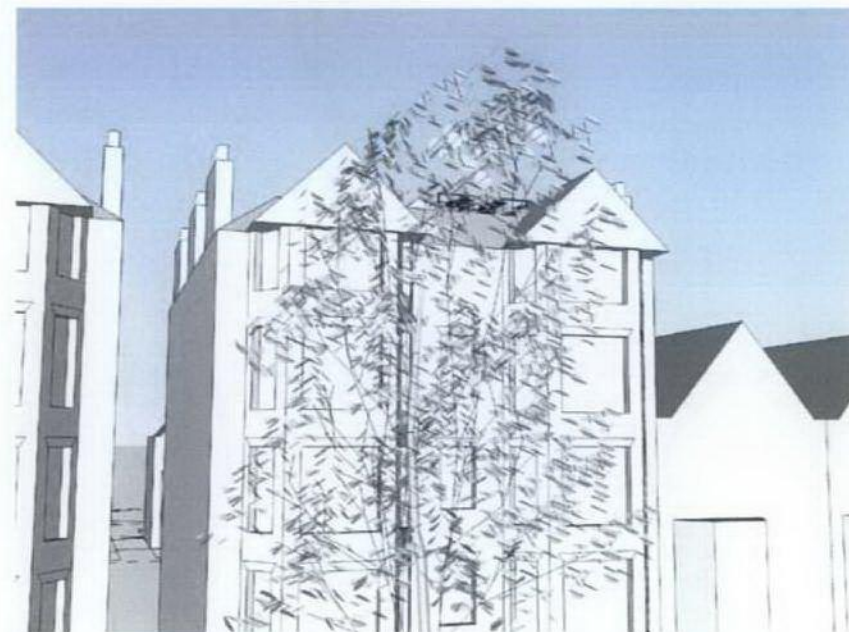
03 Design Proposals (cont)

The Officers report for the previously approved scheme also acknowledged that: *there may be opportunity for the terrace and associated paraphernalia to be visible in private views from upper floors of properties opposite, however this is not considered significant enough to warrant refusal.* The report also acknowledges that the upper parts of the building, including the two dormers and the large sets of chimney pots will further reduce the impact of the proposals. The current proposal does not significantly increase the impact of the approved scheme, and as illustrated on the 3D images attached, visibility is restricted and views from adjacent properties directly into the terrace are moderated both by the existing features of the roofscape ie. chimney stacks and also by the design of the enclosure of the terrace which will provide privacy for both the applicant and the neighbouring properties.

The distance between neighbouring properties and the proposed site are also significant. Considering the terrace is set back from the roof edge on a building which is significantly higher than adjacent buildings there will also be no opportunities for overlooking into habitable rooms or gardens of neighbours. Again, this is illustrated on the proposed sections and sightline drawing attached.

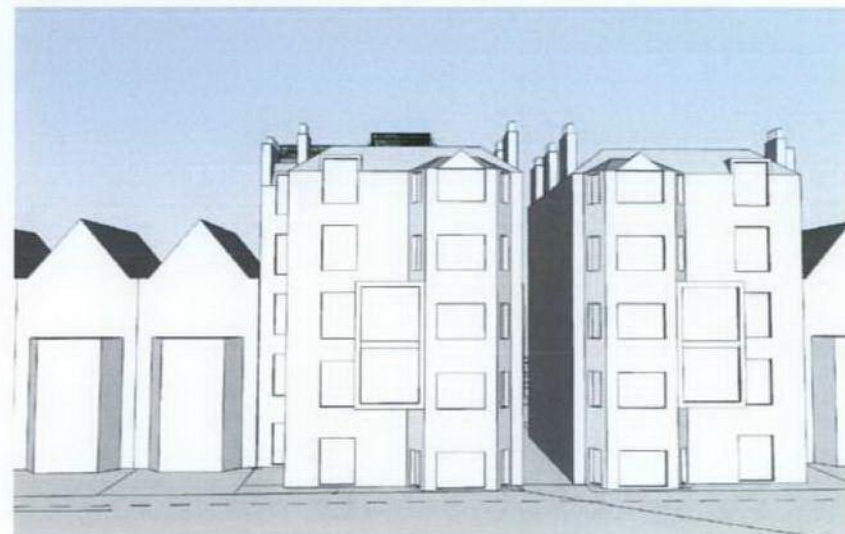
The current proposal is that a low level planter with a simple handrail and evergreen planting will provide the enclosure to the terrace. This is in the spirit of 'Greening London' and is considered to be a more aesthetically pleasing and appropriate design for the location than the previously approved vertical metal railings. The new proposed access rooflight is discreet and will not project above the proposed enclosure. The new rooflight is approximately the same height above the roof as the existing glazed lantern rooflight. Two low level 'sunpipes' have also been included on the proposal drawings to provide additional light into rooms below.

37 Canfield Gardens is one of a pair of buildings whose mass and form are similar and which are part of a wider architectural composition within the context of the communal gardens as illustrated on the birds eye view image. The alterations required to the existing historic fabric of the building are considerably less in the proposed scheme than in the approved proposals, as no fundamental alterations to the form of the existing building are proposed. This is an important consideration as the buildings are sited within the Swiss Cottage Conservation area. The applicant has also investigated the structural implications of creating the sunken terrace that already has approval, and they have established that the structural alterations required in order to achieve this are significant.



9 Proposals - as viewed from upper floors of lower properties on the opposite side of Canfield Gardens illustrating screening provided by existing trees

10 Proposals - as viewed from upper floors of lower properties opposite side of the communal gardens showing partial obscuring by existing chimney stacks



ACCESS

The current proposals have no impact on existing access arrangements within the building or within the area. It should be noted that the proposal will facilitate access to all roof areas so that essential routine maintenance can be carried out safely and more easily. This is a significant improvement over the existing arrangement where the roof area can only be accessed via a ladder and a small access hatch from the applicants flat, or alternatively via external access scaffolding.

SUMMARY

Although there were initial reservations regarding a roof terrace at current roof level when the previous application was made, the Applicant trusts that the additional 3D model they have commissioned to investigate the true impact of the proposals, together with the alterations that have been made to the design in order to address any outstanding concerns, results in an acceptable scheme that will not have any significantly more impact than the approved plans.

04 & 05 access & summary



11 Existing roof showing existing access hatch and unprotected edges



12 Proposed roof terrace showing new access rooflight and overall design intent