

Design and Access Statement for 2 Barbon Close

March 2010

To be read in conjunction with drawings 009/01, 009/02, 009/03, 009/04 and 009/05

Features of the existing site

Believed that the property (in some form) could date back to at least the 1790's where it would have served as the mews house for the property immediately to the North on Great Ormond St. Barbon Close was then named 'Ormond Mews' and was much more extensive. The current roof was granted planning permission and installed in the late 1990s. Planning Application Ref: PS9705141R1).

2 Barbon Close lies within the Bloomsbury Conservation Area and is not a listed property. To the North are the rears of the buildings along Great Ormond St, to the South and East 2 Barbon Close is generally open to the surrounding communal areas which include the Babington Court and Chancellors Court residential towers and to the West shares a party wall with no1 Barbon Close. 2 Barbon Close is clearly the smallest building in the immediate area as shown on the image below (within the shadow of Chancellors Court).



Existing ariel view of Barbon Close and immediate surrounds



Existing front of the property (South)



Existing side of the property (East)

Proposals

With the homeowner's desire to maintain a traditional look the proposals seek to remove the previous non-original pitched roof and replace with a mansard roof as this is a historically accurate solution for the addition of a useable top floor. The new mansard roof has been designed in accordance with 'Camden Planning Guidance 2006 - flat top mansard roof' with the lower slope set at 70°.

Following pre-application advice (your ref: CA\2010\ENQ\00297) the proposed roof has been set to a level where the apex of the roof is no higher than the adjacent property (no1 Barbon Close) and is proportioned to be subordinate to the host property. The proposed roof and dormers to the front (South) are set back to also be subordinate to the existing first floor windows and façade below. The top of the new parapet to the front is only slightly higher than the existing guttering so the height of the façade here has only a negligible difference to the existing.

At the rear (North) the existing brick piers have been used as indicators to set the new parapet height from. The new rear dormers have been set out using the guidance on setting out of the dormer windows whereas the dormer windows to the front (South) have been set out to line through with the first floor windows below. Both to the front and rear the dormer windows have been confined to the lower slope of the mansard roof.

Only the party walls and the chimney stack breaks the plane / apex of the roof slope.

Materiality

Any new brickwork (including the new chimney) is to match existing and the additional height added to the East party wall is to be finished with a render then the entire wall will be painted to match existing to maintain a continuity of the finish.

Drainage from the roof will be discharged into the existing RWP provision through hoppers fixed to the façade. RW goods to be black 'cast iron' effect to match existing

Roof tiles to be natural slate with hanging slate tiles and lead work cladding the proposed dormer windows. The flat roof section is to be lead.

The proposed roof lights are to be flush with the proposed roof (conservation roof lights).

No original cornice or parapet details. Due to the simple detailing on the existing building a simple parapet detail of stone coping (light in colour to match the lintels above the existing windows) is proposed. This will also run along the tops of the new party walls. New 'cast iron' railings are proposed to sit on the front (South parapet).

Landscaping

No new landscaping proposed

Access to the property

All access to the property is as existing

Conclusion

It is felt that expanding and making the property more desirable with the addition of an extra useable floor it will contribute to maintaining the property as a viable dwelling thus helping to ensure one of the two remaining mews properties on Barbon Close.

Even with the proposed mansard roof no2 Barbon Close will still remain as one of the smallest buildings in the area.