

4-5 Fortress Yard

Planning Application for a Roof Terrace

Design and Access Statement

16 August 2011

Revised 10 October 2011

Summary

This planning application is for a new roof terrace and associated internal and external alterations at Nos. 4 to 5 Fortress Yard (a single-household dwelling).

A separate application has been made simultaneously for the same property for new windows.

Assessment

The applicant has appointed an architect to consider and design a roof terrace. The existing dwelling and the potential effect of the terrace proposal have been studied. Pre-application advice has been sought. The Planning history for the property and its neighbours was reviewed. London Borough of Camden Planning Guidance CPG1 has been consulted.

Involvement

During the application process, the applicant intends to meet and discuss the proposal with neighbours.

Evaluation

Nos. 4 to 5 Fortress Yard is a single-household dwelling formed from two mews buildings, out of a terrace of five. The backs of the Fortress Yard mews buildings face the backs of the shops/flats on Fortress Road.

CPG1 advises that where a roof terrace is proposed, questions of overlooking and daylight should be addressed. The impact of the terrace on the overall appearance of the existing building should be minimised.

Both sets of buildings have existing windows that face each other. The roofs of the Fortress Yard mews buildings are visible from the windows of the flats on Fortress Road and vice-versa.

CPG 1 also considers the effect of proposals on the adjoining roofscape. The mews buildings of Fortress Yard have a level run of flat roofs, but this roofscape is not a significant feature of the buildings' appearance. No. 3 Fortress Yard has a current Planning permission for a mansard, which breaks up the roof-line. The backs of the Fortress Road flats form the backdrop to the mews – these backs are not visually coherent or significant, and are much-altered. The Fortress Road flats are higher than the mews buildings of Fortress Yard.



*nos. 4 to 5 Fortress Yard, as existing
(west elevation)*



*south elevation, showing backs of
adjacent Fortress Road Flats*



*relationship of Fortress Yard mews
buildings with backs of Fortress Road
flats*

Design

Use and Amount

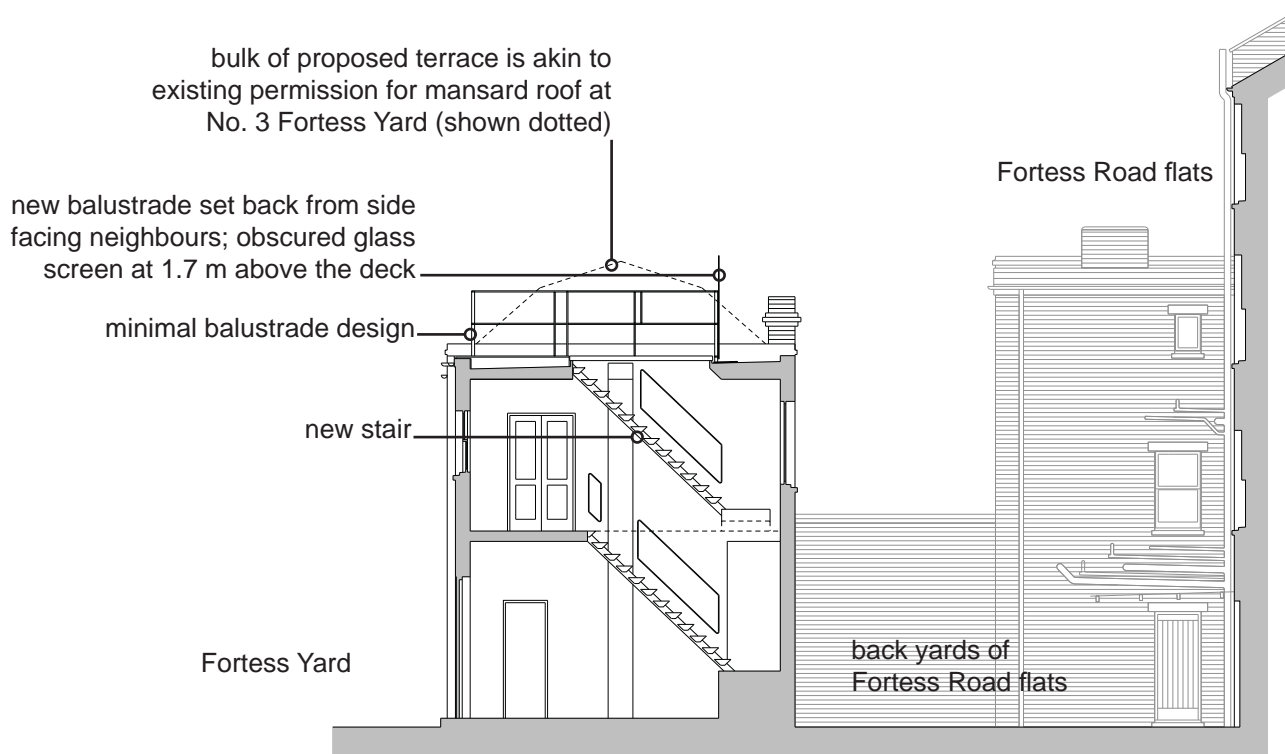
There is no proposed change to the use of the building as a single-household dwelling. The building has no outdoor space and the applicant would like to use the roof terrace as outdoor space. This will improve the quality and utility of the dwelling.

Layout

The existing windows of the houses and flats of Fortress Road and Fortress Yard mews face and overlook each other. A number of roofs at the back of the Fortress Road flats are in use as roof terraces and overlook the Fortress Yard mews.

Steps have been taken in the proposed design to avoid further overlooking. All sides of the roof terrace have been set back from the existing roof edges as shown on drawings to avoid overlooking neighbours on all sides. An obscured-glass screen 1.8 m high is also proposed to the back and parts of the sides to avoid overlooking at the same level as the roof terrace.

The general balustrade around the remaining parts of the terrace (where there is not a glazed screen) is 1.1 m high. The height of the obscured-glass screen is approximately the same as the apex of the Planning permission for a mansard roof at No. 3 Fortress Yard. The general balustrade is approximately the same height as the main bulk of the mansard.

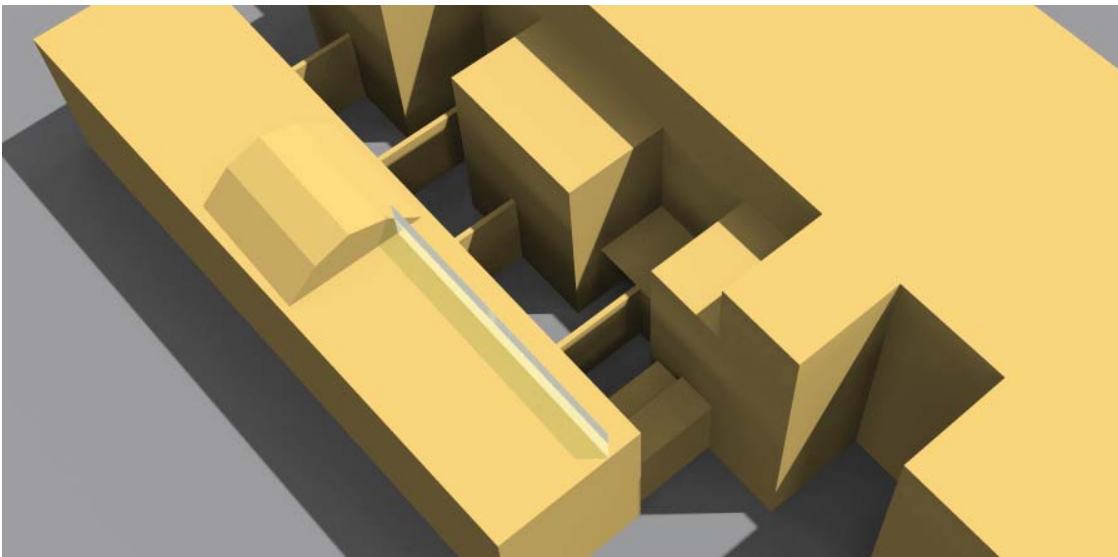


extract of drawing FTY 023, section through proposed roof terrace

The Fortress Yard mews houses and the backs of the Fortress Road flats face north-west. The existing mews houses therefore put the backs of the flats in shade in the late evenings in summer.

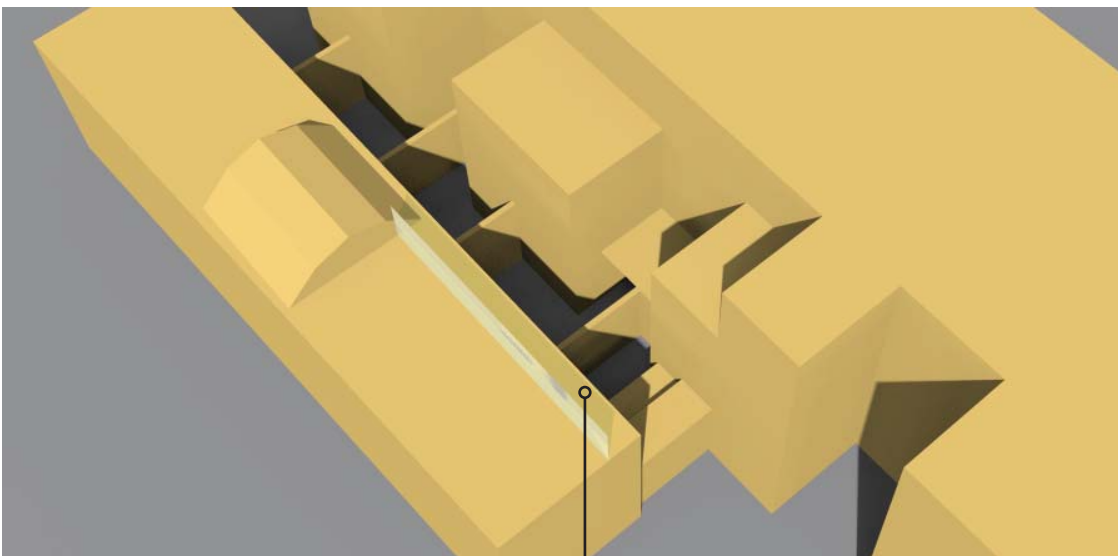
The proposed terrace balustrade is set-back to remove its shading impact at most times. The use of obscured glass of 80% light transmission for the screen makes this impact negligible when it does occur. Computer sun-path studies have been undertaken to verify this.

*SUMMER shading studies below
(birds-eye view taken from south-west)*



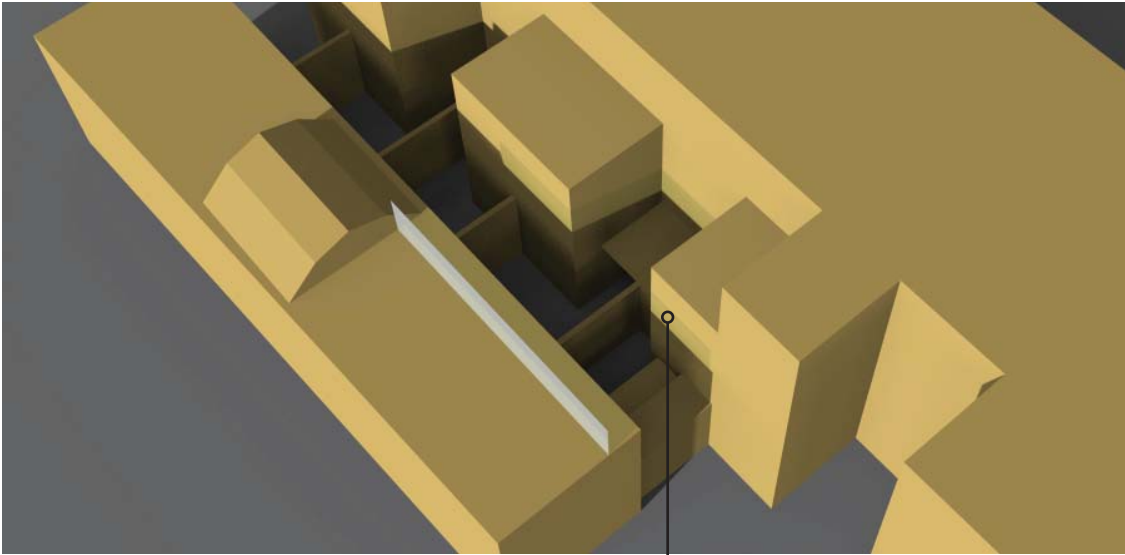
12-noon, 21 June

in the morning and early afternoon, shade is caused by Fortress Road flats



4 pm, 21 June

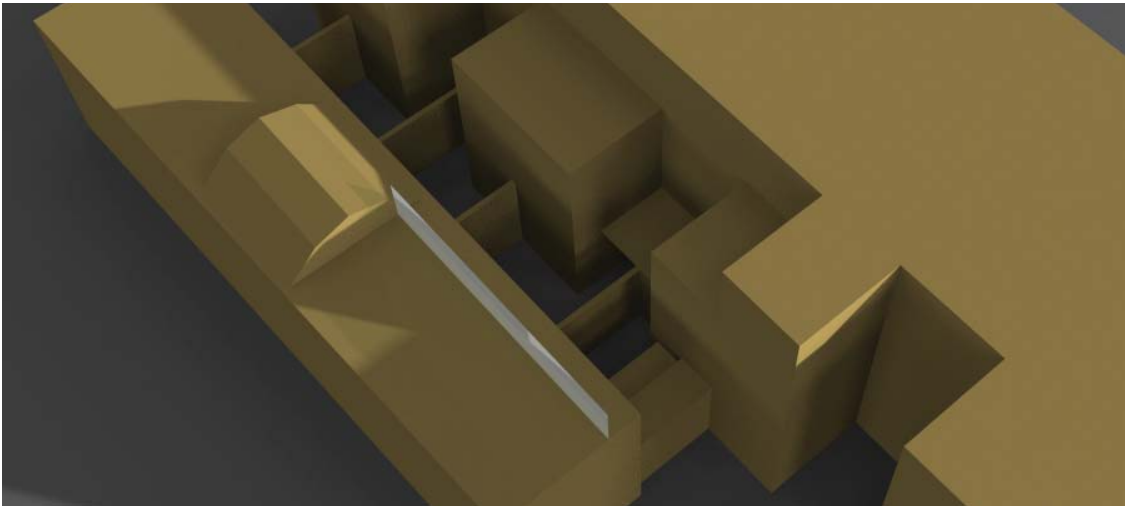
shading of neighbouring back yards at ground level is unaffected by the proposed terrace screen (these yards are already in shadow from the existing roof edge); at 4 pm the terrace screen does not cast a shadow on neighbours



7 pm, 21 June

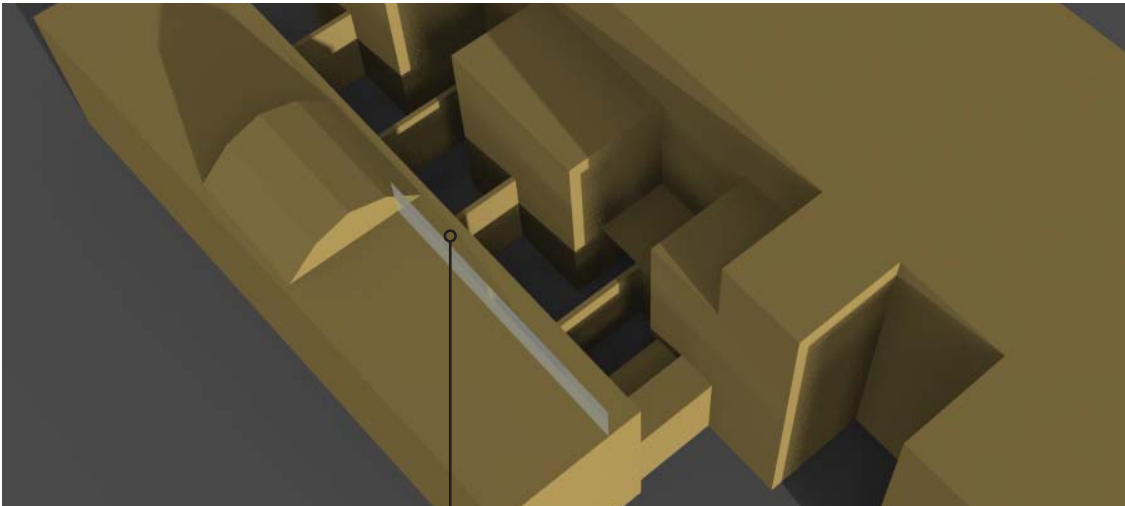
in summer evenings, the terrace screen affects the back of the Fortress Road flats but this effect is negated by the 80% light transmission of the obscured glass

WINTER shading studies below



12-noon, 21 December

Fortess Road flats and Fortress Yard mews are shaded by the flats



3 pm, 21 December

terrace screen does not yet shade the Fortess Road flats; the sun is beginning to set

To compensate for loss of daylight internally in the property resulting from a new stair to the roof terrace, the applicant would like to install a window at ground floor level; this window would be fixed and obscured-glazed to avoid any overlooking. No. 3 Fortess Yard has a window in a similar location.

Appearance and Scale

The balustrade is designed as a thin metal frame to minimise its visual impact.

Landscaping

Fortess Yard is paved as existing. No change to this is proposed.

Access

No alterations are proposed to the existing means of accessing the site via Fortess Yard. The existing building has a doorstep and raised ground floor; movement between floors is by stairs – no alterations to this are proposed.