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Development Control
Planning Services
London Borough of Camden
London WC1H 8ND

Application Ref: PP-00656264
10 April 2009

Dear Sir / Madam,

Design and Access Statement for Planning Application to:
3 Fortress Yard London NW5 1AE (PP-00656264)

Approved planning:

The above property, 3 Fortress Yard London NW5 1AE, was granted Full Planning Permission to Mr Anthony Crilly of 90 Chatsworth Road, London NW2 5QU on 25 August 2006.

‘Planning was for change of use workshop (class B1) to a single dwelling-house (Class C3), replacement of existing flat roof with a pitched roof to accommodate an additional floor and alterations to fenestration to front and rear elevations.’

Application reference: 2006/2826P.

Planning application reference: 2006/2826P is still running and major works which include drainage, utilities supply and installation of new foundations are fully underway.

Attached drawings:

[A4]-DWG 001: LOCATION plan, scale 1:50. jpeg
[A4]-DWG 002: APPROVED _ elevations, scale 1:50.jpeg
[A4]-DWG 004 APPROVED planning _ sections, scale 1:50. jpeg
[A4]-DWG 005 APPROVED plans _ 2nd _ floor & roof, scale 1:50. jpeg
[A4]-DWG 006 EXISTING _ elevations, scale 1:50.pdf
[A4]-DWG 007 EXISTING _ plans, scale 1:50.pdf
[A4]-DWG 008 EXISTING _ section AA & roof plan, scale 1:50.pdf
[A4]-DWG 009 PROPOSED _ Elevations, scale 1:50.pdf
[A4]-DWG 010 PROPOSED _ plans, scale 1:50.pdf
[A4]-DWG 011 PROPOSED _ Mezzanine & roof plan, scale 1:50.pdf
[A4]-DWG 012 PROPOSED _ sections, scale 1:50.pdf
[A4]-DWG 013 COMPARISON _ profile sections AA, scale 1:50.pdf

Design statement:

This application proposes to continue the ‘Class C3’ approval of a single dwelling house with ‘additional floor’ but make aesthetic adjustments to the elevations and roof in order to retain the aesthetic of the workshop and character of the ‘Yard’. This includes repositioning of the

windows, a mansard roof in place of the shallow pitch of the 'approved' and the relocating of the front entrance to accommodate the supply of new utilities and drainage installed.

Externally the proposal retains the materials of the 'approved' scheme i.e. rendered facades, timber windows and slate and glazed roof, but attempts to respect the 'Camden Planning Guidance 2006 Roofs and Terraces'; the proposed mansard roof is not visible from the Yard reducing the apparent height of the building and its proportions are in keeping with guidelines. The existing property has a flue which has been reinstated in the proposed drawings.

Access statement:

As mentioned above the property was granted change of use from workshop (class B1) to a single dwelling-house (Class C3). It is not in a conservation area or designated area and does not involve operational development.

The property is accessed by a private road which there has been no necessary change to the access from Fortress Road. With regard to parking the private road is managed by the residents and there is provision for car parking for those in joint ownership of Fortress Yard.

In response to your planning requests:

Notification of the incomplete application was not received by post or email and contacted Lindey Jagger on the 2/4/09, who kindly sent a copy though via email, (please see your records), my apologies for the late response.

- Q1. A clear location plan is required with the site outlined in red on a 1:1250 Ordnance Survey-based plan and any adjoining land in the applicant's control outlined in blue.
- A1. *Please refer to DWG 001: LOCATION plan, scale 1:50.pdf*
- Q2. Please fully complete section 3 of the application form 'Description of proposal' fully describing all proposed works. At present the extent of the proposed works is unclear.
- A2. *The proposal is for the replacement of garage doors with timber windows and doors, changing the position of the entrance to accommodate new utilities, alterations to other openings front and rear and alterations to the roof. All in association with the approved single dwelling-house. Please refer to application reference: 2006/2826P for change of use.*
- Q3. You are required to submit a design and access statement for most applications and such a statement is required for your proposal. As this application is for development of a relatively minor nature, the statement need not be over-long or detailed, but the application cannot be validated without it. For further guidance on design and access statements are available on the Council's website and a guidance document on these can be obtained from <http://www.cabe.org.uk/default.aspx?contentitemid=1678>
- A3. *Please see the design and access statement above.*
- Q4. Please provide an existing roof plan at scale 1:50.
- A4. *Please refer to DWG 008 EXISTING_section AA & roof plan, scale 1:50.pdf*
- Q5. Please provide as existing sections at scale 1:50.
- A5. *Please refer to DWG 008 EXISTING_section AA & roof plan, scale 1:50.pdf*
- Q6. Your application form states that the existing use is 'Residential unit above a workshop'. Your floor plans seem to suggest that the workshop will be converted to residential. Please confirm the lawful use of the property and clarify whether the workshop is ancillary or otherwise.

- A6. *'Planning was approved for change of use workshop (class B1) to a single dwelling-house (Class C3), replacement of existing flat roof with a pitched roof to accommodate an additional floor and alterations to fenestration to front and rear elevations. Application reference: 2006/2826P. The lawful use of the property is changing from B1 to C3 as the conversion takes place and major works which include drainage, utilities supply and installation of new foundations are now fully underway. There is no intention to maintain the workshop ancillary or otherwise.'*
- Q7. Your section drawings refer to a 'line of roof granted for permission' suggesting that there is an existing planning permission for roof alterations. Please provide as approved roof plan and sections at scale 1:50. The dotted line and labels on the submitted drawings are confusing. The 'as approved' drawings should be separate from the as now proposed.
- A7. *Please refer to DWG 011 PROPOSED_Mezzanine & roof plan, scale 1:50.pdf & DWG 012 PROPOSED_sections, scale 1:50.pdf. The drawing have been separated into APPROVED, EXISTING & PROPOSED for clarity*
- Q8. You seem to be providing two alternative options for the extension at roof level. Please indicate which roof extension you are proposing and remove reference to the other.
- A8. *The alternative option has been removed.*
- Q9. Please show the proposed roof lights on your roof plans and sections where required.
- A9. *Please refer to*
DWG 009 PROPOSED_Elevations, scale 1:50.pdf,
DWG 010 PROPOSED_plans, scale 1:50.pdf,
DWG 011 PROPOSED_Mezzanine & roof plan, scale 1:50.pdf,
DWG 012 PROPOSED_sections, scale 1:50.pdf

Yours sincerely,

Jane McAllister