

1.0 INTRODUCTION

1.1 This Design and Access Statement accompanies a planning application prepared and submitted to Camden Council by Jane Duncan Architects (JDA) on behalf of Mr & Mrs H Contractor. It is a detailed planning application for Flat 8, 30 Thurlow Road, Hampstead; which proposes a dormer extension to the side elevation, and extended dormer with balcony on the rear elevation, roof terrace and internal alterations.

The applicant also wishes to replace a metal framed casement window to the dormer on the front elevation, with a timber sash window appropriate for the period of the building.

1.2 JDA submitted an application for Pre Application advice on 19th September 2011 to Planning Officer Edward Bailey who issued his report dated 23rd September 2011. The submitted drawings reflect in part the comments and observations outlined in the report. This Statement is to be read in conjunction with the application forms and Jane Duncan Architects Drgs. No: CTR 133 – 2.10 rev A & Survey drawing 260/1

2.0 THE DESIGN PROCESS

Assessment: Physical

- 2.1** The application property is situated on the top two floors of 30 Thurlow Road, off Roslyn Road, (the main road leading up to the centre of Hampstead).
- 2.2** The property is part of what was once a large semi detached villa in single occupancy which has since been divided into 4 flats. At the rear of the villa is a garden which is not accessible for Flat No 8. The access to the front of the property is directly off Thurlow Road and up a flight of 11 steps to the impressive entrance portico. The exact date of the construction of the house is not clear but it would appear to be from the mid 19th century.
- 2.3** Flat 8 has no private external amenity area. In terms of the 'street scene' the building is perceived as a large semi detached house. The proposed side dormer extension to the roof will hardly be visible from the 'street scene' because of the sheer height of the building above the slope of the Thurlow Road (see photo 2). The extension at the rear will not be visible from the street scene in Thurlow Road and it is our opinion that it will have no impact if the proposals were to be implemented.
- 2.4** The roof terrace will be visible from the street scene but the intention is to construct the balustrading with the slimmest cast iron spindles and hand rail practically possible to reduce the visual impact of the roof terrace from the road.

3.0 SOCIAL & ECONOMIC

- 3.1** In overall terms, the impact upon and contribution to the social and economic fabric of the immediate locale of the Borough as a whole would be negligible owing to the scale of the proposal. Nonetheless, it represents an investment for the applicant and the extension will benefit local businesses employed in building construction.

4.0 PLANNING POLICY CONTEXT

From the Camden Council Local Plan

4.1 The Local Plan Proposals Map identifies the application property is in the following areas:-

- Conservation Area (Fitzjohns Netherhall): Policies CS 14, DP 24 & DP 25.
- Camden Planning Guidance on Design (CPG1)

5.0 INVOLVEMENT

5.1 Jane Duncan Architects have sought Pre Application Advice and the design has been revised in part to take account of the advice given by Planning Officer Edward Bailey and his consultation with the Conservation Officer.

5.2 **Dormer side extension:** This is required to afford better use of the roof space to provide an en-suite bathroom to the bedroom 2 and a more useable en-suite bathroom for the bedroom 1 on the third floor. In terms of the side dormer we have approached the design in accordance with the guidelines of the CPG1; we feel that by introducing two windows (separated by a vertical area of tile hanging in slate) the dormer will be in scale with the size and context of the roof and in keeping with the property.

Therefore we hope with this will be acceptable to the planning and conservation officers.

5.3 **Enlarged Dormer to the rear and proposed balcony:** There were a number of concerns outlined in the Planning and Conservation Officer's Pre App letter and we have amended the design as follows:-

- Reduced the width of the dormer by increasing the distance from the hipped junction with the crown roof to fit neatly within the context of the roof. The extent of the balcony has in turn been reduced.

The above amendments to our original proposal will in our view address one of the concerns outlined in the Pre Application advice.

5.4 **Roof Terrace:** The inclusion of the roof terrace as part of the scheme submitted for Pre-Application advice did not receive a favourable response. We have addressed the concerns regarding the proximity of the balustrade from the front edge of the roof and the edge of the side dormer roof by setting it back to arrive at a more sensitive solution and thereby less intrusive.

In anticipation of this application the applicants have researched the area and found numerous instances where roof terraces have been constructed. Subsequently we have found out that these were not the subject of a planning application and were built without permission. However they have been constructed for more than 4 years without objection and have been granted a Certificate of Lawfulness of Use on application.

However the advice given in the Pre Application report was as follows:-

"it is an insensitive addition to the roof that would again be against adopted Camden policy. CPG1 states that balconies and terraces should form an integral element in the design of elevations and that should minimize overlooking and avoid potential issues..." From the photographs at the end of this report, we would suggest this demonstrates that very few of the terraces that have received a Certificate of Lawfulness of Use do not comply with the statement from CPG1, at all.

The applicant's wish is to be granted planning permission for the terrace by compliance with Planning policy from the outset. We feel that given the photographic examples of local roof terraces (at the end of this report) that have received planning permission; this application should be reconsidered in the light of those approvals that initially flouted planning policy.

5.5 Evaluation

The applicants bought their property because it offered a flat in a well presented area of London. However with the lack of private amenity space a small balcony at the rear of the property, the inclusion of an additional en-suite and a roof terrace presents a perfect opportunity to give the flat a new lease of life by creating more useable spaces from the limited area available to the applicants.

6.0 DESIGN

Layout/Scale/Appearance

6.1 Dormers & Balcony: The object of the clients' brief has been to create a new en-suite for bedroom 2 from part of the void within the roof that forms a section of the existing en-suite to the bedroom 1. To enable this to work successfully, the existing rooflights on the side elevation are to be removed and replaced with a dormer. This will give sufficient headroom and space to allow for the re configuration of the two en-suites and externally, we feel will not have a detrimental impact on the appearance of the property, but will sit well within the roofscape.

6.2. As stated earlier, the client's required an area to provide a convenient private external space. Considering the number of balconies to properties in the area (refer to the selection of photographs at the end of this statement), the clients' asked us to explore the possibility of a balcony to bedroom 2 incorporating an extended dormer on the rear of the house. This would also provide a little more space to allow for the re arrangement of the room to accommodate the new en-suite.

6.3 The design approach of the dormers and balcony has been to minimize the impact of the alterations to create more space by using under utilized areas. To this end we have consulted with the planning department to formulate a design which we believe addresses the criteria laid down by the local planning policies.

6.4 In terms of scale, the existing main roof of the house will remain the dominant element and the new dormers will in our view sit sensitively within this.

6.5 The extension in terms of the scale and context we feel would have no material impact upon the neighbours. The location and design would mean that, whilst neighbours may be aware of the changes, they would not materially affect either their privacy or amenity in terms of outlook, loss of sunlight/daylight or privacy.

- 6.6** On the matter of appearance, the design respects the age of the property (dormers with lead cheeks and roof, traditional looking windows to match the existing fenestration) and the prevailing character within Thurlow Road.
- 6.7 Roof Terrace:** Once again the client's requirement for a convenient private external space extends to using the existing crown roof. Considering the number of roof terraces to properties in the area (refer to the selection of photographs at the end of this statement), we have investigated the opportunity of creating a roof terrace accessible from bedroom 2. With the reorganization of the second floor to incorporate a new stair flight; safe access to the roof access is possible. Balustrading will be set back from the front edge of roof on the street elevation by 600mm to reduce the impact and height of the when viewed from the road (refer to Photo 1 & 2). The balustrading will be cast iron and designed to be in keeping with the period of the property and comply with current building regulation requirements.
- 6.8 Window front elevation – Bedroom 1:** As stated before, this window is out of keeping with the property; the proposal is to replace this with a timber sash window arrangement that will be appropriate for the building and enhance the elevation as a whole.
- 6.9 Internal Alterations:** There have also been some internal alterations on the second floor. To create a more spacious feel the partition wall between the Living Room and the Dining Room is proposed to be removed and the stairs moved forward to allow increased headroom between the two rooms. The Kitchen wall is also to be demolished and re constructed further into the hall to create a larger Kitchen (stair headroom allowing). The cupboard off the entrance hall will be removed and the entrance door to the Dining Room moved back to create more space in the Dining Room. Bedroom 3/Study will be made larger by demolishing the wall between it and the cloakroom and rebuilding it, reducing the size of the cloakroom.
- 7.0 ACCESS**
- 7.1** This is a householder application for an extension to a top floor flat within an existing house. There is no alteration to the existing entrance to the common entrance lobby.
- 7.2** Due to the age of the property and the historical development of the building, the difference in level from the pavement at the front of the property to the front entrance door is approximately 2.3m and is therefore unsuitable for occupation by people with restricted mobility.

PHOTOGRAPHS: 30 THURLOW ROAD



PHOTO 1: Front Elevation of 30 Thurlow Road

Note: Out-of-keeping metal Crittall dormer window to top floor.



PHOTO 2: Side Elevation of 30 Thurlow Road.

**A SELECTION OF PHOTOGRAPHS OF LOCAL PROPERTIES THAT HAVE DORMERS
AND BALCONIES ADDED TO THE ROOF**



No 2 Thurlow Road; side elevation



No 1 & 2 Thurlow Road; rear elevation



Dormer to side elevation of No 2 Thurlow Road



Dormer to 18 Lyndhurst Road



Dormer and balcony at rear of 18 Lyndhurst Road



Dormers on rear and side elevations of 18 Lyndhurst Road



Roof terrace/balcony at 8 and 9 Eldon Road

A SELECTION OF PHOTOGRAPHS OF LOCAL PROPERTIES THAT HAVE ROOF TERRACES



Roof terrace to No 16 Thurlow Road



Roof terrace at No 20 Thurlow Road



Roof balustrading at 7 Lyndhurst Road



Tower Close roof terrace



Roof terrace at No 8 & 9 Eldon Road



Another view of the roof terrace at No 8 & 9 Eldon Road