

Design and Access Statement 30 Nov 2011

2 Hermit Place London NW6 4BZ

Introduction

The current proposal is a renewal of an identical application which was granted planning consent for this same property valid until 18 November 2008 planning application number: 2003/1887/P.

This Design and Access statement is submitted in support of the planning application for full planning permission for a new second floor mansard roof extension at 2 Hermit Place NW6, (as previously granted).

Site and Surrounding Area

Hermit Place is a quiet mixed use no through road located north east of Kilburn Vale approx. 50m from Belsize Road and approx. 250m from Kilburn High Road.

The site has an excellent Public Transport Accessibility Level. The location is in close proximity to the Kilburn Park underground station and Kilburn High Road mainline station. It is also accessible by the many bus routes on Belsize Road, Abbey Road and Kilburn High Road.

As such it benefits from an excellent variety of public transport modes and it therefore situated in a sustainable location.

The property is located in the Priory Road Conservation Area.

Use

The proposal is to create additional B1 office space for an existing B1 garage office property, by means of a mansard roof extension at second floor level.

Sustainability

The proposed new roof will benefit from new high performance thermal roof insulation. The roof lights will also benefit from new argon filled low-e glazing and together these will provide a substantial reduction in heat loss and CO2 emissions over the existing poorly designed and uninsulated roof structure.

Access

Street access to the building remains unaltered

Layout

The proposal provides two new well proportioned office rooms, both with good natural light at second floor level.

The mansard is set back from the elevations. A new dormer window is proposed on the west side elevation and velux rooflights on the front, rear and side elevations.

Scale & Appearance

Camden planning officers have assessed and reported that:-

“The proposed mansard roof is sympathetic to the character and appearance of the building and surrounding conservation area. The existing roof is not an attractive feature of the building or locality.”

“The proposed dormer window is designed appropriately for the building. Its position and modest size are unlikely to have a significant impact both on the appearance of the building and the character and appearance of the conservation area.”

“The proposed side dormer will not have any adverse effect on the outlook and privacy of adjoining properties as it is positioned over the staircase leading to the proposed second floor.”

“The rooflights are considered acceptable in size and positioning”.

Summary

Camden planning officers reported the following statement in conclusion of their assessment of this identical application when last submitted (and previously approved for this property):-

“It is considered that the proposed roof extension would cause no harm to the character and appearance of the conservation area, is in accordance with adopted policies and as such approval is recommended.”