

16 Vine Hill, EC1R 5EA

PLANNING SUPPORT STATEMENT

SCHEME 3

1.0 Introduction

- 1.1** This application is for a number of alterations to approval ref 2011/2676/P which was granted permission upon resolution of a Section 106 Agreement.
- 1.2** Alterations proposed include:
- 2.0 Changes to the character of the approved rear extension
- 3.0 Changes to existing/approved fenestration
- 4.0 Incorporation of new roof top terrace
- 5.0 New strip skylight to the south side of the pitched roof
- 6.0 New service elements: heat pump outdoor unit, satellite and aerial installation
- 1.3** It should be noted that this Planning Support Statement does not deal with all the relevant planning considerations which underpinned the consent previously granted. Those considerations may be found within the Design, Access Sustainability & Planning Policy Support Statement (rev a) herewith attached as Appendix B

2.0 Changes to the character of the approved rear extension

- 2.1** Changes proposed include:

- Introduction of Staffordshire Blue brick in place of yellow London Stock.
- Redesign of all screens and balustrades
- Redesign of balcony doors

The revised screen/ balustrade design combines a clean, attractive bronze mesh with a simple gridded S/S frame. The framing runs as a continuous element across all three balconies giving the appearance of a single broken screen.

To the north facade a slimline aluminium framing system incorporates full height glazed sliding doors. Steel panels are inset above to conceal the floor construction at each level. The glass and steel will read as a continuous vertical band that articulates the junction between old and new.

These amended features will lend a contemporary, utilitarian appearance to the new rear development. The expression of old and new and interplay of contrasting yet complementary architectural styles is viewed as an appropriate response to designing within a historic context. Moreover, it is considered that a contemporary design, as opposed to the pseudo traditional/industrial design of the former proposal, more closely accords with national and local guidance on the treatment of heritage assets.

- 2.2** Detailed justification of this approach is provided in the Heritage Impact and Design Assessment report, herewith attached as Appendix A. The author, Kristian Kaminski, is an expert in design for the historic environment with credentials in planning and architectural history.

The report provides a thorough investigation of:

- the character and appearance/architectural and historic significance of the Hatton Garden Conservation Area; and

- the character and appearance/architectural and historic significance of the immediate vicinity of the 16 Vine Hill site.

The appropriateness of a contemporary design, as opposed to a period 'take', is justified with specific reference to the following national and local policies:

Planning (Listed Buildings and Conservation Areas) Act (1990)
Planning Policy Statement 5 Planning for the Historic Environment (2010)
Core Strategy CS14 Promoting High Quality Places and Conservation of Our Heritage Assets
Development Policy DP24 Securing High Quality Design
Development Policy DP25 Conservaing Camdens Heritage

- 2.3** In the event that Camden Planning do not agree with the case in support of a contemporary extension design, EUA have prepared an alternative proposal which takes its cues from the original features of the existing building. Kristian Kaminski's Heritage Impact and Design Assessment demonstrates that although this design is believed to be less successful with reference to the above mentioned policies, it would never-the-less form an acceptable addition to the rear of the site and could be substituted for the contemporary scheme should this be desirable.

3.0 Changes to existing/approved fenestration

3.1 Alteration to approved new rear windows

Introduction of the approved 2no. large windows to the rear of the property at ground and first floors would involve substantial demolition of the existing chimney. On assessment of the building as a heritage asset it is concluded that this demolition is unnecessary and undesirable and could be avoided by provision of narrower windows. These can be designed to match the detailing of existing windows with head and sill heights consistent with adjacent existing openings.

3.2 Revision of approved lower ground level patio door

The revised proposal follows guidance provided by Camden Planners and Kristian Kaminski that new fenestration to existing fabric should match the period detailing of the existing building. In the location of the lower ground yard the new patio door is set back 500mm from the outer face of the existing rear facade. This disconnects the new element from the existing fabric and supports the insertion of a clean, contemporary full height glazed sliding door which has a neutral impact on the character and appearance of the existing building.

3.3 Introduction of 2no. new oculi windows

Kristian Kaminski's assessment of the character and significance of the building and wider conservation area indicates that oculi windows are integral to the late Victorian gothic style and form part of the language of the original Ragged School design. Introduction of these new windows into the set back brick panel beneath a gauged brick arch is an authentic treatment mirrored in the brick detailing of the fifth floor Ragged School tower. This alteration is seen to harmonise with the existing building design and to have a neutral impact on the character and historic significance of the property.

3.4 Alteration of 3no. existing round headed windows to the front facade.

The existing render panelling to the head of the second floor windows is not authentic and is believed to have been inserted when the Ragged School assembly space was subdivided into a standard height second floor and attic. Removal of this panelling and replacement with round headed glazing is viewed as a restoration of the original design intent which will serve to enhance the unique character of the property.

4.0 Incorporation of new roof top terrace

- 4.1** The revised proposal includes a small roof terrace to the south east corner. The terrace is accommodated by the omission of a small area of the lower portion of the pitched roof. It must be noted that the lower portion of the pitched roof cannot be viewed from any vantage point at street level. Furthermore, due to the height of adjoining development and the oblique relationship of opposing tall development, the south east corner cannot be viewed from the windows of surrounding buildings.

The case of Burroughs-Day establishes that changes to the externality of a building do not constitute "development" if:

- 1) The change can only be seen effectively by a man flying over the building in a hot air balloon – which translates as "not visible from a number of third party vantage points; and
- 2) The change does not affect the appearance of the overall building when it is so viewed

It is proposed that construction of a horizontal section of roof clad in natural slate, as opposed to a pitched section of roof clad in natural slate, which amounts to approximately 8% of the total roof area, cannot, when viewed from this fictional vantage point, be argued to substantially change the appearance of the building as a whole.

5.0 New strip skylight to pitched roof

- 5.1** Poor light penetration to the upper level unit will be enhanced by the introduction of a slim skylight running the length of the roof on the south facing pitch. Invoking again the case of Burroughs Day, it is argued that this minor alteration cannot be seen from any existing third party vantage points and, moreover, would not substantially alter the robust character of the roof as a whole when viewed from the hypothetical hot-air balloon.

6.0 New service elements: heat pump outdoor unit, satellite and aerial installation

- 6.1** Heat pump outdoor unit,

A new outdoor unit is proposed for the air source cooling system. It is located 100mm from the party wall with no. 18 Vine Hill. No 18 is B1 business use and so not classed as a sensitive boundary under the terms of PPG 24. The outdoor unit sound pressure measures 50db. Sound disturbance to the upper level residential unit is within the 55db limitation stated in Camden Development Policy DP28. Factoring in a reduction in sound pressure of 25db through a closed double glazed unit, the guide figure of 35db for night time operation is also met without the need for additional attenuation measures, since it is assumed that windows will be kept shut whilst the cooling unit is in operation.