

PROJECT 4378

DESIGN AND ACCESS STATEMENT IN SUPPORT OF PROPOSED ALTERATIONS PLANNED AT 16 COLLEGE LANE KENTISH TOWN LONDON FOR MS A DUKER

JUNE 2011

Introduction

College Lane is located within a defined settlement and Conservation Area where there is a presumption in favour of appropriate development that accords with governing policies recorded in Council Development Plan.

The application site is a mid terrace property, forming one of a pair of a group of private dwellings of mixed architectural style and appearance.

The Proposals

- To create at second floor level accommodation within a new mansard roof with traditional lead lined dormer windows to both the front and rear elevations.
- The construction of a first floor addition above the existing rear single storey addition to provide studio / work space accommodation
- External alterations to the building including replacement joinery, application of smooth render and general improvements.

Planning History

Recent applications within the vicinity of the site have not been received favourably and the scheme presented aims to create a well articulated, subordinate and traditional form of enclosure that does not adversely affect both the appearance of the building or its relationship with other dwellings within the locality.

Consultation with neighbours

The Applicants have taken the opportunity, prior to formally applying for consent, to approach immediate neighbours, who we understand have no adverse comments to raise against the scheme authored.

Scale.

The host accommodation measures approximately, over the main body of the house, 6.8 metres x 4 metres with a height to the top of the parapet of approximately 5.8 metres. There is a front porch measuring 2 metres x 2 metres and a rear addition measuring a further 4.2 metres x 2 metres. The replacement roof providing accommodation within the mansard creates a ridge height of approximately 8.8 metres, this being set considerably lower than the adjacent property, which has a ridge height of approximately 10.5 metres. The creation of the first floor extension to the rear of the property raises the roof to approximately 5 metres above ground level. The

proposed porch to the forward facing elevation and the introduction of a mono pitched catslide roof surfaced in slate raised the roof to approximately 3.8 metres over ground level.

Appearance .

It is proposed to surface the building in a new smooth woodfloat finished painted render over the existing masonry plinth. The new roofs shall be surfaced in a natural slate and the dormer windows and flat roof shall be surfaced in lead or a lead effect roofing material.

Joinery shall be bespoke, purpose made sections framed in timber to detail. Doors shall be of a matching quality and again, bespoke sections with painted finish.

Access

Access to the site shall remain unaltered as a result of the scheme. However, best endeavours shall be carried out to ensure the new areas of the dwelling shall achieve compliance with Building Regulations Part M.

Landscaping

Landscaping generally remains unaltered. However, to the rear of the property a concealed garden shall be resurfaced in a Yorkstone effect paving and the front garden shall be re-landscaped with an emphasis on providing a dry garden environment that will enhance the quality of the Conservation Area.

Policy Consideration

The development plan policies that appropriately aim to protect, preserve and enhance quality of the environment in the Conservation Areas.

Policy DP24 (securing high quality design) sets out criteria for compliance and care and selection of materials, context to neighbouring properties and proportions adopted for the proposals demonstrate compliance is entertained within the scheme submission.

Policy DP25 (conserving Camden's heritage) again reinforces the desire to maintain the character of Camden's conservations areas and the drawings authored respects points A, B and C of the guidance criteria contained therein.

The scheme also respects in full Policy DP26 (managing the impact of development on occupiers and neighbours). The applicants are willing to accept a reasonable condition, providing it makes provision for obscure glazing to any areas where the Council consider works may adversely affect the amenity of neighbours.