

PROJECT 4378
DESIGN AND ACCESS STATEMENT
IN SUPPORT OF PROPOSED REPLACEMENT DWELLING
AT
16 COLLEGE LANE
KENTISH TOWN
LONDON
FOR
MS A DUKER
NOVEMBER 2011
REVISION B

Revision B

Impact on Conservation Area – From an external appearance, scale, bulk and volume perspective this scheme will appear the same as works benefiting consent. The previous approval was assessed and considered acceptable and throughout the life of the original determination period the design concept was considered acceptable and suitable in the context of the Conservation Area. It naturally follows that the current submission is equally as suitable, taking into account the previous approval and the presumption in favour of the scheme.

Introduction

College Lane is located within a defined settlement and Conservation Area where there is a presumption in favour of appropriate development that accords with governing policies recorded in Council Development Plan. The application site is a mid terrace property, forming one of a pair of a group of private dwellings of mixed architectural style and appearance.

The Proposals

- To re-build the existing cottage to create accommodation matching exactly matters referred to in the previously approved scheme, to which application number 2011/3211/P refers.

Planning History

As noted above, this application follows a previous approval for similar works under application reference 2011/3211/P. Post application discussions have taken place with Ms Jennifer Walsh of your department and in summary, responses received at Officer level were positive, as the property does not materially change from that what was previously granted Planning Permission.

Consultation with neighbours

The Applicants have taken the opportunity, prior to formally applying for consent, to approach immediate neighbours, who we understand have no adverse comments to raise against the scheme authored.

Scale.

The host accommodation measures approximately, over the main body of the house, 6.8 metres x 4 metres with a height to the top of the parapet of approximately 5.8

metres. There is a front porch measuring 2 metres x 2 metres and a rear addition measuring a further 4.2 metres x 2 metres. The replacement roof providing accommodation within the mansard creates a ridge height of approximately 8.8 metres, this being set considerably lower than the adjacent property, which has a ridge height of approximately 10.5 metres. The creation of the first floor extension to the rear of the property raises the roof to approximately 5 metres above ground level. The proposed porch to the forward facing elevation and the introduction of a mono pitched catslide roof surfaced in slate raised the roof to approximately 3.8 metres over ground level.

(The following dimensions have been taken from application drawings and on completion derive the same enclosure as the previous)

Appearance .

It is proposed to surface the building in a new smooth woodfloat finished painted render over the existing masonry plinth. The new roofs shall be surfaced in a natural slate and the dormer windows and flat roof shall be surfaced in lead or a lead effect roofing material.

Joinery shall be bespoke, purpose made sections framed in timber to detail. Doors shall be of a matching quality and again, bespoke sections with painted finish.

(Unaltered)

Access

Access to the site shall remain unaltered as a result of the scheme. However, best endeavours shall be carried out to ensure the new areas of the dwelling shall achieve compliance with Building Regulations Part M.

(Unaltered)

Landscaping

Landscaping generally remains unaltered. However, to the rear of the property a concealed garden shall be resurfaced in a Yorkstone effect paving and the front garden shall be re-landscaped with an emphasis on providing a dry garden environment that will enhance the quality of the Conservation Area.

(Unaltered)

Policy Consideration

The development plan policies that appropriately aim to protect, preserve and enhance quality of the environment in the Conservation Areas.

Policy DP24 (securing high quality design) sets out criteria for compliance and care and selection of materials, context to neighbouring properties and proportions adopted for the proposals demonstrate compliance is entertained within the scheme submission.

Policy DP25 (conserving Camden's heritage) again reinforces the desire to maintain the character of Camden's conservations areas and the drawings authored respects points A, B and C of the guidance criteria contained therein.

The scheme also respects in full Policy DP26 (managing the impact of development on occupiers and neighbours). The applicants are willing to accept a reasonable condition, providing it makes provision for obscure glazing to any areas where the Council consider works may adversely affect the amenity of neighbours.

Pre Application

Attached to the rear of this Design and Access Statement is the Case Officer's initial response to the proposal requesting consent to demolish and also a method statement prepared by the developer / principal contractor, setting out the demolition / reconstruction method statement for works.