

Project: 45 Carol Street, Camden, London NW1 0HT

Design Statement

For: Proposed Roof Extension

Ref: 45CS_DS

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Introduction

This Statement forms an accompaniment to a new Planning Application for a small roof level extension to the 2nd Floor flat (Class C3). Previously, an application was recently made and subsequently rejected for a larger roof level extension. The proposals described in this document and accompanying drawings are a response to the comments made by Camden Council Planning with regard to the previous application.

Existing Site & Context

The site is located within a residential area of Camden Town and sits in the shorter section of Carol Street perpendicular to the main part of the street at the West end of a 'square' of streets bounded by Carol Street and Greenland Road. The property is a second floor flat (C3 Dwelling House) within a four storey end of terrace building, forming one of a group of three houses. The terrace building period is probably late Georgian, with facing brick and stucco finished facade to the street face and original style sliding sash windows. The three houses which make up this small terrace all vary in width, and the end house on right has different façade features to the adjoining, with dissimilar window configuration and garage door at ground level. These buildings are not Listed and the locality is not within a designated Conservation Area.

This small terrace grouping sits in isolation in contrast to the uninterrupted rows of terraced housing in the adjoining streets and consequently this part of the street has a distinct urban context. Sitting immediately to the left of this grouping are a number of single storey warehouse type buildings with varying occupancies, include a community workshop. These buildings present a discontinuation of the presumed original street pattern given building type and related architectural features, lower level roof profile, large warehouse type doors & set back façade with front forecourt.

To the right of this grouping is a gap site with a freestanding brick wall fronting onto the street. The front of the site faces across the road onto the gable end and garden walls to the terraced housing in the adjoining roads.

It's evident that the adjoining roads to the site location; principal part of Carol Street and adjacent Greenland Road, have a distinctly different character to the 'site' area given strong linear street pattern arising from massing, scale and repetition of the terraced housing on opposing sides of the road. Whereas the application site area has its own particular character defined by the fragmented and varying nature of the built elements.



Site street view ('fragmented' street pattern)



View to adjoining part of Carol Street (linear street pattern)

The flat itself is accessed at 1st Floor level from a common stair and is on one level at the top of the house, with a single bedroom at rear and living area to the front, and has a hatch access on to the roof area.

The roof area above the flat has a partial butterfly form with slate finish to pitched element and an asphalt finish flat roof, with high level parapet wall on front & sides.

Planning Background

A previous Planning application has recently been made for this property and subsequently rejected for a larger mansard style roof extension.

The adjoining property (No.47 Carol St), was recently granted Planning Permission for: *'Alterations at roof level for the erection of a stair way enclosure and raising of the rear parapet in association with the provision of a roof terrace to residential dwelling.'*

It is understood that the site area to the left hand side (43 Carol Street) owned by Camden Council, is being considered for sale and is currently undergoing a public consultation process. It would be reasonable to presume that this is prescient to a subsequent sizeable residential or mixed-use development on this site which, given size of the site will inevitably have an effect on the localised character to this part of Carol Street.

Description of the Development

The 'new' proposal is for a single storey small flat roof extension/enclosure with roof terrace and extended internal stairway, to provide an additional upper level bedroom with an ensuite WC. The gross internal habitable area created will be around 14 sq metres.

The footprint of the extension element sits on just over half of the existing roof area and is positioned away from the front of the building so that the impact, given existing high parapet walls is either minimal or imperceptible when viewed from the front. The flat roof steps down at both party wall sides to avoid need to heighten existing chimney stack and to minimise upstand on the exposed face where built above parapet. The rear façade which will be partly visible viewed from properties behind will be in mansard form with a single dormer style window.

The front elevation to the roof extension will be set well back from the front parapet by around 3.2m, with painted timber framed French windows and glazed side panels. At the rear the existing parapet wall is built-up using matching brickwork, with a mansard type roof profile to the extension set back from the parapet (concealed gutter), with lead sheet finish.

The flat roof abutment behind the existing chimney breast will necessitate the build-up of a small section of the parapet party wall to the rear of the chimney, to be carried out with matching brickwork. This will also be necessary to accommodate the recently consented stair roof enclosure to adjoining when constructed. The amended proposals will not however require heightening of the chimney stack given stepped roof profile. To the exposed gable side there will be a low height wall projection which is stepped back from the face of the brick wall, and will be clad in lead sheet.

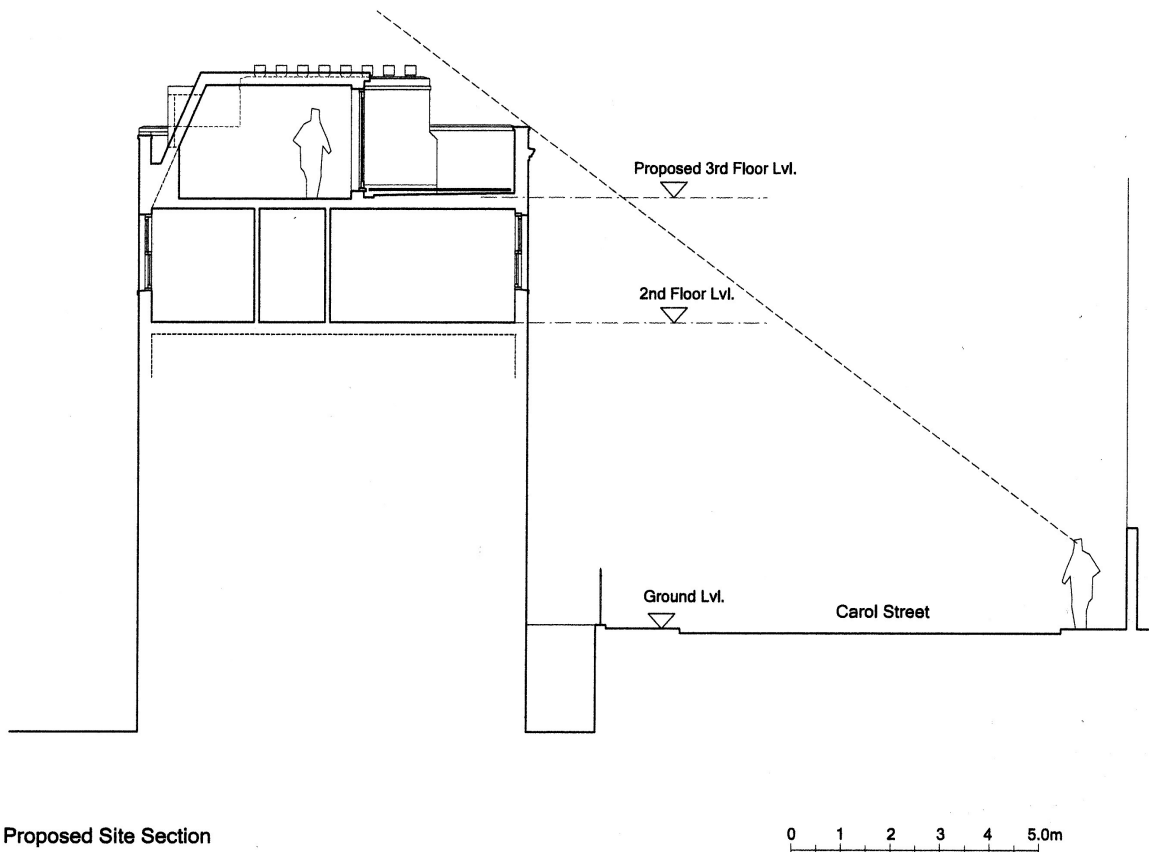
Design Appraisal

The amendments to the proposal have been made with due consideration to the comments made by Camden Planning in their reference to Policies CS14 & DP24. The design, scale & massing are considered so that the proposed 'development' will have a minimal visible impact on the character of the existing building and locality.

Any assessment of this application should take due account the specific context of the immediate site area which has a clearly different urban character to that apparent in the adjoining streets.

The existing and proposed built-up (to rear), high level parapet walls will effectively conceal or minimise impact of the proposed new roof structure from all public viewpoints. As the roof extension is maintained at a low height and set well back from the front façade the impact on the building roofline is minimal and will not be visible at street level when viewed from the front. The fenestration to the front façade is intentionally not designed to replicate the original sash window style given location adjacent to roof terrace, but is in empathy to context and overall design of the development.

Given that there are no buildings directly opposite and that the terrace faces onto rear gardens to houses on adjoining streets, the proposed extension will also not be visible from any nearby houses.



The roof profile is stepped on both sides to reduce the scale of built form on exposed gable side, and to eliminate need to elevate the chimney stack at the party wall.

Use of lead sheet cladding to areas of new external wall where 'exposed' will result in a neutral appearance and will be sympathetic to the adjacent brickwork, so will not have an adverse effect on the building character.

The owner/applicant intends to treat the roof terrace area as a 'green' roof garden with an area of surface planting which is in line with the GLA and Mayor of London policy for 'Living Roofs'. They will also be looking at the possibilities for installation of PV solar panels as part of the development which could be mounted on internal face of the South facing parapet wall, so would be entirely concealed from external view.

Consideration should be given to the consent recently granted by Camden Council to the upper flat in the adjoining property at No.43 Carol St for the addition of a roof stair enclosure, roof terrace and built-up parapet at the rear. Similar cladding materials (lead sheet) is proposed to external walls where semi exposed to the side and rear aspects.

As highlighted above (Planning Background), there is a strong likelihood that the site area to the South of the application site will undergo significant development in the future. It's also highly probable that the overall height of any development will be increased immediately adjacent to No.45 Carol St. Assuming this will not be a simplistic street frontage pastiche, this will necessarily have an effect on the character of this part of Carol Street, but will also effectively completely obscure any public view of the proposed extension to the gable aspect.

Environment

This development contributes to sustainability as the new elements will have higher levels of insulation, so will improve heat loss performance to the flat as a whole. In addition to this, the provision of a roof garden will be beneficial not only as an amenity space to the residence, but also for reasons of biodiversity and reduction of CO₂ emissions. If consented, consideration will also be given to installation of PV solar panels within the roof terrace area.