

DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

19 ELIZABETH MEWS, LONDON, NW3 4HU



SIGNET PLANNING
VISION | STRATEGY | ACTION



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- 1.1 Signet Planning has been instructed on behalf of our client, Mr & Mrs Hannam, to prepare a Design & Access Statement in relation to a Householder Planning Application for the erection of a single storey side extension and a part second floor roof extension at 19 Elizabeth Mews, London, NW3 4HU.
- 1.2 The proposed extensions seek to create a contemporary high quality addition to the property and will facilitate substantial improvements to the overall modernisation and layout arrangement of the property.
- 1.3 The applicant has commissioned a professional team to progress the proposal for the property, including Wells Mackereth Architects. This statement should, therefore, be considered in conjunction with the accompanying application documents, particularly the application drawings.
- 1.4 In order to consider and explain the principles and design concept that has been applied to this proposal, the statement is divided into the following sections;

Section 1: Introduction - Outlines the background and purpose of the document.

Section 2: Assessment - An assessment of the property and its surroundings in terms of the physical, socio-economic and planning context.

Section 3: Policy Assessment— Review of relevant national and local planning policy.

Section 4: Involvement - Outlines pre-application advice received from London Borough of Camden.

Section 5: Design Proposals – Presentation of the design proposals, including the use, amount, layout and scale of development, including access, landscaping and appearance considerations.

Section 6: Summary – Provides an overview of how the development proposals achieve the development principles and the design objectives established.





Long View From Road



Site Location

- 2.1 No 19 Elizabeth Mews is situated on a residential street, within the Belsize Park Conservation Area, in the London Borough of Camden. The property itself is located to the west of Elizabeth Mews, off Primrose Gardens which is within the heart of Belsize Park. The property is highly accessible, within walking distance of local amenities along Finchley Road and Chalk Farm and Belsize Park London underground stations.
- 2.2 The Belsize Conservation Area was designated in March 1973 and centres on Belsize Park, Belsize Park Gardens and Belsize Village. The associated Conservation Area Statement states that;

'Belsize Park is an area of large scale, imposing semi-detached Victoria Villas of distance yet uniform appearance. They show elaborate and consistent architectural detail and within the designated boundary there is little to detract from the unity of appearance. Belsize Village is also an area of considerable charm, the particular character of the village being one the main justifications for designations'.

Entrance To Property



- 2.3 Elizabeth Mews in designated within Sub-Area Six of the Conservation Area Statement, which notes that the buildings in Elizabeth Mews are of a similar size and scale to the other mews areas. The document goes on to state that the north-eastern terrace has been rebuilt but is of appropriate scale and materials and retains the height of the original buildings. The terrace to the south-west retains more of its original character.



2.4 There is a limited planning history for the property; however, the following two records are available on the London Borough of Camden's online planning search facility;

- The first record indicates that planning permission was granted on 31 October 1984 for the conversion of existing garage into study and replacement of existing flat roof at Nos. 19 and 20 Elizabeth Mews (Application Ref 8401849); and
- The second application was refused on 10 December 1981 for a Change of use and works of conversion to create two dwelling units at No 19 Elizabeth Mews (Application Ref CTP/G8/9/16/33484/R1)





ASSESSMENT Site Views

Long View From Road



Entrance To Property



View Highlighting Neighbouring Roof



Rear Yard where Glass Roof is to be Inserted



Rear Elevation in Neighbouring Garden



Parapet Junction





- 3.1 The proposed side and second storey additions to the property has been formulated in light of relevant design policies within the adopted Development Plan and emerging Local Development Framework as well as advice in Planning Policy Statements and Guidance. Those considered to be of particular relevance to the design and access considerations of the proposal are set out in turn below;

Planning Policy Statement 1: Delivery Sustainable Development (January 2005)

- 3.2 PPS1: Delivering Sustainable Communities - sets out the Government's commitment to good design. It states that:

"Planning authorities should plan positively for the achievement of good quality and inclusive design for all developments, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making better places for people. Design which is inappropriate in its context or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted".

Local Planning Policy and Guidance

- 3.3 The statutory development plan covering the application site comprises The London Plan: Consolidated with Alterations since 2004 (February 2008) and The London Borough of Camden Unitary Development Plan adopted 2006 modified by the Secretary of State on 28th September 2007.
- 3.4 **Local Plan Policy 4B.1** (Design Principles for a Compact City) of The London Plan confirms that boroughs should seek to ensure that developments should, inter alia, maximise the potential of sites, promote high quality inclusive design, respect local context, history, character, be accessible, usable and permeable for all users and be practical and legible.

Unitary Development Plan

- 3.5 **UDP Policy B1** (General Design Principles) applies general design principles to ensure that all part of Camden's environment are designed to the highest standards. Poor quality design that harms the local environment will be considered unacceptable wherever it is proposed.



- 3.6 **UDP Policy B3** (Alterations and Extensions) states that planning permission will not be granted for alterations and extensions which cause harm to the architectural quality of the existing building or to the surrounding area.
- 3.7 **UDP Policy B7** (Conservation Areas) states that consent will only be granted for development in a conservation area that preserves or enhances the special character or appearance of the area.

Emerging Local Development Framework

- 3.8 The London Borough of Camden has now received the Inspector's binding report which confirms the Core Strategy and Development Policies are sound subject to a number of amendments. Subsequently, the Core Strategy and Development Policies are expected to be adopted by the Council on 8 November 2010. Upon adoption these documents will supersede the UDP and therefore, relevant Core Strategy and Development Plan Policies are detailed below;
- 3.9 **Core Strategy Policy CS14** (Promoting high quality places and conserving our heritage) require development of the highest design standard whilst preserving and enhancing Camden's diverse heritage assets and their settings, including conservation areas.
- 3.10 **Development Policy DP24** (Securing high quality design) requires all developments, including alterations and extensions to existing buildings, to be of the highest standard of design, expecting development to consider the character, setting, context and the form and scale of neighboring buildings.
- 3.11 **Development Policy DP25** (Conserving Camden's Heritage) notes that the Council will only permit development within Conservation Areas that preserved and enhances the character and appearance of the area.

Supplementary Planning Guidance, Conservation Area Statement – Belsize (LB Camden, 2002)

- 3.12 The aim of this statement is to provide a clear indication of the Council's approach to the preservation and enhancement of the Belsize Conservation Area and is used by the Council to assess all development proposals. The statement describes the character of the area, The Statement provides an outline of the key issues and also sets out the key policy framework for the area. In particular the guidance notes that;



Guideline BE19 (New Development) states that new development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof line, elevation design and, where appropriate, architectural characteristics.

Guideline BE20 (New Development) states that the Conservation Area has a variety of building types, ages and styles. Modern development has not always taken account of the area's history and its context. Development which is overtly modern will not be resisted provided it respects the layout, height and scale of existing development.

Guideline BE22 (Rear Extension) requires in most cases such extensions to be no more than one storey in height but its effect on neighbouring properties and Conservation Area will be the basis of its suitability.

Guideline BE23 (Rear Extension) goes on to state that extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.

3.13 To conclude, The London Plan is permissive of the proposal which fully accords with the design initiatives of the development. At the local level, the London Borough of Camden encourages the modernisation of residential properties, subject to a sensitive design led approach which preserves or enhances the character of the Belsize Park Conservation Area. As such, the proposal accords with relevant policies contained within the adopted UDP and emerging LDF.





INVOLVEMENT

- 4.1 Pre-application advice was sought from London Borough of Camden on the proposed side extension and second storey addition on 2 July 2010.

- 4.2 Planning case officer J Sheepy confirmed that the proposals were acceptable in principle subject to relocation of the external terrace which was originally situated centrally. This suggestion has been incorporated into the final scheme and relocation onto the eastern building line, as illustrated in drawing No. 1203 (proposed second floor plan).





- 5.1 The proposal comprises erection of a single storey side extension at ground level and a part second storey roof extension. Further details of the proposal are highlighted below;

Use

The proposed additions are related to a terraced property currently operating within a residential C1 Use Class. This use will remain as existing.

Amount of New Development

Circa 4 sq ms of floor space is proposed at ground floor level to the side of the property and circa 30 sq ms of floor space is proposed in the roof extensions at second floor level.

Layout

The side extension will facilitate additional space for the existing living room and the second storey extension will create space for two additional bedrooms and an external terrace. The position of the external roof terrace has been formulated in pre-application discussions with LB Camden. A neighbouring property has also erected a similar style roof terrace, therefore, demonstrating a precedent for this type of development.

Scale

Given the unique orientation of the property it is considered that the additions to the property will not have an adverse impact on neighbouring properties to either side or to properties which overlook to the rear. Visual and outlook impacts on the adjoining properties will be kept to a minimum and the proposal will have no impact on daylight standards.

Landscaping

The proposal does not include any landscaping elements.

Access

Pedestrian access to the building via will remain as existing.



Appearance

In respect of the materials, the second floor extension and side extension will comprise timber windows to match the existing glazing and a slate roof and exposed brickwork.

Whilst the property is located within a Conservation Area, the additions will not be readily visible from the street scene and therefore it can be concluded that the proposal preserved the character and appearance of the Conservation Area and is in compliance with UDP Policy B7 and LDF Policy CS14. The associated Conservation Area Statement also encourages new development to be seen as an opportunity to enhance the Conservation Area.





- 6.1 The planning application seeks erection of a side and roof extension to improve the appearance and layout of the property. It is the applicant's view that the proposed refurbishment works would enhance the appearance of property and is further considered to have a positive impact on the Belsize Park Conservation Area.
- 6.2 The design-led approach of the proposal has been comprehensive and will serve to create high quality alterations to the property. The sensitive design improvements also contribute to the local distinctiveness of the neighbourhood whilst carefully preserving the character of the conservation area.
- 6.3 To conclude, we have demonstrated that the proposal complies with relevant local planning policy and that there are additional material considerations in support of the application. We therefore respectfully ask that planning permission is granted for the development.

