

Design & Access Statement

10, 11, 12 & 13 Charlotte Place

Applicant: Acemark Properties Limited

Statement on behalf of the Applicant by:

MSA Ltd
70 Hatton Garden
London EC1N 8JT

Ref: 129 (A)-D01 120202

6 pages

The following documents are to be read in conjunction this Statement::

Drawings:

129(A)-100
129(A)-200
129(A)-201 s129(A)-202
129(A)-203
129(A)-204
129(A)-205
129(A)-211
129(A)-212
129(A)-213
129(A)-300
129(A)-301
129(A)-310
129(A)-311
129(A)-400
129(A)-401
129(A)-410
129(A)-411

Documents:

129(A)-D01-120202 Lifetime Homes
129(A)-D01-120202 Environmental Considerations
129(A)- D01-120202-SAP Calcs-Premier Consultants Ltd
BRE Daylight and Sunlight 030212
Ref 129(A)-D01-120202- letter refusal response

1.0 Introduction

This Design and Access Statement explains and supports the full Planning Application associated with the roof extension of numbers 10, 11, 12 & 13 Charlotte Place. The application proposes a mansard roof (fourth floor) extension to provide an additional two, one bedroom flats. The existing buildings have restaurant/ retail units at ground and basement level with residential units on first, second and third.

This application is a new and revised application to the recently determined application REF: 2011/3962 that was refused on the 11th November 2011. This application proposes a revised design that is intended to respond to the reasons for refusal set out in

2.0 The Site

Charlotte Place is a narrow pedestrianised street running north-west to south east between Goodge Street and Rathbone Street. Charlotte Place is located within the Charlotte Street Conservation Area. The buildings around the application site are predominantly of medium scale with restaurant and retail units at ground floor level and residential/ office accommodation above. The rear of the site backs onto a large internal lightwell.

3.0 Design Process

The design process has been informed through an iterative dialogue with the client and has taken into account the restraints and characteristics of the site. We have also sought to draw on observations of neighbouring buildings and propose a design and material palette that is in keeping. Through the previous application (REF: 2011/3962) we have corresponded with planners believe our revised design addresses the key reasons for refusal set out in the letter of determination. In addition to this Design and Access Statement we have submitted a separate letter covering a detailed response to the reasons for refusal and identifying how the new design overcomes these specific issues.

4.0 Amount, Scale, Use & Layout

The proposed fourth floor would provide two, one bedroom flats. One measuring 50sqm, the other 57sqm. It should be noted that the available site area will not allow for a mix of 1 and 2 bedroom units as the space standards would fall below the recommended minimum set by Camden and Interim version of the London Housing Design Guide. A floor to ceiling height of 2.4 metres has been set (this is higher above number 13 as the existing roof level is lower). The proposed depth of roof allows for structural considerations along with the requirement to meet modern day thermal requirements. A 300mm zone between the existing roof and the floor of the proposed extension allows for a new supporting structure and avoids the need to demolish sections of the existing building below.

Since the previous application we have reduced the overall height of the new extension by 200mm, reduced the profile of the front dormer windows, introduced a rear sloping slated mansard, and intermediate parapet walls and reinstatement of existing chimney stack on central parapet. All of these alterations minimise and reduce the impact of the extension on the surrounding context.

The existing staircase serving number 11 would be extended upwards to provide access for both the new units. This allows for efficient internal planning and avoids the need to structurally alter the layout of the existing properties. The internal layout of the flats has aimed to maximise the area available and provide practical living conditions. The design is based on space standards set out in Camden Planning Policy and emerging policy set out in the London Housing Design Guide.

We have had both the previous and revised design audited with regards to possible loss of light issues as suggested by the Planning team and in both cases the proposals have a low impact on the surrounding buildings and can confirm that the submitted proposal satisfies all the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'. See Document: 'BRE Daylight and Sunlight 030212' submitted with this application.

5.0 Appearance & Conservation Considerations

A simple mansard structure has been proposed with the front facade set back from the existing parapet to allow for a drainage gully and to reduce the visual impact from street level. The rainwater will drain to the rear of the building to avoid the need for down pipes on the front elevation.

The angle and position of the mansard has been calculated so that it sits backwards of the line of sight when viewed upwards from the street. The dormer windows have been sized and set out to coordinate with the scale and rhythm of the

existing sash windows below. We have also introduced additional leaded parapets to the mansard to maintain the pattern of the individual property boundaries below.

It should be noted that number 13 Charlotte Place has, at some stage, been rebuilt and poorly coordinates with its neighbours; floor to ceiling heights are lower, concrete slabs are articulated on the facade, and the windows are smaller and poorly detailed. The proposed mansard continues above this building with a design consistent with numbers 10, 11 & 12 with the aim of drawing the buildings together and making a gesture to reconcile the mismatched architecture of number 13. As 9 and 14 on each side have already been extended at roof level, the scheme would conform to Council policy objectives. In addition, the scheme would help to form a more uniform approach to the appearance of the terrace, thereby enhancing the character of the Conservation Area.

It should be noted that the original roof structures/ profiles above numbers 10 to 12 have at some stage been replaced.

The mansard would be slate tiled with lead flashing and detailing along the ridge and around the dormer windows and gully.

The rear facade of the extension has been revised to allow for a sloped slated mansard to improve the appearance and reduce the massing on this aspect of the design. The windows are sized and set out to coordinate with the existing windows below.

6.0 Landscaping

There is no landscaping work associated with this application.

7.0 Sustainability

The proposed extension will be well insulated and will be double glazed to reduce heat loss. Where possible windows have been located to allow effective cross ventilation and to maximise natural light, thus reducing the requirements for artificial lighting. The proposed additional floor will improve the insulation of the existing roof and thus benefit the existing third floor units. The proposal will comply with current Building Regulations.

Further details relating the above have been set the following documents that form an integral part of this application: 129(A)-D01-120202 Environmental Considerations and 129(A)- D01-120202-SAP Calcs-Premier Consultants Ltd.

8.0 Access

The vehicular access into and out of the site will remain unchanged. The properties are accessed via a pedestrianised street.

The proposed residential units will be accessed by extending the existing staircase upwards. Lift access is not practical due to the contained extent of the proposed works and the nature of the existing buildings.

Further details relating the above have been set the following documents that form an integral part of this application: 129(A)-D01-120202 Lifetime Homes.

MSA Ltd. Feb 2012

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9.0 Site Photographs



A view along Charlotte Place looking south-east.



A view along Charlotte Place looking north-west.



A view towards Charlotte Place looking north-west. Number 9 Charlotte Place in foreground with the existing mansard roof extension visible.



A view of the existing mansard roof extension above Number 9 Charlotte Place.
Number 10 Charlotte Place shown adjacent.



A view of the existing mansard roof extensions above Numbers 14 & 15 Charlotte Place.
Number 13 Charlotte Place shown adjacent.



Lightwell to rear of proposed application, viewed from roof level.



Lightwell to rear of proposed application, viewed from roof level.



View from roof looking towards number 9 Charlotte Place.