

33 Inverness Street Householder Development Design and Access Statement

Design and Access Statement – Notes following Planning Pre-application meeting

Date 1st February 2012

Executive Summary of Proposals

- 33 Inverness Street is a stand alone 4 Bedroom family house, unlisted, but sitting within Camden Town Conservation Area at the boundary to Primrose Hill Conservation Area;
- Existing Floor area is 196m² ;
- Erection of a rear extension is proposed with an increase in floor area of 32m².at Basement and Ground floor.

Planning Pre-Application Procedure and Advice

- A Planning pre – application information pack outlining the proposals was submitted to Camden and following an on site review meeting with the Planning Officer, a Mr Ben Le Mare, a Pre – Application Report was issued, Dated 9th November 2011, Ref: CA\2011\ENQ\05 120
- There were a number of proposals that the Report identified as elements unlikely to be acceptable and these have been removed, by the Applicant, from the current application. These included:
 - Traditional Stucco enhancements to front elevation to match adjacent listed buildings;
 - Vertical extension to set back side wing, detailed to match existing adjacent;
- The proposals identified in the Report as likely to be acceptable included the following - and these proposals are included in this Planning Application(extracts from the report are included in italic text):
 - High level Roof garden set back from the edge, but only if "*reduced in size*" and "*with the balustrade not visible from the street scene*". The revised proposal included in this planning application is for a substantially reduced roof garden positioned to the rear facing roof slope only and with the glass balustrade set back from the roof edges and below the height of the existing roof ridge tile, which runs parallel to the street
 - "*1m wide platform with a metal access gate at one end of the lightwell*". The revised proposal, included in this planning application, is for a substantially reduced infill of the front lightwell 1m wide for storage, as recommended in the report,

the proposal includes also, linked "Conservation Rooflight" glazing, between the bridges/platforms, to match in appearance period cast iron rooflights and positioned below the level of the bridges and railing plinth to ensure the visual continuity of the property's open-areaway with the others in the street.

- *"Fire escape from the basement including creation of a new door on the front elevation at basement level, (subject to) design and materials of the proposal matches the existing doors on the host building".*
- *"Rear extension to basement and ground floor with roof terrace. The proposed 2-storey rear extension and roof terrace is considered to be acceptable as it is modest in size and will represent an appropriate addition to the property".* The proposal to be accompanied by a *"Hydrological and Structural Stability report to justify that there would be no harm caused to the structural stability of the property"* *"The proposed raising of the height of the east and west boundary walls would also be acceptable, subject to the brick work matching the existing"*. Minor modifications from the proposals submitted in the pre-application information and included in this Planning Application include the following: A handing of the position of the "interior" space- the Guest Room- to maximize the available sunlight reaching the terrace and semi-outdoor spaces; additional floor glazing to form a small Conservatory area; widening of the existing wall openings to improve access and increase daylight provision to existing accommodation – predominantly these will become interior modifications; French window access from the first floor Utility Room.
- *The principle of installing security grills in front of the doors and windows at basement level is acceptable, The Applicant is proposing, in addition, security grills in front of the doors and windows to the proposed new first floor rear terrace.*

- The current proposals, included in this application therefore, include:

- Erection of a Rear extension to basement and ground floor with terrace and raising boundary wall height;
- 1m wide bridge with a metal access gate at one end of the front areaway/lightwell, including waste and recycling store under
- Provision of enclosed storage under entrance bridge, detailed to match equivalent enclosures in neighbouring Listed Buildings(white painted stucco walls and doors to match the existing doors on the host building)
- Basement fire escape in black painted metalwork to match existing host building style

- High level Roof garden set back from the roof and roof gable edges, reduced in size from the pre-application information submission.
- French door access to proposed terrace in lieu of sliding sash windows (This was included in the pre-application submission but not commented on in the Report),
- Security grilles to the doors and windows of the front area basement and new first floor rear terrace
- Replacement of the front elevation balcony access sliding sash windows to opening hinged casements to exactly match the appearance of the existing timber sashes (These were shown in the pre-application submission but not commented on in the Report)
- Additionally a mansafe fall arrest wire system behind the parapet on the front elevation as a health and safety measure for roof maintenance purposes.

Description of the house:

33 Inverness Street is a family house arranged over basement, ground and three upper floors. It had previously been extended vertically, from circa 2000, as part of the commercial B1 development at the rear of the property.

It stands alone between entrance gates to the Cavendish School and the entrance gates to the commercial development and sits within Camden Town Conservation Area adjacent to the boundary to the Primrose Hill Conservation Area.

To the back and contiguous with the rear wall is an electrical substation constructed as part of the commercial development.

The raised pavement area to the front of the Cavendish School car park, until the recent erection of metal railings, was utilised as an outdoor congregating/dining area and food waste was discarded into the front areaway.

The applicant has recently moved into the house with her young family and is considering various design proposals to enhance both the visual appearance and the residential amenity.

The original extension

The original proposal for the vertical extension included a mansard over the whole roof plan area but this was refused permission, and the appeal against refusal was dismissed by the Planning Inspector in 21st November 2000.

The following extracts are taken from the Inspector's report:

- *"...Characteristics of the roof and those of neighboring buildings"*
- *"...and its relationship to the original style and materials of other buildings in the vicinity"*
- *"...the appeal premises read with and appear to compliment the group of buildings forming the listed terrace to the South West"*

It was understood that the mansard design at that time was considered of poor design. The revised consented and implemented solution is a low pitch roof, with the roof over the side extension referred to, in the approved revised proposal as a "bonnet roof."

Viewed from within the Primrose Hill Conservation Area, looking eastwards, or when viewed from the north – east it appears dwarfed by the massive Camden House Hostel building at the corner with Arlington Street; this building forming the background and foreground respectively. The view from the north east is the "significant view" referred to in the Primrose Hill Conservation statement.

Camden Planning Policies

Local Development Framework

Relevant Policies:

- DP 6 – Lifetime homes and wheelchair homes
- DP 24 – Securing high quality design(reinforcing local character)
- DP 25 – Conserving Camdens heritage
- DP 26 – Managing the impact of development on occupiers and neighbours
- DP 27 – Basements and lightwells
- DP 29 – Improving access

Relevant Planning History – Appeal Inspectors comments

Ref:

T/APP/X5210/E/96/812441/P4

T/APP/X5210/A/96/265110/P4

Date: 30 Dec 1996

Proposal to infill between 33 and 37 Inverness street.

"... 33 Inverness Street, a freestanding, part 3-storey and part single storey dwelling"

" No 37 Inverness Street is the end dwelling of a short terrace of a symmetrical and balanced design. The façade of 33 Inverness Street appears to be from an earlier period and is free-standing"

" To enable the future developments on nearby sites to obtain access to daylight the BRE guidance states that the height of the proposed building should not exceed the height of a line struck at an angle of 43 degrees from a point 2.0m above the boundary."

"... including the impact of the proposed development on the roof terrace on the first floor at the rear of 37 Inverness Street ..."

Appeal Ref: APP/X5210/A/00/1048649 (site Visit Date: 21 Nov 2000)

Mansard roof proposal

" The Council will seek to ensure that development in Conservation Areas preserve or enhances their special character or appearance, and is of quality in terms of design, materials, and execution(UDP Policy EN33). The Council will resist inappropriate

alterations and extensions at roof level. Criteria include the prominence of the roof concerned; the characteristics of the roof and those of neighbouring buildings; the symmetry of pairs and integrity of terraces and other groups of buildings; the proportions and architectural treatment of the building itself, and its relationship to the original style and materials of other buildings in the vicinity(UDP Policy EN 57)

".. the appeal premises read with and appear to compliment the group of buildings forming the listed terrace to the south west. It is topped by a roof which, because of its relatively shallow pitch, is an inconspicuous feature within the street scene. The inclusion of the mansard roof.... would introduce a discordant feature out of keeping with the elevational treatment of the neighbouring listed buildings.."

Both Planning inspectors refer to the integrity of the adjacent listed terrace.

Characteristics of Neighbouring Buildings

42 Inverness St has a visible flank wall with a rear extension flank wall visible from the street above first floor level

A number of nearby buildings have set back side wing extensions at the same height as the main part of the building

Typically raised parapets hide shallow pitched roofs behind

The parapet upstand capping to the terrace of listed buildings opposite is lead clad

22 Gloucester Crescent has French windows to the upper level balconies

Extended parapets/Cornice, and parapets with arcaded balustrade. are characteristic of the neighbouring buildings

Existing Building characteristics (pre –extension)

Historic maps appear to show an attached building/ terrace continuing to Arlington Street but with a gap between the current 33 and 37 Inverness Street , then named Wellington Street

Flat capped parapet with no roof visible substantially more masonry between top window and parapet level – the visible flank of the pitched roof is a later addition and did not form part of the characteristics of the original building.

Front Area-way was not open – a concrete slab is noted on the survey drawings that formed part of the submission of the consented commercial development to the rear. These survey drawings also identify an approximately 2m high "dilapidated brick "separating wall to the Cavendish School frontage and a rendered flank wall facing 37 Inverness street.

Relevant Planning History - Adjacent Buildings

33-35 Inverness Street (B1 development – Clearwater Yard at rear), Ref: PEX0100414:
Historic Survey information dated April 97 from Premier Surveys Ltd;
Relevance: Areaway of 33 Inverness Street is not opened up, concrete slab finish is shown; 2m high dilapidated brick wall is shown at street boundary to Cavendish School.

39 Inverness Street, Ref: 2007/5680/P:
Refusal of use of flat roof of rear extension due to consideration of privacy of neighbour at 37 Inverness Street.

43 Inverness Street, Ref: LEX0000697 date 26 Sept 2000:
Approval of structurally glazed infill extension to side of existing rear extension including glass floor.

22 Gloucester Crescent, Ref: PL/8401676 date 26 Sept 1984:
Approval of French Window on side wing and balcony to raised ground floor.

Typical Character

Extracts from Primrose Hill Conservation Area Statement:

“ recess the entrance to the side of the property, allowing the main façade to stand proud. Subsequently many properties are L-shaped with an entrance wing set back to the side...”

“ at ground floor level, stucco covers the entire wall surface and is generally rusticated”

Appearance

The applicant considers that the existing building exhibits a rather stark solitary appearance, and a curious discordant feature where the reduced height of the set back side wing reveals the twisted geometry of the plan. In this case, though the property sits in Camden Conservation Area, the special character is identified in the Primrose Hill Conservation Area Statement.

Note: The view along Inverness Street is recorded as a significant view in the Primrose Hill Conservation Area Statement:

“Views along Inverness Street are therefore of significance, particularly the view West that is terminated by Villas on Gloucester Crescent”.

Currently the photograph in the Conservation area Statement illustrating this view excludes 33 Inverness Street.

Conservation Statement Extract:

“Within Inverness Street there are a number of listed mid 19th century terrace houses, located close to the highway with narrow lightwells, and railings. These properties are

detailed with rusticated stucco at ground floor level, stucco detailing to window openings and cornices and iron balconies. Nos 37-43 Inverness Street form a symmetrical composition with blind windows and stucco detailing to the flank wall of No 23 Gloucester Crescent”.

Summary of Proposals:

Access/ Homes for life

The proposed rear extension allows for the possibility of a ground floor bedroom at the level of the family rooms and access to a WC on the same level

Means of Escape in case of fire

Upgrade of Means of Escape in Case of Fire

An alternative means of escape is proposed from the basement area-way to match proposals in adjacent Listed Buildings.

Security

Security grilles to basement area-way and first floor terrace windows and doors to match the existing neighbouring Listed buildings

Discrete CCTV is proposed at front elevation

Amenity –Outdoor spaces

Enhancement of daylight and sunlight amenity

Provision of outside garden/terrace areas at a level where sunlight and daylight can be enjoyed; a “sunny terrace” at first floor level with large rooflight, sitting on top of infill extensions at ground and basement floors - a “vertical garden” space above a rear extension.

The existing back yard is set at basement and upper basement level and is surrounded on three sides by high walls, with limited sunlight.

Possible overlooking of extension at roof terrace at 37 Inverness Street to be addressed by increasing existing garden wall height to above 1500mm from external first floor terrace level, basement room to be family/play room, ground floor room to be a garden room with option to be a bedroom or study. The height is proposed to match the height of the approved infill walling facing the Cavendish school that was approved and constructed as part of the B1 redevelopment to the rear.

Provision of a roof garden above the top floor of the building, with a structural glass floor inset within the roof space including a set back structural glass rail; this is a revised proposal to minimize visual impact from the street.

In accordance with Camden Planning Guidance the following extensions and alterations are proposed:

1. Conservation Area Status: Applications should demonstrate that the proposal preserves or enhances the character or appearance of the area.
2. Preservation of the character of the Conservation Area is ensured as the minor roof alterations and rear extension are not visible from the street scene.
3. The minor alterations to the front of the building match those that exist already in the neighbouring buildings within the Conservation Area and the details of the works will replicate existing details on the host building and/or those of the immediate neighbours.
4. Landscaping on Roof and Walls
5. Opportunities should be taken to incorporate planting on building structure in the form of green roofs and walls or roof gardens.
6. Planting is proposed as an integral part of the timber visual screen to be provided at the rear terrace to ensure there is no overlooking to the rear terrace of the neighbour at 37 Inverness street. Though not part of this planning application the Applicant is planning to provide a soft landscape scheme of planting within relocateable containers and pots where the existing house structure provides the opportunity to do so.
7. The proposed rear extension is subordinate to the host building, respects and retains the original historic features; is part of the historic pattern of the surrounding area; does not cause loss of amenity to adjacent properties with regard to sunlight, daylight, overshadowing, light pollution, overlooking and sense of enclosure; allows for the creation of a reasonable sized garden terrace at a level where sunlight can be enjoyed; provides new access to sunlight and daylight
8. The bridge over the area way will provide space for off street cycle and buggy parking.
9. The addition of a small roof terrace positioned on the rear facing elevation with no adverse impact on the street scene; again provides new access to sunlight and daylight
10. The existing House has poor quality minimal exterior amenity space - badly planned and in a Basement level yard surrounded by tall walls where sunlight does not reach.
11. The rear extension introduces a children's play area, toplit and positioned to allow easy supervision from the existing kitchen
12. The rear extension provides a first floor external terrace garden where the sun will reach, and a small conservatory and guest bedroom space beneath. In addition the first floor terrace, as proposed, is positioned to reduce to the minimum the shading to the ground floor room and allows easy garden maintenance of the planted privacy screen on the boundary wall to the commercial development. Minor revisions to the internal arrangement of this proposal, as presented at pre-application stage, are as a result of sun path and daylight analysis and the proposal will provide the optimum conditions for the enjoyment of the external spaces.
13. The surrounding walls to the back yard need to be increased in height to protect the privacy of the neighbours; these are proposed in salvaged London stock brick to match the existing brickwork and to match the level of the boundary wall infill

- brickwork that was approved in the commercial development to the rear. A planted timber screen is proposed on the south wall in accordance with planning guidance.
14. Small in-fill storage spaces under the area-way bridges will allow for external storage for recyclables and waste – the fire escape stair will allow external access to ground level for putting out for collection.