

Design and Access Statement for No.4 & No.5 Heath Passage, NW3

Context

The existing building is a single storey dwelling located at the Northern (lower) end of Heath Passage and currently comprises a one-bedroom dwelling. It is generally of facing brickwork and has a pitched roof with glazed green & blue tiles. There is also a raised timber lantern rooflight. At the northern end of the property there is a small area of flat roof which is set at about the eaves level of the adjacent pitched roof. This flat roof abuts No. 2 North End and on it there are located three shallow domed rooflights. These are not visible from pavement level whilst walking along Heath Passage.

Planning History

There have been three recent planning applications relating to 4 Heath Passage, i.e.:

1. Planning application no. **2011/2477/P** which was withdrawn on 02.10.11. following further application advice being provided by the case officer Hugh Miller.
2. Planning application no. **2008/4734/P** was granted 26.11.08 for:

Replacement of three domed rooflights with one pitched frameless glass rooflight to single-family dwelling as a revision to planning permission granted 21/01/08 (ref:2007/5734/P) for the enlargement of existing lantern rooflight at roof level and partial excavation of ground floor level to provide additional floor of accommodation to single-family dwelling.

3. Planning application no. **2007/5734/P** was granted 22.01.08 for:

Enlargement of existing lantern rooflight at roof level and partial excavation of ground floor level to provide additional floor of accommodation to single-family dwelling

Please note that the neighbouring property, i.e. No.5 Heath Studio has also been granted planning permission (2008/1852/P) for:

Erection of a single storey ground floor extension to the south west of the property, installation of French doors and railings at first floor level to facilitate the use of the flat roof as a terrace, and excavation below the existing bedroom and the enlargement of the existing roof lantern to the single family dwelling (class C3).

Proposal

This planning application seeks the approval of a proposal whereby the existing roof to No. 4 Heath Passage is raised approximately 1100mm in order to achieve the extra accommodation sought after in the approved PA's 2007/5734/P & 2008/4734/P instead of the partial excavation of the ground floor. In order to maintain a unified roof profile, it is also proposed that the roof of the neighbouring property, i.e. No.5 Heath Passage will also be raised. However, no internal alterations are proposed for this property.

A pre-application enquiry has been submitted [ENQ/05085] and responses received on 30.03.09 & 08.01.10. The initial pre-application enquiry sought Camden's response regarding the raising of the roof of only No.4 Heath Passage. The second enquiry sought Camden's response regarding the raising of the roof to both No.4 Heath Passage & No.5 Heath Studio. The response received highlighted the following concerns:

1. Composition & relationship with Heath Studio
2. Openness along Heath Passage
3. Impact upon neighbouring properties (particularly Nos.3 & 4 North End)

Regarding the above points:

1. This new proposal seeks to address the composition and relationship with Heath Studio by considering the raising of the whole roof to both No.4 Heath Passage & No.5 Heath Studio -

thereby not upsetting the current balance between the two buildings. The apex of the new roof will sit below the top of the two-storey element of No.5 Heath Studio thus maintaining its subordinate relationship with the two-storey part of No.5 Heath Studio.

2. The differing buildings along Heath Passage provide an interesting and irregular architectural backdrop along Heath Passage. This is a mixture of three, two & one-storey buildings and fencing of different finishes, i.e. facing brickwork, painted white render or timber. The other side of Heath Passage is predominantly open land with an inconsistent approach to landscaping. The sense of openness and the bulk of daylight is predominantly gained from this open space.
3. Further drawings have been prepared to assess the impact on adjoining properties, in particular, the flank wall to Nos. 3 & 4 North End. Please note that the window at the first floor level is to a bathroom & at the window at ground floor level is to a kitchen (tbc). Please refer to drawing 272_011 indicating two relevant sections. The first section, A-A, is taken through the existing windows to Nos.3 & 4 which, in plan, however predominantly coincides with the flat roof element of No.4 Heath Passage. A line extended from the adjacent ground floor window cill through the eaves to No.4 indicates that the proposed raising of the roof does not have a detrimental impact as the new roof does not rise above the line. However, it is acknowledged that there is a slight overlap (in elevation) between the adjacent ground floor window and the roof to No.4 Heath Passage. The other section B-B is taken further along the proposed new roof where there are no adjacent windows. Further studies have been carried out (please refer to 272_Preliminary Solar & Daylighting Study).

The preliminary solar & daylighting study indicates that sunlight does not generally reach the flank wall to Nos.3 & 4 North End until mid to late afternoon (i.e. between 3 to 5pm: refer to images 4; 8; 12 as existing & 20; 24; 28 as proposed). Given the height of trees on the edge of the heath, at the southern end of Heath Passage, – these trees also contribute to screening off the sun in the early evening.

Regarding the remainder of the proposal, the new area of wall on the front elevation will be of facing brickwork to match existing. The existing roof tiles will be re-used. The existing lantern rooflight will be replaced with new conservation rooflights in order to minimise the impact of the raised roof. Please refer to photos 272_103 & 104 for proposed massing diagrams. Please refer to drawing 272_010 for existing and proposed elevations for the length of Heath Passage.

Access

- 1) Access into the building from the pavement is via existing threshold comprising steps. A New entrance will be adapted from an adjacent window which will be adapted. This new entrance will also have a threshold with steps.

It is for the above listed reasons that the planning application will indicate that the Part.M is n/a as the building is an existing building (set within a conservation area) and does not currently allow for disabled access.